



TANYA VAKIL FERNANDES
www.tanyafernandes.ca

D'ZIGNED TO SELL
Tanya's Interior Design Skill helped her clients Successfully \$supersede their real estate goals.

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ROYAL LEPAGE 100 YEARS





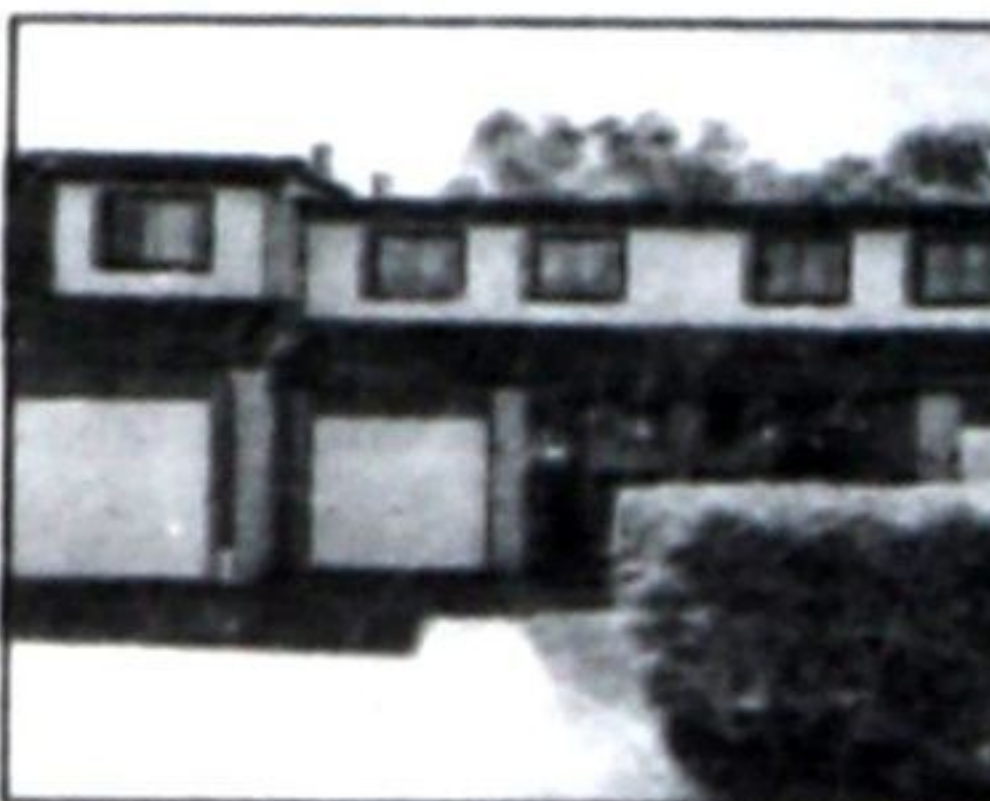
Barbara Crowe Broker
Hunter Obee Sales Representative
Alex Rundle Sales Representative

OFFICE **905.878.8101**
THEHOMEHUNTER.CA

ROYAL LEPAGE 100 YEARS SINCE 1913
Meadowtowne Realty, Brokerage
Independently Owned and Operated


THE HOME HUNTER TEAM

4 BEDROOM CONDO TOWNHOUSE




Pristine condo townhouse with hardwood floors in living room and dining room, bright eat-in kitchen, walkout to yard, 4 bedrooms, full sized basement, and attached garage. Asking \$359,900

RENOVATED BACKSPLIT ON LARGE LOT



Renovated four bedroom detached backsplit on large lot in desirable Dorset Park. Asking \$539,900.

RENOVATED CONDO TOWNHOUSE



Chic and sophisticated three bedroom condo townhouse backing onto green space. Renovated top to bottom with gourmet kitchen. \$349,900.

ROYAL LEPAGE

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Brokerage. Independently Owned and Operated

Make a home offer they can't refuse

Buying a home can be very competitive. A well-maintained property with all of the bells and whistles that today's buyers demand figures to attract many offers, and buyers who have found their dream homes must be prepared to make an offer that sellers can't refuse.

- Standing out in a sea of other potential home buyers is not always so easy, but there are steps buyers can take to ensure their offer is the one sellers ultimately accept.
- Get preapproved for a mortgage. Sellers' patience may wear thin with buyers who are not preapproved for a mortgage when making their offers. Preapproval can speed up the selling process, as buyers won't need to secure financing afterward. When sellers receive multiple offers on their homes, they are more likely to sell their homes to buyers whose financing is already lined up as opposed to buyers who have to scramble to secure loans.
- Establish a strong rapport with the sellers. It's not uncommon for homeowners to develop emotional attachments to their homes, and buyers should

keep that in mind when negotiating their purchase. Sellers should consider about how ugly a home is to them. Buyers will have to spend time on their standards. While buyers are unable when making their offers, it's possible and avoid any inflating the negotiation process. Sellers are likely to accept a lower offer than a higher offer from someone else.

- Don't delay an inspection. Drawing significant interest in offers apart from the rest of the market is an immediate inspection. Sellers should try to give them a couple of days for inspection, and that may increase the chance to sell their homes as quickly.



Team Milton

Join us in welcoming Team Milton. Carole Budworth and Ingrid Hollinger have joined forces to offer you the best of the best with over thirty eight award winning years of real estate experience in Milton and surrounding areas. We are looking forward to serving you.

Please call us today for your complimentary market analysis and to see what we can do to best service your needs.



Carole Budworth
Cell 905-864-9242
905-878-8101



Ingrid Hollinger
Cell 416-822-5558
ROYAL LEPAGE
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Linda Schouten
Office: 905.878.8101
Direct: 416.697.3422

ALL DRESSED UP! DESIRED MID. LVL. FAMILY RM.



This loved home is loaded w/upgrades! Jacob hardwood thru-out main lvl, staircase, family, live & upper landing. Extensive Pot lights. Cust. kit; xtnd uppers & work counter, bckspsh, gas cook-top, range hd., b/i micro & oven, walk-in pantry, granite, brkfst bar, eat-in. Calif. shut., lites, mirrors, cst organizers, granite vanities. Mstr; walk-in, 5 pc. ensuite-whirl tub, glass. show. Boss surround syst. BBQ gas hckup. Walk-out deck, landscaped yrd, w/interlock patio, edged dr. fits 4. Prof. Fin. bsmnt; lam. pots, roc. rm, R/I bthrm, O/sized Windows, Just move in & enjoy the bliss. Pre-Inspected! \$799,900

LOOK

FOR OUR FLYER
in today's
Canadian Champion!

from: **Wasif Khan & Gagandeep Lotey**
Sales Representatives
of Homelife/Miracle Realty Ltd., Brokerage
Office: 905-454-4000



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\$1000 OFF

*Selected Areas only Delivered to ZONE ZK & ZM