

Sutton Group Town & Country Realty Ltd. - Sutton Group Town & Country Realty Ltd. - Sutton Group Town & Country Realty Ltd.



Sutton Group Town & Country Realty Ltd.

# Specializing in Stouffville, Musselman's Lake, and the surrounding area.



**KIRK B. NICE**  
Sales Representative

**PURCHASERS CALL: TALKING ADS (416) 499-4636 Enter Talking Ad #**



**\$19,000** Stouffville  
**SAVE! SAVE! SAVE!**  
3 Thornbay Drive. Here is your chance to save thousands on heating \* 1998 heating costs were approximately \$37 a month \* Second floor laundry room \* Beautiful Oak kitchen cupboards \* 1/2 acre lot \* Great location, minutes from all amenities \*  
MLS#TD7279 ENTER TALKING AD #6504



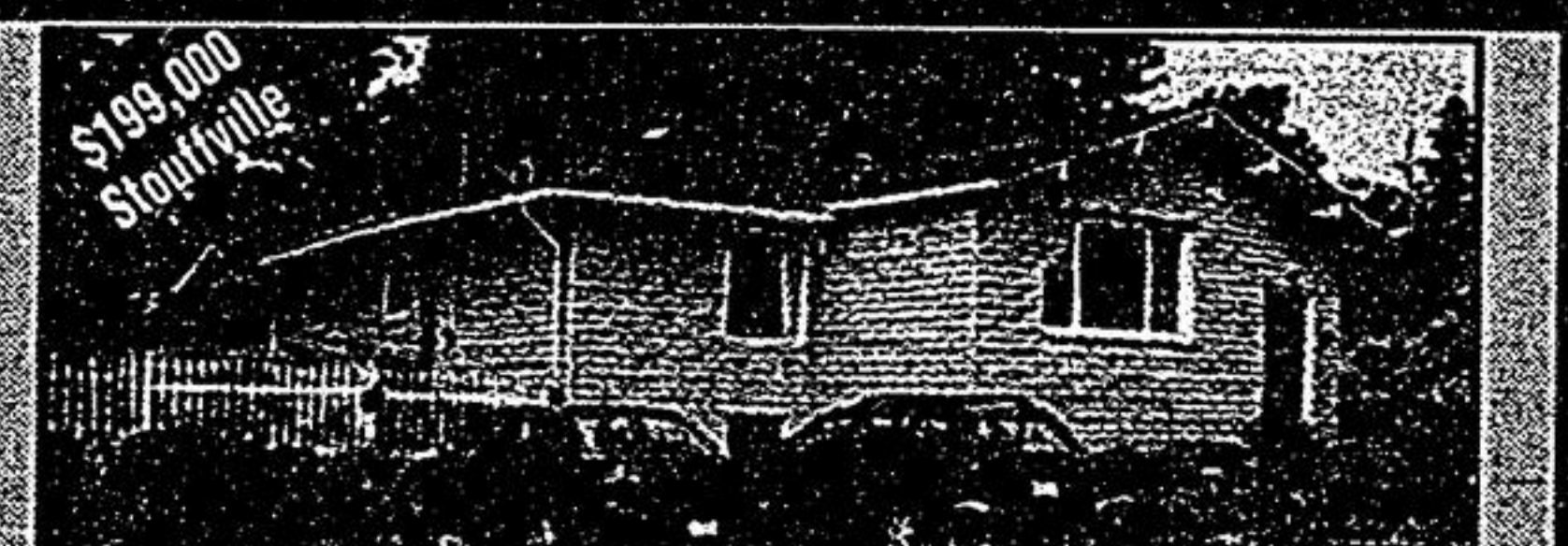
**\$169,000** Musselman's Lk.  
**GORGEOUS YARD**  
52 Windsor Drive \* What a View!!! Enjoy this breathtaking view of the lake from the amazing back deck \* Completely updated inside \* Very modern \* Stunning birch floors. Gorgeous eat-in kitchen \* The basement has two walk-outs  
MLS#TE5910 ENTER TALKING AD #6505



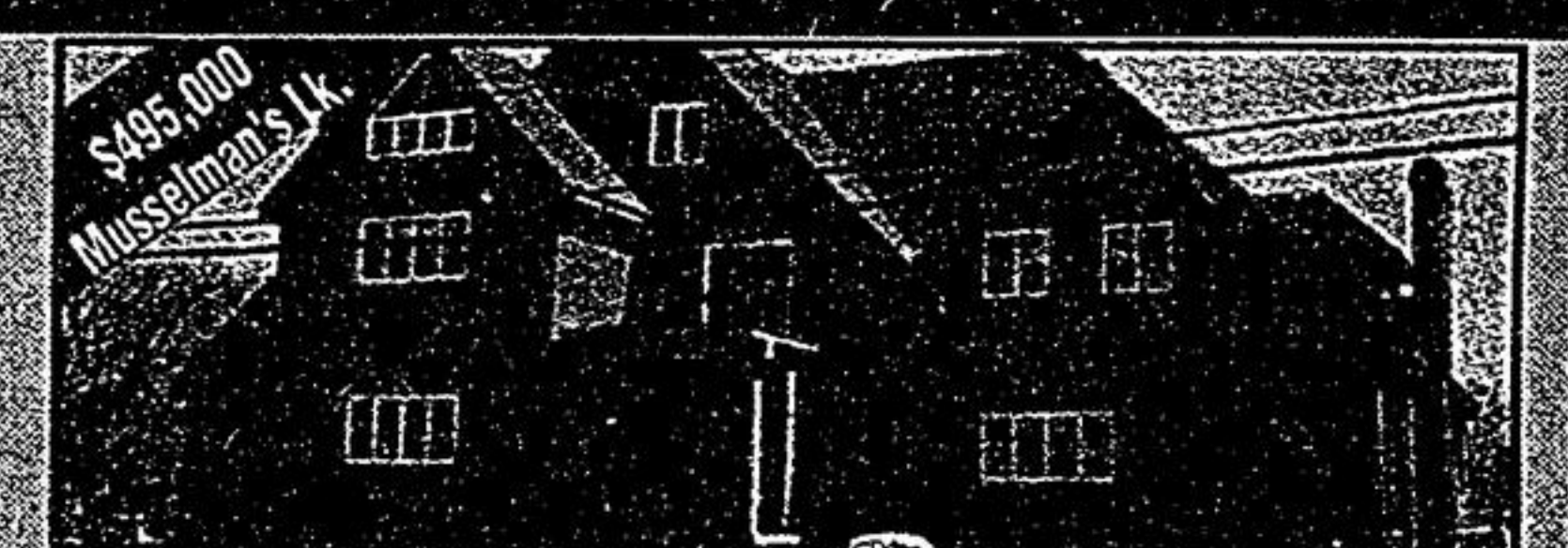
**\$695,000** Wharfedale  
**COUNTRY ESTATE**  
9469 Regional Road #1. Two homes are listed on this immaculate 104 acre property \* This 7500 sq. ft. main dwelling has 6 bedrooms, inground pool, 10 garages, heated shop and 2 barns \* There is also a 1400 sq. ft. bungalow on the property  
MLS#TE7097 ENTER TALKING AD #6509



**\$279,000** Wharfedale  
**LOTS OF LAND**  
620 Ball Road. This property will allow you lots of room to roam with over 10 acres. Beautiful three bedroom bungalow on a treed lot \* Fully finished basement with two walk-outs. Many extras!!!! This property won't last long and is a rare opportunity.  
MLS#TE2491 ENTER TALKING AD #6510



**\$199,000** Stouffville  
**PRIME LOCATION**  
80 Albert Street \* This home is ideally located in the center of town. You can walk to all amenities \* Beautiful raised bungalow \* A huge lot with gorgeous landscaping \* A walkout basement and this home also includes many updates. Don't wait!!!  
MLS#TD5465 ENTER TALKING AD #6511



**\$495,000** Musselman's Lk.  
**ENTERTAIN HERE!!**  
14745 Ninth Line \* Over 7100 sq. ft. of custom built and designed living!!! \* Deeded waterfront is included \* 7 bedrooms \* 3 fireplaces / 4 bathrooms \* A Million Dollar view of the lake \* Incredible executive living at the lake \*  
MLS#TD8293 ENTER TALKING AD #6503

**SEE LISTINGS ON THE WEB!!** [www.realestate.stouffville.com](http://www.realestate.stouffville.com) **Call Today at (905) 640-0888**

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## Tom & Bonnie... BRINGING HOMES AND FAMILIES TOGETHER!



**Tom & Bonnie Brazier**  
Sales Representatives

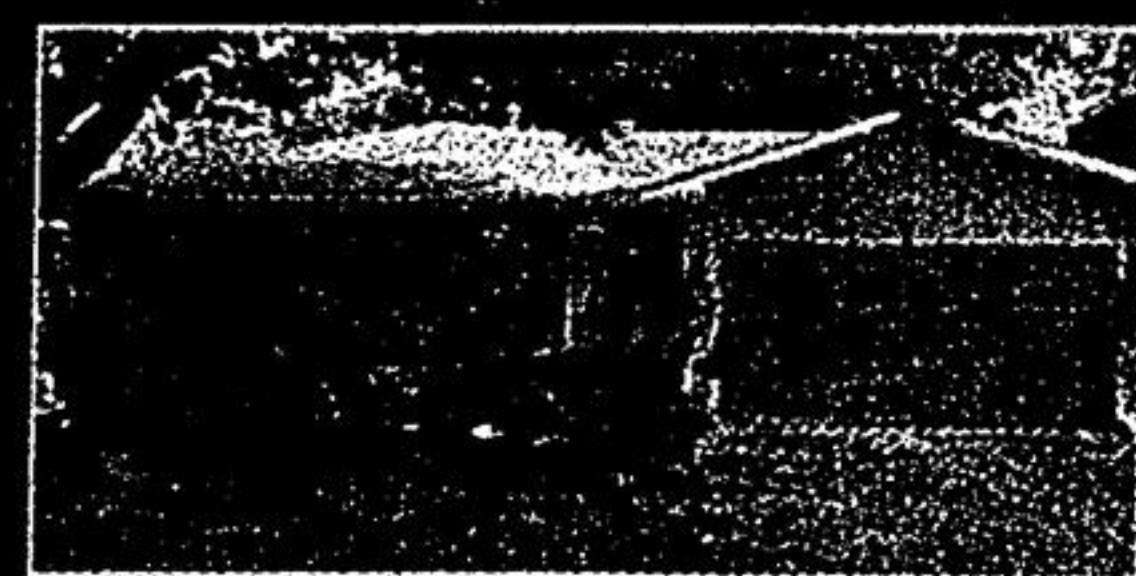
All-Stars  
Realty Inc.®

(905) **477-0011**

*You've Earned the Prestige ... You Deserve the Privacy!*



30 COLEDALE RD.



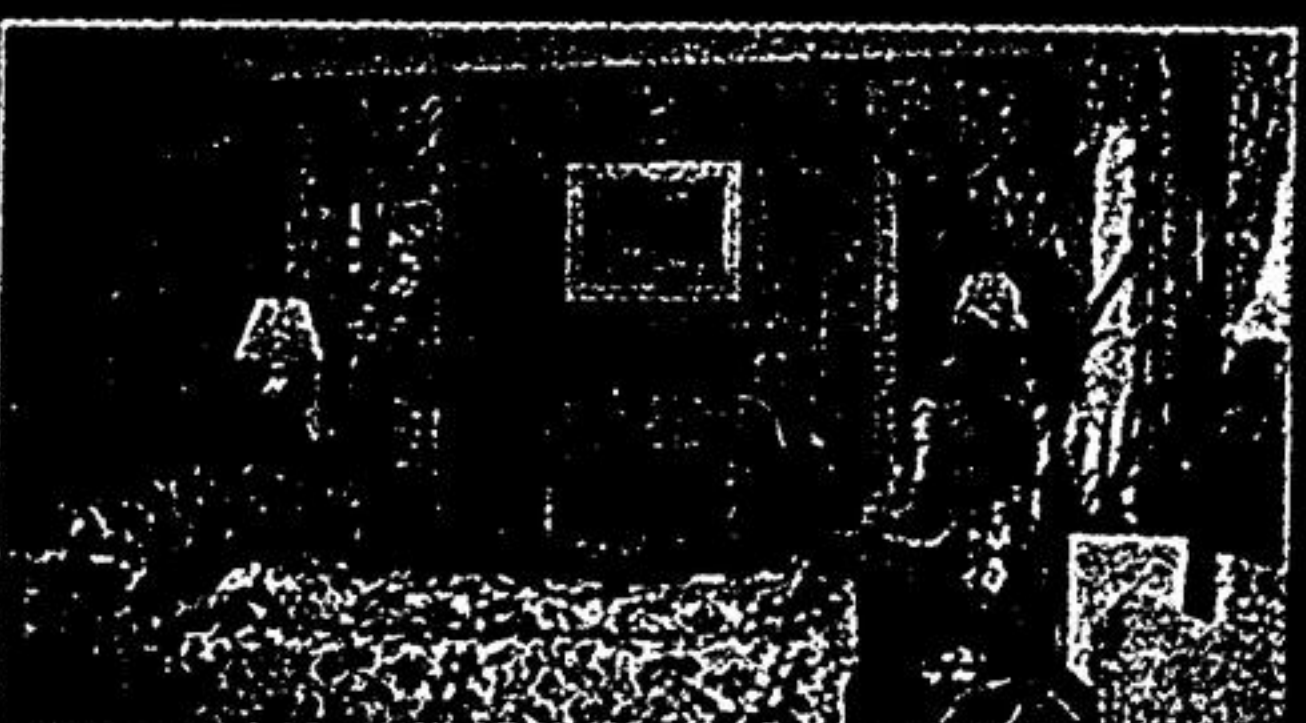
3 SUMMERFELDT CRES.



Fabulous custom-built executive home designed for family comfort. Features nanny/teen quarters over triple car garage.



Comfortably nestled on 1.46 acres of wooded tranquility and backing onto a forested conservation area. Total Privacy!



Entertaining-size living room will easily accommodate large family gatherings. Relaxing wood/marble fireplace.



Recipe for success: efficient food preparation area ... relaxing eating area with cozy, wood-burning stove. Walk-out to elevated deck overlooking a forest of trees.

71 Hill Country Drive, West off Kennedy Rd. between Bloomington and the Aurora Sideroad. Asking \$789,000. Flexible possession.