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COUNTRY SETTING IN TOWN...



NEW LISTING
 ... gives you a gorgeous custom built home with town water and natural gas on a pretty 2.25 Acres. Immaculate, in pristine condition with granite counters, custom cabinetry, luxurious master ensuite, two fireplaces and a walkout lower level. Three garage spaces place an outbuilding. Awesome location with tremendous escarpment views. Just listed. **Call Mike. \$1,089,900**

OVERLOOKING RAVINE...



\$1,750,000
 in a picturesque treed setting for this fabulously renovated loaded with character. The huge country kitchen is accented with granite counters, custom cabinets, slate floors and high ceilings. Bonus features of a huge in-law suite, a garage that is over 1700 square feet and 1.4 pretty acres. Great location minutes to the new Oakville Hospital. **Call Mike. \$1,750,000**

QUIET AND SECLUDED



in Muskoka type setting. Uniquely styled and nestled on over 1 acre of treed beauty in highly desired setting. Vast entertainer's kitchen with hardwood floors and views of private yard, vaulted ceilings in living room, sunken family room with wood insert fireplace plus hot tub room with view. Gorgeous master ensuite, hardwood floors, 3 garages and extensive landscaping. No need for a cottage. **Call Mike. \$759,900**

A GORGEOUS LOT CLOSE TO TOWN!



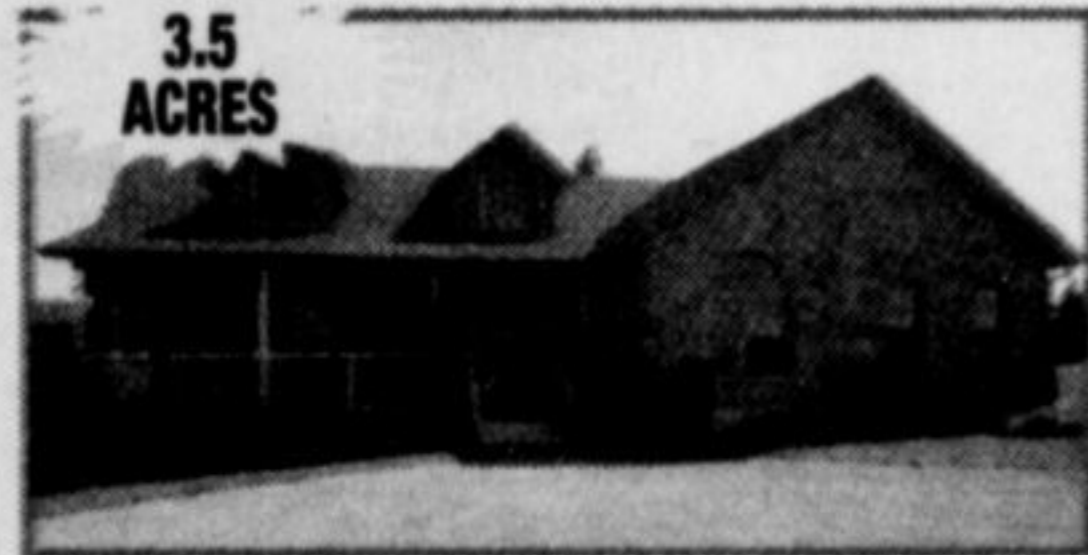
With Mature Trees Providing A Serene Backdrop, This Bungalow Has A Great Setting To Relax And Enjoy Life. A Fresh, Neutral Decor Welcomes You Home Where You Can Enjoy Cold Nights By The Wood Fireplace Or Warm Nights In Your Private Backyard. A Well Maintained All Brick Home, All Windows Have Been Replaced And Gleaming Hardwood Adorns Most Floors. **\$659,000**

SPRAWLING TWO-STOREY...



\$499,900
 ...with a layout the whole family will enjoy. Extensive renovations include; windows, both washrooms, flooring, insulation, kitchen, wiring and breaker panel. A gas fireplace enhances the main floor family room. Bonus features include a finished lower level, central air, a double garage and lots of parking. **Call Mike. \$499,900**

TOP OF THE WORLD...



3.5 ACRES
 ...is how you'll feel in this elegant bungalow sitting up high on 3.5 acres. Open concept kitchen overlooking the family room with vaulted ceilings, skylights and woodstove. Main floor master bedroom with luxurious ensuite plus second bedroom, den and separate dining room make for convenient living. Finished lower level rec. room, two bedrooms, washroom and walkout. The three car garage has a finished room above for home office or man cave. Bonus features of granite, in-floor heating and superior construction. **Call Mike. \$989,900**

\$1,425,000



The Carriage Manor 2 Customized Model home located in **Carson Reid's Bridlewood Estates**. This magnificent two storey stone manor home offers approximately 4,200 sq. ft. of finished upscale living space and sits on a gorgeous and tranquil one acre lot with a beautiful view.

RARELY OFFERED!



NEW LISTING
 This two bedroom, two bathroom top floor unit is located in the highly desirable Drury Park condominium complex. Immaculately clean, it is sure to impress! **Call Lindsay for your private showing today. \$401,900.**

PRESTIGIOUS BRIDLEWOOD ESTATES



This Carriage Manor Model home is located in the prestigious Bridlewood Estates. Reside in comfort and elegance with approximately 4,130 sq. ft. of refined finished living space, located on a gorgeous and tranquil 1.5 acre lot. Built by renowned builder Carson Reid, this home is part of an upscale new development in picturesque Campbellville. **Call for your personal viewing today!**



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John Cavan, AMP
 Agent
Mortgage Architects
 Ask your local mortgage planner

It's the season **TO BLOOM!**
 Here are some tips to help you get the most out of those great spring months.

10 TIPS to refresh your home this spring

Spring is a great time to give your home a refresh. Whether you want to enjoy a spring fresh home or want to enhance your home's value to be ready for spring buying season. Here is a quick checklist of things you can do to keep your home well maintained:

- 1. Clean gutters** and downspouts and protect your foundation
- 2. Rake your lawn** and clear away branches, leaves and twigs
- 3. Add compacted soil** in low areas near the house
- 4. Inspect your roof** for any missing or damaged shingles
- 5. Check flashing** around plumbing vents, skylights and chimneys (and have your flue cleaned)
- 6. Wash all your windows** and caulk any cracks or gaps
- 7. Fix any cracking** in your driveway or sidewalk
- 8. Examine your outside faucets** and inside pipes for freeze damage
- 9. Service your air conditioning system** for the best performance
- 10. Touch up you exterior paint** for a bright, spring fresh look.

Resale Home Prices

With the economy, employment and disposable income continuing to strengthen across Canada, it's no surprise that the demand for new housing is expected to remain steady in 2014 and 2015.

When it comes to existing home sales, the news from Canada Mortgage and Housing Corporation (CMHC) is even better.

They are projecting that prices will continue to rise moderately in 2014 and 2015 with sales through the Multiple Listing Service® (MLS®) expected to reach 466,500 units in 2014 and 474,700 units in 2015.

This means that the average MLS® price will increase by 2.1 per cent to reach \$390,400 in 2014 and to \$397,100 in 2015, for an increase of 1.7 per cent.

The only cloud in the silver lining is that this growth could be restrained by a modest rise in mortgage rates in 2015. For families in the market to buy a home - and families looking to sell - this spring is a great time to take advantage of excellent market conditions.

John Cavan is an Approved Mortgage Planner with Mortgage Architects. Mortgage questions and concerns can be directed to John Cavan's office, located at 14 Martin St., Milton. John can be reached by phone: 905-878-7213 or by email: john.cavan@mtgarc.ca. John Cavan's website is www.stressfreemortgage.ca. Contact John today about your stressfree mortgage opportunities.