

MILTON 905-878-8101
 GEORGETOWN 905-877-8262
 MISSISSAUGA 905-821-3200
 meadowtowne.com

Buying a home and sellers won't want to hear how much money to bring the home up to. Sellers must weigh such variables, keep it as cordial as possible, avoid inflammatory remarks during negotiations. Sellers may be more forthcoming from a buyer they like than someone they don't like. When a property is sold, buyers can set their own price by arranging for a nearby buyer. Buyers may want to sell weeks to arrange for an alternate seller who wants to sell as quickly as possible. Have an

inspector ready to perform an inspection within days of making your offer.

• Include an escalation clause. When making an offer on a home, prospective buyers can include an escalation clause. Such a clause acknowledges that a potential buyer is willing to increase his or her initial offer by a predetermined amount to exceed any bids that are higher than that initial offer. When sellers trigger such clauses, they are often required to show the other offers they received that triggered the escalation clause. Escalation clauses show the sellers you really want the house while keeping potential buyers' hopes of buying the home alive when the bids are competitive.

Prospective home buyers may find themselves in some stiff competition upon finding their dream homes. But a few simple strategies can make their

offers stand out and increase their chances of buying their ideal homes.



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

ECO FRIENDLY IN TIMBERLEA

Move in ready 4 bedroom home with geo thermal heat system using ground source energy to heat (no gas bill). Lots of natural light and large backyard. Inviting hardwood flooring, neutral colours and updated decor. Easy highway or Go Transit access and walking distance to schools. **\$649,900**



*Congratulations
 Andrica and Matt*

Pat RIDEOUT
 Without change, there'd be no butterflies
 Direct 905 875 7040
 Office 905 878 8101
 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 Cape Cod home, 2165 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**

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

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 905-878-8101 • Fax: 905-878-8188

3028 Twentieth Side Road, Milton • \$950,000



Beautiful 10 Acres Hobby Farm or horse boarding facility. Updated 3 bedroom home with great charm and sunset views. Newer kitchen, baths, carpet/flooring and spectacular sunroom leads to an outdoor entertaining deck. Custom, quality 8 stall barn, outdoor sand ring and long country lane leads to numerous paddocks and riding path. Don't Miss out.

7610 Tremaine Road, Milton • \$2,999,000



Custom built on 10 Acres, just minutes from downtown Milton at the base of the escarpment. 5067 sq ft + finished L/L. Custom designed & built with no expense spared. Gleaming hwd flrs & soaring 10 ft ceilings. Gourmet, custom kitchen. Thermador 6 burner stove/w grill & sub zero appliances. Formal LR & DR. FR Custom doors & mouldings. Several walk-outs. Lower level has a RR, Fitness room & wine cellar & a walk up to 3 car garage with finished loft that has vaulted ceiling & 2 skylights. "A Must See"

7050 Bell School Line, Milton • \$1,950,000



Beautiful 5,000 + sq. ft., custom built bungalow (wheel chair accessible) on 8.68 Ac w/ gated entrance. Minutes to Milton with amazing Escarpment views. Infinity 16 x 32 ft. indoor pool & spa, built in '11. The pool is treated with an ionizer, UV light & large filters (no chemical smell). Geothermal heating. Gourmet kitchen. Formal LR/DR, Main flr FR. 3+1 bedroom. Master w/ 5 piece ensuite. L.L. with separate entrance to attached 3 car garage that is completely finished with RR, Exercise room, Kit/laundry, wine cellar & workshop. Separate 3,000 sq ft workshop, with heat, 200 amp hydro, water, office space & 2 piece washroom.

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!!!!

Please call to find out how we can get your home sold
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