

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

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



Sherry Hayes



Maureen DeFreitas



Katherine Morgan



David Houghton



Sylvia Houghton



Derek Houghton

905-947-9300

Welcome to the Markham Music Festival

Congratulations to
"Kicks"
Dance Studio
 on an outstanding year
 and performance

For information please call 905-294-2618

PS. Sylvia Houghton thought it was
"F-A-N-T-A-S-T-I-C"

Photographer: Katherine Azzel




MEAGHAN



ALEXANDRA




ERIN



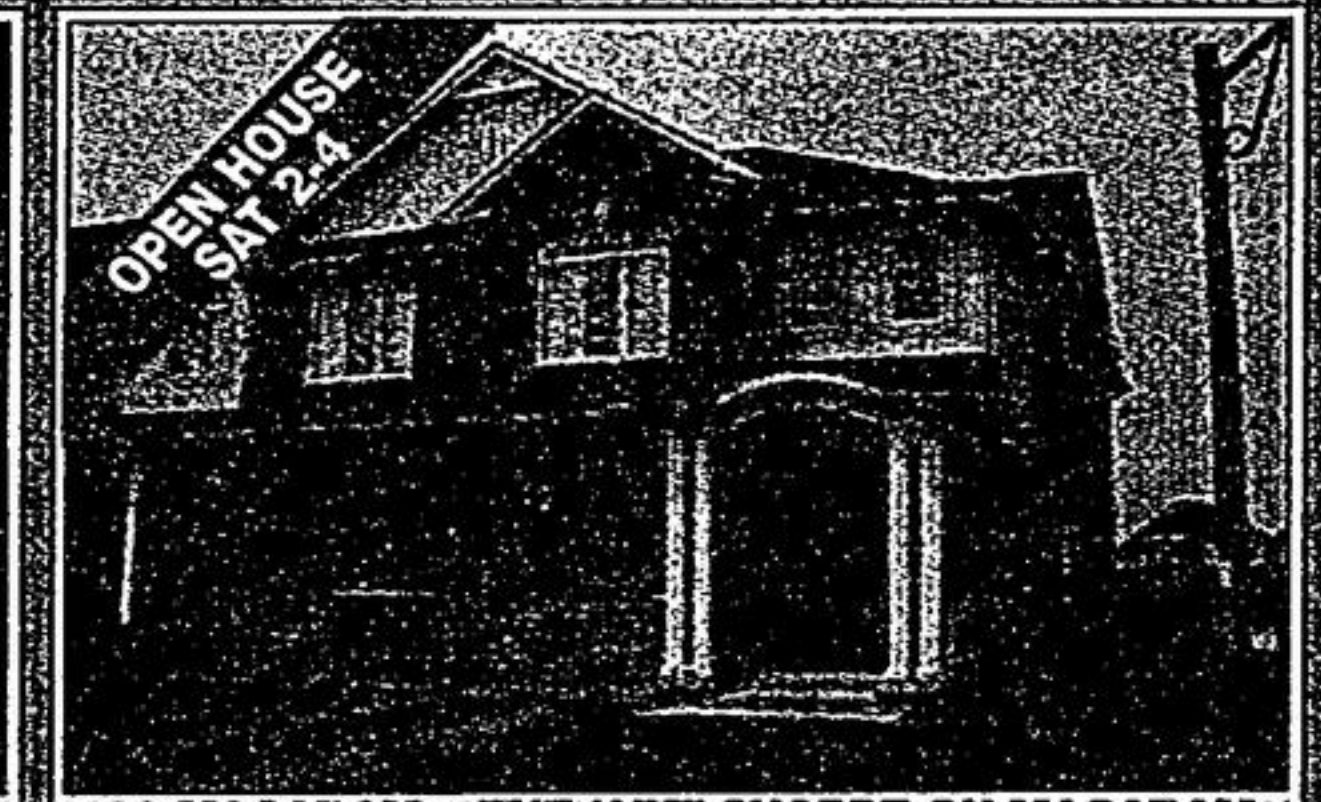
MELISSA



EMMA & JORDAN




SCHOOL'S OUT - SURF'S UP - \$483,000
 In mature "Sherwood Estates". Delightful 4 bedroom family home with hardwood floors on main & 2nd, large family room with walkout to large play area & large pool area & even room for skating rink. Call today. Sylvia Houghton* or Katherine Morgan*, 905-947-9300. CH 201



26 MACADAM - THE 'ART' SHOPPE ON MACADAM! - \$353,000
 Laurier built, 4 bedrooms, 3 washrooms. Eat-in kitchen with breakfast area & walk out to backyard. Main floor laundry. Neutral broadloom. Call Sylvia Houghton*, 905-947-9300 for more details. CH 201




20 SARATOGA - SPLISH, SPLASH YOUR SUMMERS AWAY - \$497,000
 Fenced yard. Inground pool with Baracuda & Elephant Winter blanket. 4 bedrooms, 4 washrooms, finished basement. Gas fireplace. 4 appliances. Approx 3028 sq. ft. Call Sylvia Houghton*, 905-947-9300. CH 201



12 ACRES
AN UNFORGETTABLE SUMMER - \$998,000
 Experience yours on these 7 beautifully manicured acres with ponds, tennis court & swimming pool as well as unique 1 bdrm chalet on property. Executive home with amazing attention to detail. Prof fin bsmt. Must be seen! Call now. Sylvia Houghton* or Katherine Morgan*, 905-947-9300. CH 201



BUILDERS OWN HOME IN "ANGUS GLEN" \$1,350,000
 Every upgrd imaginable, hdwd t/o, amazing custom kit w/granite, 10 ft cell on main flr, sep liv/din w/coffered cell, huge FR w/oak entertainment sys, 2 w/o to patio, fully fin bsmt w/sep ent, 60x139' lot, 3 car gar. Derek Houghton*, 905-947-9300, www.derekhoughton.com CH 201



UNSURPASSED QUALITY, DAD APPROVED - \$1,688,000
 Unbelievable finishings in this magnificent home - w/5+1 bdrms, 5 wshrms, finished bsmt, gourmet kit, limestone flrs heated in kit & bsmt. Gleaming hdwd, pot lights galore, even 400 amp, back up generator + internet cable in every rm: An incredible list of upgrds. Sylvia Houghton*, 905-947-9300. CH 201



LUXURY, LIFESTYLE, LOCATION DAD WILL LOVE THIS ONE! - \$1,828,000
 Custom perfection in this 4+1 bdrm, 5 wshrm masterpiece: 6 rms on main flr. Impressive foyer. 3 FPs. Exquisite Cumaru hdwd t/o. 5105 sq ft of luxury. Koller faucets, Toto toilets, every detail thought of. See it today w/Sylvia Houghton*, 905-947-9300. CH 201



OPPULENT EXECUTIVE FATHERS DAY GIFT!!! - \$1,950,000
 4+1 bedrooms, 5 washrooms, family rm & den. Granite floor in kitchen, exquisite hardwood. 8 b-in appliances. Reverse osmosis water system. Custom to perfection. Call for details Sylvia Houghton*, 905-947-9300. CH 201



A POOL FOR DAD - \$627,000
 Spottless 4 bdrm "Heron", home w/Marley roof, prof fin bsmt w/gas FP, comb LR & DR, cath cell in master, marble fireplace, hdwd flr in fam rm. Short walk to public & sep schls, Unionville High. Call now Sylvia Houghton* or Katherine Morgan*, 905-947-9300. CH 201



(WOODBINE/16TH) 3 CAR GARAGE - \$628,800
 4 lg bdrms w/4 pc ens, w/ closet, hdwd in liv/din + fam rm w/gas FP, beautiful renovated eat-in kit w/granite. Amazing fin bsmt w/wall to wall maple cabinetry & gas FP. 9 ft cell, 2 tier cedar deck. Call Derek Houghton*, 905-947-9300, www.derekhoughton.com CH 201

Happy Father's Day

A Dad is a person who is loving and kind, And often he knows what you have on your mind.

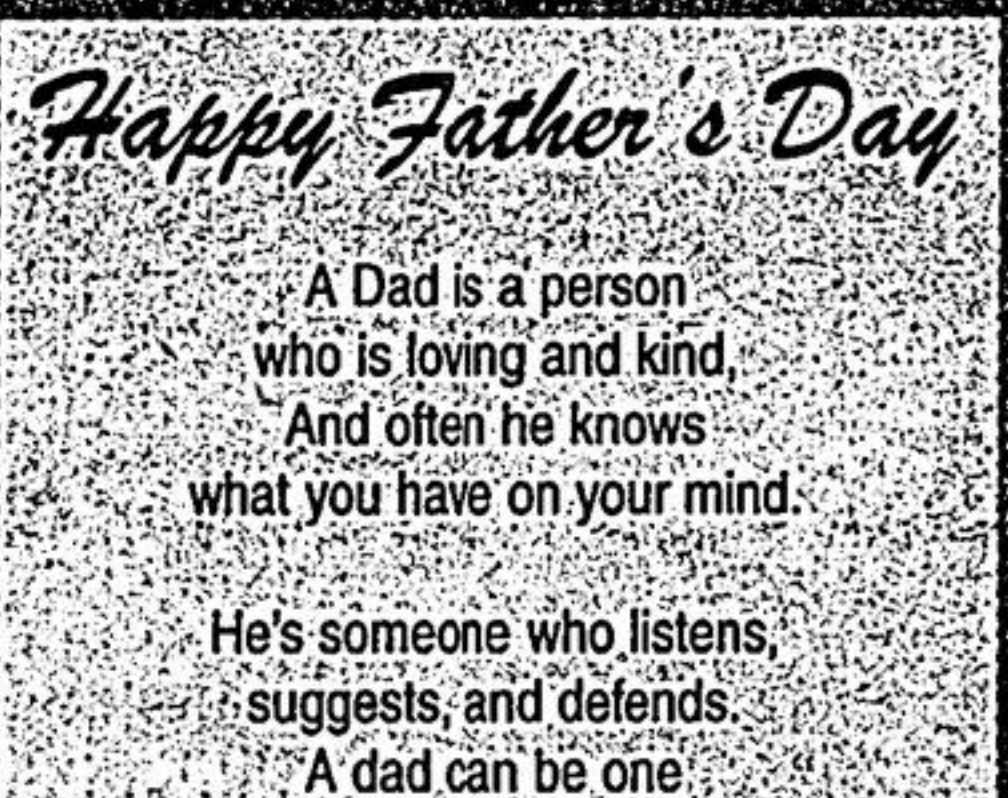
He's someone who listens, suggests, and defends. A dad can be one of your very best friends!

He's proud of your triumphs but when things go wrong, A dad can be patient and helpful and strong.

In all that you do, a dad's love plays a part. There's always a place for him deep in your heart.

And each year that passes, you're even more glad. More grateful and proud just to call him your dad!

Thank you, Dad... for listening and caring, for giving and sharing, but, especially, for just being you! Happy Father's Day.



EMERALD HILLS GATED COMMUNITY - \$698,000
 Outstanding Aspen Ridge executive bungalow w/loft. Features gorgeous view over golf course. Premium lot, 4 bedrooms, walkout bsmt & so much more. Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300. CH 201



IN TIME FOR FATHERS DAY, RICHMOND HILL BEAUTY - \$699,700
 Formal living/dining, fireplace in main floor family room: Centre island kitchen. Hardwood floors, pot lights. Wrought iron staircase open to basement. Library. 4+1 bedrooms. Call Sylvia Houghton*, 905-947-9300. CH 201




FABULOUS LOCATION - FATHER KNOWS VALUE - \$308,800
 Close to Hospital, transportation on sought after court. 3 bedrooms, 3 washrooms. Prof fin bsmt. Hardwood in living/dining. In Vogue colours. Brick FP, new patio. See it today with Sylvia Houghton*, 905-947-9300. CH 201



PRETTY AS A PICTURE IN PICTURE PERFECT CORNELL - \$427,700 - DAD APPROVED
 Detached 3 storey, upgrd broadm t/o. Pro fin bsmt, walk to school & Markham Stouffville Hospital. Gas FP in family rm. 2nd family rm could be a 4th bdrm. See this lovely home with Sylvia Houghton*, 905-947-9300. CH 201



PRIVATE TREET LOT, BOTANICAL GARDENS - DAD'S RETREAT - \$463,000
 Close to all amenities. 4+1 bedrooms, 4 washrooms. Finished basement. Greenhouse kitchen w/granite floor, main floor family room w/fireplace. Many upgrades thru out. Call Sylvia Houghton*, 905-947-9300. CH 201



JAW DROPPING GOOD LOOKS! (JUST LIKE DAD) - \$557,000
 Amazing layout, custom deck, pond, private lot. Upgrd windows. Fabulous Binns kit. 4 bdrms. Upgrd bdrbm, upgraded pot lights, stripped hdwd w/stunning custom detail, FP in Fam rm. Sylvia Houghton*, 905-947-9300. CH 201