meadowtowne.com

or how much money o bring the home up to 's must weigh such varifers, keep it as cordial as ammatory remarks durs. Sellers may be more r from a buyer they like neone they don't like. on. When a property is t, buyers can set their y arranging for a neare buyers may want sellweeks to arrange for an ritate sellers who want

dy as possible. Have an

llers won't want to hear 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

ewing a home and ne- inspector ready to perform an inspection within offers stand out and increase their chances of buying their ideal homes.





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

Transit access and walking distance

updated decor. Easy highway or Go

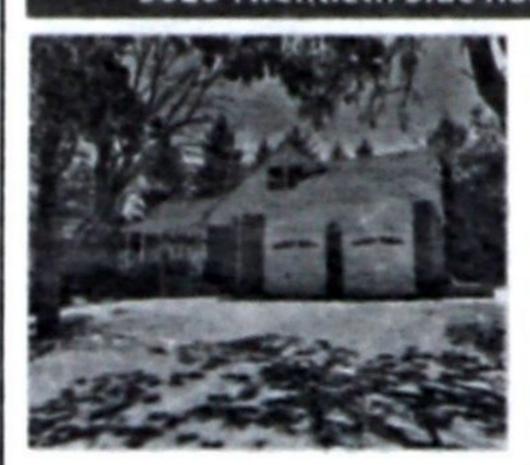




Full member of the Oakville-Milton, Toronto and Hamilton-Burlington Real Estate Boards



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



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 the escarpment. 5067 sq ft + finished L/L. Custom designed & built with no expense spared. Glearning hdwd 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 fir FR. 3+1 bedroom. Master w/ 5 piece ensuite. E.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 bathsl. 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 1.800.514.3316 • www.brazeauteam.com