

SYLVIA MORRIS

Sales Representative

#6 by production in Canada for 2006

905-477-7785 cell 416-705-7785

www.sylviamorris.com



Leading Edge Realty Inc., Brokerage
Independently Owned and Operated

190 MAIN ST.,
Suite 201,
UNIONVILLE



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



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



35 ODESSA CRESCENT
Absolutely stunning, approx 4178 sq. ft. of luxury
granite foyer, 10' ceiling on main flr, pillars, hwd
flrs, premium lot, backs ravine, double storey
window backs ravine. **\$1,188,000**



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



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



1275 MARKHAM RD #402, TORONTO
(MARKHAM/SHEPPARD)
Renovated, very large unit, approx 1400 sq. ft.,
w/lrg balcony, many upgrades, 2 bdrms, 2
whsrms and den. **\$164,900**



32 WILDBERRY CRESC., VAUGHAN
Fabulous family home in Vellore Woods, tons
of upgrds, prof finished lower level, mins to
Wonderland. **\$448,800**



1944 BUR OAK AVENUE
Fabulous townhome built by Royal Park, approx
1450 sq. ft., 3yrs new, original owners, totally
reno'd, main flr family rm w/gas fireplace, walk to
2 schools & Go Train. **\$309,000**



32 BOYNTON CIRCLE
Exclusive custom built home in Jennings Gate
Estates, just over 1 acre of property, approx 3700 sq
ft., multiple fireplaces, mins to downtown Unionville,
3 golf courses, rec centre, 407 & 404. **\$980,000**



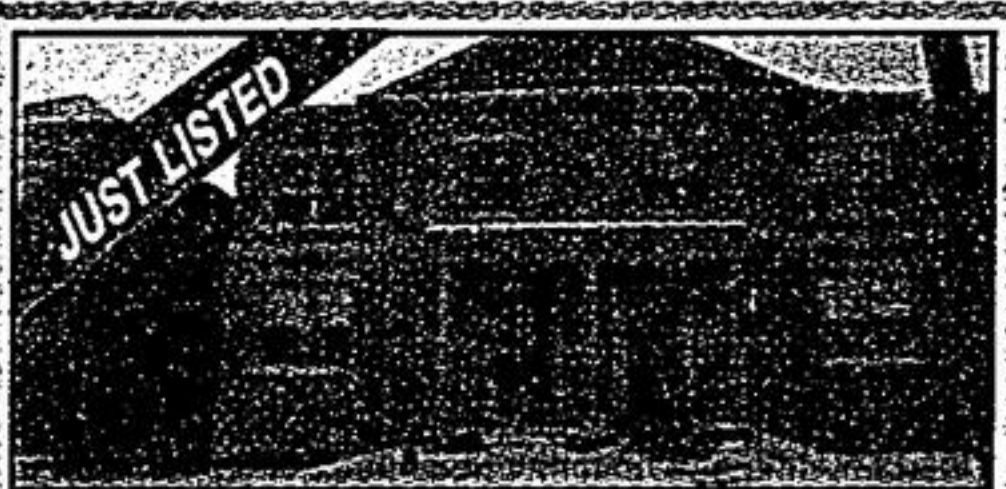
50 MUGFORD ROAD, AURORA
(BAYVIEW/AURORA SDRD)
Lovely semi-detached family home in high demand
area, walk to parks & trails & shopping, mins to
404 & G6 Train, lots of upgrds. **\$298,800**



1 LINDCREST MANOR
Prime location, corner lot, facing 2 parks, lovely
Greenpark home, lots of upgrds, family rm over-
looking kit, neutral decor, 9' ceilings on main flr,
mins to 407 to 404, avail immed. **\$438,800**



193 MAIN ST., UNIONVILLE
Great opportunity for the right person,
Toy Store selling business, approx 600
sq. ft., fantastic location. **\$54,900**



10484 WOODBINE AVENUE
End unit, brand new, approx 2250 sq. ft. of luxury
in European inspired Cathedral Town, 5 new
appliances. **\$449,900**
Also avail for rent: **\$1900/month**



87 SPRAGG CIRCLE
Totally reno'd, thousands spent on upg's, unbe-
lievable back garden w/inground pool, hot tub
& much more, child safe circle, walk to 2
schools. **\$369,800**



SOLD
Fabulous 4 year Mattamy home, totally
renovated, oak flrs thru-out, main flr fam
rm overlooking kitchen w/gas FP, prof fin
lower level, prof landscaped.

Happy Chinese New Year to all my wonderful clients.

Drop by and say hello to Sylvia at the Markham Home Show, Markham Fairgrounds (McCowan/Elgin Mills),
Feb 23rd, 24th & 25th, Building 2, Booth #207, and be eligible for a free draw.

CALL SYLVIA FOR A FREE MARKET EVALUATION

BUYERS! FREE 24 HOUR HOME INFORMATION

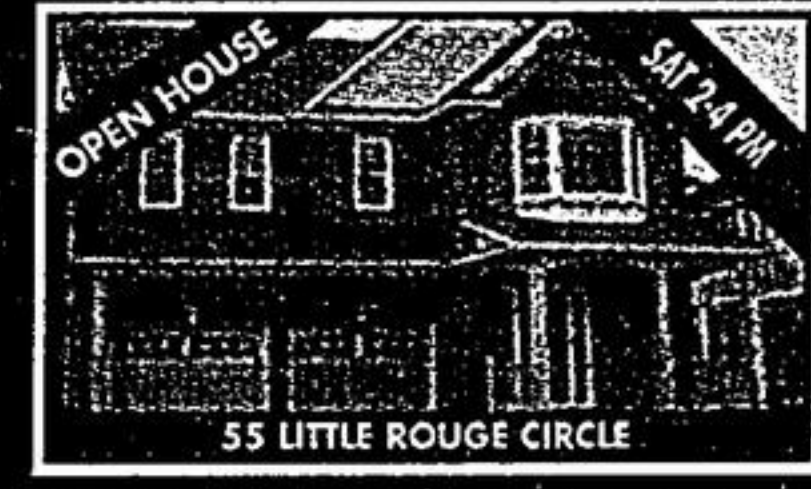
JUST Call 1-800-672-9044 and enter the code
Now Sit Back And Listen To The Best Real Estate Deals, Hassle Free!



Immaculate
throughout, open
concept, 3 BR
plus study. Walk
to school. Flexible
closing.
ENTER CODE #208



Stouffville beauty.
Newer home
backing to magi-
cal pond w/forest
& walking trails.
Large rooms &
2nd floor laundry.
ENTER CODE #202



New Mattamy
home on quiet
crescent. Open
concept kitchen &
great room. 2nd
floor laundry.
ENTER CODE #201



Large end unit,
newer townhouse
with 2nd floor
family room
(could be 4th
bedroom).
ENTER CODE #204



Daryl May*



Nancy Hill*



Beverley Thompson**



905-642-2223

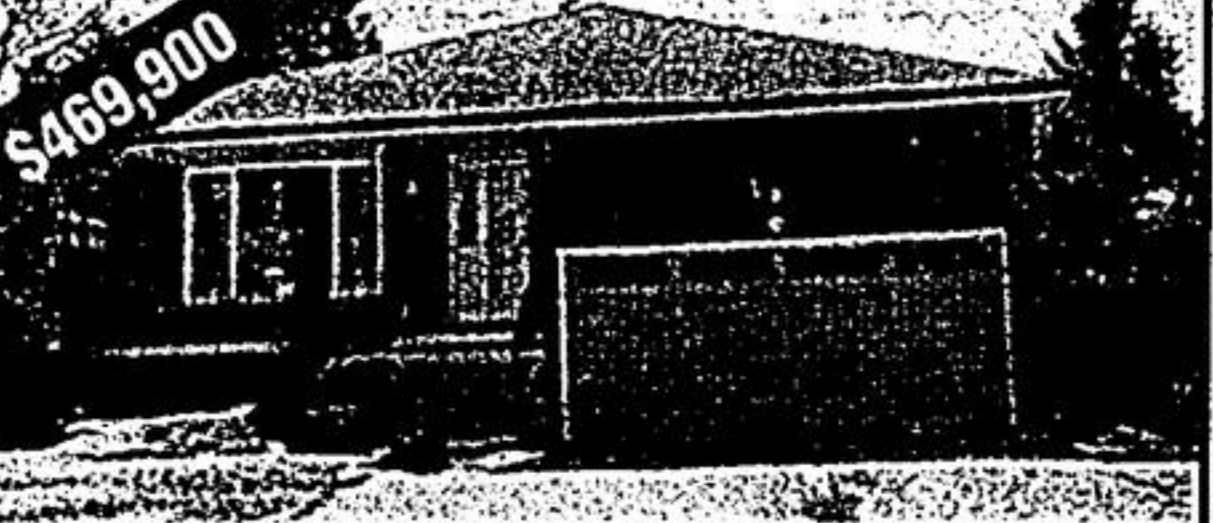


QUIET CRESCENT
Immaculate 4 Bedroom Family Home, 2500 square feet plus Finished
Basement, Large Master Bedroom with Sitting Area, Bright Kitchen,
Multiple Walkouts, Interlock Walkways and Patio, Walk to Schools, Transit.
Please call Daryl May 905-642-2223

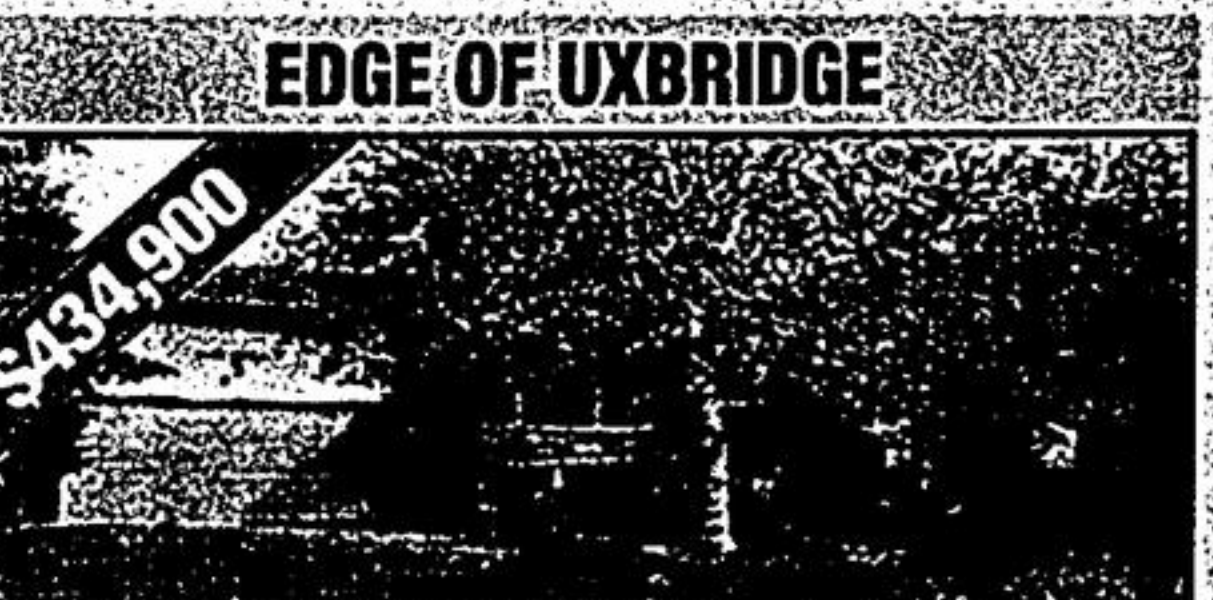


DAYCARE OPERATION
Unique business opportunity to start Daycare Operation in the heart of
Stouffville, 1900 square feet, premium 66' x 132' ft lot, Mature trees,
Previously Licensed for 35 children.
Call Daryl May 905-642-2223

OPEN HOUSE SUNDAY 1-4PM - 132 HAWTHORN AVE., STOUFFVILLE



OPEN HOUSE SUNDAY 1-4PM - 132 HAWTHORN AVE., STOUFFVILLE
Custom Built 5 level Backsplit, Totally Renovated and Completely Updated! Great for Entertaining! Premium 58X133 Ft.
Lot, 16 x 34 Inground Pool, 7 person Hot Tub, Large Cedar Deck with Canopies, Gourmet Kitchen, Granite Countertops,
Upgraded Cabinets, Built-in Stainless Steel Appliances, 6 Element Gas Range, 5 Bedrooms, Large Home Office, Updated
Baths, Hardwood Floors, 3 Gas Fireplaces. Call Daryl May 905-642-2223



EDGE OF UXBRIDGE
RARE FIND - 1.3 ACRES SOUTH END OF TOWN! Beautifully updated
raised brick bungalow with paved drive & attached garage. Tastefully ren-
ovated top to bottom including new kitchen, 3 modern bths, 3 + 1 bdrms
gleaming hardwood floors, finished basmt complete w/cozy fireplace.
Private backyard retreat, mature trees, 1/2 pool, extensive decking, gar-
dens, backs on to open fields. Perfect acreage for your family, motorized
toys, tools & guests. Quick commute to GTA - don't miss this one!
MLS N995730 Call Nancy Hill, Sales Representative, 905-642-2223



UXBRIDGE BEAUTY
This approx 2000 sq ft
home has multiple
upgrades including
hardwood floor in living
rm, dining rm, den/
office, Kitchen has
ceramic flr & back-
splash, counter halogen
lighting, & w/o to large
patio. In living rm
Custom drapes and
blinds. Central air &
water. Master
bath w/ ensuite, jacuzzi tub & w/o to balcony lower level is finished
w/pot lights and berber carpet. Listing agent has list of upgrades and
inclusions.
Call Beverley Thompson, Broker, 416 571 6484.

K.R. MAY REAL ESTATE LIMITED BROKERAGE
905-642-2223 / 1-877-230-7394
www.mayrealestate.com



John Procenko 905-471-2121
Go With The Pro
www.MarkhamHouses.com

www.GoodRealEstateAgents.com

... according to their clients
23 YEARS Track Record!



ALEC LEUNG
Broker of Record
B.Comm (Hons.)
GRE Realty Inc.
Brokerage
905-948-8590
email:
grearealty@bellnet.ca

PLAN TO SELL?

Make sure you have the answers for the following
Questions to ask an agent in an interview: Copyright2006
(1) If I pay you 1% more commission than the average
rate, do you think you can get for me at least 1% more on my
price?
(2) If you were one of the 4 agents ALL just sold my house for
me, do you think the 4 sold prices are about the same?
(3) Heavily-advertised agents claim that they have a team of
people working with them. But selling real estate is such a
personal service, are they contradicting themselves? :