



SYLVIA MORRIS

One of Canada's Top Producers Sales Representative

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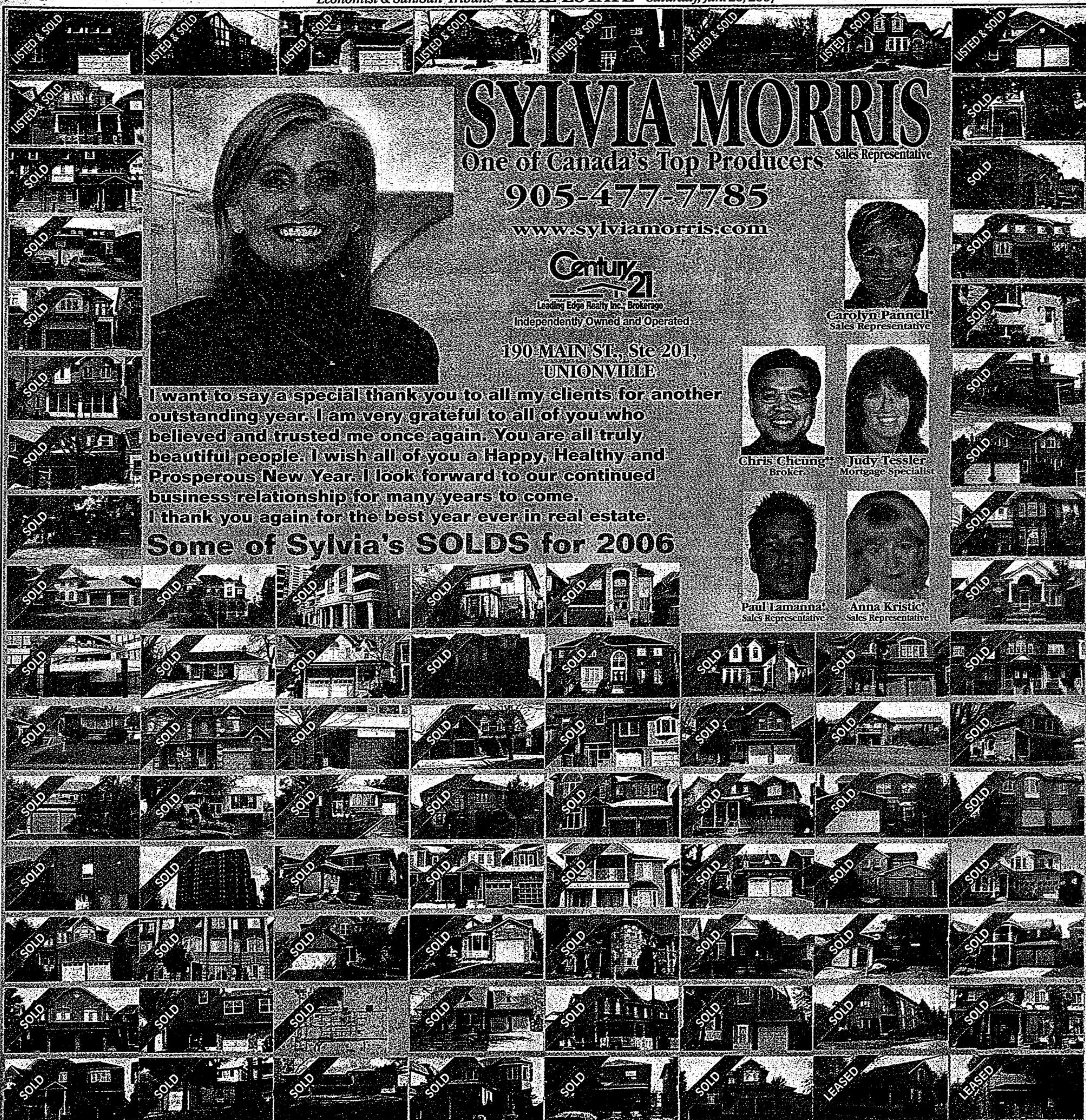


Leading Edge Realty Inc. - Brokerage
Independently Owned and Operated

190 MAIN ST., Ste 201,
UNIONVILLE

I want to say a special thank you to all my clients for another outstanding year. I am very grateful to all of you who believed and trusted me once again. You are all truly beautiful people. I wish all of you a Happy, Healthy and Prosperous New Year. I look forward to our continued business relationship for many years to come. I thank you again for the best year ever in real estate.

Some of Sylvia's SOLDS for 2006



Carolyn Pannell
Sales Representative



Chris Cheung
Broker



Judy Tessler
Mortgage Specialist



Paul Lamanna
Sales Representative



Anna Kristic
Sales Representative



LOT 3 CAIRO CRT, STOUFFVILLE
(BLOOMINGTON/10TH LINE)
Chivatti custom built, bungalow, approx 1.5 acres, approx 2,800 sq. ft. **\$849,900.**



LOTS 4 & 5 CAIRO CRT, STOUFFVILLE
(BLOOMINGTON/10TH LINE)
Chivatti custom built, 2 storeys, approx 1.5 acs, approx 3580-4180 sq. ft. closing Apr/07. **\$879,000 - \$949,000.**



11 MILLBROOK GATE
One-of-a-kind, approx 3000 sq. ft. of luxury, 9' ceilings on main flr, \$\$\$ spent on upgrds, very desirable location, lrg principal rms, solid oak staircase, close to all amenities. **\$514,800.**



WARDEN/HWY 7
Excellent loc in downtown Markham w/lots of luxury residential & commercial development, great exposure w/extra wide frontage, total 3 units w/5 undergrnd pkg spaces, prof reno w/5 offices & 4 washrms. **\$499,000.**



2645 KIPLING AVE #101, ETOBICOKE
(FINCH & ALBION)
Lovely 2 bdrm unit on 1st flr, completely renov'd, freshly painted, upgr'd bath, 1 pkg, fabulous location; walk to all amens. **\$127,000.**



34 LOYAL BLUE CRES, RICHMOND HILL
(WONGE & ELGIN MILLS)
Muskoka view, Greenpark, approx 3300 sq. ft. of luxury, backs ravine, main flr den, Scarlett O'Hara staircase open to bsmt w/in landing, original owners, prof landscaped. **\$559,800.**



1275 MARKHAM RD #402, TORONTO
(MARKHAM/SHEPPARD)
Renovated, very lrg unit, approx 1400 sq. ft. w/lrg balcony, many upgrades: 2 bed-rooms, 2 washrooms & den. **\$164,900.**



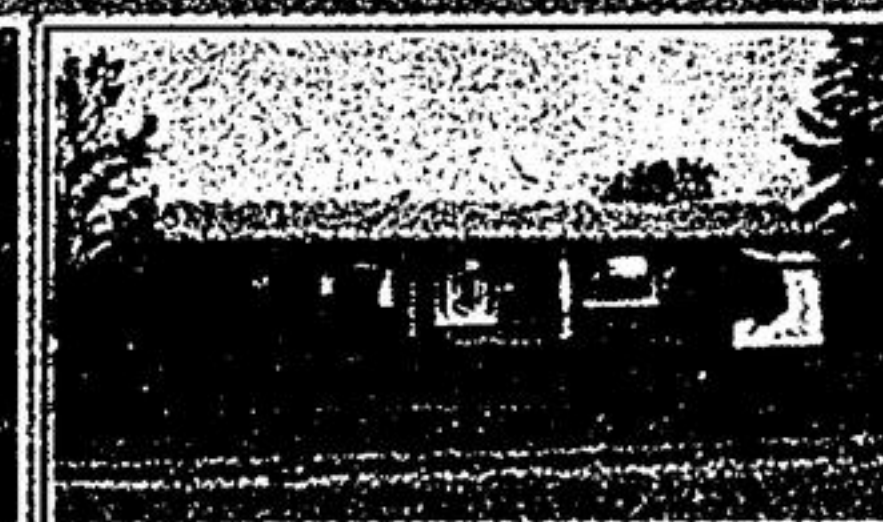
87 SPRAGG CIRCLE
Totally renovated, thousands spent on upgrades, unbelievable back garden with inground pool, hot tub & much more, child safe circle, walk to 2 schools. **\$369,800.**



105 TRAIL RIDGE LANE
Starlane built, fabulous semi-detached, steps from park overlooking pond & walking trails, upgrades galore. **\$336,800.**



32 WILDBERRY CRES, VAUGHAN
Fabulous family home in Vellore Woods, lovely upgrd kit w/3pc washrm, home recently reno'd, \$\$\$ spent on upgrs, walk to all amenities, mins to Wonderland. **\$475,000.**



38 ALLANFORD RD, TORONTO
(Birchmount & Sheppard)
Lovely cozy bungalow, eat-in kitchen, professional finished, lower level, suitable for In-Laws, large lot. **\$318,800.**



5580 SHEPPARD AVE #410, TORONTO
(Markham & Sheppard)
Fantastic location, 6 suites per floor, great investment, 2 bdrms, well kept condo. **\$114,000.**