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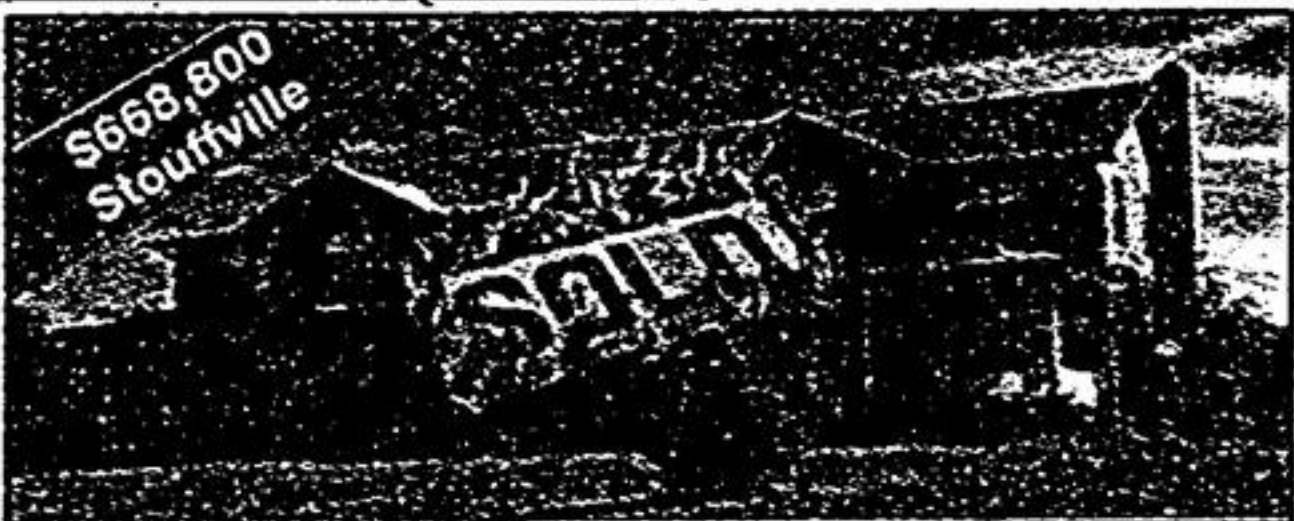


**KIRK B. NICE**  
Sales Representative



**ANNALISA WEBER**  
Buyer Specialist



<p>\$669,800 Stouffville</p>  <p><b>SORRY I'M SOLD</b> 279 LORETTA CRES. SEE MY WEB!! MLS#N764230</p>	<p>\$559,900 Stouffville</p>  <p><b>FAIRGATE MODEL HOME</b> 178 LORI AVE* Immaculate &amp; quality built Fairgate 4+1 Bdrms &amp; 4 Baths * nicer than new * Eat-in kitchen * Fin w/o bsmt on prem lot * Stunning gleaming hrdwd flrs in LR, DR &amp; Fam * Builders model home loaded w/extras &amp; upgrs * Beautifully landscaped front &amp; back * CAC, CVAC &amp; high eff gas furnace * Large deck off kitchen "Don't Miss This" MLS#N754825</p>	<p>\$424,900 Stouffville</p>  <p><b>STUNNING CENTURY</b> 6731 MAIN ST * Spotless 4 bedroom, 2 storey brick century home Great investment property with 25% commercial. Quality "Nell" Kitchen. 2 separate apartments. Perfect for 2 fam liv and shows pride of ownership. Central air &amp; cent vac. Mostly new windows 2004 &amp; new shingles 2002. Huge intown lot 52x208ft., barn 27x16ft with loft. See my web. MLS# N773110</p>
<p>\$319,000 Stouffville</p>  <p><b>\$\$ THOUSANDS IN UPDATES \$\$</b> 95 STUART STREET * Stunning raised bungalow situated on a quiet street * 3 bdrms &amp; 2 bths * Mostly new windows 2000 * New Shingles 1998 * New Gas Furnace 1997 * New brdm LR &amp; DR 2004 * New Gas Fireplace 2002 * 5 appls included * Note lot size * 9 person hot tub off deck * Take a tour of this beautiful home @ www.kirkbnice.com MLS#N749985</p>	<p>\$399,900 Stouffville</p>  <p><b>PREMIUM LOT 124 FT. DEEP</b> 304 HOOVER PARK DR. * Spotless 3 bdrms &amp; 3 Baths * Prem 124ft. lot * Fin bsmt * Beautiful hrdwd &amp; ceramic flrs * Approx. 2000sq.ft. * 5 appls incl * Roughed in CVAC &amp; Security System * Open concept kitchen/family room with gas fp * Tour this property @ www.KIRKBNICE.com MLS#N752765</p>	<p>\$299,900 Musseelman's Lake</p>  <p><b>WALK TO WATER</b> 122 CEDARVALE BLVD * Perfect starter with appliances included * Thousands spent on updates * New shingles 2004 * New fin bsmt w/sep ent Sept 2005 * Large shady 150ft lot * Completely updated * New siding &amp; eves trough, fascia and soffits in 2005 * Large kitchen * Two bathrooms * www.kirkbnice.com MLS#N718882</p>
<p>\$404,900 Stouffville</p>  <p><b>JUST MOYE IN!!</b> 33 ALDERWOOD ST. * Approx. \$90,000 spent on updates &amp; upgrades!! Spotless 2 storey. Approx 2400 Sq. Ft., 4 + 2 bedrooms located on quiet street and close to parks &amp; schools * New high eff. gas furnace &amp; cent. air 2005 * New windows, Doors &amp; paved drive 2003 * New flooring 2004 * New shingles 2000 * Professionally fin. bsmt. 2003 * Renovated powder rm. 2003. MLS#N797694</p>	<p>\$199,900 Musseelman's Lake</p>  <p><b>PERFECT STARTER</b> 3 VALLEY ROAD * 2 Bedroom starter home with a full partially finished basement * Located on 50x100 ft. lot * Eat-in kitchen * The basement has large above grade lookout windows * Quick closing available * Septic system and municipal water hook up * MLS#N794532</p>	<p>\$384,900 Newmarket</p>  <p><b>TRIPLEX INVESTMENT</b> 367 TIMOTHY ST. * Fantastic downtown location * Great investment property situated only steps from shopping and public transit. * Plenty of parking * Fire department inspected in August 2005 * Triplex income - two 1 bedroom - one two bedroom * Very well kept * Tour this property @ www.KIRKBNICE.com MLS#N703933</p>

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

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# A Great Place To Call Home



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<p><b>OPEN HOUSE SUN. 2-4 16 SOUTHDALE DRIVE</b></p>  <p><b>CALLING ALL NATURE LOVERS!</b> Backs onto Rouge River. Immaculate 5 bedrooms, 2 storey home with walkout basement, fireplace and hardwood floors. Located in Roy H. Crosby School area. Don't wait. Priced at \$399,900. Joyce Ramer, Associate Broker 905-477-0011.</p>	<p><b>312 MAIN ST. UNIONVILLE</b></p>  <p><b>OPEN HOUSE SUN. 2-4</b> Rare opportunity for development! 86x128' mature treeed lot. Close to schools and Toogood Pond. Build new or just enjoy this charming renovated bungalow with huge potential! \$459,000. Sharon Baker, 905-477-0011.</p>	<p><b>OPEN HOUSE SUN. 2-4 58 RALEIGH CRES. (HWY. 7 &amp; KENNEDY)</b></p>  <p><b>BACKS TO PARK!!!</b> Absolutely gorgeous home, 3 large bedrooms, main floor family room with fireplace, large eat-in kitchen, new Berber carpets, walk to "GO" &amp; Markville Mall. \$308,800! Call Margherita Leofanti 905-477-0011.</p>
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