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KIRK B. NICE

Sales Representative

URGENT!!!

Listings Needed!!!

Market Extremely Hot!!

Call today for a FREE

Property Evaluation.

905.640.0888



SORRY I'M SOLD
1 Bayberry St, Stouffville
KIRK LISTED & SOLD
SAVED SELLER THOUSANDS



TRIPLEX/INCOME
367 TIMOTHY ST. * Fantastic downtown location * Great investment property situated only steps from shopping and public transit. * Plenty of parking * Fire department inspected on May 21, 2002 * Triplex income - two 1 bedroom - one two bedroom * Very well kept * Tour this property @ www.KIRKBNICE.com



SORRY I'M SOLD
175 Park Drive, Stouffville



STEPS TO EVERYTHING
95 STUART STREET * Stunning raised bungalow situated on a quiet street * 3 bdrms & 2 bths * Steps to park, library, schools & swimming pool * Fin basement with above grade windows * Direct ent to garage * Spacious mature 61'x100' lot * 5 appls incl * 9 person hot tub off deck * Take a tour of this beautiful home @ www.kirkbnice.com MLS#N731008



RARE CENTURY
93 CHURCH STREET * Finished Attic * 3 level century home located in the heart of Stouffville * 4 bdrm and 2 washrm spacious dwelling * Situated on a mature 57'x150' lot on one of Stouffville's most sought after streets * Large garden shed/workshop in backyard * Mostly updated windows * Sunken 6-8 person Hot tub in deck * High eff gas furnace * www.kirkbnice.com MLS#N678403



COMMERCIAL BUILDING
L25 HIGHWAY 28 * 15000 sq.ft. of buildings * Over 7000 sq.ft. of retail commercial plus 8000 sq.ft. steel storage building * Over 300 ft of property frontage on highway 28 * Prime, prime location intercepting a steady stream of cottagers & traffic * Don't wait, take advantage of the traffic already passing by! * Tour this property @ www.kirkbnice.com



PRIDE OF OWNERSHIP
122 CEDARVALE BLVD * Perfect starter or empty nester bungalow * Located only steps from private beach & clubhouse * Fully fin rec rm w/ 32,000 BTU gas fp w/double baffle * New shingles in '04 * New siding, eaves trough, fascia & soffits in '05 * Bsmt fin in August '05 * Large kit * 2 baths Tour @ www.kirkbnice.com MLS#N718882



Specializing in
STOUFFVILLE, MUSSELMAN'S LAKE
and the Surrounding Area

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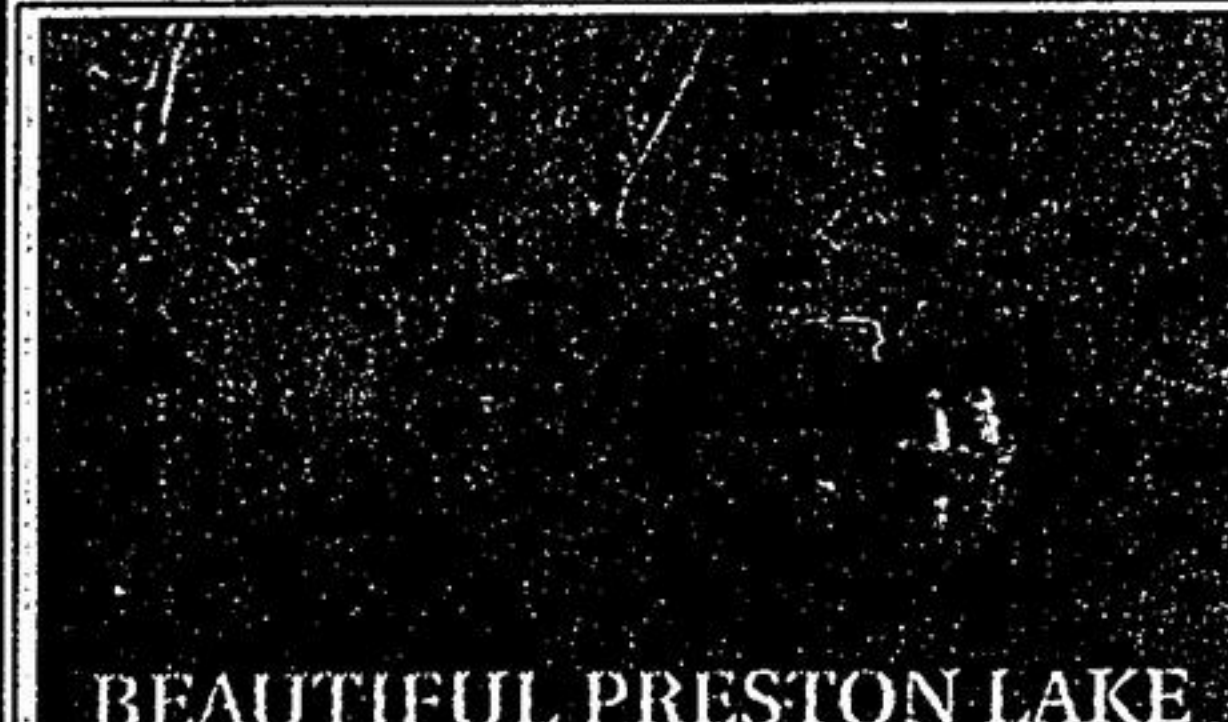
REALETY INC.
905-640-7653

Presenting the **NEW York Region Realty** at our new address
6072 Main Street, Stouffville - Stop by and say hello!

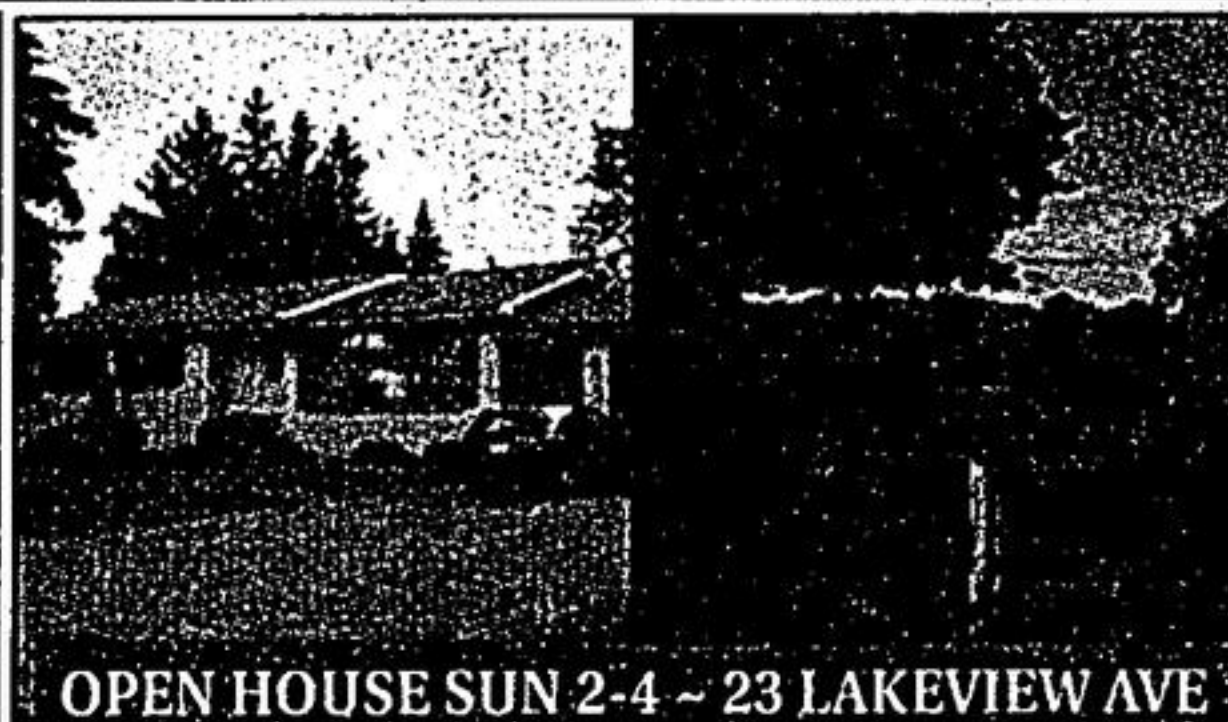
DIVE INTO YOUR PRIVATE LAKE,
WATCH THE EAGLES SOAR.
APPROX 30 MINUTES FROM DOWNTOWN T.O.



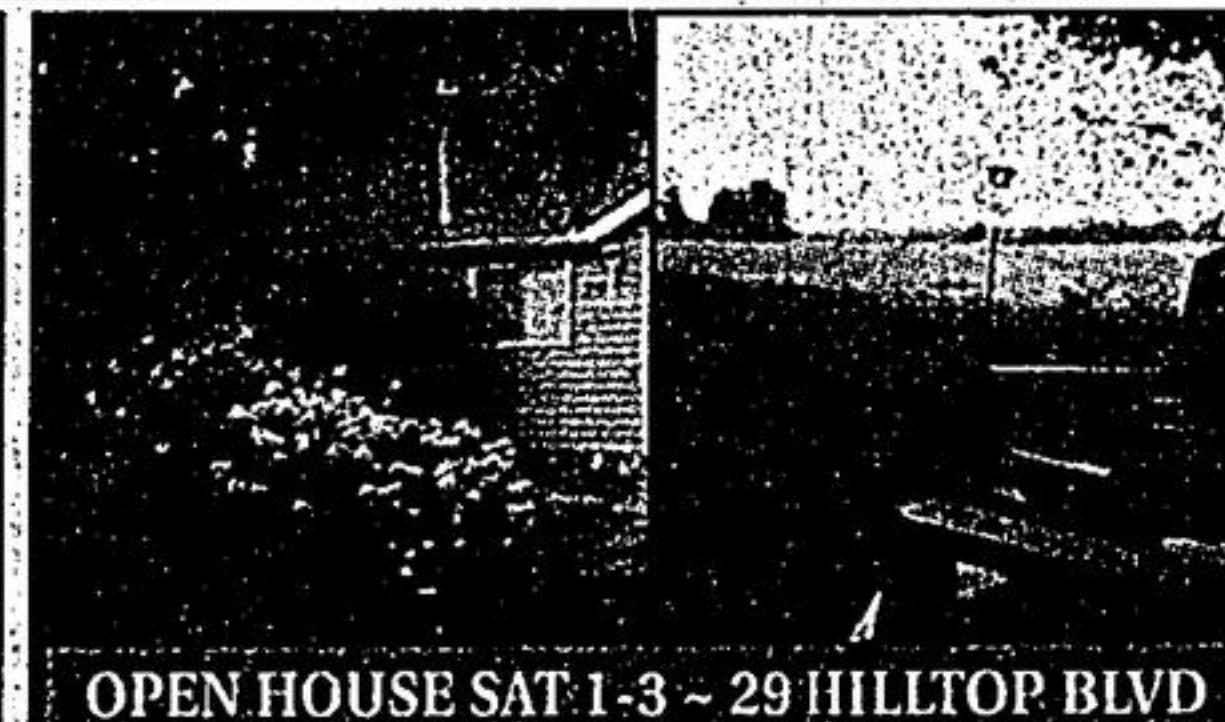
Maggie Macdonald
Sales Representative



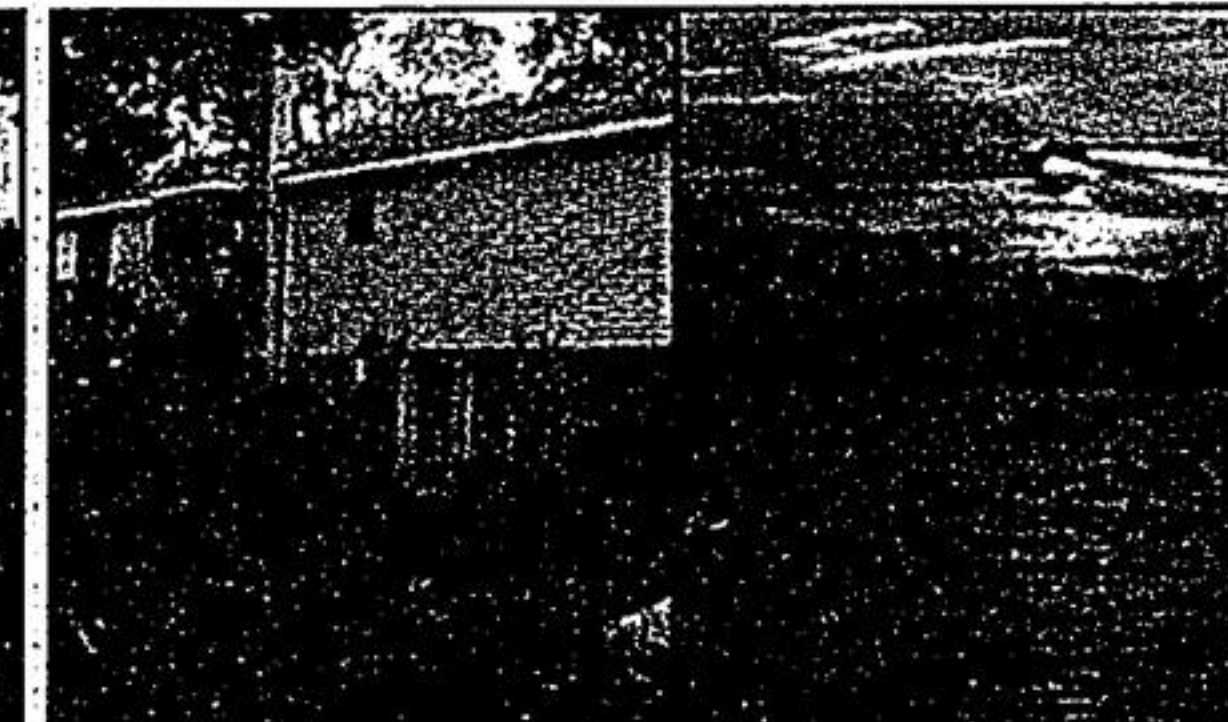
BEAUTIFUL PRESTON LAKE



OPEN HOUSE SUN 2-4 ~ 23 LAKEVIEW AVE



OPEN HOUSE SAT 1-3 ~ 29 HILLTOP BLVD



HOT OFF THE PRESSES

Exclusively Listed: 50 Parkhill Handy mans special. Renovate to your taste - a great piece of Real Estate overlooking Preston Lake. Lot size is 67.98 frontage on Parkhill Drive with a depth of 99.87 (approximately) fanning out in the back to approximately 89.99 feet overlooking the lake. Raised bungalow with basement. Fabulous opportunity at \$249,000. Does not come along often-get it while you can! CALL MAGGIE MACDONALD, 905-640-7653 FOR MORE INFO.

\$480,000 For Sale Immaculate Home Overlooking Preston Lake's Southern Shore. Spacious Lot, 2 Car Gas Heated Garage, Oversized Driveway. Ready To Move In & Enjoy The Rest Of The Summer Swimming In Pristine Water. w/The Private Beach Steps Away. Wonderful Community For Kids Of All Ages! Finished Bsmt Has Office & Washrm, Bar, Approx. 25 Mins To Downtown T.O. Great Schools Available. Great Fishing Kayaking, Skating In Winter. Opportunity Knocks! CONTACT MAGGIE MACDONALD, 905-640-7653

\$189,900 For Sale AFFORDABLE & DARLING! Pristine, Just Listed! 2 homes for the price of 1 - 41 & 35 Hilltop Preston Lake Yr Round Cottage-Like Living w/All The Comforts Of The City Close By. Approx. 25 Mins From Downtwn T.O. Cute, Clean, Well Cared For Bungie. W Fabulous Nature Views. Watch The Eagles Soar From Your Liv Rm. You Gotta See This One! New B/I Air Con. In Liv Rm. New Flr In 2nd Bdrm, New Roof '04. 30'x150' bsmt w/sep. ent. PLUS sep. house next dr. - 2 bdrm Lot Behind Home Available For New Owner At A Fabulous Price! Live By The Beach! CONTACT MAGGIE MACDONALD TO VIEW OR MORE INFORMATION

\$449,000. Live in one-Rent out the other or use it for walk to Private Preston Lake. Loads of Parking-Newly insulated Garage, Roomy 2 bdrm Bungalow w/ w/o bsmt w/sep. ent. PLUS sep. house next dr. - 2 bdrm w/bsmt inlaw potential. Lot size 180x80ft. Renovate to your taste & enjoy nature at your back door! CONTACT MAGGIE MACDONALD TO VIEW!



COURTNEY WALLIS SIMPSON
Broker

45 ACRES OF LAND
Parts of lots 6-7 concession 8, Town of Whitchurch-Stouffville. Located on the east side of Highway 48, just north of Bethesda Sideroad and south of Bloomington sideroad. Price: \$3,000,000.00-VTB available for 80% loan to value
Courtney Wallis Simpson
905-640-7653

HIGHWAY 48 & CHERRY STREET, STOUFFVILLE
3 dwellings:
one barn,
one older style farmhouse and one smaller cottage. Farmhouse is currently rented for \$900 a month. 6 acres of land.
Price: \$595,000
Courtney Wallis Simpson
905-640-7653

NEW COMMERCIAL DEVELOPMENT SITE
7331 Kingston Rd - Port Union and Kingston Road Site Plan approved Lot area-1.75 Acres Building-a 4500 sq ft restaurant with Shoeless Joes Restaurant Building B: 1500 sq. ft. rented to Mr. Sub Restaurant Building C: Auto Service/Oil and Lube Shop 3165 sq. ft. Building D: 3230 sq. ft. car wash Price: \$2,100,000
Courtney Wallis Simpson
905-640-7653

RESIDENTIAL CONDO/RETAIL PROJECT
Site Plan Approved Kingston Rd and Fairport Rd. 178 Residential condominiums and 25,000 sq. ft. Commercial/retail space
Price: \$3,100,000
Courtney Wallis Simpson
905-640-7653

PRIME COMERCIAL SPACE
For lease in Stouffville Plaza. Main Street exposure! For info contact Courtney Wallis Simpson
905-640-7653

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