

"#1" AGENT IN MARKHAM/UNIONVILLE

"#1" In Canada
"9" Consecutive Years
2004 U-N-B-E-L-I-E-V-A-B-L-E
Be Part of Our
"Success Story"



Sandil Higgs Assistant
 Sherry Hayes Sales Representative
 Katherine Morgan Sales Representative
905-947-9300



Sylvia Houghton Sales Representative
 Derek Houghton Broker/Owner

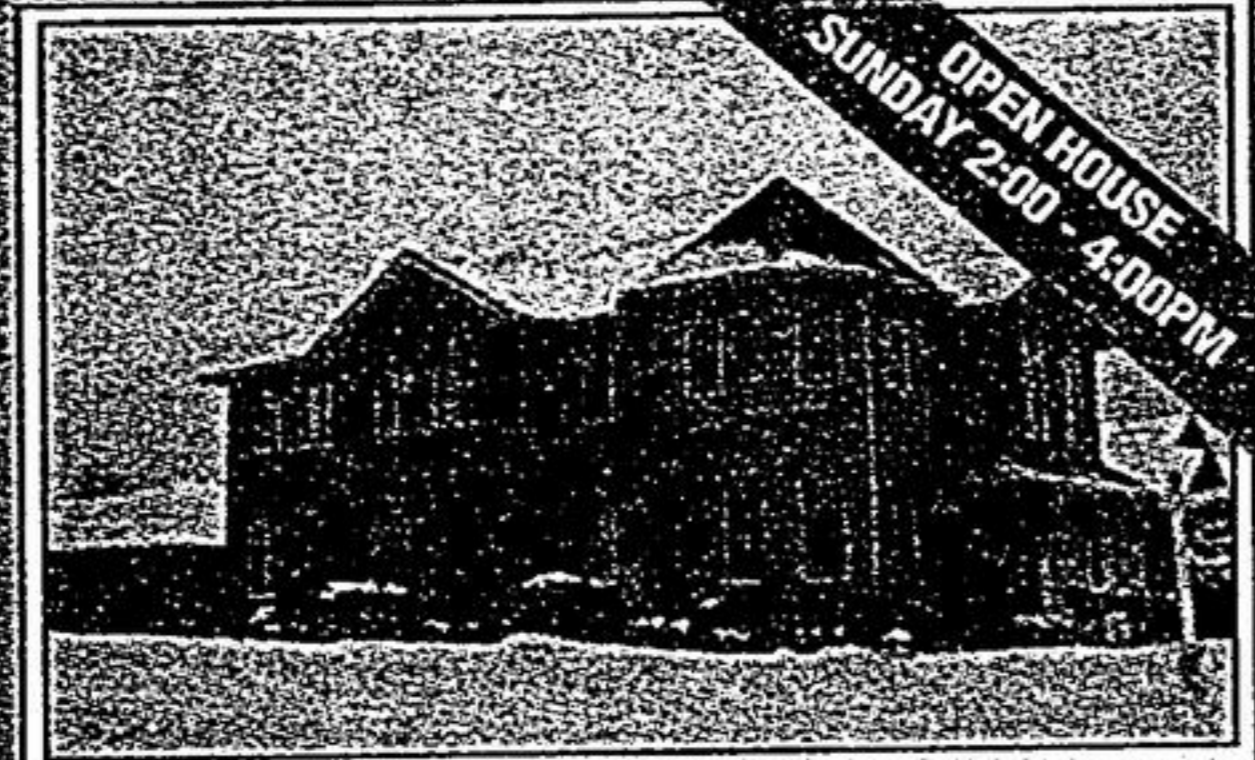


MOVE UP TO THESE HOMES AND "SYLVIA HOUGHTON" WILL BUY YOUR HOME FOR CASH

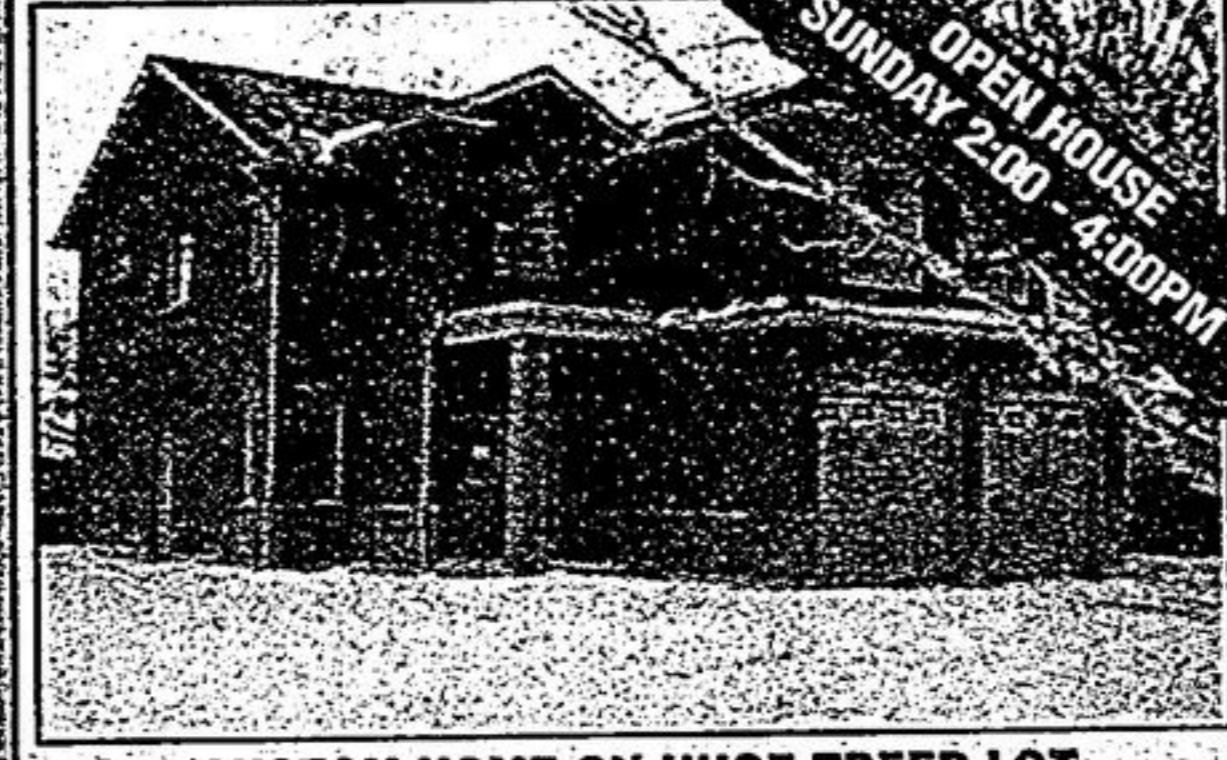
MOVE UP TO THESE HOMES AND "SYLVIA HOUGHTON" WILL BUY YOUR HOME FOR CASH



108 LANGSTAFF ROAD
RICHMOND HILL \$399,900
 (NORTH SIDE OF HWY 7 BETWEEN YONGE & BATHURST)
 ✓ Fantastic lot 85x232!!! ✓ Fantastic area!!
 ✓ Home is in fantastic condition!
 ✓ Live in - rent out - build your dream!
 Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300



IN A WORD, 'EXCEPTIONAL'
39 FAIRGATE CRES \$399,500
 ✓ Built by Fairgate Homes ✓ Quality abounds with many upgrades
 ✓ Close to all amenities, 3+2 bdrms, 4 washrms ✓ Fabulous bsmt
 apt if needed or just a great entertainment area ✓ Deck, fenced
 yard ✓ Prof landscaped ✓ Upscale neighbourhood
 Call Sylvia Houghton*, 905-947-9300



CUSTOM HOME ON HUGE TREED LOT
138 ROSE AVE \$459,900
 ✓ It's worth the drive to Stouffville! ✓ Upgrades include granite counter-
 top, hrdwd & plush brdm, 200 amp service, porcelain ceramics,
 pot lights ✓ 3 ensuite, 4 bdrms ✓ 8' high garage drs, 4 car parking
 all within walking distance to schools, shops and transportation
 Call Sylvia Houghton*, 905-947-9300



EXECUTIVE MANSION
8 TOLLESBURY \$1,298,000
 ✓ With pool, tennis courts, private treed circular drive in prestigious
 Country Estates ✓ 14 gracious rooms, sauna, wet bar, fireplaces
 ✓ Situated on quaint cul-de-sac ✓ A haven for the busy executive,
 golf 5 mins away
 Call Sylvia Houghton*, 905-947-9300



MARKHAM VILLAGE
\$323,000
 ✓ Beautiful all brick home with neutral decor ✓ Minutes from
 Main St & shopping ✓ Many upgrades, 25yr shingles, carrier
 furnace & cent. air, computer controlled humidifier, stone fp,
 alarm system plus so much more.
 Call Sylvia Houghton*, 905-947-9300



27 BURR CRES
\$467,000
 ✓ Beautiful fin bsmt with pillars, all windows upgraded, gas fp,
 french drs, 5 pc ensuite ✓ Kit w/o to deck ✓ Loads of pot lights ✓
 Fenced yard, security system ✓ Great family home in super area.
 Call Sylvia Houghton*, 905-947-9300



CUPID'S CHOICE
\$448,000
 ✓ Angus Glen 4 bdrm beauty overlooks village green ✓ Lovely
 floor plan with separate liv & din rms but overall open co-
 ncept ✓ Eat-in kit overlooks fam rm w/gas fp ✓ Walk to golf & new
 community centre ✓ Don't delay
 Call Sylvia Houghton* or Katherine Morgan*, 905-947-9300



CORNELL \$259,800
2797 BUR OAK END UNIT
 ✓ The Sullivan 1381 sq.ft. shows to perfection ✓ Fabulous kitchen
 ✓ 3 washrms ✓ Great westerly exposure ✓ Just north of the
 hospital, this home can be yours with a spring possession
 Call Sylvia Houghton*, 905-947-9300



4 OLD MILL LANE, UXBRIDGE
\$559,000
 ✓ Custom built bungalow ✓ Approx 2700 sq.ft.
 ✓ 4 bdrms, 3 bathrms, cathedral ceilings, open concept
 ✓ 4 sided fp ✓ Master bdrm has w/closet & ensuite
 ✓ 3 (plus) car garage ✓ Basement has walkout
 Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300



CORNELL SWEETHEART
\$338,800
 ✓ Beautiful maple eat-in kitchen open to family rm w/gas
 fireplace, comb liv & din w/hrdwd flrs ✓ 3 large bdrms all
 w/ensuite & large closets ✓ Separate entrance to fin bsmt,
 2 car garage plus full driveway
 Call Sylvia Houghton*, 905-947-9300



CORNELL - ACROSS FROM PARK
\$358,800
 ✓ 3 large bdrms w/4pc ensuite & w/closet ✓ Amazing
 "Cherrywood Kitchen" w/extra large pantry brfst bar & large eat-
 in area open to fam rm w/hrdwd & bow window, comb liv/din
 w/hrdwd ✓ 9ft ceilings, fully interlocked, 2 car garage etc...
 Call Derek Houghton*, 905-947-9300



SHOWS LIKE A MODEL HOME
\$365,800
 ✓ 4 large bedrooms w/4pc ensuite & w/closet ✓
 Combined liv/din w/60oz brdm ✓ Gorgeous oak kitchen
 w/centre island, huge pantry, w/o to yard, open to large fam
 rm w/gas fp, 9ft ceilings, sep entrance to bsmt
 Call Derek Houghton*, 905-947-9300



STOUFFVILLE - FANTASTIC!
50X160 LOT \$339,000
 ✓ Located in the town of Stouffville ✓ Features cathedral
 ceilings, open concept kitchen/family rm, 2 gas fps, 3
 bdrms, 3 bathrms, main flr laundry ✓ Unique Layout
 Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300



YOU CAN HAVE IT ALL - IN - UNIONVILLE! \$415,800
 ✓ Walk to 'Ode' Unionville with pubs and shopping at your finger tips
 or hop on 407/404 just minutes away or just sit in your fabulous
 large yard with mature trees and watch the world go by... ✓ 4 plus
 bdrms, 3 washrms ✓ Plenty of parking ✓ Thousands spent in
 upgrades ✓ Too good to be true? Come see for yourself why.
 Call Sylvia Houghton*, 905-947-9300



PREMIUM LOT - FACES PARK TOO!
\$448,000
 ✓ This beautiful 'Fairway Model' with neutral decor has it all
 ✓ Entertainment deck ✓ Hot tub ✓ Great fenced yard ✓ Huge
 enough for pool ✓ 3 beds, 4 washrms plus a great upscale bsmt
 apt or super entertainment area for the family. It's your choice.
 Call Sylvia Houghton*, 905-947-9300



PRIVACY, POOL & POSH
\$458,000
 ✓ Immaculate 4 bdrm home w/prof fin bsmt
 ✓ Hot tub ✓ Hardwood floors in living & dining rooms
 ✓ Botanical gardens with pool backing to woodlot on quiet
 street ✓ Steps to public & separate schools, parks
 Call Sylvia Houghton* or Katherine Morgan*, 905-947-9300



MAGNIFICENT CUSTOM BACKS TO POND
\$1,688,000
 ✓ Prestige personified ✓ Architecturally unique, grand and gracious
 ✓ Every corner exudes excellence ✓ Magnificent kit/fam rm ✓
 Approx 5000 sq.ft. of One of a kind executive touches ✓ 5 bdrms, 7
 washrms, cathedral ceiling, pot lights ✓ A definite must see
 Call Sylvia Houghton*, 905-947-9300



120 ANGUS GLEN
BACKS TO POND & GOLF COURSE!! \$1,488,000
 ✓ A real treasure! A rare find! ✓ Custom built 4200 sq.ft.
 home with 1100 sq.ft. also finished in bsmt ✓ Hardwood
 flrs, cathedral ceiling, multiple fireplaces - fantastic views!!
 Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300



EXECUTIVE RETREAT
\$1,295,000
 ✓ 2 acres of country surround this custom built designer
 home ✓ Meticulous attention to detail ✓ This home invites
 entertaining ✓ Profuse use of granite, slate & hwdw flooring
 ✓ 5000 sq.ft. plus of executive living at its finest.
 Call Sylvia Houghton*, 905-947-9300



WRENWOOD ON RAVINE
\$937,000
 ✓ 4+1 bdrm, approx 3800sq.ft. of perfection ✓ 4 fireplaces
 ✓ Professionally finished walk out bsmt ✓ Fabulous entertainment
 deck overlooking ravine ✓ This home must be seen as the many
 features will surprise and delight you
 Call Sylvia Houghton*, 905-947-9300

VISIT US AT www.sylviahoughton.com

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