





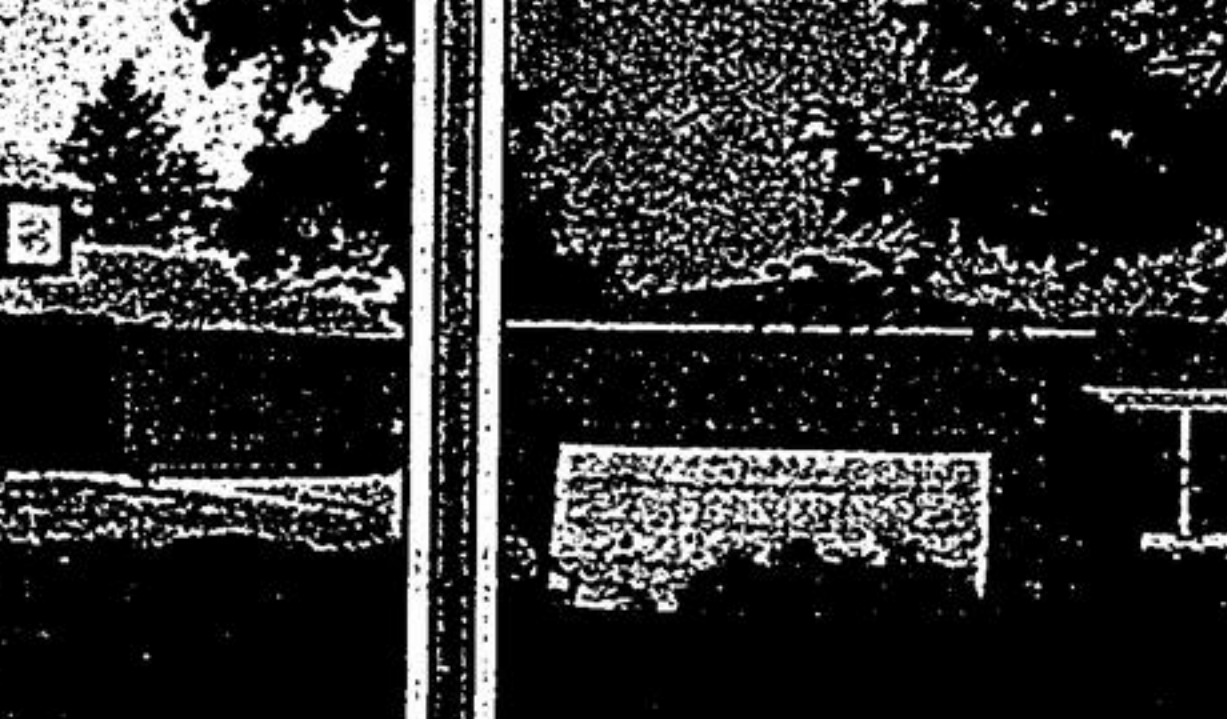

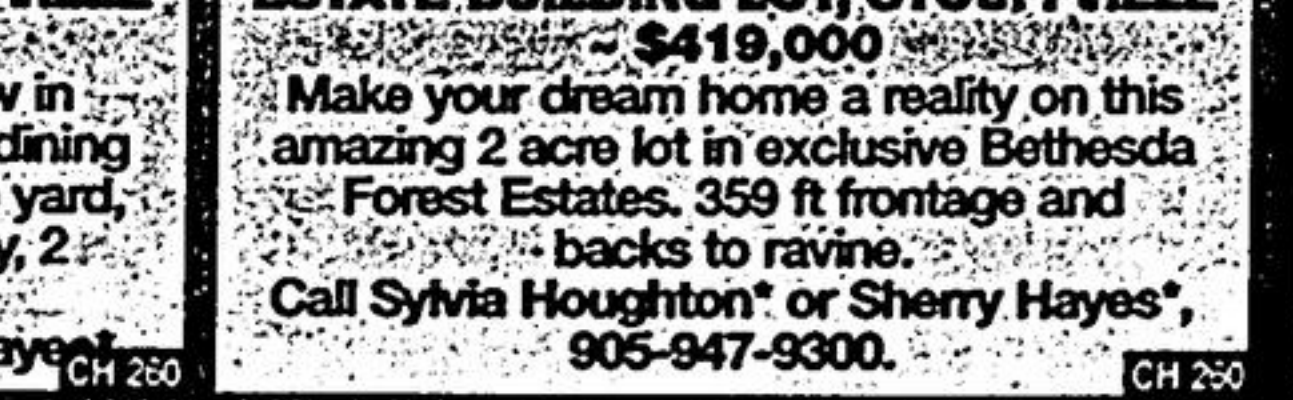


 <p><b>OPEN HOUSE SUNDAY 2-4 PM</b></p>	 <p><b>OPEN HOUSE SATURDAY 2-4</b></p>	 <p><b>OPEN HOUSE SUN 1:30-3:30</b></p>	 <p><b>OPEN HOUSE SUNDAY 2-4 PM</b></p>
<p><b>ANGUS GLEN BOASTS "THE BEST"</b> 16 COLTY DRIVE - \$473,000 Immaculate &amp; Perfect 3 bedrooms, open concept kitchen/family with fireplace, combined dining &amp; living, premium fenced yard. Perfection Personified. Call Sylvia Houghton* or David Houghton*, 905-947-9300</p>	<p><b>15 ADDINGTON SQUARE, UNIONVILLE</b> - \$748,500 Great location, immaculate, well maintained home. Bright open foyer, 4 spacious bdrms, finished basement, walk-out to covered deck, walk to UHS, Main Street, parks &amp; pond. Call Sylvia Houghton* or Clennie Faser-Mangialardi, 905-947-9300.</p>	<p><b>MCCOWAN/HWY. 7 "CONSERVATION"</b> 3 WALKERTON - \$557,000 4 bdrms, 3bths, 3 fireplaces, approx \$100,000 in renovations, main floor library &amp; magnificent family room addition &amp; heated inground pool! Walk to St. Pat's &amp; Crosby #1 Schools. Call Sylvia Houghton*, 905-947-9300.</p>	<p><b>213 SECOND STREET, STOUFFVILLE</b> FANTASTIC LOCATION - \$273,000 4 bdrms, 3 washrms, 3 fireplaces. This charming home features 2 bdrms &amp; beautiful front porch, located in a very desirable area. Walk to Main Street; buses, train, churches, schools, shoppes, parks &amp; more!! Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300.</p>
 <p><b>A QUALITY HOME ON 130FT LOT</b> 49 DELHI CRES - \$848,000 5 bedrooms, 4 baths, a beautiful kitchen with walk-out and built-in appliances. All renovations quality and magnificent. All the bells and whistles here.</p>	 <p><b>PARADISE FOUND!!!</b> - \$1,988,000 Custom home backing onto golf course!! Huge 80' x 190' private yard, backyard oasis with custom Granite pool &amp; spill-over spa, 4 + 2 bedrooms, 7 baths, hardwood, crown moulding, custom media room, triple car garage. Call Sylvia or Dave Houghton*, 905-947-9300.</p>	 <p><b>AN ELEGANT 2.7 ACRE ESTATE</b> - \$1,888,000 4 bedrooms, 3 washrooms, 3 fireplaces. Approx 5400 sq. ft., formal living/dining, 4 bedrooms, centre island kitchen, built-in appliances, walk-out basement, treed ravine lot, 3 car garage, beautifully appointed thru-out. Call Sylvia Houghton*, 905-947-9300.</p>	 <p><b>120FT LOT - BUILDER'S OWN HOME</b> - \$1,698,000 From the grand, impressive entrance on, elegance abounds. Brazilian hardwood, stunning staircase, 4+1 bedrooms, 5 baths, 3 fireplaces, gourmet kitchen, it's 5105 sq. ft. of amazing luxury. Call Sylvia Houghton*, 905-947-9300.</p>
 <p><b>AWESOME AND THEN SOME</b> - \$1,577,000 173ft. lot, 5 + 1 bedrooms, 5 baths, finished basement, gleaming hardwood, pot lights galore, 9' &amp; 10" ceilings, internet in every room. A builder's own home so you know every detail is thought of. See it today with Sylvia Houghton*, 905-947-9300.</p>	 <p><b>"CHIAVETTI" BUILT - REGAL COURT!</b> \$1,248,000 Outstanding 5+3 bedroom custom home offers granite floors &amp; counter, hardwood, 8 bths, prof finished basement and a "5 car garage". Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300.</p>	 <p><b>FIRST CLASS "INSIDE &amp; OUT"</b> - \$888,000 4 bedrooms, 4 washrooms. Shows to perfection. Amazing botanical gardens with mature landscaping surround this beautiful home. \$300,000 in upgrades thru-out, 4 + 1 bdrms, 5 bths, a Grecian dining rm. From the marble entrance on, this home has "style". Call Sylvia Houghton*, 905-947-9300.</p>	 <p><b>WATER FRONT W/AMAZING SUNSETS - SCUGOG</b> - \$888,000 California style bungalow w/over 4,000 sq. ft. of finished area, comb kit/din/great rm w/cathedral cell &amp; maple hwd, 3+2 bdrms, w/o fin bsmt w/bar &amp; games rm, 2 woodburning FPs, 120x842 ft lot, irrigation sys, 3 car gar &amp; lots more. Call Derek Houghton*, 905-947-9300 or</p>

# MOVE UP TO THESE HOMES AND "SYLVIA HOUGHTON" WILL BUY YOUR HOME FOR "C-A-S-H"

 <p><b>OPEN HOUSE THURS OCT 18, 12-2</b></p>	 <p><b>114X158 LOT</b></p>		
<p><b>62 EMERALD HEIGHTS (WARDEN/EMERALD HILLS GOLF COURSE) - A GOLFER'S PARADISE</b> - \$848,000 A stunning bungalow with loft; 4 bedrooms, approx 3523 sq. ft. Exquisite hardwood floors, 11 ft ceilings in living/dining, library &amp; family room on main level. Quality &amp; style abounds, a must see. Call Sylvia Houghton*, 905-947-9300.</p>	<p><b>"CELLINI KITCHEN" - UNIONVILLE</b> - \$797,000 Spectacular, lot &amp; outstanding "renovated" bungalow, hardwood floors, 3 bedrooms + 1, fantastic location only minutes to Main Street Unionville. Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300.</p>	<p><b>SNOW SHOVEL NOT REQUIRED!</b> - \$739,000 Close the door &amp; relax in this stunning condo bungalow with loft. Approx 2601 sq. ft. 12' ceilings, award winning gourmet kitchen, end unit, windows galore, 3 bedrooms, 3 baths, gated community. Call Sylvia Houghton*, 905-947-9300.</p>	<p><b>RICH &amp; ROYAL IN RICHMOND HILL</b> - \$699,700 Stunning 4+1 bedroom with 4 baths, built-in appliances in centre island kitchen. Family room has gas fireplace, formal living/dining room. Call Sylvia Houghton*, 905-947-9300.</p>
 <p><b>END UNIT!!!</b> - \$358,800 Location! Location! Location! Fronts onto a park! Features 3 bedrooms, 3 bathrooms, hardwood, approx 1700 sq. ft. double attached garage, finished basement. Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300.</p>	 <p><b>"BEST IN A BUNGALOW"</b> LOCATION, LOCATION, LOCATION - \$677,000 3 + 1 bedrooms, 3 baths, finished basement, 2 fireplaces, sunroom, renovated eat-in kitchen, cathedral ceilings in living/dining room, French doors. Call Sylvia Houghton*, 905-947-9300.</p>	 <p><b>I HAVE IT ALL!</b> - \$534,800 2 story, 4 bedrooms, 4 baths, hardwood on 1st &amp; 2nd floors, marble in kitchen &amp; entrance, newer windows, furnace &amp; roof. 66x100 ft yard, 4 car driveway, professionally landscaped, sprinkler system. Call Dave Houghton*, 905-947-9300.</p>	 <p><b>FAIRGATE BUNGALOW/ STOUFFVILLE</b> - \$419,000 Beautiful 2+1 bedroom bungalow in Stouffville features spacious living/dining rooms, eat-in kitchen with w/out to yard, fireplace in master, mn fir laundry, 2 kitchens, finished basement. Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300.</p>
 <p><b>APPROX 2 ACRES</b></p> <p><b>ESTATE BUILDING LOT, STOUFFVILLE</b> - \$419,000 Make your dream home a reality on this amazing 2 acre lot in exclusive Bethesda Forest Estates. 359 ft frontage and backs to ravine. Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300.</p>			