

# EVERGREEN TRAILS OF BALLANTRAE

Still looking for your dream country home?...

**Don't Delay  
Phase I Going Quickly!**

## FOUND!

Situated just east of Ballantrae, **Evergreen Trails of Ballantrae** comprises of 54 Estate Lots, each at least **2 acres** in size, connected by a unique Linear Park. Some of these lots overlook Island Lake, some are wooded - all are gorgeous!!

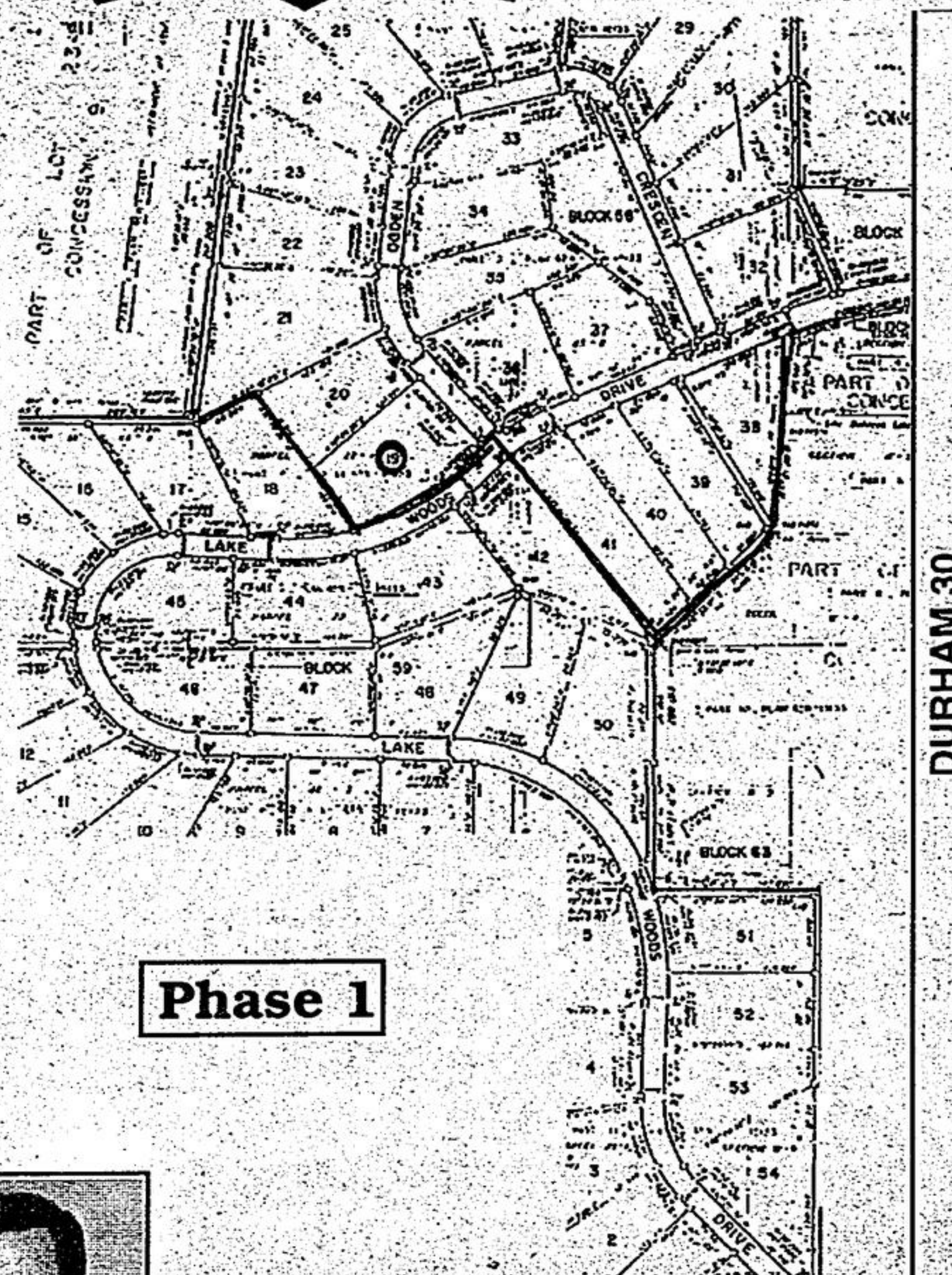
The Phase I road is scheduled for June/July '97. First home occupancy November '97.

If you're interested in walking the trails and previewing the lots or just want more information on our customized house prices, and the proposed restrictive covenants and architectural controls are designed to protect your investment which start in the \$300,000 + range, please call

**Ian Batt\***

**(905) 642-2288**

**(416) 286-3993**



**Phase 1**

AURORA SIDE RD.

**Re/Max Rouge River Realty Ltd.**



## COUNTRY ESTATE HOME



**SUPERIOR VALUE  
MOTIVATED VENDOR**

4500 sq. ft. Queen Anne Style  
Country Estate Home  
Asking \$519,000

This sun-flooded home features a main floor master suite/library as well as a spacious family room with fireplace. The modern kitchen complex includes a family-sized eating area as well as a TV/play area, garden room with walk-out. The separate and elegantly appointed dining room connects to the kitchen through a butler's door. The upper levels four bedrooms are all airy (9' ceilings), bright & spacious and each pair shares an interconnecting bathroom. The basement (large) with a 2-way brick fireplace is all on finished (just awaiting the carpet layer). This property is located in an area of quality homes with plenty of young families. Horses and conservation/recreation areas abound as do excellent public schools and shopping (Aurora, Stouffville and Markham all 10-15 mins). To view this home call

**Ian Batt\***

**(416) 286-3993**

**Re/Max Rouge River Realty Ltd.**

Sales Representative

