

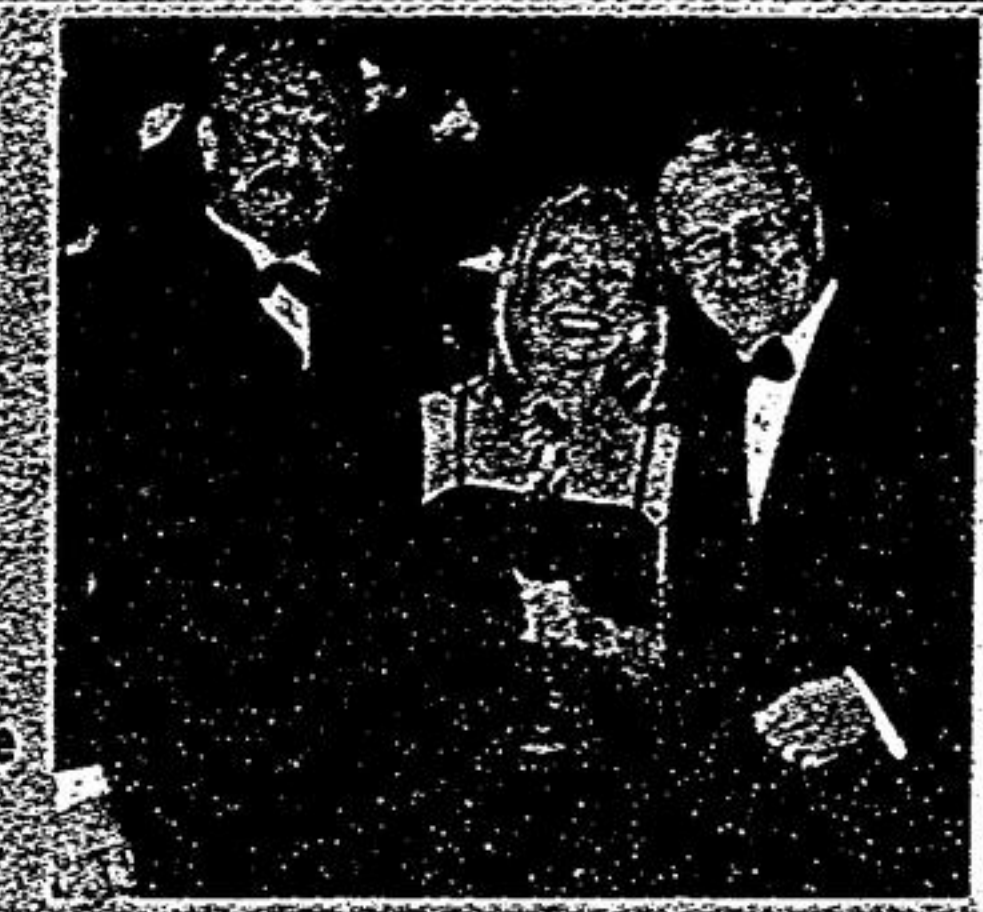
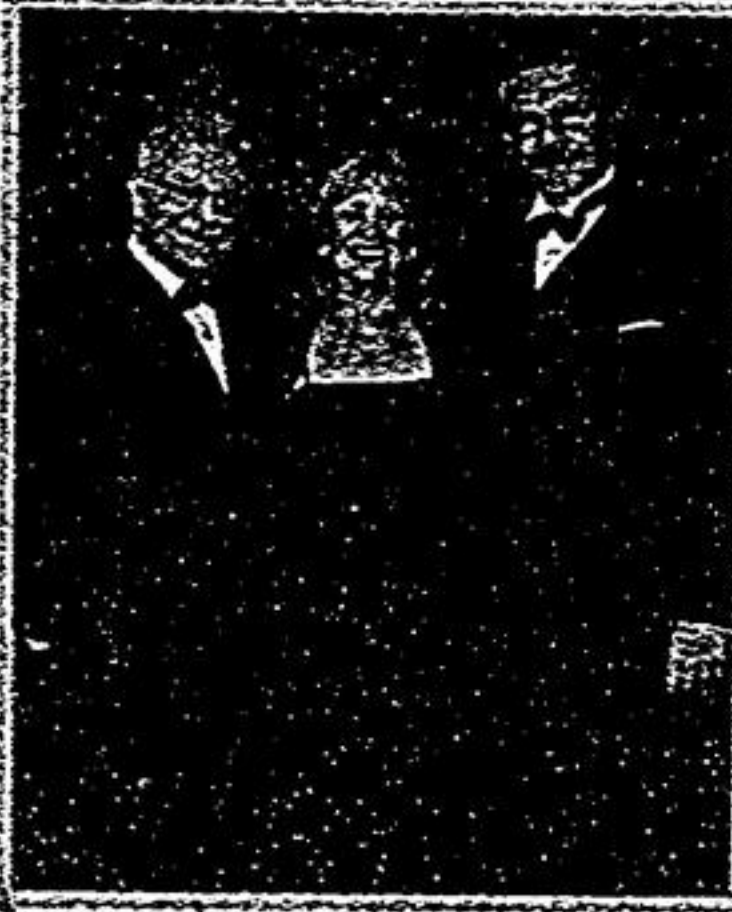
# Happy Mother's Day!

## SYLVIA MORRIS

905-477-7785 www.sylviamorris.com



Sales Representative  
Leading Edge Realty Inc., Brokerage  
Independently Owned  
and Operated



**LOT 3 CAIRO CRT, STOUFFVILLE**  
(BLOOMINGTON/10TH LINE)  
Chiavatti custom built, bungalow, approx 1.5 acres, approx 2800 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**  
Backs ravine, approx 4178 sq. ft. of luxury, granite foyer, 10' ceiling on main flr, pillars, hdwd flrs, premium lot, double storey window backs ravine. **\$1,188,000**



**29969 HWY 48, PEPPERLAW**  
Attention all investors, fabulous investment property, right on Hwy 48 beside Quinns Marina, approx 24.74 acres, zoned agriculture, land & business for sale, trailer on property, owners retiring, close proximity to route of proposed 404 extension. **\$699,000**



**1 LINDCREST MANOR**  
Prime location, corner lot, facing 2 parks, lovely Greenpark home, lots of upgrds, neutral decor, 9' ceilings on mn flr, mins to 407 to 404. **\$429,800**



**1275 MARKHAM RD #402, TORONTO**  
(MARKHAM/SHEPPARD)  
Reno'd, very lrg unit, approx 1400 sq. ft. w/lrg balcony, many upgrds, 2 bdrms, 2 washrooms & den. **\$149,000**



**89 CHASSER DRIVE**  
1/4 acre property, Yorkwood, 3 yrs new, approx 3200 sq. ft., 17' ceiling dining rm, 9' ceiling on 1st flr, \$80K in upgrds, Brazilian cherrywood, 1st & 2nd flr library/office, front balcony, mins to 407, schools & buses. **\$649,000**



**5629 LAKESHORE RD., STOUFFVILLE**  
Approx 2 acres, bungalow w/loft, finished bsmt, lots of upgrds, mins to lake/Hwy 48, million dollar subdivision nearby. **\$689,800**



**10 HARTWOOD PLACE**  
Lovely family home, approx 2200 sq. ft., courtyard, oak flrs thru-out, 2nd flr library/great rm, also main flr family rm, close to all amenities. **\$419,800**



**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: **\$1,900/month**



**37 BRYANT ROAD**  
Very desirable area, approx 3000 sq. ft., 2 family rms - 1 on 2nd flr, apt in bsmt w/3 bdrms, bath & sep entry, lrg principal rms, lovely greenhouse kit w/sky-lights, prof landscaped. **\$519,800**



**LONG STAN, BALLANTRAE**  
Ballantrae Golf & Country Club, frontage approx 100.75', the 'Grand Cypress' model, 2065 sq. ft. of luxury, approx \$50K spent in upgrds, prof finished lwr lvl w/rec rm, bdrm, office & 3-pc bath. **\$549,900**



**41 FORTY-SECOND STREET**  
Walk to Main Street Unionville, library & art gallery, approx 3200 sq ft, main flr den, inground pool, walk to 2 schools, mins to 407. **\$489,800**



**66 RAYMERVILLE DRIVE**  
Backs to forest w/covered patio, \$150K in upgrds, 2 fireplaces, prof finished lwr lvl w/wet bar, huge ofc & gorgeous bath, cold rm, unbelievable kit w/granite counters, walk to Markville Mall, mins to 407. **\$519,000**



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



**5 CHANCERY ROAD**  
Lovely 1 1/2 storey home, 3 yrs new, 9' ceilings on main flr, oak flrs, lrg bsmt apt w/2 bdrms & sep entry, 2 laundry rms, mins to 407 to 404 & GO Train. **\$399,900**



**49 MERCER CRESCENT**  
Raymerville area, new kit, fabulous master ensuite w/jacuzzi, prof fin lwr lvl w/3-pc bath, rec rm & wet bar, walk to all amenities, mins to 407 & 404. **\$368,900**



**82 LEGENDS WAY**  
Park Collection I, end unit townhome, one-of-a-kind, absolutely amazing. \$\$\$ spent on upgrds, approx 2661 sq ft, new custom kit w/granite, solid oak strcs, balc off master & kit, marble & stone gas FP, hdwd & granite flrs, mins 404, 407, shop, schools. **\$658,800**



**7 RYAN CRESCENT**  
Jennings Gate, approx 1 acre, multi-million dollar neighbours w/circular driveway, fabulous grand entrance, solarium overlooking private garden, prof finished open concept walk-out bsmt w/rec rm & bdrm. **\$935,000**



**93 SOUTHDAL DRIVE**  
Location! Location! Walk to Roy H Crosby School, Markville Mall, McCowan & Hwy 7, fabulous lot w/tall trees, located in an exclusive enclave of homes, mins to 407. **\$409,000**



**6 BAKERDALE ROAD**  
Fabulous raised-bungalow in the heart of Markham, totally reno'd, lovely lot, \$\$\$ spent on upgrds, prof finished lower level w/walk-out, walk to Roy H Crosby School & Hwy 7, mins to Markville Mall & 407. **\$409,800**



**5 BURWELL CRESCENT**  
Raymerville area, 4 bdrms, great layout, fireplace in living rm, huge deck, walk to Main St Markham, schools & parks, mins to 407. **\$355,000**



**41 ROUGE STREET**  
Investor's delight, lot at back of home - can be severed, fabulous location off Hwy 48 just north of 407, gorgeous & totally reno'd bungalow w/2 bdrm apt w/sep entry, buses to Roy H Crosby School, mins to 407 & Main St Markham. **\$668,800**



**47 BRYANT ROAD**  
Custom built home, Markham Village, walk to 16th Ave & Hwy 48, huge kit w/island, fabulous master suite, prof finished lower level w/sauna, wet bar & bath, 2 wood-burning fireplaces, prof landscaped, walk to 3 schools & parks, child safe street, tastefully decorated. **\$539,800**



**30 COVENT CRESCENT**  
Lovely freehold townhome, nestled among lrg homes, approx 1,515 sq. ft., fabulous 2nd flr family rm, upgrd baths, ensuite has jacuzzi, great family neighbourhood, walk to 2 elementary schools & parks. **\$274,800**

**Paul Lamanna**  
Sales Representative

**Carolyn Pannell**  
Sales Representative

**Judy Tessier**  
Mortgage Specialist

**THE GREAT MARKHAM STAMPEDE**  
www.thegreatstampe.com

Look for Sylvia in the Markham Stampede Music Park at the George Canyon Concert on Friday, May 25th 7pm and Saturday, May 26th from 9am to 9pm at Markham Fairgrounds, (McCowan & Elgin Mills).

*Congratulations!*