

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



Sylvia Houghton
REALTOR



Derek Houghton
REALTOR

MOVE UP TO THESE HOMES AND "SYLVIA HOUGHTON" WILL BUY YOUR HOME FOR CASH

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ROUGE RIVER/GOLF COURSE LOC - \$648,000
Immac 4 bdrm, 4 wshrm home built in 1997. Jacuzzi tub, granite countertops, 9' ceiling on mn level. Wide baseboards, 2 staircases to bsmt. 3970 sq ft 'Fembrook Home'. An absolute delight! Call Sylvia Houghton for more details, 905-947-9300. CH 201



IMMAC UNIONVILLE BUNGALOW - \$518,000
3 bdrms, 3 wshrms, 9' ceiling, main fir ldr. This 6 yr old 'Greenpark Built' home shows to perfection. Across from 'Conservation' Greenbelt on great lot w/grape vines, apple, pear, cherry & plum trees. See it today with Sylvia Houghton, 905-947-9300. CH 201



NEW ON THE BLOCK - \$478,000
Lovely 4 bdrm exec home w/mn fir library, approx 3000', lrg principal rms, Marley roof, newer wdws + patio drs + Frt dr, above grnd pool w/newer deck. \$15K upgraded ens. Wlk to sch, park, shopping. Call Sylvia Houghton or Katherine Morgan 905-947-9300. CH 201



2500 SQ. FT. OF LUXURY - \$458,800
A 'showpiece'. The "Roseville". 4 bedrms, 3 washrms, main fir family rm w/gas fireplace. Diagonal hwdw flrs & broadloom. Butler's pantry. Dble door entry to impressive foyer w/rounded arches. See it today with Dave or Sylvia Houghton 905-947-9300. CH 201



PRIME MARKHAM VILLAGE LOCATION - \$328,800
4 bdrms, 2 wshrms. Professionally finished bsmt w/built-in entertainment area. 2 decks. Fenced yard w/2 gates. Immac thru-out. Great eat-in kit w/lots of cupboards. A definite "Must See". Call Sylvia or Derek Houghton 905-947-9300. CH 201



MOVE IN FOR EASTER! - \$1,020,000 - "ANGUS GLEN"
5+1 bedrooms, 5 washrooms. Finished bsmt. Detached 3 car garage, inground pool on 138 ft lot. Formal living/dining. Open concept family rm, main fir library, family sized kitchen w/w/out. An elegant executive home. Call Sylvia Houghton, 905-947-9300. CH 201



"A STANDING OVATION" - 12930 MCCOWAN RD. - 7.2 ACS
Tennis crt, pool, land. Have it all in this splendid property, incredible park-like grounds, 3 stocked ponds, exec-like Colonial home w/amazing attention to detail, b/i appls, centre island. Fin bsmt. Unique Chalet also on grounds. Call Sylvia Houghton/Katherine Morgan, 905-947-9300. CH 201



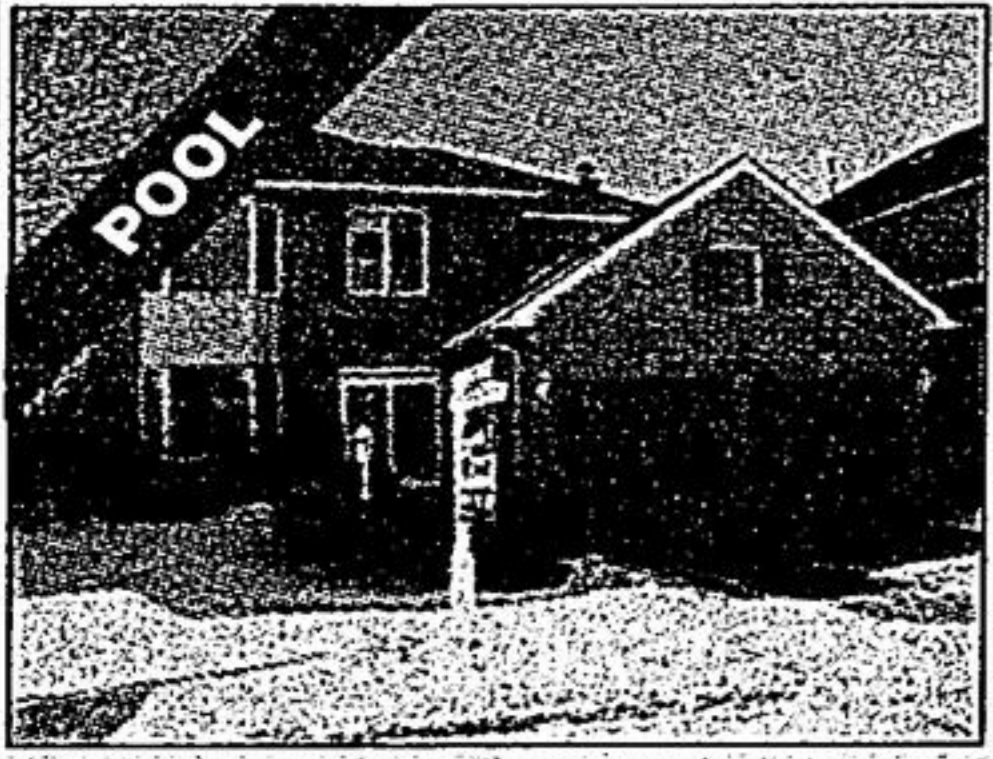
ON 95X204 'BUILDER'S MASTERPIECE' - \$1,278,000
4 bdrms, 5 wshrms. Custom kitchen w/walk-in pantry. Master bedroom has Jacuzzi Tub & w/out to balcony. 2nd fir laundry, slate entranceway. Stunning wrought iron staircase finished to bsmt. A must see! Call Sylvia Houghton, 905-947-9300. CH 201



UNIONVILLE'S 'OLD POST ROAD' - \$1,950,000
Ravine setting, cobblestone street. Old World charm on quality exec cul de sac finds this stunning 4+1 bdrm, 5 wshrm cstm home. Lux appointments t/o incl hwd, granite, Rosewood. Call Sylvia Houghton for your personal vwng of this incredible home, 905-947-9300. CH 201



LOCATION - QUALITY - STYLE - \$1,958,000
5105 sq ft. 4+1 bdrms, 5 wshrms. Exquisite Brazilian Curmura hwdw. Fabulous wrought iron staircase, 3 FPs, gourmet kit, sunken great rm w/view of 'The Pond'. Tandem 3 car gar. 'Russ' sound in each rm. A total work of art! Sylvia Houghton, 905-947-9300. CH 201



187 JOHN BUTTON BLVD - PREMIUM LOT - \$587,000
Fabulous lot & pool in this 4 bdrm executive home w/9 ft ceilings, upgraded French cntry kit, newer windows & roof, prof finished bsmt +++ Walk to French Immersion Buttonville & Unionville High. Call today Sylvia Houghton/Katherine Morgan, 905-947-9300. CH 201



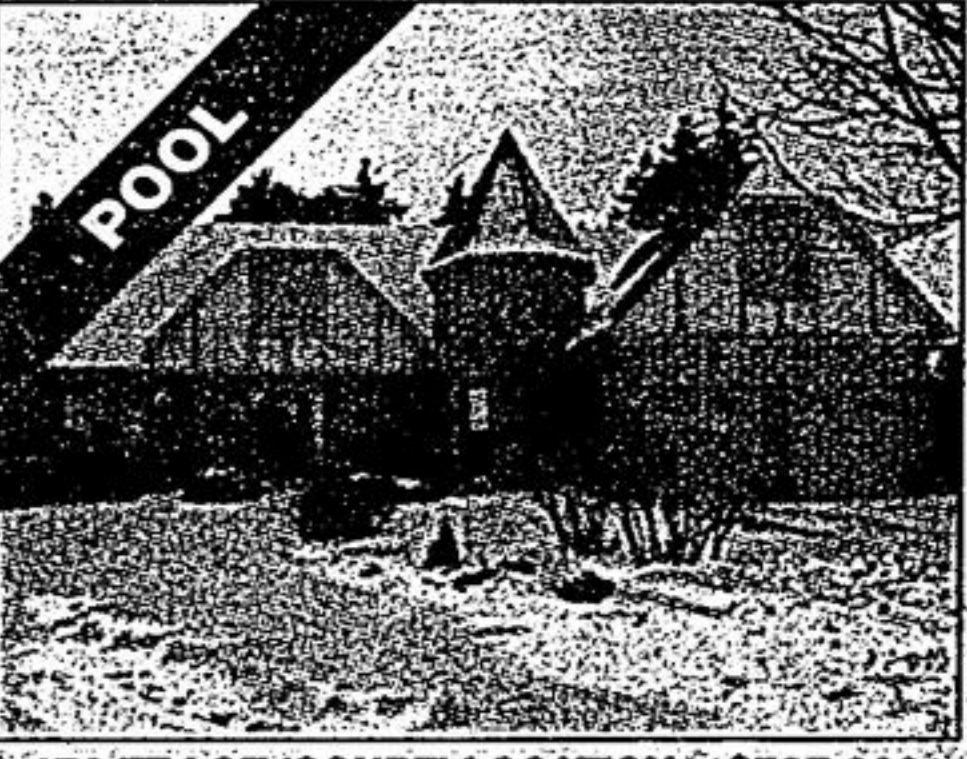
GREAT LOT, GREAT LOCATION, GREAT HOME - \$645,000
4 bdrms, 3 wshrms, finished bsmt, elegant layout. Hemingbone hwdw flrs in main fir library & main fir den. Underground sprinkler system, fenced yard. Walk to York Downs, Toogood Pond & Main St shopping. See it today w/Sylvia Houghton, 905-947-9300. CH 201



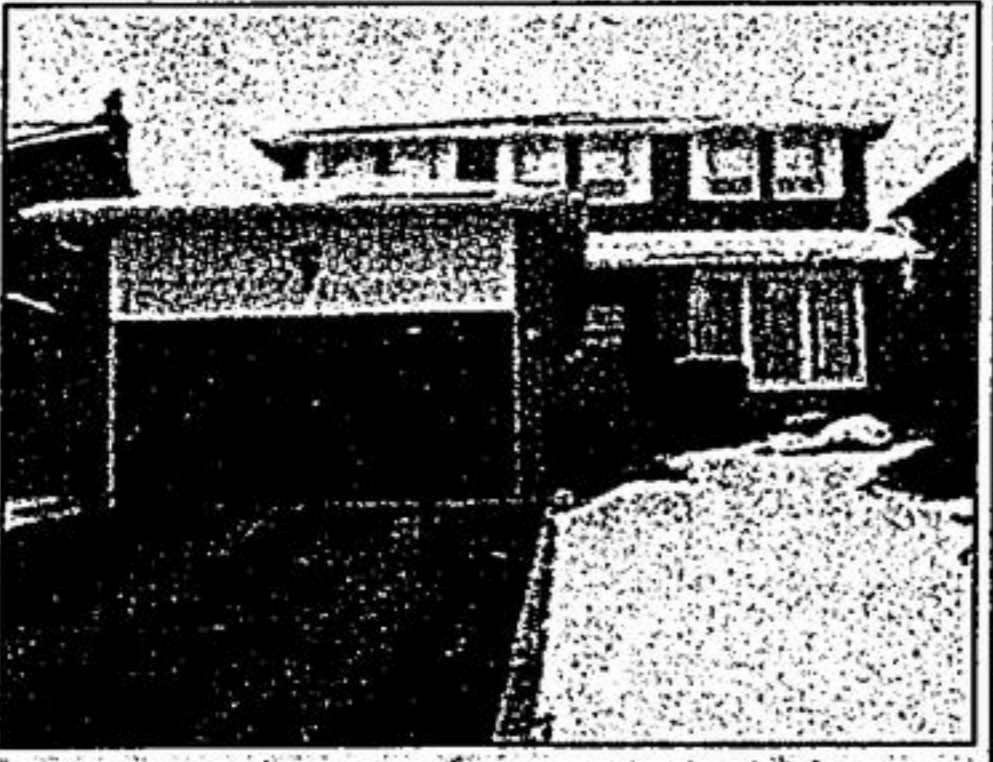
26 OAKCREST AV. 114'X158' LOT - \$729,000
A beautiful bungalow on a 114ftx158ft lot in Unionville. Features a custom "Cellini" kitchen, hardwood floors, open concept, fireplace & thousands spent on landscaping. Call Sylvia Houghton or Sherry Hayes, 905-947-9300. CH 201



16 LUPINE CRES. - \$767,000
An amazing immaculate home, formal living/dining rm. Main fir family rm w/fireplace, centre island kit, main fir library w/pot lights & French drs. Hwdw flrs. Wrought iron staircase open to bsmt. A stunning kit plus, plus, plus. Call Sylvia Houghton 905-947-9300. CH 201



173 FT LOT 'COURT' LOCATION - \$787,000
5+1 bedrooms, 5 washrooms. Finished basement. French doors & marble fireplace in living room, stone fireplace in family room. Greenhouse kitchen, botanical gardens. Prestigious location. Call Sylvia Houghton for more details, 905-947-9300. CH 201



ENCYCLOPEDIA OF VALUE - 8 STANDISH CRES - \$488,800
Sought after location, walk to schls & parks, upg 4 bdrm exec home, custom kit, b/i S.S. top of the line appls, slate Mexican tile & Berber flrg. 44 jet spa sensation +++ Call Sylvia Houghton/Katherine Morgan, 905-947-9300. CH 201



BALLANTRAE GOLF & COUNTRY CLUB - \$517,000
"Grand Cypress" Model. 5 appliances. Kitchen cabinets galore in centre island kitchen. 2065 sq ft with approx \$50,000 in upgrades. Call today for more details, Sylvia Houghton, 905-947-9300. CH 201



A REASON TO CALL 46 EMELINE CRES - \$537,000
Updated & upgraded, fabulous location for this 4 bdrm exec home w/prof finished bsmt, newer windows, roof & furnace, hwdw on main & 2nd fir, California shutters, cornice mldg. Quick, call today! Sylvia Houghton or Katherine Morgan, 905-947-9300. CH 201



5 MINS TO SHOPPING, ENTERTAINMENT, TRANSPORTATION - \$578,000
This 4+1 bdrm, 3 wshrm home on 174 ft lot is close to everything. Kit w/breakfast area. Main fir library. Hwdw in 4 principal rms done in 2005. Prof landscaped. Rm for 3 cars in dwvy. Call Sylvia Houghton, 905-947-9300. CH 201



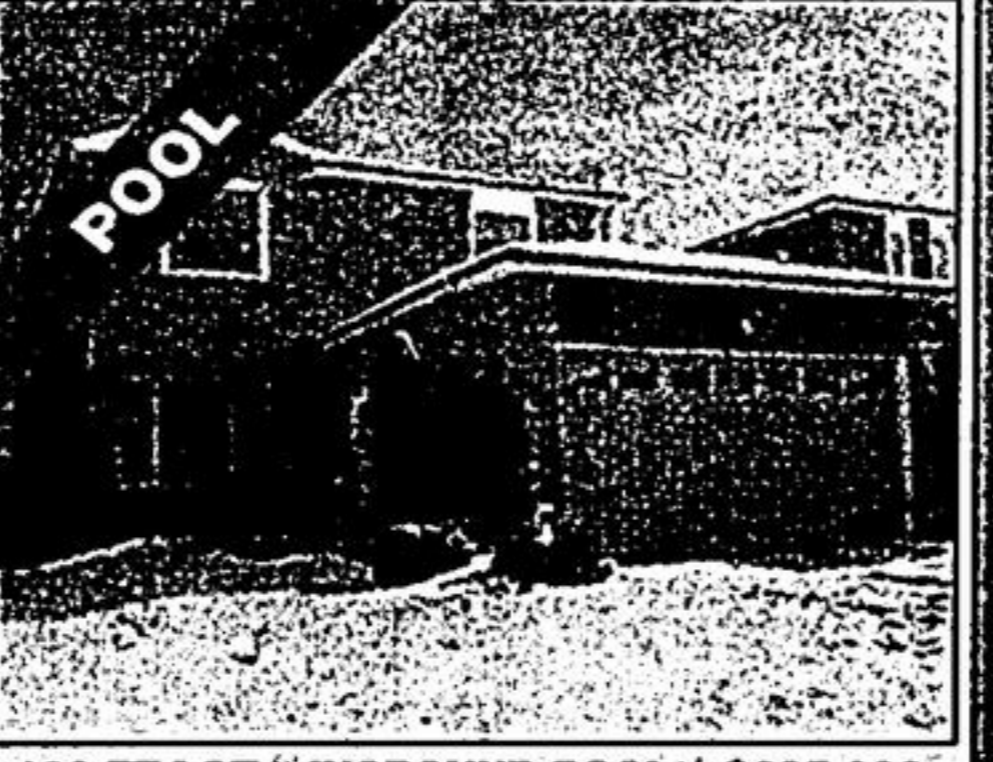
66 LONGWATER CHASE - 'STUNNING!' - \$587,000
4+1 bedrooms, 3 washrooms. Separate living/dining with French doors. Exquisite hardwood. Professionally finished basement. An amazing decorator's home with fabulous inground pool in upscale neighbourhood. Call Sylvia Houghton, 905-947-9300. CH 201



FAMILY PERFECT - \$538,000
Lovely upgraded "Great Gulf" 4 bedroom executive home, main floor library, gleaming hardwood floors on main, computer niche on 2nd floor, 9' ceilings, 2 w/in closets in master. Call today Sylvia Houghton or Katherine Morgan, 905-947-9300. CH 201



PERFECTION IN A BUNGALOW - \$399,999
Located in conservation backing onto Roy H. Crosby Schl. 3+1 bdrms w/4 pc semi ens. Hwdw flrs in combo liv/din: bdrms. Reno'd eat-in kit w/w/o to deck. Fully fin bsmt w/sep ent & 3 pc. Derek Houghton, 905-947-9300 or www.derekhoughton.com CH 201



139 FT LOT - INGROUND POOL - \$385,000 - SUMMER'S ON ITS WAY!!!
2020 sf. 4+2 bdrms, 3 wshrms, formal living/dining, kit w/ceramic flr & w/o. Main fir family rm w/fireplace. Fabulous custom IG pool w/waterfall. Mature perennial garden. Call Sylvia Houghton, 905-947-9300. CH 201



START OFF IN 'STYLE' - \$328,800
Great new area, 3 bedrooms, 3 washrooms. Gas fireplace in family room. Maple hardwood floors in dining/family room. Stainless appliances. Instant luxury in Cornell. Call Sylvia Houghton, 905-947-9300. CH 201



SPRING IS JUST AROUND THE CORNER - 22 FELTHAM DR. - \$467,000
"Fab location", amazing private treed b/yard w/IG pool, beautiful dbl tiered cedar deck, 4 brm exec home, Corian ctrs, w/in pantry. Great flow to this home. Call Sylvia Houghton/Katherine Morgan, 905-947-9300. CH 201

VIEW THESE HOMES ON ROGERS CHANNEL 201

VISIT US AT WWW.SYLVIAHOUGHTON.COM 905-947-9300

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