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# Specializing in Stouffville & Musselman Lake



**KIRK B. NICE**  
Sales Representative

**#1 Producing Agent for Sutton Group in 2005\***

Selling Stouffville & Musselman's Lake for the Past 15 Years.

*Put my experience to work for you!*

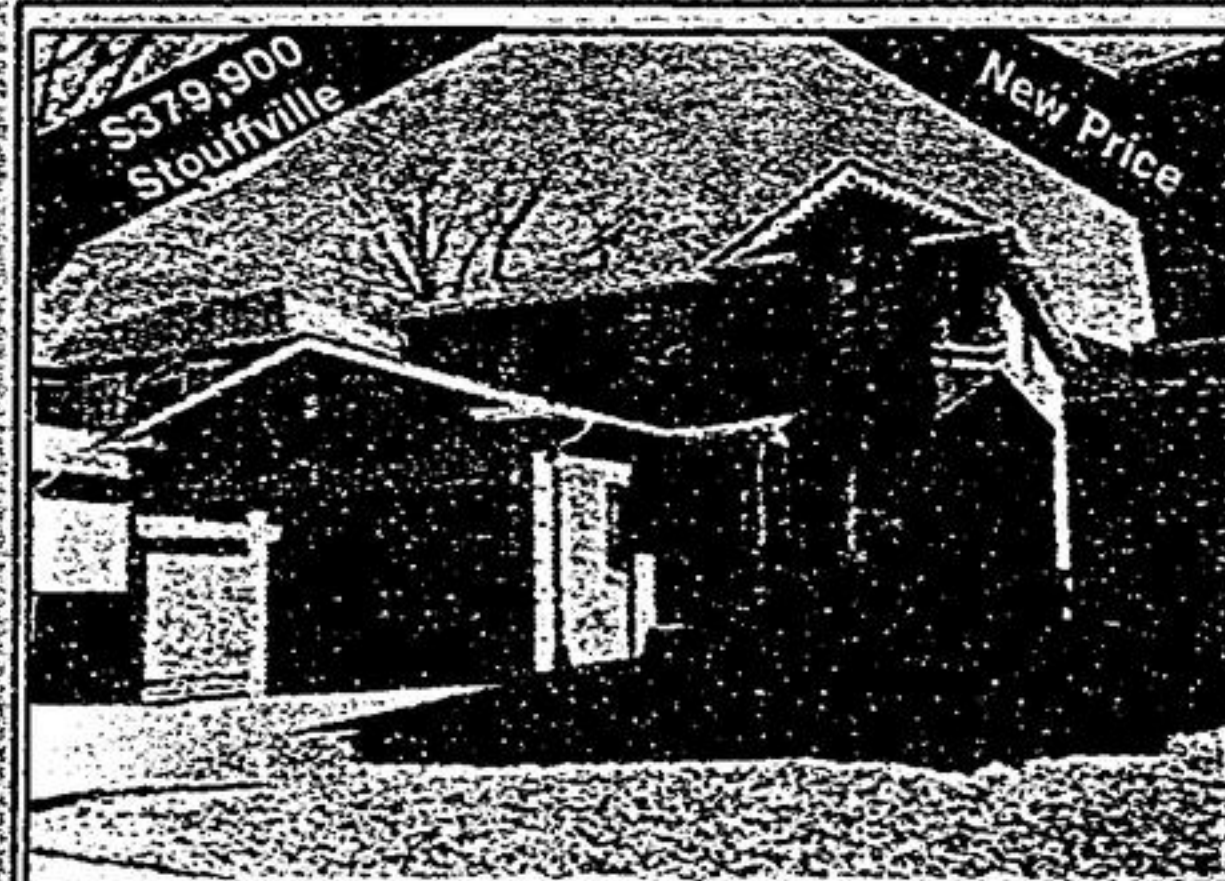
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An Independently owned & Operated Brokerage

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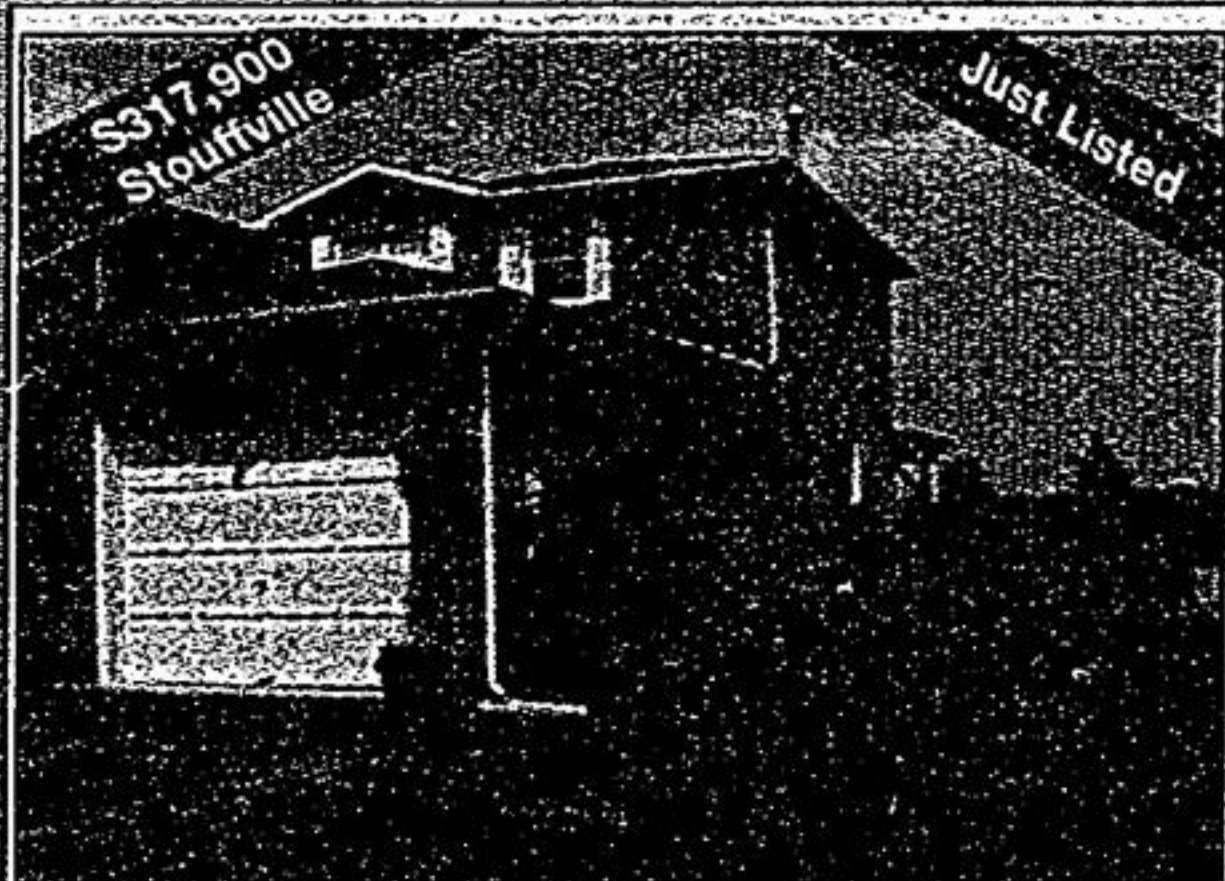
**FANTASTIC LOCATION - FANTASTIC PRICE!!!**  
121 MILL ST. \* Beautiful 4 bedroom 2 storey Graystone home with 4 bathrooms & a beautiful finished basement with bathroom. 5 Appliances included \* New shingles 2006 \* Gorgeous hardwood flrs in the family rm & DR \* Lrg eat-in kit with pantry & w/out to backyard \* Cozy family room with gas fireplace \* Central air & central vacuum \* This home is spotless top to bottom \* Shows pride of ownership \* Great location only steps to the Shops of Stouffville & GO Train \* Immediate Possession Available \* See inside photos @ www.KIRKBNICE.com MLS#N1052974.



**BETTER THAN NEW**  
23 SUGARDALE ST. \* NEW & APPROX. 2600 Sq. Ft. \* Gorgeous upgraded 4 bedroom, 3 bathroom open concept home with 2nd floor laundry room \* Hardwood floors & ceramic tiles thru-out \* Large upgraded kitchen with centre island and walkout to backyard overlooking family room with gas fireplace \* Great location only steps to downtown Stouffville & GO Train \* 4 Appliances included \* Central air & central vacuum \* Modern window coverings included \* Immediate Possession Available \* See inside photos @ www.KIRKBNICE.com MLS#N1063788.



**VERY RARE FIND**  
191 CHURCH ST. \* Beautiful intown 3 bdrm & 3 bathrm home located on one of Stouffville's most sought after streets \* Completely renovated top to bottom w/a gorgeous kit & 3 new stainless steel appls \* Huge lot 55x135 ft \* New high eff. gas furnace \* New CAC \* New shingles, New, New, New A Must See \* Gorgeous hardwood flrs thru out \* Balcony off master bdrm \* Walkout from kit to huge deck \* Beautiful mature tree lot, only steps to d/town Stouffville \* Immediate possession available \* See inside photos @ www.KIRKBNICE.com MLS#N1078597.



**BACKING ONTO CONSERVATION**  
1 BAYBERRY ST. \* Spotless 3 bedroom & 2 bathroom starter home \* Shows definite pride of ownership \* New shingles 2006 \* Open concept eat-in kitchen overlooking dining room with walkout to deck \* New custom built Stone built-in BBQ area \* Large Cedar deck across back of home \* Walk to schools, shopping, parks & downtown Stouffville \* Finished basement with 2pc bathroom \* Central air & Gas \* Fireplace \* 6 Appliances included \* See inside photos @ www.KIRKBNICE.com MLS#N1094314.



**WALK TO THE WATER**  
306 ANNSHELLA DRIVE \* Completely renovated \* Just like NEW 4 bedroom bungalow \* Gorgeous hardwood floors \* New gas furnace \* Beautiful kitchen with breakfast bar \* Large spacious 63x192 ft lot \* Extremely private yard with wrought iron gates \* Large master bedroom with walkout to backyard and large deck \* Immediate possession available \* See inside photos @ www.KIRKBNICE.com MLS#N1078021.



Call Kirk today to get your home SOLD



**DEBBI JEFFERSON\***  
**& HOWARD LEE\***  
Colt Carcone \* Shelley Lewis - Co-ordinator

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*Just The Facts Jack!*

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ALL STARS REALTY INC. Email: info@countrylistings.com  
\* SALES REPRESENTATIVE

**NEW LISTING** \$299,900

**STOUFFVILLE DUPLEX**

- 1: 1 Bedroom Apartment
- 1: 2 Bedroom Apartment
- Downtown location
- Low Maintenance
- Lots of Parking
- Tenants in Place

**NEW LISTING** \$319,900

**OUTSKIRTS UXBRIDGE**

- 3 Bdrms & 3 Baths
- Full, Fin. w/o Bsmt
- Great for Extended Family
- Backs to Greenspace/River
- Double Garage
- Spacious Bungalow

**NEW LISTING**

**STOUFFVILLE - FANTASTIC POOL**

- Open concept 2850 sq ft.
- Inground Pool - Heated
- Gleaming Hrdwd & Ceramics
- 4 beds & 3 Baths
- Huge Gazebo / Bar / Build-ins
- Great for Entertaining

**NEW LISTING** \$549,000

**COUNTRY CLASSIC**

- Large 2 storey
- Brick 3200 Sq. Ft.
- 4+1 Bedrooms
- 3 Baths
- 1+ Acre
- View for miles

**NEW LISTING** \$274,900

**LAKERIDGE BUNGALOW**

- Double Lot
- Private
- 4+1 Bedrooms
- 2 Baths
- Inground Pool
- Close to Lake Simcoe

**NEW LISTING** \$279,900

**COUNTRY HAMLET SETTING**

- Recent Updates
- Door, Windows, Shingles
- 3 Bedrooms
- Appliances
- Walk out Basement
- Large Lot

**NEW LISTING** \$384,500

**UXBRIDGE BUNGALOW**

- Updated
- Well Maintained
- 3+1 Bedrooms
- 3 Baths
- Huge Lot
- Quiet Cul de Sac

**NEW LISTING** \$399,900

**COUNTRY CLASSIC**

- Large 2 storey
- Brick 3200 Sq. Ft.
- 4+1 Bedrooms
- 3 Baths
- 1+ Acre
- View for miles

**NEW LISTING** \$669,000

**VIVIAN FOREST**

- Raised Bungalow
- Fully Finished
- Great Room
- Cathedral Ceiling
- 2 Family Home
- 3 Car Garage/Barn

**NEW LISTING** \$699,000

**AMAZING STONE CENTURY**

- 3 Sides to Conservation Lands
- 4 Bedrooms
- 3 Baths
- Backs and sides onto Conservation Trails

**NEW LISTING** \$1,199,000

**CENTURY FARM SETTING**

- Updated
- Top Notch
- Barn
- 100 Acres
- Back In Time
- Modern Conveniences

**COUNTRY APARTMENT**

- 1 Bedroom, 1 Bath
- Beautiful Setting
- Separate Entrance
- \$800.00 plus
- Restrictions Apply
- References & Credit Check