



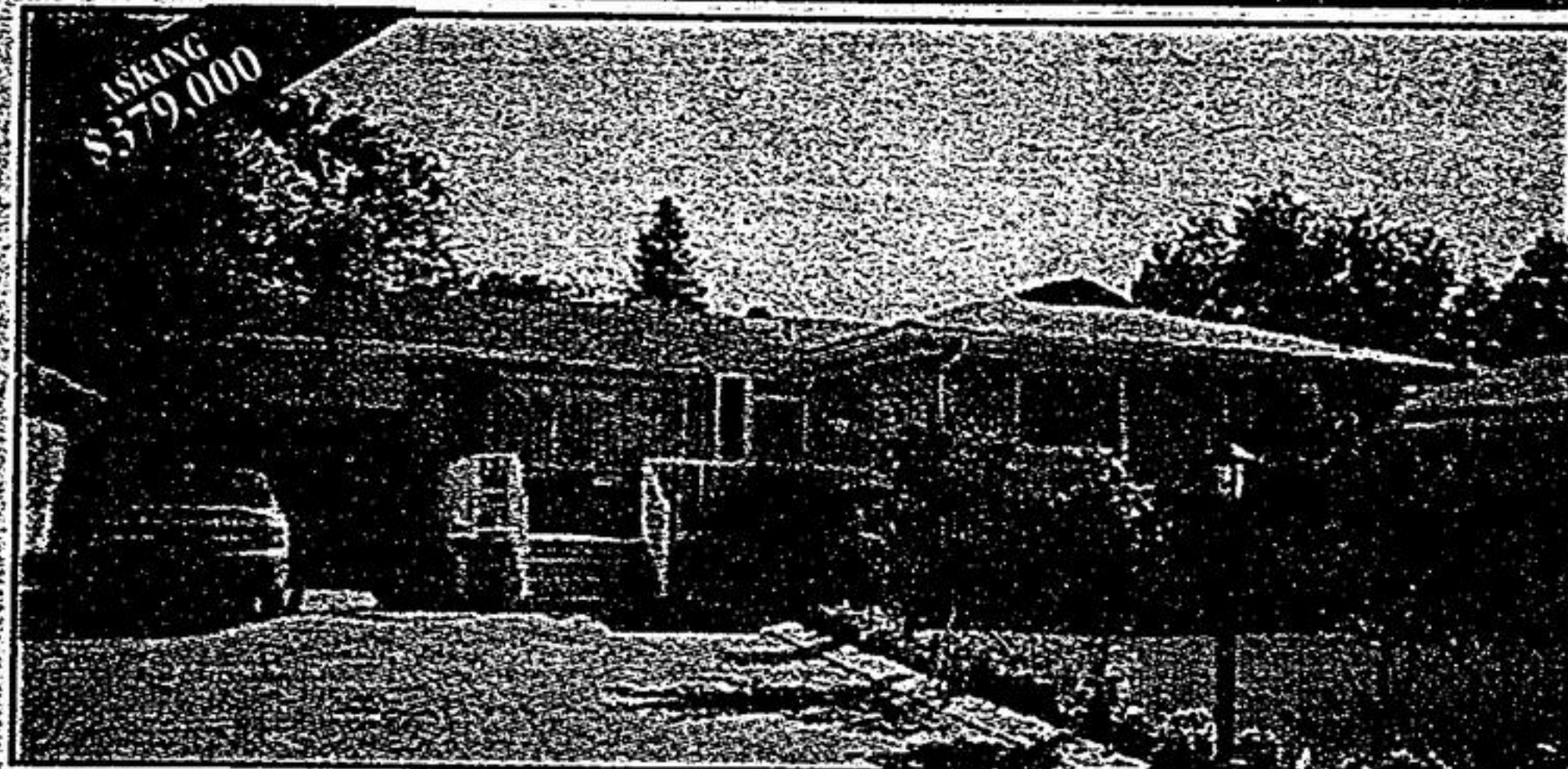
Sutton Group - Heritage Realty Inc.

905-471-2000
TOR. LINE 416-798-0800

Good People. Good Company.

Visit Our Award Winning Website
www.suttonheritage.ca

Rick Menary
General Manager



ASKING \$579,000

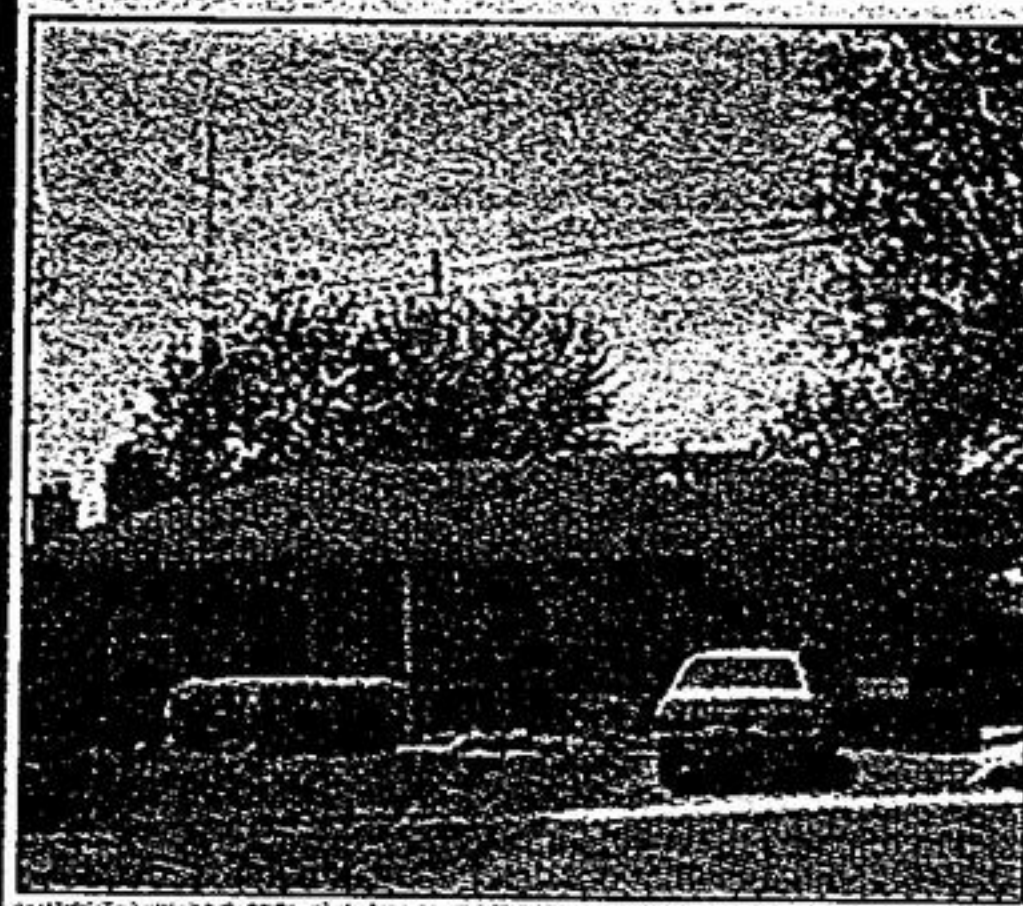
EXCLUSIVE

GORGEOUS BUNGALOW ON 62FT X 156FT LOT

Large extension on main floor huge kitchen maple cabinets, hardwood & ceramic floors, updated baths, walkout to large verandah, newer furnace, windows, air & roof. Separate entrance to basement. Great for inflow or income. Walk to trans, shops & schools. Great location!

Adell English* 905-471-2000

Check out my website for inside photos: www.adellenglish.ca



FIRST TIME BUYERS CAN HAVE IT ALL

A WOW Bungalow! 3 Bdrms, 2 Baths. Squeaky clean and well cared for inside and out! Lovely perennial gardens. Finished basement with walk-out to 16'x32' INGROUND POOL, interlock walkways & patio. Hardwood on main floor. New furnace in 2000. CAC Chimney in bsmt ready to add gas fireplace. Complete with flexible closing. Move-in at your convenience and Enjoy!

DO YOU KNOW HOW TO GET YOUR TAX REBATE TOWARDS THE PURCHASE OF YOUR 1ST HOME?

Would you like to buy a home but are coming up short on funds? Find out how you can increase your down payment amount! If you have not owned property in the past 5 years, you qualify. Call today for more information or to make an appointment.

I'd be happy to help!



Gordana Lynch*
Sales Representative
905-471-2000



John & Linda Hawco*

Ph. (905) 471-2000

Check our website for interior photos
www.john-lindahawco.com



\$398,500

Just Listed In Markham

Spacious & upgraded 4 bdrm home on quiet crescent near schools, parks & transit. Spacious kitchen, main floor laundry, fin. basm't, hrwd floors+++
Mint Move-in Condition



\$245,000

Just Listed In Unionville

A charming 2+1 bdrm bungalow. Stunning, renov't'd white kitchen, 2-4 pce baths. Fin' basm't with a walkout, separate side entrance
**A Retiree's or Starter's Dream



Just Listed In Markham \$244,000

Open House Sun. 2 to 4 "59 Rougehaven"

Attractive 3 bedroom "Daniel's Built" deluxe townhouse. Fin' w/o basm't to fully fenced & private backyard. Full ensuite bath, skylight, bright and spacious throughout.
Immaculate Condition. May Possession Desired

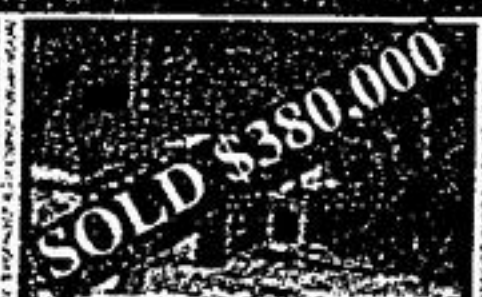
Deal with "Your Neighbourhood Specialists" to get SOLD
Some of Our Recent Sales!! We Work Hard For You!!



SOLD \$332,000



SOLD \$371,000



SOLD \$380,000



SOLD \$412,000

Fincham Ave Sir Galahad Sir Pellias Sir Lancelot
We recently helped our Purchasers buy on:
• Daniel Court • Larkin Avenue • Grove Road • Wales Ave
We Have firm Purchers from Vancouver, Toronto and Scarborough looking to buy in Markham & Unionville.
Call Us "Now" For Free Market Evaluation



**JUST LISTED
25 MARMILL WAY
\$245,900**

Stunning Daniels townhome. Beautiful Decor! Upgraded 3 bedroom, built-ins, skylight, appliances, a real gem.

Call to view today! 905-471-2000

HUNT CLUB \$289,900

Fabulous Large Bright 4+1 bedroom with open concept kitchen, 2 walk-outs to balcony. A Lifestyle worth living. Immediate possession. Call Now.

Freda Poplar* 905-471-2000

225 STOUFFER ST, STOUFFVILLE



Beautiful Homes Magazine! Gorgeous renovated home, approx \$60,000 in renov! Reno'd greenhouse, eat-in kit, overlooks famm, with w/o to INGROUND POOL & perennial gardens. Flr to ceiling Stone Gas Fp, just a showpiece. New windows, furnace, air, cvac, the list goes on! Hardw'd flrs, beautiful! If you want a just move in home in a mature neighbourhood, don't miss this one.



Dyan Broderick*
905-471-2000



905-471-2000



905-471-2000



Rodeen Antrobus Associate Broker
antrobus@sutton.com
Tami Ferguson Sales Representative
tferguson@sutton.com
www.rodeen.com

HURRY ON THIS ONE - UPGRADES GALORE



Stunning 4 bdrm overlooks pond. \$\$\$ in upgrades - hrwd flrs thru-out - upgraded kit overlooks fam rm - gas fp - french drs - open oak staircase to lower level - 2nd flr library - prof decorated - this home is a must to see. \$489,500 - Wrap around porch.

\$389,500 - COUNTRY RETREAT



Spacious 3 bedroom bungalow between Bayview & Yonge - minutes to 404 - 2 fireplaces - huge rustic family room - walkout lower level - just under 1 acre. Treed lot - great value.

RICK MENARY AND SUTTON GROUP HERITAGE ARE PLEASED TO WELCOME MYRSINI ROVOS TO OUR GROWING TEAM.

Myrsini Rovos, Sales Representative
Myrsini comes to our office with a background in law. Most recently, Myrsini has worked for an international legal publishing house, with offices here in Markham. Myrsini has made her home in Markham with her husband and plans to concentrate her real estate efforts locally. In her spare time Myrsini can be found at the gym or devoting her time as a volunteer for several organizations dear to her heart. Myrsini invites her friends and neighbours to contact her at the office or by email at mrovos@sympatico.ca



BROOKLIN BEAUTY
ASHBURN RD & HWY 7
\$348,000
Gorgeous 4 bedroom brick 2 storey Master bedroom has 5 pce ensuite, 3rd bedroom boasts cathedral ceiling and w/o to balcony. Main floor 9' ceilings, eat-in kitchen with centre island and w/o family room w/trpl, CAC, and more on a premium lot.



Maxine Mann*
905-471-2000
mmann@sutton.com

Building on our reputation not resting on one!
Steve Evans
Keith Van den Berg
905-471-2000



CUSTOM CONTEMPORARY NESTLED IN WOODED PRIVACY!
\$749,000
A forest-caressed drive welcomes you to a 10 Acre Unique Retreat. Expect the best from this \$2,000 Energy Efficient Open Concept with approx. 3,000 sq ft lovely living space on three levels. Sundrenched and sparkling with pride! Call for a Private Appointment!



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