

Your Real Estate Experts

"Experience Counts"

(905) 878-7777 • www.mikemorgan.ca • www.lindsaymclaren.com

MIKE MORGAN
S.A. Broker
mike@mikemorgan.ca



LINDSAY J. MCLAREN
Sales Representative
lindsay@mclaren.ca



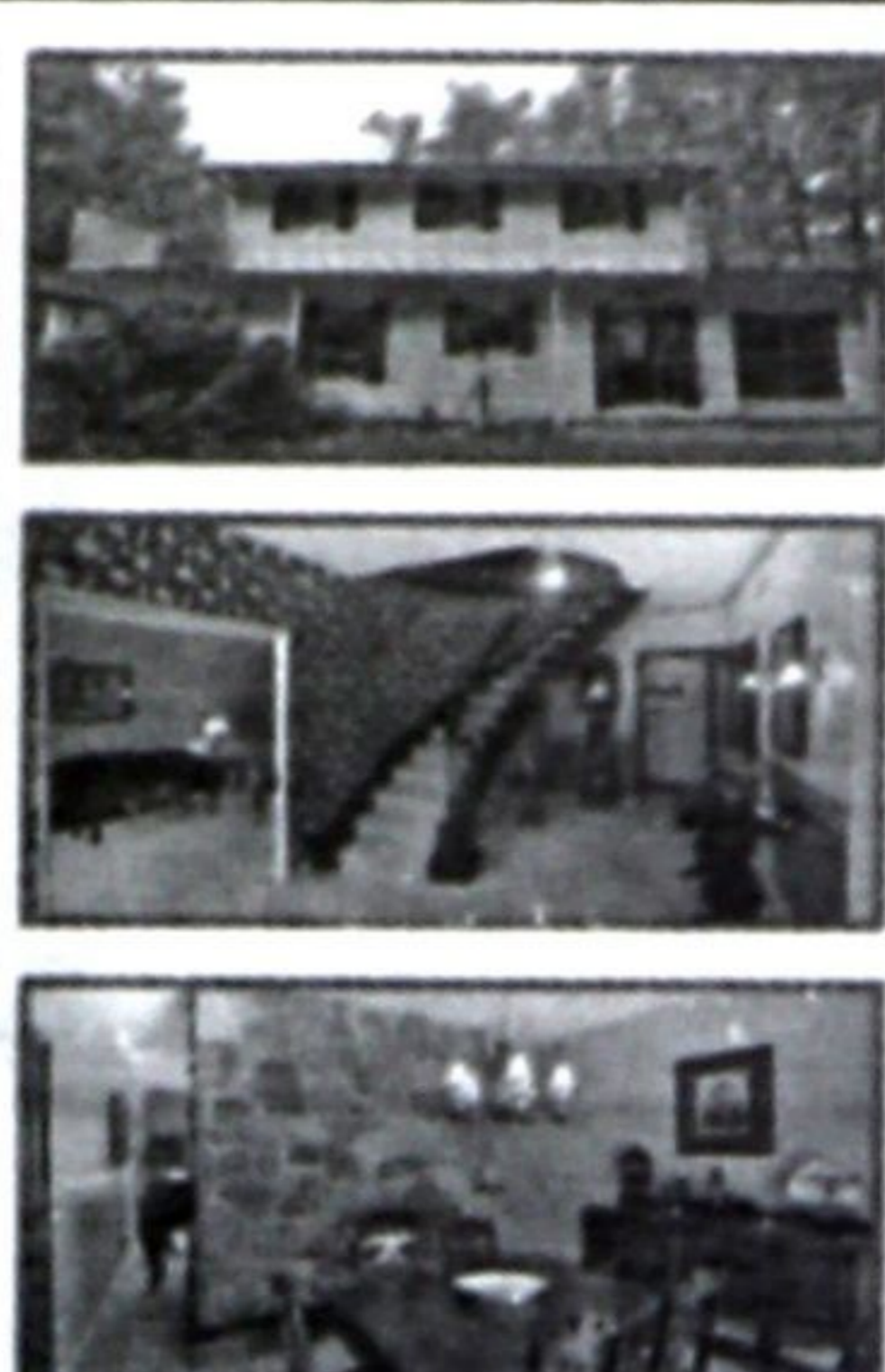
KRISTA BARTON
Sales Representative and Licensed Assistant
in Ontario
krista@lmcclaren.com



FEATURE HOME



EDGE OF TOWN



CLASSIC GEORGIAN ON FORESTED LOT

Perfectly located with quick access to HWY 401 at James Snow. Exceptional styling with a distinctive stone 2-sided facade separating the living room and dining room, separate den, elegant eat-in kitchen with oak cabinetry overlooking the family room with fireplace and walk-out, all enhanced by the high ceilings. Stylish curved staircase leads to bedrooms, the master retreat has an ensuite and a dressing room with balcony access. The lower level offers a recreation room with reclaimed brick accent wall and bar, games and hobby room. **Call Mike. \$989,900**



ON THE WATER
With views of Lake Ontario at Bronte. This rarely offered ground floor model boasts 1960 square feet of sun-filled luxury with southwest views. High ceilings make for bright rooms along with the spacious eat-in kitchen with its walk-out to balcony. Master bedroom with 5 pc ensuite plus a second bedroom, a 3 piece main bathroom and laundry. Lifestyle includes indoor pool, tennis courts and security. Just listed. **Call Mike. \$899,900**



GREAT STARTER!
Mattamy Energy model (1225sqft) is perfect for first time buyers or investors looking for a great family rental. Freshly painted and with a neutral decor this home has easy to maintain laminate flooring on the main level and in the finished basement and plush carpet throughout the upper level. Open concept layout between the dining room, great room and kitchen which walks out to the fully fenced rear yard with spacious deck and garden shed. The upper level, with three bedrooms, features a semi-ensuite and walk in closet in the master. In the finished basement, a rec room and den provide extra space for family living while also providing storage space under the stairs. Homes in this area sell quickly, don't miss. **Call Lindsay today! \$489,900**



LOCATION, LOCATION!!
Property is predominately land value but does have older brick house. Block building (tenanted) great location at very busy downtown corner. Just over 1/2 acre in size. Approx 26759 sq ft. Property is zoned CBD-B. **Please call Lindsay for further details \$1,500,000.**



OFFICE SPACE
Great location close to Hwy 401 & James Snow Parkway, fully finished office space, shows very well. Rent is inclusive of utilities & taxes, parking for 4 cars. **Call Lindsay today for more information. \$1,350.00/ Month**



6020 DERRY ROAD UNIT#79
This Woodbine model (1357 square feet) is absolutely immaculate and shows like a model home. There is nothing to do except move in and enjoy. With engineered hardwood on the main level and a walk-out to the 10' x 8' balcony. The family oriented three bedroom layout has a large open concept living/dining area that is open to the upgraded kitchen. Access to the garage from the house. Located close to visitor parking. Situated a short walk from several stores including Retail Pharmacy and No Frills. **\$419,900 Call Lindsay for more information today.**

Elegant Country Homes designed to suit prestigious Lifestyle Living. ONLY A FEW LOTS LEFT!
Please call Lindsay McLaren, the exclusive agent for more information. www.bridlewood-estates.ca

Host a successful open house

When selling their homes, homeowners can employ several strategies in an effort to drum up interest among potential buyers. One such strategy is to host an open house, which invites prospective buyers to tour the property.

Realtors have long used open houses to introduce properties to the market, and a well-planned open house can help sellers generate numerous offers in a single day. Whether working with a realtor or listing homes on their own, homeowners can follow a few simple tips to ensure their open house is a success.

• Generate publicity online. Nowadays many prospective home buyers do the bulk of their research via their computers and devices.

By advertising their open houses online, sellers have the potential to reach a wide array of buyers. Many real estate agents employ sites such as Zillow.com and Trulia.com to promote open houses and showcase properties, so sellers can make sure their agents are taking advantage of these wildly popular sites. Some even allow sellers to list their homes on apps that buyers can peruse on their smartphones.

• Generate publicity in traditional ways as well. Traditional publicity should not be overlooked when promoting an open house. A \$5 "Open House" lawn sign is an effective and inexpensive way to attract buyers who are driving through desirable neighborhoods looking

for their next homes. While the Internet is a valuable resource to promote your open house, the sheer volume of online listings can make it hard to reach potential buyers. A traditional lawn sign and a listing in your local newspaper are budget-friendly promotional opportunities that can generate interest in your open house.

• Invite your neighbors. Neighbors can be great salesmen for your home and the community where you live. Invite friendly neighbors to your open house and encourage them to chat with prospective buyers. Buyers will appreciate neighbors' firsthand knowledge about the community, and their friendliness can help to create a strong first impression that increases buyer interest in your home.

• Consider some changes to your home decor. When hosting an open house, you might not need to go so far as to stage your home, but you may want to make some changes to the decor to make your home more neutral and appealing to buyers from all walks of life. Remove any potentially controversial artwork or decorative items, replacing them with more neutral items that won't offend or distract any potential buyers.

• Leave the hosting to the professionals. Unless you're selling the home on your own, resist the temptation to attend your open house. Let your realtor do the work. Your absence can make it easier for potential buyers to see themselves in your home, while your presence may make them uncomfortable or hesitant to explore the property and ask any questions.

ERIK TAYLOR
REALTY SPECIALISTS INC. BROKER/TRADE

TOP 1% IN CANADA!

We currently have qualified buyers searching for.....

- Village Towns Homes All Areas Of Milton \$400,000 to \$470,000
- 2 Storey Towns In Beaty Or Coates \$520,000 to \$600,000
- Single Car Detached Up To \$700,000
- Two Car Detached \$850,000 to \$950,000

OPEN HOUSE SAT & SUN 2-4PM **\$899,900**

Gorgeous Executive Modern Home On 43' Lot On Milton's Desirable Serafini Cres. Stone/Stone Exterior Covered Front Porch, Well Designed 3+1 Bedroom, 3 Bath, Walkout, L/D Rem W/California Shutters & Harded For. Wainscoting, Crown Moulding Open Rise Oak Staircase W/ Wrought Iron Pickets, BFI Drs, 17 Foot Cathedral Ceilings in Great Rm, 7 Skylights W/Remote Control Blinds, Gas Fireplace Master Bedroom Features 17 Ft Cathedral Ceilings, Too Much To List!

588 SERAFINI CRESCENT, MILTON

\$649,900

Beautiful 3 Bedroom Detached Home Just Minutes From The 401. Large Dining Room W/ Open Concept Great Room Featuring Stunning Hardwood Floors & 9 Ft Ceilings. Large Eat In Kitchen w/ White On Dark Contrast Finished Extended Height Kitchen Cabinets, Cozy Fireplace, Convenient Main Floor Laundry, Master Ensuite W/ Soaker Tub & Large Vanity Finished Basement Provides More Living Space. Fully Fenced Yard With Deck Hot Tub & Beautiful Trees.

1293 ROPER DRIVE, MILTON

\$479,900

Truly Stunning Mattamy Energy Star Rated 'Amenbury' Model Located On Quiet Street W/ 3 Car Parking, Combined Living/Dining Room W/ Gleaming Hardwood Flooring, Eat-In Kitchen w/ Stainless Steel Appliances, Walk-Out To Patio, Garage Access To Kitchen, Master Bedroom W/ Walk-In Closet & Semi Ensuite Washroom, Steps To Parks, Walking Trails & Shopping. A Gorgeous Home. **Call Today To View!**

104 GLEAVE TERRACE, MILTON

\$699,900

Stunning Upgraded 2200 Sq. Ft. 4 Bedroom Detached Home. Dark Hardwood Through Entire Main Fl. Inc. Upgraded Kitchen W/ Stainless Steel Appliances & Quartz Countertops, Under Cab Lighting, Double Door Entry, Upgr Railings, Gorgeous Liv Rm W/ Gas Fireplace, Fam Room W/ Pot Lights, Extra Windows & Open Concept Design Make This The Perfect Bright & Welcoming Home. Marble Floors In Foyer & Master Ensuite W/ Soaker Tub, Spiral Staircase.

1249 NEWELL STREET, MILTON

\$419,900

Stunning Mattamy Energy Star Ashfield Model Freehold Town Home Located On A Quiet Street In Sought After Coates Neighbourhood. Features Hardwood Floors Throughout Main, Open Concept Liv & Din Room, California Shutters, Modern Kitchen W/ Black Appliances, Breakfast Bar & Walk-Out To Balcony. Perfect Space To Entertain, Spacious Front Porch, Steps To Walking Trails, Parks, 24 Hour Shopping, Splash Pad, Minutes To 401/407 & Go Train.

946 DEVERELL PLACE, MILTON

\$1525/Month • For Lease

Great Opportunity To Lease This Stunning 2 Bedroom Mattamy Home In Sought After Hawthorne Village At The Escarpment. Steps To Shopping, Minutes To Go Transit & Fully Accessible To Milton Transit. Includes Fridge, Stove, Dishwasher, Washer, Dryer. Available July 15.

498 MCKIM GATE, MILTON

647-402-3066 RE/MAX