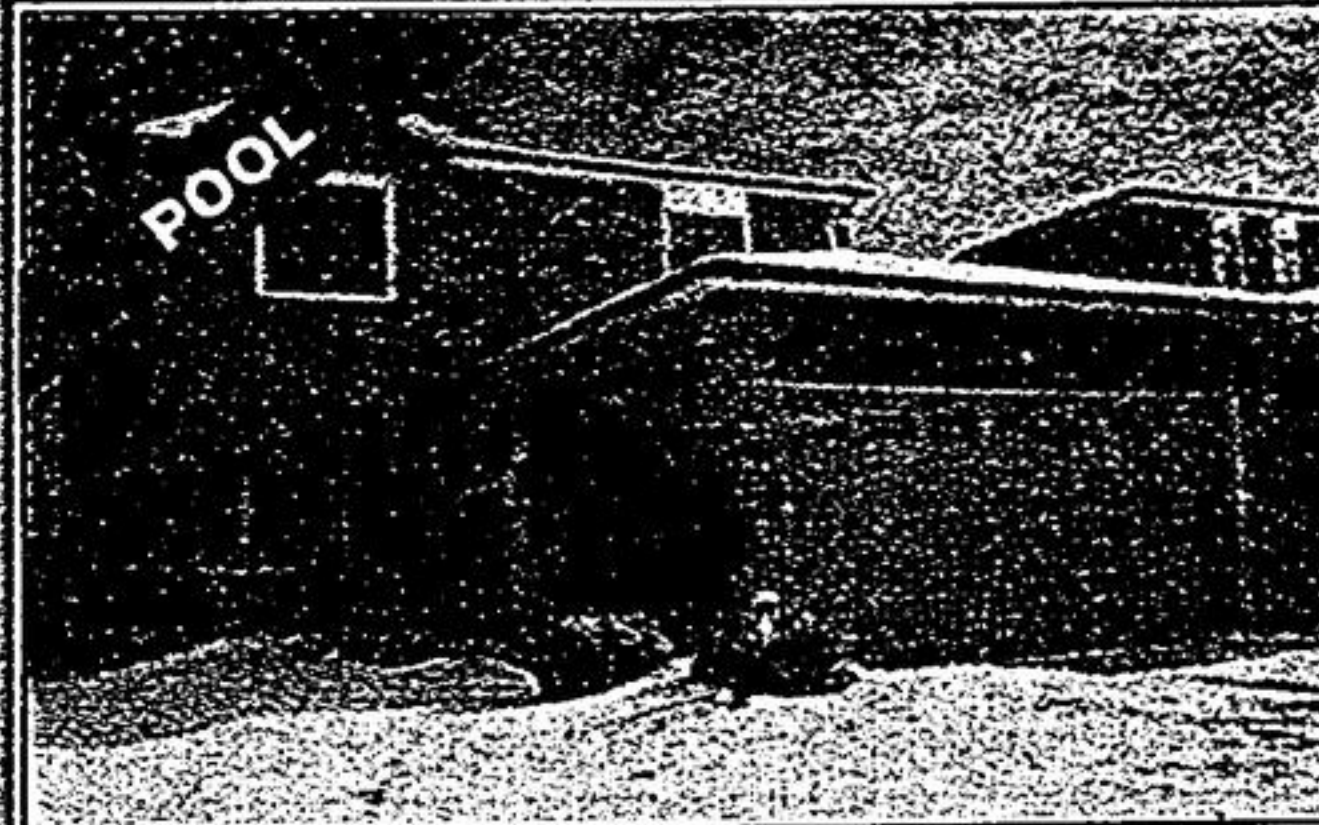




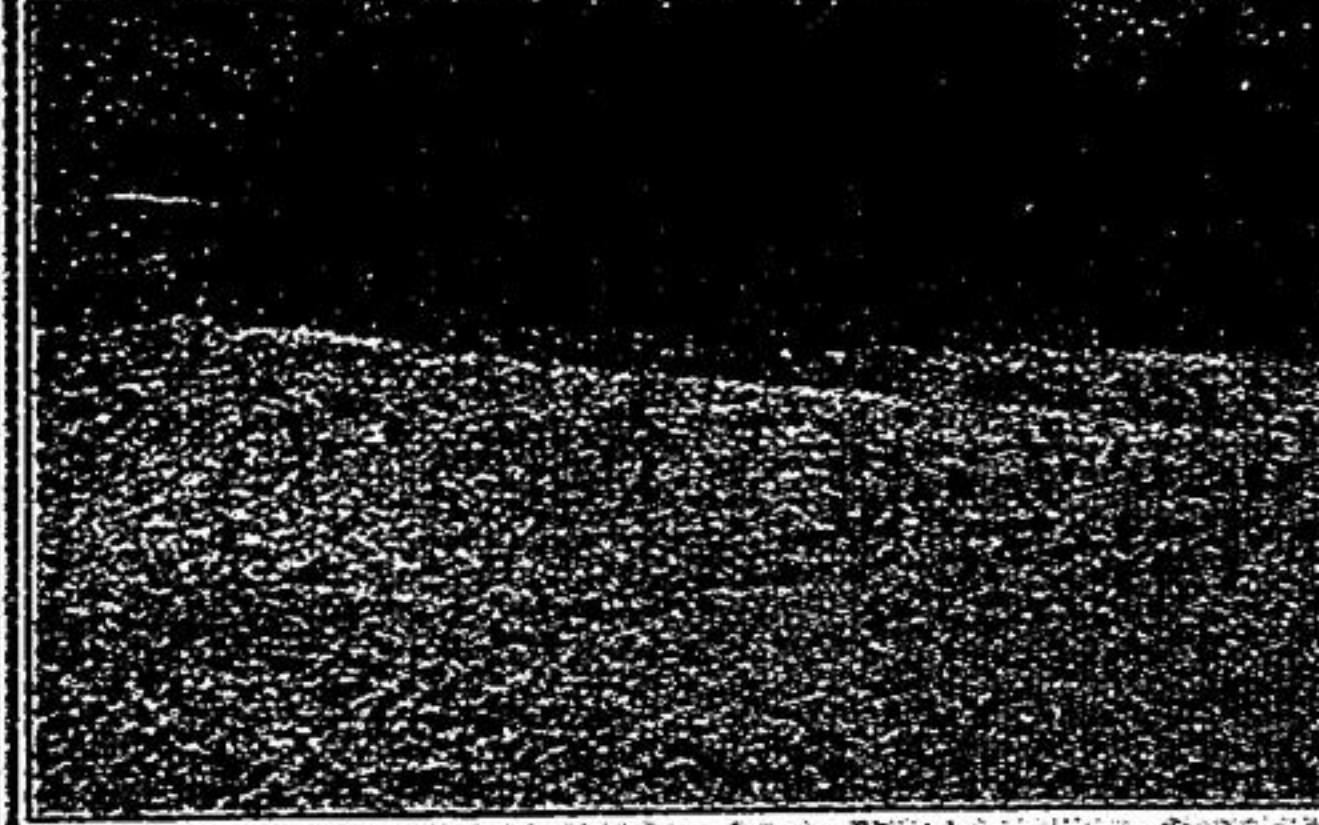
TAKE THAT FIRST STEP TO OWNERSHIP!
 - \$284,700
 1250 sq. ft. 3 bedrooms, 2 washrooms.
 Central air. Central vac. Walk to schools & transportation.
 Hardwood floors on 2 levels.
 Immaculate, shows to perfection.
 Call Sylvia Houghton*, 905-947-9300. CH 201



16TH AVE/9TH LINE - 328,800 OR \$1688/RENT
 - \$517,000
 Great new area, 3 bedrooms, 3 washrooms.
 Gas fireplace in family room.
 Maple hardwood floors in dining/family room.
 Stainless steel appliances. Instant luxury in Cornell.
 Call Sylvia Houghton*, 905-947-9300. CH 201



GET READY FOR "POOL TIME" - \$385,000
 Markham Village location. 4+2 bedrooms, 3 washrooms.
 Finished basement. Approx 2020 sq. ft.
 Separate living/dining. Walkout from kitchen, main family room with fireplace. Fenced yard. Mature perennials, inground pool. Many upgrades throughout. 139 ft lot.
 Call Sylvia or Dave Houghton*, 905-947-9300. CH 201



1.8 ACRE BUILDING LOT - \$468,000
 This beautiful building lot has 359 ft frontage and is located in an exclusive area of fine homes.
 The perfect lot to build your dream home!
 Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300. CH 201



22 FELTHAM ROAD - \$477,000
 Get ready for Spring, think "Pool" & privacy.
 Beautiful treed 163' deep yard with double tiered cedar deck, 4 bedroom executive home.
 Great flow! Corian counters, w/in pantry.
 Call Sylvia Houghton* or Katherine Morgan*, 905-947-9300. CH 201



BALLANTRAE GOLF & COUNTRY CLUB - \$517,000
 Grand Cypress Model! Shows to perfection.
 5 appliances, kitchen cabinets galore. Granite countertop, 2065 sq. ft. Walk to Recreation Centre. 2 car garage w/m for golf cart. Approx \$50,000 in upgrades.
 Call Sylvia Houghton* for info; 905-947-9300. CH 201



84 EDWARD JEFFREYS - \$538,000
 Walk to school & parks. 3000' upgraded Great Gulf home, 4 bedrooms + computer, nich + main floor library, separate side entrance & 2nd set of stairs to basement. Gleaming hardwood flrs on main; 2 w/i closets in master.
 Call Sylvia Houghton* or Katherine Morgan*, 905-947-9300. CH 201



5 MINUTES TO THE MALL AND STEPS TO THE VILLAGE GROCER - \$578,000
 This 4+1 bedroom, 3 washroom home on 174 ft lot is close to everything. Kitchen with breakfast area. Main floor library. Hardwood 4 principal rooms done in 2005. Prof landscaped. Room for 3 cars in driveway.
 Call Sylvia Houghton*, 905-947-9300. CH 201



PRETTY AS A PICTURE OUTSIDE AND... \$587,000
 And showing to perfection inside this 4+1 bedroom, 3 washroom home with professionally finished basement, also boasts a heated inground pool! Formal living/dining. Walkout from kitchen. French doors. Fireplace. Hardwood & broadloom. A great family home!
 Call Sylvia Houghton*, 905-947-9300. CH 201



WHEELCHAIR FRIENDLY - \$645,000 - 50 NORMANDALE
 70x125 ft lot. 4 bedrooms, 3 washrooms.
 Finished basement. Elegant layout with vaulted ceilings in living/dining. Main floor den & family room. Skylite over stairs. Private yard.
 Wheelchair accessible if needed.
 Call Sylvia Houghton*, 905-947-9300. CH 201



26 OAKCREST AVE. 114'X158' LOT - \$729,000
 A beautiful bungalow on a 114ftx158ft lot in Unionville. Features a custom "Cellini" kitchen, hardwood floors, open concept, fireplace and thousands spent on landscaping.
 Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300. CH 201



RICHMOND HILL EXECUTIVE - \$767,000
 4+1 bedrooms, 4 washrooms. Formal living/dining. Wrought iron staircase open to basement. Gas fireplace in family room + library with French doors. Hardwood, pot lights. An amazing \$60,000 kitchen. Turn key appointed!
 Call Sylvia Houghton* today, 905-947-9300. CH 201

YOUR HOME GUARANTEED TO SELL WITHIN "88 DAYS" OR "SYLVIA HOUGHTON" WILL BUY IT FOR "C-A-S-H"



173 FT LOT - "CREME DE LA CREME" UNIONVILLE - \$787,000
 5+1 bedrooms, 5 washrooms, finished basement. Formal living/dining. Stone fireplace in family room. Greenhouse kitchen. 1992 addition. Quality customized home. Walk to schools & 'Pond'.
 Call Sylvia Houghton*, 905-947-9300. CH 201



ANGUS GLEN LOCATION - 1,020,000 7 THE FAIRWAYS
 Premium lot. Inground pool. 5 bedrooms, 5 baths. Large kitchen. Formal living/dining. Library. Family room. Professionally finished basement. 3 car garage.
 Call Sylvia Houghton*, 905-947-9300. CH 201



12930 MCCOWAN RD. - 7.2 ACRES - \$1,048,000
 Dreams do come through, have it all in this gorgeous park-like property, 3 stocked ponds, fishing, skating, new inground pool, tennis courts, executive colonial home as well as chalet on property. Don't delay!
 Call today Sylvia Houghton* or Katherine Morgan*, 905-947-9300. CH 201



DINE WITH MR. & MRS. CEO - "94X204 RAVINE LOT - TREED" - \$1,278,000
 Professionally chosen! Magnificent kitchen/granite. Exquisite hwd flrs. A "10". 4 bdrms. 5 washrms (master w/Jacuzzi tub & w/o to balc). 2nd fl ldr. Slate entrance-way. Stunning wrought iron staircase. Rich & Royal Design. Call Sylvia Houghton*, 905-947-9300. CH 201

FEBRUARY "UNBELIEVABLE" HOT! HOT! HOT!

GUARANTEED SOLD
 2773 Bur Oak Avenue - \$284,800
 Sylvia Houghton

GUARANTEED SOLD
 97 Dunbar Crescent - \$369,900
 Sylvia Houghton

GUARANTEED SOLD
 133 The Fairways - \$377,000
 Sylvia & Dave Houghton & Katherine Morgan

GUARANTEED SOLD
 11 Couperthwaite Crescent - \$498,800
 Derek Houghton

GUARANTEED SOLD
 26 Woodgrove Trail - \$597,800
 Sylvia & Dave Houghton

GUARANTEED SOLD
 70 Longwater Chase - \$619,000
 Sylvia Houghton

GUARANTEED SOLD
 78 Heatherwood Crescent - \$628,000
 Sylvia Houghton

GUARANTEED SOLD
 22 Danbury Court - \$647,000
 Sylvia Houghton & Sherry Hayes

Hello Sylvia,
 We just wanted to send a quick email and thank you and your team for everything you have done for us. Sylvia, when you guaranteed the sale of our current house back in January, this gave us the opportunity to go out and purchase a new home with a firm offer, knowing that if our house didn't sell by April, you had it guaranteed.
 Yesterday our house sold for over 99% of the listing price. Thanks to you, we now have an amazing new home that we are moving into and we are now stress free about the sale of our current home. We couldn't have asked for anything more. You are truly an amazing person and a fantastic real estate professional.
 I would also like to thank Sherry Hayes, your sales representative. She is an amazing person and very knowledgeable in her role. Without her guidance, dedication and expertise, looking for a new home would have been much harder. She informed us of things to look for in a new home and ensured that we purchased a home that lives up to your company's standards. You have a fantastic team and we are so glad to have built a relationship with all of them.
 Here's to many new homes in the future! Thank you, to you and Sherry for everything.
 Yours truly,
 Laura Daly Palmer and Jason Palmer
 REALTOR CLASSIC 947-9300

VIEW THESE HOMES ON ROGERS CHANNEL 201
 VISIT US at www.sylviahoughton.ca
 REALMAX CLASSIC PROPERTIES INC. Email Address: sthoughton@trebnet.com Web Page Address: www.sylviahoughton.ca