

The Brazeau Team

Sales Representatives, Joseph Brazeau, Virginia Brazeau, Jodie Near, Jennifer Brazeau-Barg

Serving Town & Country: Milton, Campbellville, Halton Hills, Flamborough, Oakville, Burlington, Waterdown & Carlisle

905-878-8101 • Fax: 905-878-8188

ROYAL LEPAGE
McGraw-Hill Real Estate

CHAIRMAN'S CLUB



8220 MacArthur Drive, Campbellville • \$1,699,500



Amazing value! 4500 sq. ft. Architect designed **Estate Home** on **5.4 acres** in prestigious MacArthur Estates. Recently updated throughout with plank hardwood on main level & new broadloom on upper level. Including plaster mouldings, extensive wainscoting, beveled glass doors Cranberry Hill Kitchen & window coverings. 2nd staircase to potential nanny suite or media room. Designer decor throughout. Oversized 3 car attached garage & separate detached 2 car garage. Covered verandah has tiled floor & leads to an enclosed front porch & spacious foyer. Ideal location 5 min access to 401.

5640 Fifth Line, Milton • \$1,439,000



1 Acre lot in growth area of Milton. just S. of Britannia Rd. Custom built, 5 bdrm, brick home. Marley roof. 3 car garage. Dual entrance/circular concrete driveway with steel front yard railing & 2 sets of double gates. Landscaped with mature Colorado blue spruce. Huge country kit w/granite counters, California ceiling & w/o beautiful back yard with gardens & plum pear & apple trees. Sunsets & view of the Escarpment. Separate DR, LR w/wood burning FP. Open concept FR w/ window walls & FP. Main fr office. Hardw. flrs. Oversized master with 2 closets & 5 piece ensuite. Unspoiled burnt with high ceilings. 3 car garage with high ceiling & staircase to basement. Quick access to Inafalgar Rd, 401, 403, 407 & QEW.

165 Cobblestone Pl. Rockwood • \$1,323,000



This Executive Estate is approx. 5,117 sq. ft., 4 bdrm, & 6 baths. Ideally located in the quaint Village of Rockwood. Fully finished L/L with games rm., billiard rm., RR, plan room, exercise room & squash court. The backyard Oasis has beautiful gardens, mature trees & inground pool. Backs onto the Eramosa River. Don't miss out!!!!

4053 Watson Rd., S. Flamborough/Puslinch • \$549,000



1+ beautiful Acre surround this spacious custom built, well maintained 1 bdrm home on a hill top overlooking Mountsberg Lake to the east & beautiful countryside views to the West. LR & DR with 2 patio doors to deck. Galley kit. Oversized double garage. Quick access to 401, Guelph, Milton, Carlisle & Waterdown. Perfect starter home.

421 Gooch Cres., Milton • \$879,000



Beautiful 4 bedroom on sought-after Crescent in Scott. Backs onto open space and pond-no houses behind!! Open concept through-out main floor. Granite Counters and island in Huge Kitchen —open to Family Rm —Fireplace and walk-out to fenced backyard. Inviting Living-dining room completely open to from hall with sweeping staircase. Extended Master bedroom creating 2650 Sq. Ft. as per builder's plan. Meticulously maintained and cared for. All hardwood floors through-out! Fabulous Family home—don't miss out.

Please call to find out how we can get your home sold
1.800.514.3316 • www.brazeauteam.com

Know the roles of both deposit and down payment when buying a home

They both start with the letter 'd', and they both require a large sum of money to secure the purchase of a home. However, a 'deposit' and 'down payment' are very different.

"A lot of my first-time home buying clients ask me what the difference between a deposit and down payment is," says Ray Ferris, president of the Ontario Real Estate Association (OREA). "Simply put: a deposit is associated with your offer to purchase

a home, while the down payment is associated with your mortgage. The deposit will go toward the down payment."

Here is more information to help you decide how much to contribute to each:

Deposit – When you submit an offer, normally you are requested to include a deposit to demonstrate a serious intent to buy the property. This deposit will usually be in the form of a cheque, payable to the listing broker, who will place it in a trust account until the deal is completed or terminated. Your deposit provides the seller with some assurance that you will go through with the sale when the day of completion arrives.

When an agreement is reached and the transaction is completed, the deposit will be credited in full towards the purchase price. There is no standard amount for a deposit, but the size of it says something about how serious you are about buying. Your Realtor can help you figure out the right amount to offer.

Down payment – This is the money that you pay at the time of purchase toward the price of your home. Your mortgage loan covers the rest.

How much you contribute as down payment depends upon your specific financial situation. The more you put down, the lower your monthly payments will be. But before you contribute every penny you have to the down payment, set aside a cash reserve for other costs, including legal fees, land transfer taxes, closing costs, moving expenses, and any improvements or renovations you plan to make in your new home shortly after you move in.

More information is available at www.wedothework.ca.

www.newscanada.com



Kim Scott
Sales Representative
TOP 3% NATIONALLY
878-8101 ROYAL LEPAGE
kimscott@royallepage.ca • www.kimscott.ca

COMING SOON!



331 BAVERSTOCK



391 WOODLAWN



A great family home located on a quiet court in Dorset Park. Potential, potential with main floor laundry and a 50 X 122 foot lot. Call for details. A long close is preferred.

Pat RIDEOUT
Without change, there'd be no butterflies
Direct **905 875 7040**
Office **905 878 8101**
*Sales Representative
pat@patrideout.ca

www.PatRideout.ca

PRIVATE EXECUTIVE RETREAT - 102 ACRES CAMPBELLVILLE



Gorgeous natural setting offering pastoral views, pristine Carolinian forest, room to bring the horses and enjoy your own four seasons retreat. A winding paved driveway leads to a charming Cape Cod home, 2165 sf. plus 500 sf finished basement, 4BR, completely updated, including

designer kitchen, quartz counter top, induction cooktop w/retractable vent, great room boasts walls of windows with unobstructed views of paddocks and woodlot. Sip your morning coffee and watch nature unfold outside your window. Custom Mennonite built, 4 stall Board & Batten barn w/ attached 62x132 riding arena. Enjoy the best of both worlds, 5 minutes to Hwy 401, gas stations, shopping, 10 minutes to MILTON and all of the amenities. **\$2,500,000**

DESIRABLE 1 YEAR OLD COMPLEX



Bright and spacious 2 bedroom, 2 bath condo in a desirable 1 year old complex. Fabulous kitchen with granite counters, undermount sink, and lots of cupboard space. Master ensuite with glass shower door. Two owned parking spaces as an added bonus. Close to Milton's newest shopping complex. Call Pat to view this lovely unit. **\$349,900.**

Full member of the Oakville-Milton, Toronto and Hamilton-Burlington Real Estate Boards