

# Sutton

Sales Representative, Broker, Broker of Record

## SUTTON GROUP HERITAGE REALTY INC., BROKERAGE

Independently Owned and Operated

905-471-2000 • 416-798-0800

www.suttonheritage.ca

OPEN HOUSE SUNDAY 2-4 ~ 255 FINCHMAN AVENUE



**OPPORTUNITY AWAITS!!!**  
Spacious 4 Bedroom, updated & renovated thru-out. Newer kitchens, baths, doors, Hi Eff. 3 car patterned concrete driveway. Gorgeous, private apartment with separate entrance. \$\$\$ Thousands spent on renovations. See virtual tour for inside photos [www.adellenglish.ca](http://www.adellenglish.ca)  
Call Adella today @ 905-471-2000

LOCATION! LOCATION! LOCATION!



**HAVE THE BEST...**  
...of both worlds here in this family friendly 3+2 bdrm ranch bung on fantastic 1/2 ac lot. Entry feel yet minutes to Markham or Stouffville. Priced to sell @ \$439,000. Call Jenny Knott @ 905-471-2000, [www.jennyknott.ca](http://www.jennyknott.ca)

John & Linda Hawco (905) 471-2000



Planning to buy or sell a home in the older established neighbourhoods of Markham or Unionville? We Can Help You Either Way. Check our website for complete photos: [www.john-lindahawco.com](http://www.john-lindahawco.com)

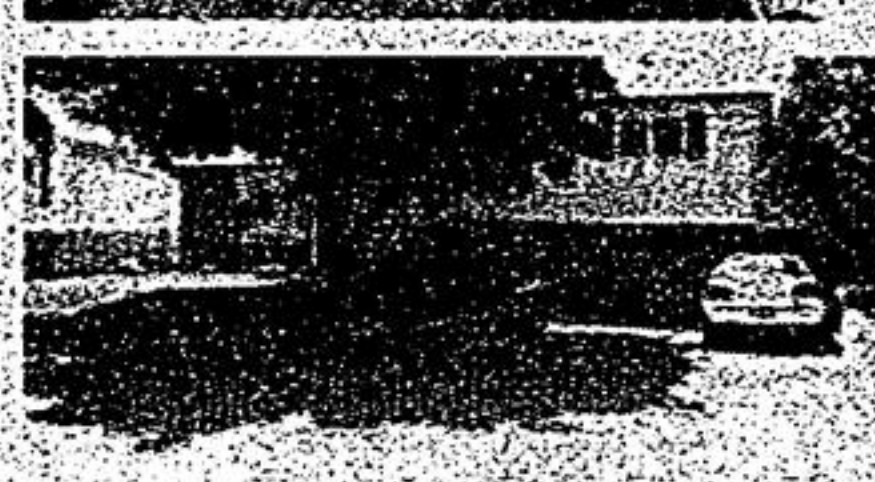
No Open Houses Planned So Call For Showing Appointments



**Fresh On The Market - 5 Bdrm Home**  
Spacious 2919sf Greenpark built home in a desirable Markham neighbourhood, walk to the Go Train. Upgraded windows, '02 roof, '01 +- Spotless and in mint move-in condition. Private backyard includes 5 appliances & central air +- \$448,000



**Just Listed - 20 Brookfield Court**  
Sensational Private Lot (see photos on web) Upgd 4 bdrm on near 1/3 acre lot in Markham Village. A beautiful home on a magnificent lot. Walk to Go Train Station, elementary & high schools. Fin. basm't, 1/2 G pool +- \$535,000



**Just Listed on Popular "Sir Street"**  
Recently renovated throughout with new kitchen 2 full baths, family & rec rooms. Hardwood floors & upgraded broadloom in fam & rec rms. Crown mouldings, pot lights, central air, large party deck & private backyard. Near schools, parks +- \$399,900



**WHY CHOOSE US?**  
• 8 Years Experience  
• Competitive Commission  
• Chinese & English



21 OMEGA ST....  
SOLD AT THE HIGHEST PRICE  
ON THE STREET

Direct Line:  
416.303.5878  
416.818.7508  
客户的利益最重要!  
Clients are always first on our list!

OPEN HOUSE SAT & SUN 2-4 PM



**TOO NEW FOR PICTURE**  
524 HOOVER PARK, STOUFFVILLE  
Just Listed! Beautiful 2700 sq. ft. Home. 2.5 Years New. Designer Decor. Upgraded Throughout. Steps to Community Centre, Park, GO Train & School.

I would like to invite you to visit a home that I have listed for sale. It is a bungalow with a large living room and dining room combination and a cozy sunroom with a walkout to a deck with an electric awning. The master has 5 piece ensuite. On the same floor is a den/second bedroom, laundry room and kitchen. The basement is finished. Offered at \$539,900. Please call me for an appointment to view this fabulous home in SWAN LAKE



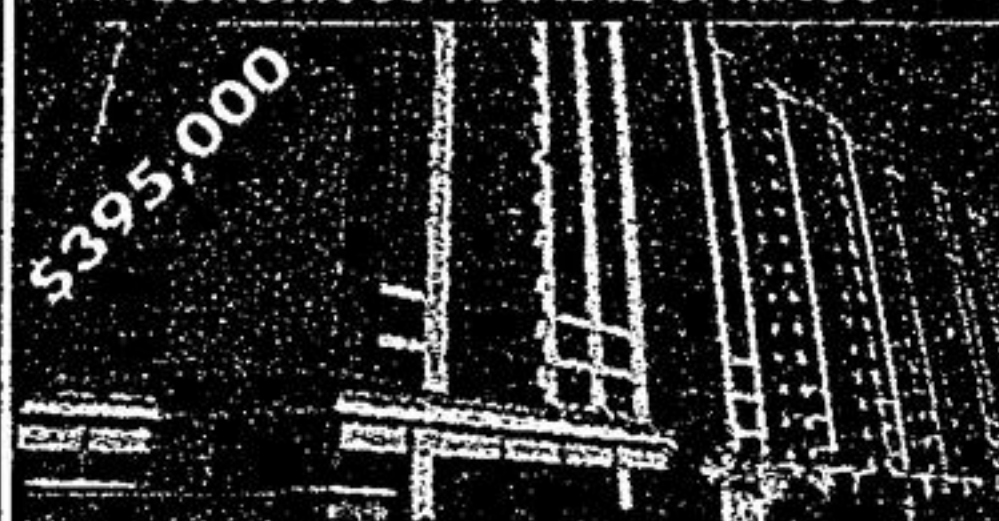
**HAVE YOU CONSIDERED A CAREER IN REAL ESTATE?**  
Take the job for a test drive in our REAL ESTATE SIMULATOR go to [www.suttonheritage.ca](http://www.suttonheritage.ca) click on career information, then skills assessment to take a free on-line, confidential assessment to determine if you have the skills and personality.  
**For more information or an invitation to our Career Night Call us at 905-471-2000**

BRAND NEW LISTING!



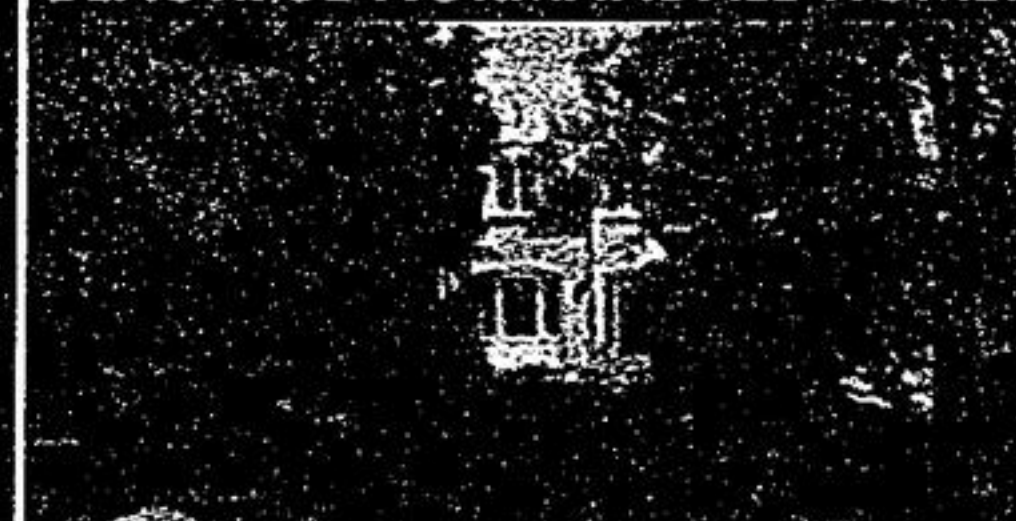
**AMAZING 3 YEAR OLD**  
Yorkwood 3 bdrm home. Cath ceiling, solid oak upgraded kit, strip hardwood floors, loaded with upgrades. Flooring is all that's left to do to complete the prof finished basement. Huge backyard!

LUXURIOUS MANDEL SPRINGS



**TRIDEL EXCELLENCE**  
Penthouse, with 9 ft ceilings. Spotless attractive decor. Offered at \$249,900  
For Quality Personal Service call (905) 471-2000

BEAUTIFUL NORMANDELE HOME!



**WALK TO MAIN STREET, UNIONVILLE**  
Family room with fireplace. Professionally finished basement with two bedrooms, kitchen and three piece bath.

OPEN HOUSE SUN 2-4 ~ 7882 HWY 7 E.



**LOCUST HILL, MARKHAM**  
Beautiful Century Home in the Quaint Hamlet of Locust Hill. Breathtaking Landscaping on Mature Grnds w/2 Decorative Ponds. Huge Country Kill Master Bdrm Retreat w/Cath Cigs, Ens & W/I Closet. Barn, Workshop. Backs to Rouge Valley Pk. \$499,900! MLS# N1156506



PICTURE PERFECT...



**LRG UPGRADED FAMILY HOME**  
Approx. 3500 sq. ft. of living space! Beautiful, eat-in entry kit w/w/o to custom priv deck. Wd flrs on both levels. Dream master bdrm w/retreat, sitting area. Excellent value of \$459,000. Call Jenny Knott @ 905-471-2000 now.

I'll help find the mortgage that is perfect for you at very competitive rates and service that will exceed your expectations:

- Refinancing/equity take out
- Resale • New construction
- Switching your mortgage to RBC

For valuable advice on rates, terms and options, please contact me, your RBC Mobile Mortgage Specialist.

Robert Kavanagh 416-414-6815

SEON, GUTSTADT, LASH LLP BARRISTERS AND SOLICITORS

**Stephen D. Seon**  
B.A., LL.B.  
REAL ESTATE/WILLS & ESTATES/BUSINESS LAW  
TORONTO  
4950 Yonge St. Ste. 1800 Toronto, ON M2N 6X1  
**MARKHAM**  
6061 HWY. #7 East Markham, ON L3P 3B2  
TEL: (416) 224-0224 Ext. 310  
FAX: (416) 224-0758  
Email: [sseon@torlaw.com](mailto:sseon@torlaw.com)

HOT PROPERTY ~ HOT PRICE!



**77 ROXBURY STREET**  
Fabulously located across from park & playground. Sunken FR w/2 storey ceiling & 2 sided FP & much more. Priced at \$509,000.  
"Helping YOU find a place called HOME!"  
If you want a free evaluation or are looking to purchase, please let me know & I'll get working for you!

OPEN HOUSE SUN 2-4 PM



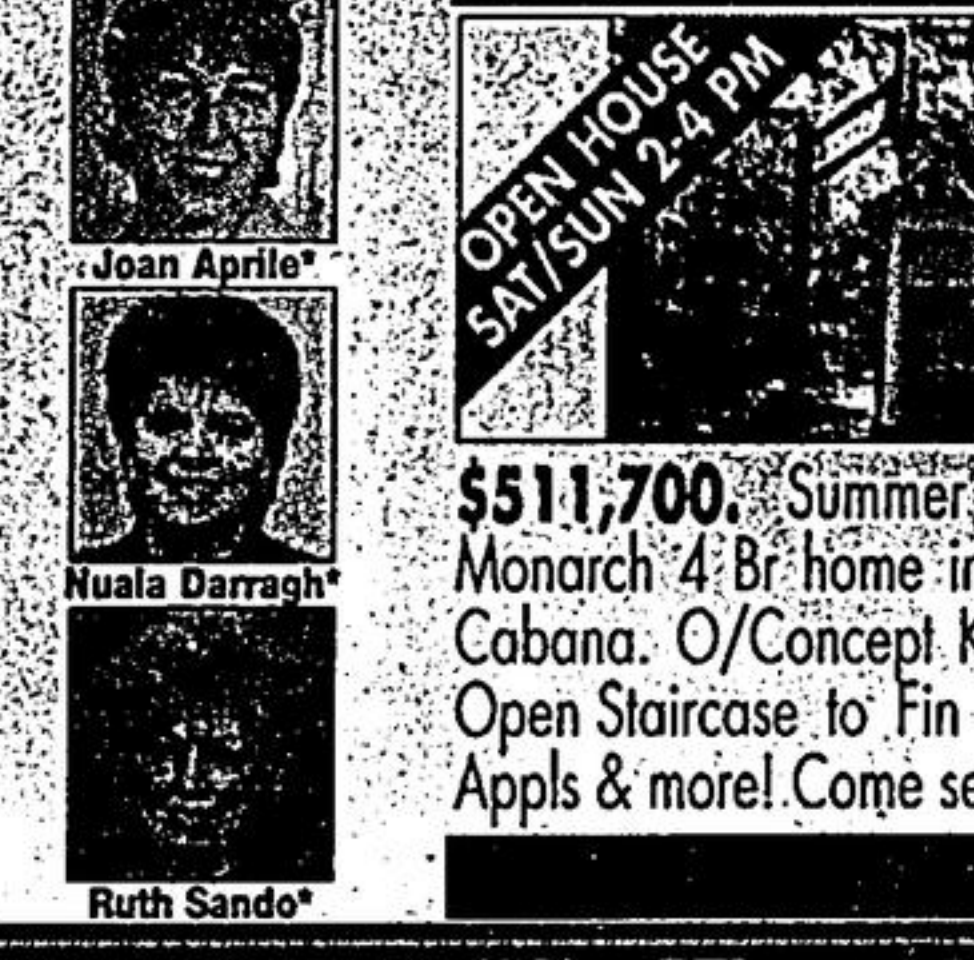
Greenpark 4 bedroom features spacious LR & DR. Main floor family room, country kitchen overlooks custom deck and park setting. Professionally finished lower level with 5th bedroom. \$\$\$ in upgrades.

SOME RECENT SOLDS

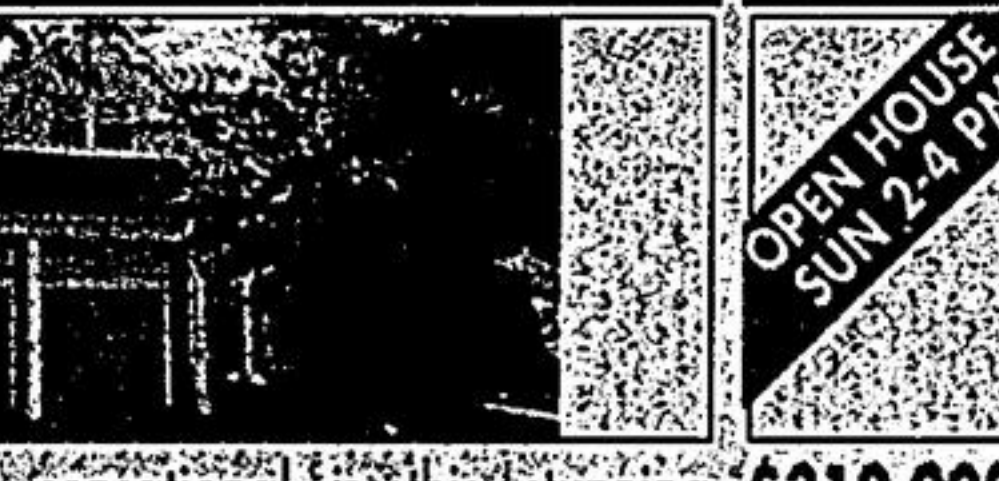
- 7 Galsworthy
- 20 Dean Park
- 17 Cornell Commons
- 5 Rainsford
- 33 John Buton

Call Rodeen for an Evaluation at No Cost to You. Professional Service with Proven Results.

NETWORK TEAM



DESIGNED FOR LEISURE ~ 24 WATERBRIDGE LN.



**\$511,700.** Summer is sensational in this stunning \$312,000. New! New! New! to the market! Move-in Monarch 4 Br home in Bridletrail. Fab lo W/IG Pool & cond condo TH in small pocket of well-maint'd units in Cobana. O/Concept Kit/FamRm. Ldry Rm on Upper Lvl. Markham Vllg. Backs to Ravine for privacy & enjoyment. Open Staircase to Fin Bsmt. Designer Neutral Decor. 6 Fin top-bottom. Lg princ rms. 2 FPs. 3 bdrms. Eat-in kit. Appls & more! Come see for yourself! **Nuala Darragh**. Sep DR o/I LR & more. See you Sunday! **Ruth Sando**.

12 HEPWORTH WAY, MARKHAM (CHURCH/ELM)



Call Rodeen for an Evaluation at No Cost to You. Professional Service with Proven Results.
