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# Thinking of Buying or Selling, Call Kirk



**KIRK B. NICE**  
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**#1 Producing Agent for Sutton Group in 2005\***

Selling Stouffville & Mississauga's Lake for the Past 15 Years  
Put my experience to work for you!

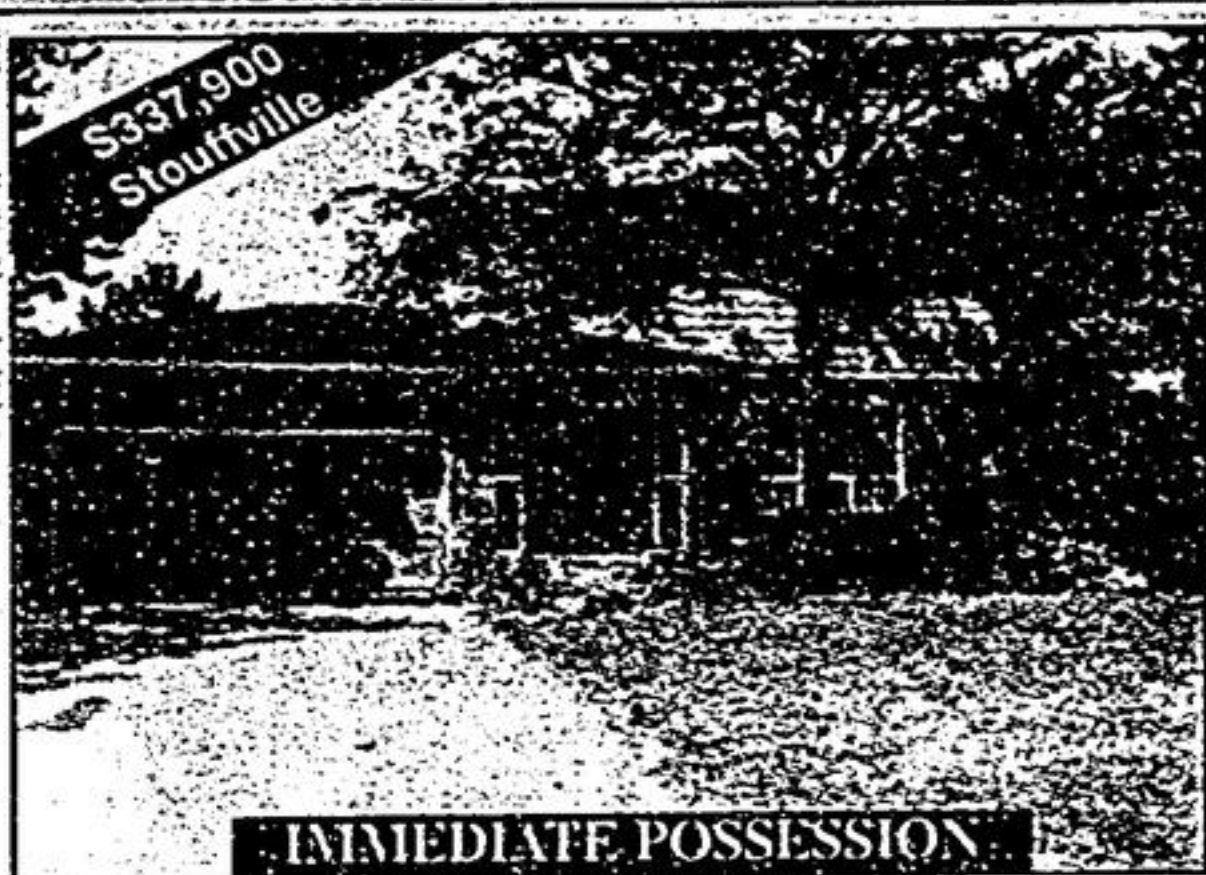
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**IMMEDIATE POSSESSION**



**STOUFFVILLE'S BEST DEAL!**

**261 BLAIR RD.** \* \$5 Thousands in updates and walkout basement \* Beautiful two family home located in quiet cres \* 4 + 2 Bedrooms \* Four bathrooms \* Modern kitchen with centre island \* Walkout from dining room to deck \* 2 Storey home with two bedroom inlaw apartment with gas fireplace \* New bathroom 2006 \* New gas furnace 2002 \* New windows 2001 \* New shingles 2001 \* New central air conditioning 2002 \* Eight appliances included \* Immediate possession available.  
See inside photos @ www.KIRKBNICE.com  
MLS#N953983.



**FANTASTIC LOCATION**

**121 MILL ST.** \* Spotless 4 bedroom 2 storey home with 4 bathrooms and a finished basement \* 5 Appliances included \* New shingles 2006 \* Gorgeous hardwood floors in the family room & dining room \* Large eat-in kitchen with pantry and walkout to backyard \* Cozy family room with gas fireplace \* Central Air and Central Vacuum \* This home is spotless top to bottom \* Shows with pride of ownership \* Great location only steps to the Shops of Stouffville and GO Train.  
See inside photos @ www.KIRKBNICE.com  
MLS#N1052974.



**BETTER THAN NEW**

**23 SUGARDALE ST.** \* NEW & Approx 2600 Sq. Ft. \* Gorgeous upgraded Four Bedroom open concept home with 2nd floor laundry room \* Hardwood floors and ceramic tiles throughout \* Large upgraded kitchen with centre island and walkout to backyard, overlooking family room with gas fireplace \* Great location only steps to downtown Stouffville and GO Train \* Four Appliances included \* Central air and central vacuum \* Modern window coverings.  
See inside photos @ www.KIRKBNICE.com  
MLS#N1063788

**Work with Stouffville's biggest and one of the best Real Estate Teams!**

**Call Kirk today to get your home SOLD!**



## DEBBI JEFFERSON\* & HOWARD LEE\*

Colt Carcone\* • Shelley Lewis - Co-ordinator

View our 30 listings, including photos and property information

www.countrylistings.com

<b>Top Agent in Stouffville 2004</b>	<b>Top Agents in Area Award Winners</b>	<b>Re/Max 100% Club Award Winners</b>	<b>Re/Max Platinum Award Winners</b>	<b>Top 1% Agents Award Winners</b>
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**RE/MAX** 905-640-3131 • 1-800-265-2888  
ALL STARS REALTY INC. Email: info@countrylistings.com  
\* SALES REPRESENTATIVE

**NEW LISTING** **\$274,900**

**LAKERIDGE BUNGALOW**  
Huge private lot with 4 + 1 bedrooms and 2 baths, open concept, renovated kitchen with centre island, beautiful inground pool, finished basement. 20 MINUTES TO UXBRIDGE.

**SOLD**

**BARTON FARM - UXBRIDGE!**  
Wired for sound! 3 bns, 3 baths, prof fin barn, upgraded home & tastefully dec'd w/ front & back landscaping, fenced garden shed, deck, and a/c & custom entertainment centre w/ 42" TV & more.  
\$\$\$ SPENT - GOOD VALUE!

**SOLD**

**MOUNT ALBERT DESIGNER'S DELIGHT!**  
Great 3 bdrm, 2 bath home. Recent updates: kitchen, bathrooms, firing trim, doors... the list goes on & on... out to fenced yard & deck.  
**ALL THE WORK IS DONE!**

**\$399,000**

**IT'S GOT IT ALL!**  
Solid brick, custom built home. Gorgeous, mature, lg, private lot backing to river. Oversized wdr, hwd flrs, lg eat-in kit. Walk out to Main St shops, Uxbridge. Many extras in this modern design home. CALL NOW FOR A PRIVATE VIEWING!

**\$415,000**

**CONSERVATION AREA - MARKHAM**  
Highly sought after location. All brick bungalow, 3 Bedrooms, 2 Bathrooms, With hardwood floors.  
**VERY WELL MAINTAINED & UPDATED!**

**SOLD**

**LARGE FAMILY HOME - QUIET HAMLET**  
Backs to conservation lands, 3300 square feet, 5 Bedrooms, 4 Baths, Open concept, Fully finished walkout basement.  
**OVER 1 ACRE!**

**\$669,000**

**CHERRY STREET - VIVIAN FOREST**  
Enjoy the private tranquil setting on this 6 acre parcel. Beautiful o/concept brick bung w/ Great rms, stone FP & hwdwd flrs. A full w/o finished bright barnet. Set up for horses w/ barn or a 3 car garage. MINUTES TO 404!

**LOTS OF LAND!**

- 25 ACRES  
Development Property - Official plan amended for 8-10 Estate Lots \$875,000
- 50 ACRES  
Beautifully Treed - South borders Trail of the Woods. \$1,100,000
- 52 ACRES  
Borders prestigious golf course - south boundary is town limit with municipal water - Seller will take back a First Mortgage \$1,999,000
- 98 ACRES  
Omemea - View for miles - Ready to build \$339,000

**NEW PRICE** **\$699,000**

**GLEN MAJOR LOCALE**  
In the midst of 1000's of hectares of Conservation lands boasts this amazing century home w/ workshop studio - in w/ attention to detail, 4 bdrms, 3 bths, great family & or entertaining home. Must be seen! Only 10 mins to Hwy 407.  
**W/O YOUR DOOR TO THE TRAILS!**

**TRISH ROMANCE SETTING**  
Century home w/ major add'n & upd's, w/ huge entry kit w/ granite cnts, screened in porch, dine "el fresco" o/flrs, 1/2 pool, lg principal rms, 5 bdrms, 4 baths, back barn & horse stable, det 2 car gar w/ lift area, 100 ac w/ workable land, forested area & pastures.  
**TRULY BEAUTIFUL COUNTRY PROPERTY!**

**\$1,250,000**