



# Sutton Group - Heritage Realty Inc.



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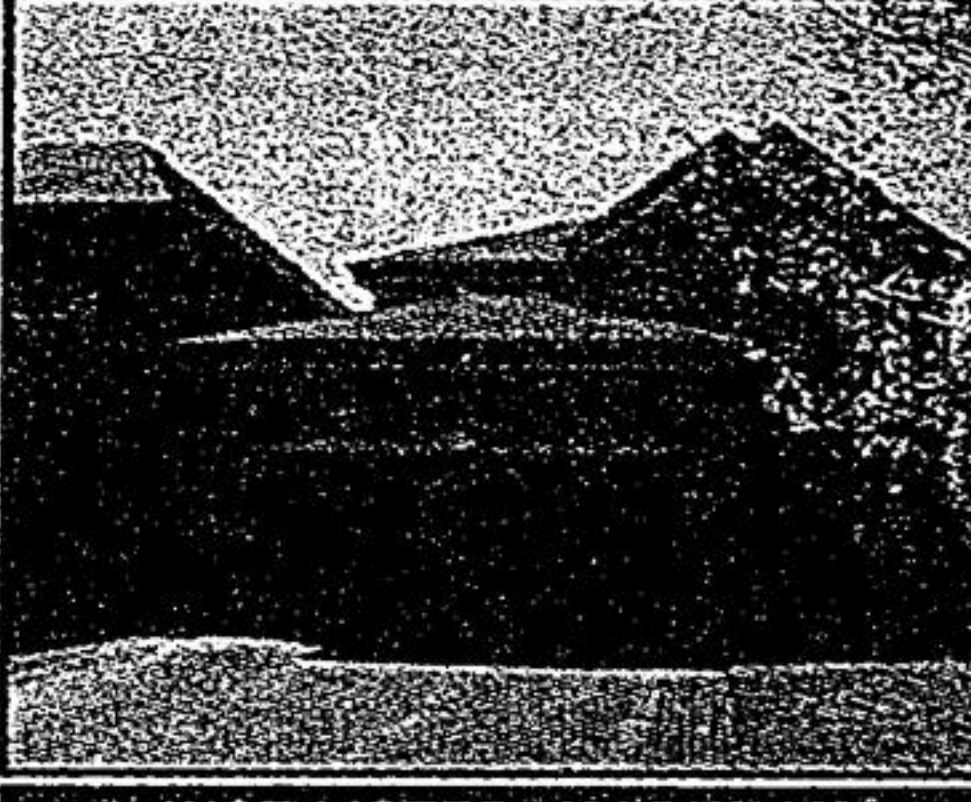
Visit Our  
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[www.suttonheritage.ca](http://www.suttonheritage.ca)

Rick Menary  
 General Manager

**ADELL ENGLISH\***  
**905-471-2000**

**JUST LISTED - WEST HILL \$295,000**  
 Stunning semi with walkout finished basement, 3 bedrooms, 3 baths, ceramics, huge deck. Walk to Go, lake, parks & schools.



**JUST LISTED: MARKHAM**  
 Gorgeous 4 bdrm home with hrdwd & ceramic flrs, 2 sided gas fp, formal liv & din rms, spacious kit, open staircase to bsmt. Interlock walkways. Mint move in condition.

Call Adell today 905-471-2000

**John & Linda Hawco Ph. 905-471-2000**  
 We Sell Homes But Our Business Is People  
 Interior Photos At: [john-lindahawco.com](http://john-lindahawco.com)




**\$349,000**  
 Just Listed Huge Pie Lot \*157' Deep, 78' at Rear\* Stunning 3 br, main floor fam rm, f/p, full ensuite bath fin. basmt. Hardwd floors and new windows thruout. l/g sprinkler, magnif. lot. Neat Sweet & All Complete



**Open Sat & Sun 1-3**  
 Popular "Sir Galahad Pt" 4 br, huge fam. rm + main flr laundry, Jacuzzi ensuite. Interlock drive & landscaped to perfection. Walk to schools, parks & transit. Quick close possible. \*A Must To See\*  
**\*\*\$389,900\*\***



**Open Sat 3-5**  
 Spacious 2740sf \*\* E. of 48 & S. of 16th\*\* Mainflr library & skylight, large eat-in kit, ceramics in foyer & kitchen, interlock drive, mature landscaping \*Includes 5 Appliances\*  
**\*\*\$379,800\*\***



**Open Sun 3-5**  
 4 Br. Bungalow + Pool \*26 Sir Brandiles Place\* Renovtd kit with skylight plus w/o to covered deck. Jacuzzi bath and separate shower also 3 piece bath. Huge family rm + fireplace  
**\*\*\$345,00\*\***

**SOLD**



**SOLD For 99% of Asking Price in ONE Week**  
 Expect professional, custom-tailored service with your best interests at heart. If you are considering a move, soon, whether you are buying or selling, or both, I am dedicated to ensuring that all aspects of your real estate needs are met. Call me today for a complimentary, no obligation consultation. I am here to help!

**Gordana Lynch**  
 Sales Representative  
 905-471-2000

**RBC Royal Bank**  
 For all your mortgage needs

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**Robert Kavanagh or Teresa Liberto**




**416-414-6815 or 416-561-0522**  
[www.mortgagestoday.com](http://www.mortgagestoday.com)

**POOL - POOL - POOL!!**



**32 Hamilton Hah Dr.**  
 Summertime fun just waiting for you in this private yard w/18 x 36' pool! 3 Bedroom/Raised Bungalow w/inlaw suite w/separate entrance and above grade windows!  
**Value Priced... \$324,000**  
 For inside pictures, go to [www.dixiegrosz.com](http://www.dixiegrosz.com)

**OUTSTANDING CONDO BUILDING!**



**OUTSTANDING LAYOUT!**  
 2. Raymerville has a reputation for offering the ultimate in recreational facilities and this unit is the most desired layout in the building! Situated on the west side of the 6th floor, you have a fabulous vista to enjoy 24 hours per day! 2 bdrms, 2 washrooms, pass-through to Din Rm, spacious room sizes, luxury living! Outstanding Value...\$248,900  
 For inside pictures, go to [www.dixiegrosz.com](http://www.dixiegrosz.com)  
**Dixie Grosz, 905-471-2000**  
[www.dixiegrosz.com](http://www.dixiegrosz.com)

**GETTING READY TO SELL YOUR HOME? I CAN HELP!!**  
 Question (from home owner):  
 There is original pine plank flooring under the worn out broadloom in our century home and we're thinking of selling. Should we:

- replace the carpet?
- remove the old carpet and polish the floor?
- leave it as is and let the buyers decide what to do?

Answer:  
 Assuming the flooring is known to be in good condition, remove the old broadloom, buff up the floor and the buyers can still install new broadloom if they wish. Your costs will be lower and pine plank floors can be a great selling feature in a century home!

Planning to sell your home and don't know what to do to get it ready? How much to spend? Ask me!

**Sandra Reed**  
 905-471-2000

**Lisa West**  
 Sales Representative  
[lwest@sutton.com](mailto:lwest@sutton.com)  
 905-471-2000



**6 JUNE BERRY AVE. MARKHAM**  
 Beautiful home with upgrades galore! Fantastic location in Markham sitting on a premium lot 60 x 109, 6 years New! Huge 2 tier deck and fully fenced yard! Hardwood & ceramic floors, front porch, widened drive, shows exceptional main floor family room with gas fireplace, open concept with kitchen. Call me for a private viewing!


**YOU SNOOZE... YOU LOSE**



If you want a quality home that suits your budget then this delightful 3 br home is a must! Features updated windows, furnace, skylight, and shingles plus 4 baths and fam rm with fireplace! Enjoy the privacy of the backyard overlooking greenspace while soaking in the hot tub on the wrap-around deck. Close to all amenities this home is offered at \$329,000.  
 Call Jenny Knott for a personal viewing or check out [www.jennyknott.ca](http://www.jennyknott.ca)

Call Jenny Knott 905-471-2000

**SOLD - 96% of Asking Price in 2 Weeks**



Charming country property 15 minutes north east of Stouffville. Totally updated with newer windows, roof, siding, doors, flooring etc. Situated on almost 1/2 acre lot with space to roam. Double car garage with tons of parking. Call Jenny Knott if you are thinking of selling your home.

**SOLD - 104% of Asking Price in 1 Day**



Absolutely stunning bungalow on spacious lot in old Markham. Beautifully updated and meticulously kept. Family room with fireplace, solarium, incredible main bath, separate entrance to finished basement. Call Jenny Knott for an opinion of value on your home as I have lots of buyers left.

Call Jenny Knott 905-471-2000

**Rodeen & Tami Antrobus Ferguson**  
 905-471-2000  
[www.rodeen.com](http://www.rodeen.com)



**16 ROYAL CROWN - 16' & Williamson Rd.**  
 \$364,000  
 Stunning 4 bdrm brick home. Upgraded kitchen with slate tiles, and w/o to yard. Open concept din & fam rm with gas f/p. Maple flrs thruout on main level. Sep liv rm. Master bdrm has 4 pc ensuite. This home sparkles! Virtual tour.



**308 ROUGE ST.**  
 \$329,500  
 Fabulous lot 49.5 x 198. Picture windows in liv & din rm over look ravine. Eat in kit with w/o to deck. Hrdwd Furnace (01), Roof (97). Fam rm has Berber, carpet, f/p, & w/o to ravine. Don't miss this rare find! Virtual tour.



**39 MARSHALL WAY - 48 & Peter St.**  
 \$254,900  
 "Daniels" Executive townhome. Combined din and liv with hrdwd w/o to yard. Huge kitchen with undercounter lighting & ceramics. Master bdrm has 2 pc ensuite. Walk to GO and Main St.

**Building on our reputation not resting on one**

Steve Evans 905-471-2000 Kathy Van Den Berg



**ENJOY THE SUMMER IN YOUR NEW HOME WITH INGROUND POOL**  
 A 4 bed 3 bath all brick home with mature trees & perennial gardens. Beautiful heated inground pool. Mn flr family and laundry room. Fireplace. Apce. Mstr. ensuite, central air, double garage. Well maintained home. \$354,900  
 Call Us For a FREE Evaluation of YOUR Property

**GAETANO VELLA**  
 Sales Representative  
 BUYING OR SELLING REAL ESTATE???

MAKING A MOVE???

I OFFER PEACE OF MIND  
 FREE MARKET EVALUATION OF YOUR HOME



SMOOTH TRANSITION.  
 MINIMUM INCONVENIENCE.  
 HANDLE ALL CLOSING DETAILS.

FOR A CONFIDENTIAL CONSULTATION CALL NOW

**905-471-2000**  
 E-mail: [gvello@sutton.com](mailto:gvello@sutton.com)  
 I'm Online ... Visit my website  
[www.gaetanovella.com](http://www.gaetanovella.com)

**OAK RIDGES MORRAINE**



Custom Ranch Bungalow w/walkout bsmt. on rolling treed acreage, is located just minutes from 404 & Bloomington. Extensive windows enhance enjoyment of natural surroundings. Incl multiple fireplaces, gas heat, dbl detached garage & small barn. Rural Zoning allows various uses. Do you have a dream?

View more photos on my website or call  
**Joan Aprilie**  
**905-471-2000**  
[www.joanaprilie.com](http://www.joanaprilie.com)  
[japrilie@trebnet.com](mailto:japrilie@trebnet.com)