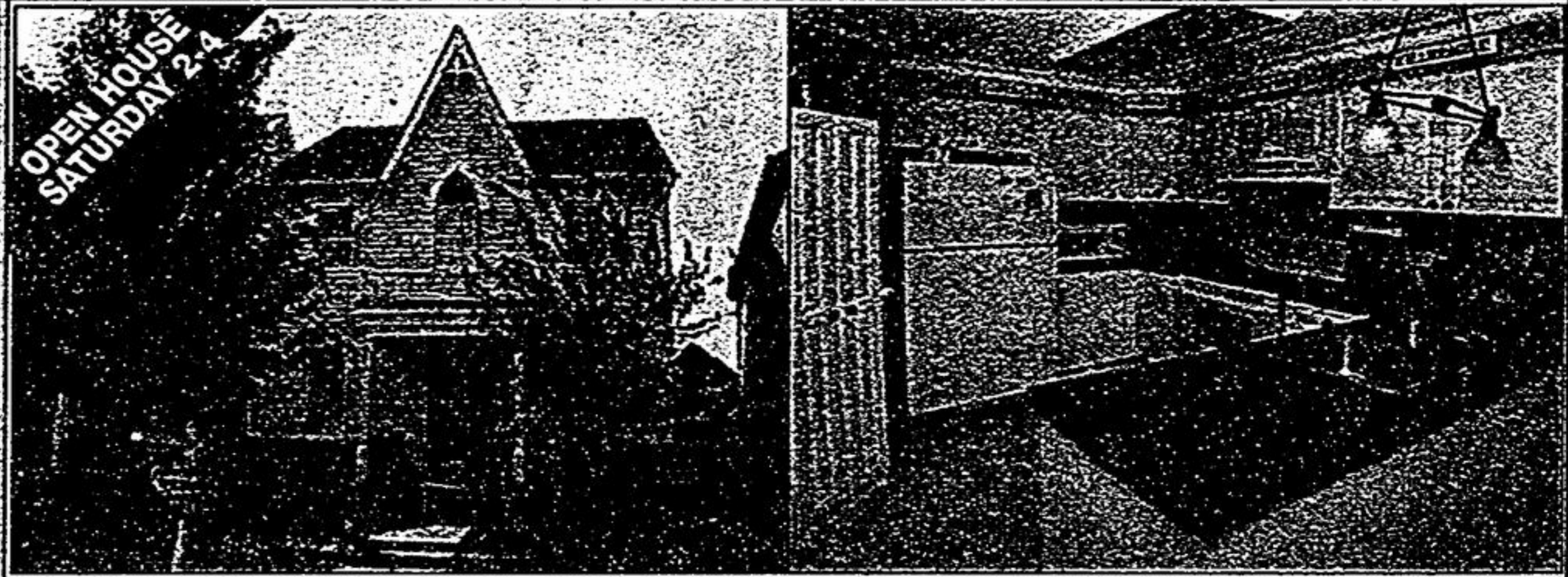
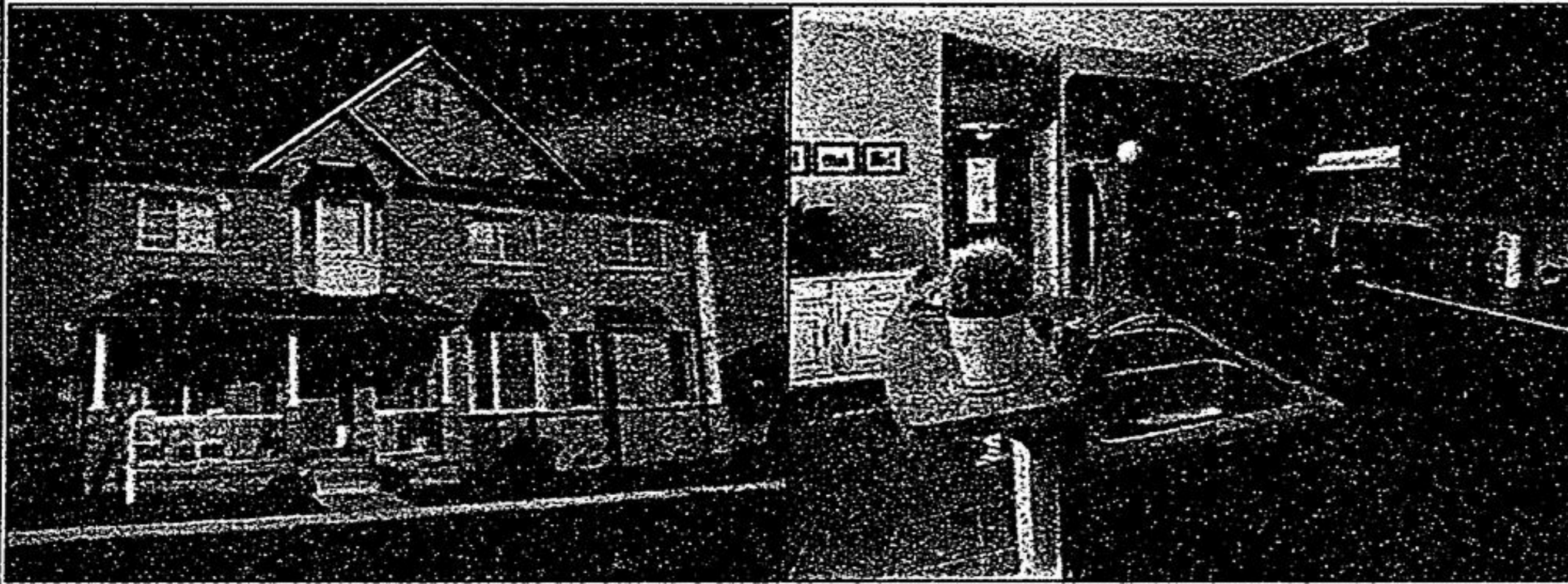




NEW LISTING
MAGNIFICENT! 41 FORTY SECOND STREET, UNIONVILLE - \$618,000
 This stunning executive 3200 sq. ft. home features upgrades & updates galore. Hardwood floors, designer kitchen and baths with granite, open concept, inground pool!!!
 Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300. CH 260



OPEN HOUSE SATURDAY 2-4
ANGUS GLEN GEM! - 16 COLTY - \$473,000
 Decorated & painted to perfection! Located on a quiet street on a PREMIUM LOT. Huge eat-in kitchen, California shutters throughout. Wall sconces, closet organizers, crown mouldings, 50oz broadloom plus more! Call Sylvia* or Dave* Houghton, 905-947-9300. CH 260



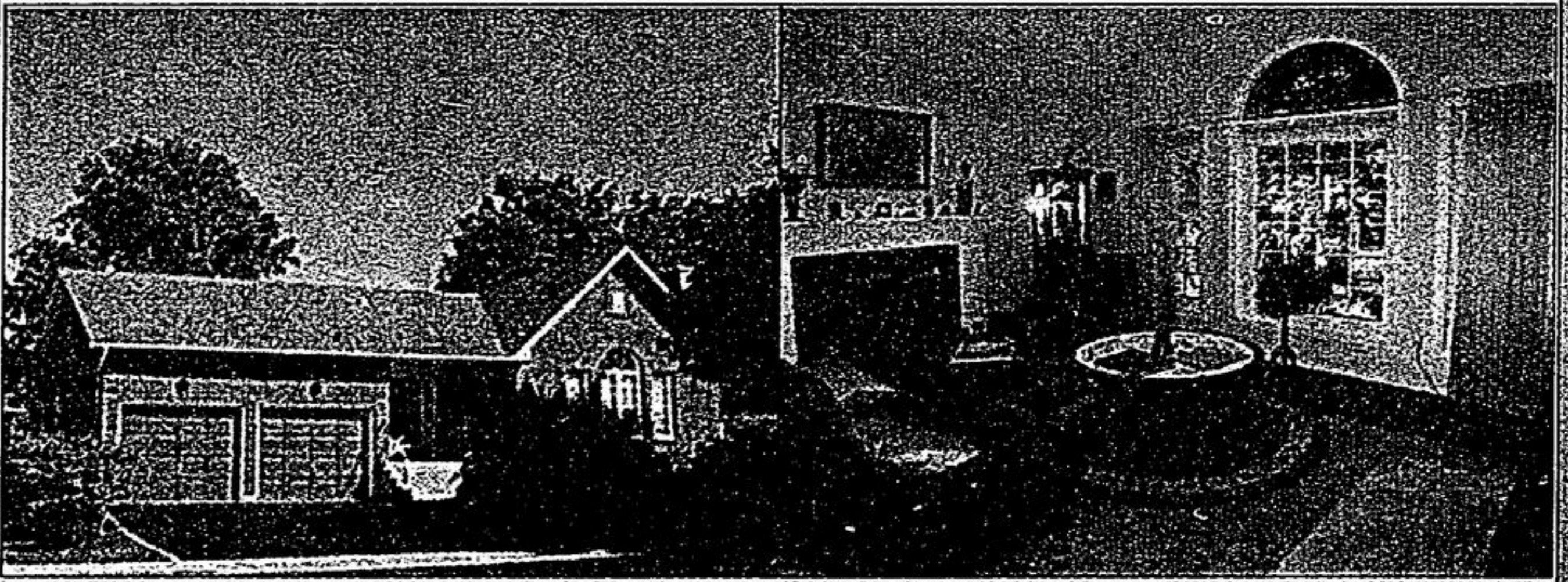
PERFECTION FOUND!!! - \$367,000
 Hardwood in living & family room. Gourmet kitchen with extra tall cabinets, fireplace with custom mantle, 3 bedrooms & 3 baths. 9 ft ceilings. Painted with in vogue colours. Shows 10+++
 Call Sylvia* or Dave* Houghton, 905-947-9300. CH 260



"CONSERVATION" - 3 WALKERTON - COME SEE, COME SIGH - \$557,000
 4 bedrooms, \$100,000 in renovations, magnificent family room addition. 3 fireplaces. Heated inground pool. Main floor family room & library. Walk to Crosby & St. Pat's School. Make your appt today!
 Call Sylvia Houghton*, 905-947-9300. CH 260



3 CAR GARAGE
81 LAKEWOODS DR. - \$897,000 - STOUFFVILLE "CAMELOT"
 Aurora Rd, E of 9th Line. 2 acre lot surrounded by trees, custom 3 bedroom bungalow with main floor den, open concept, granite countertops, hardwood floors, 4 baths, 3 car garage. See you Sunday!
 Call Sylvia Houghton* or Katherine Morgan*, 905-947-9300. CH 260



OPEN HOUSE SUNDAY 2-4 PM
WHO WANTS A BUNGALOW! - \$677,000
 In Markham's Rosedale, this lovely 3+1 bedroom home has a finished basement & shows to perfection. Centre island in renovated kitchen, sunroom on main floor, 2 fireplaces, many upgrades thru-out & must be seen to be appreciated. Call today Sylvia Houghton*, 905-947-9300. CH 260

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



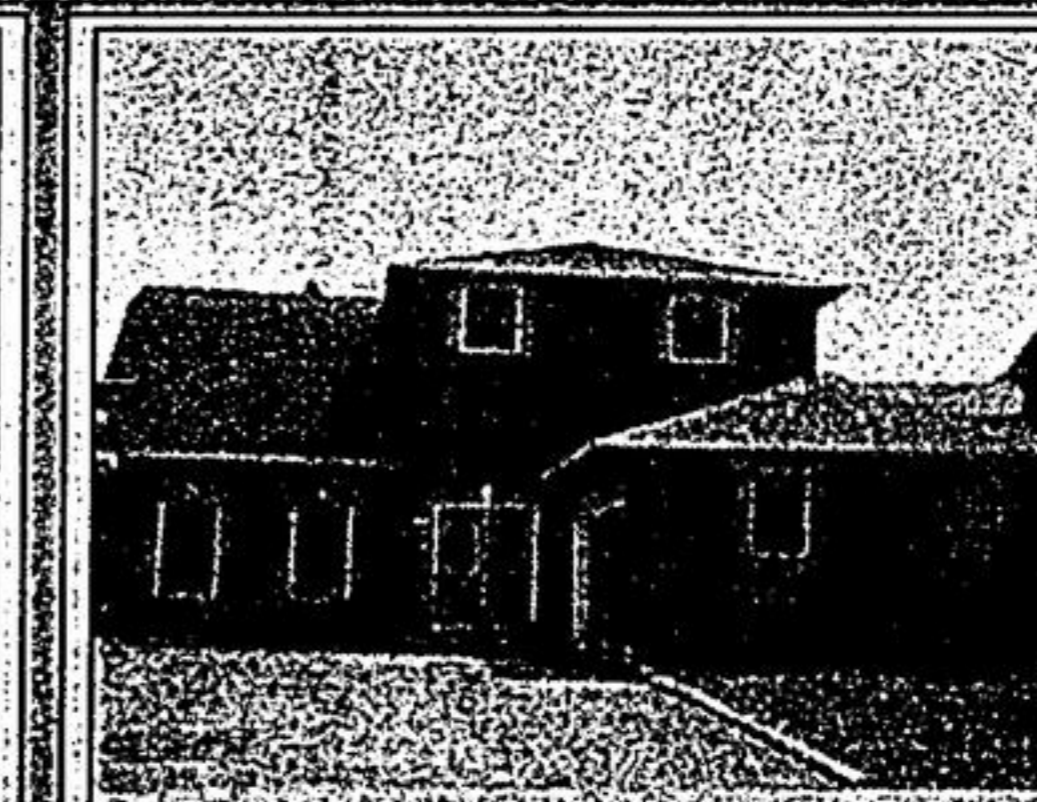
CAPTIVATING BUNGALOW - \$448,000
 Best in a bungalow, totally upgraded, prof finished bsmt, 9' ceilings, hardwood floors, over \$70,000 in upgrades, patterned concrete walkway, 200 amp service. Could be in "Better Homes & Gardens". Call now!!! Sylvia Houghton* or Katherine Morgan*, 905-947-9300. CH 260



NEW LISTING
BEST IN A BUNGALOW - MARKHAM - \$388,000
 3+1 bdrms w/2-4 pc bthrms, hdwd under brdrm on main flr, combined living/dining w/fireplace & w/out to large deck, sep ent to bsmt apt. Huge 70x155 ft lot, eat-in kit. Call Derek Houghton*, 905-947-9300 or www.derekhoughton.com. CH 260



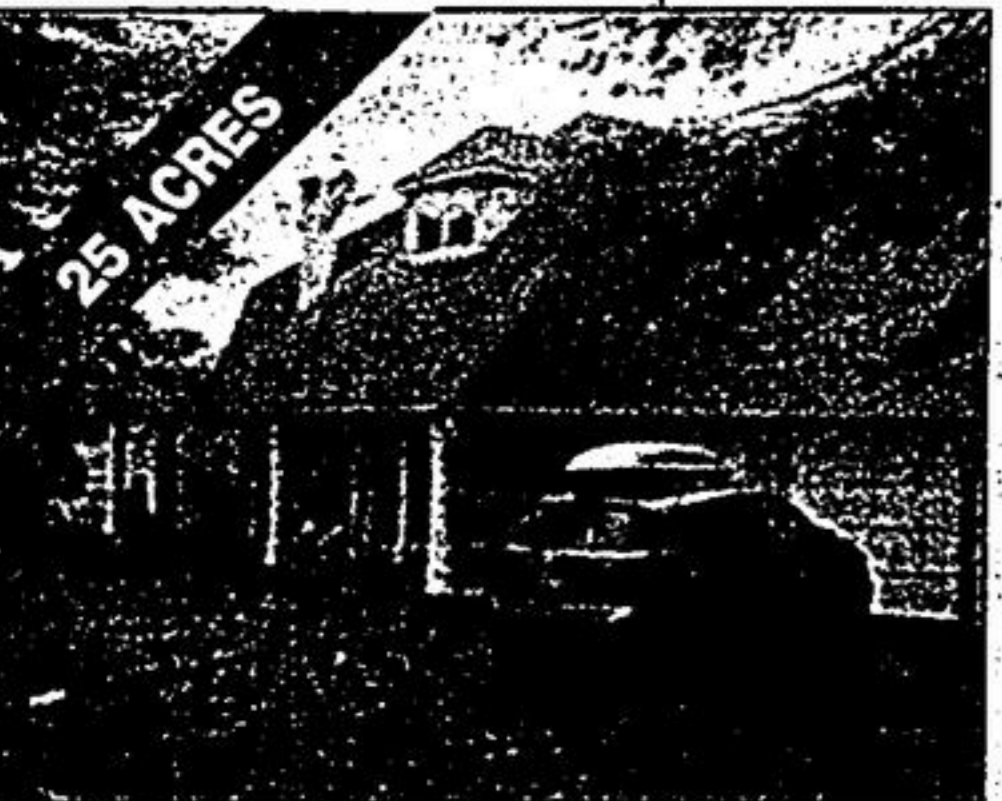
A GOLFING COMMUNITY EXECUTIVE - \$848,000
 4 bedrooms. Centre island and kitchen with granite floor. Main floor library and family room. An amazing bungalow with loft. Approx 3523 sq. ft. Exquisite hardwood floors. Many upgrades thru-out. Call Sylvia Houghton*, 905-947-9300. CH 260



DO YOU WANT "COUNTRY CLOSE TO THE CITY"? - \$367,000
 Then Stouffville's for you! 3 bedrooms, 3 washrooms. Separate living/dining. Walkout from family room off kitchen. 62' frontage. Quaint design close to everything. Start or retire here. Call Sylvia Houghton* for more details, 905-947-9300. CH 260



FAIRGATE BUNGALOW, STOUFFVILLE - \$419,000
 Beautiful 2+1 bdrm bungalow in Stouffville. Features spacious living/dining rooms, eat-in kitchen w/walkout to yard, fireplace in master, main floor laundry. 2 kitchens, finished basement. Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300. CH 260



25 ACRES
IN SEARCH OF EXCELLENCE "F-O-U-N-D" - \$2,788,000
 5+1 bdrms, elegant, gracious, renovated home. 25 acres w/23 stall barn. \$3000/mo income, inlaw suite + rental apt, IG pool. 60x120 indoor arena, 3 car garage, 8 paddocks. "Amazing". Call Sylvia Houghton*, 905-947-9300. CH 260



UNIONVILLE'S MOST PRESTIGIOUS ADDRESS!!! - \$1,988,000
 An absolute showpiece! Located on 80x180' lot. Backyard oasis, huge pool + sill over hot tub. 4+2 bdrms; 7 baths, custom kit, granite, hardwood, fin bsmt. Triple car garage. Theatre rm. Call Sylvia* or Dave* Houghton, 905-947-9300. CH 260



AN ELEGANT 2.7AC ESTATE - \$1,888,000
 Approx 5400 sq. ft. Formal living/dining. 4 bedrooms, 4 washrooms, centre island kit. B/I appls. Walkout basement. Treed ravine lot. 3 car garage. Beautifully appointed thru-out. Call Sylvia Houghton*, 905-947-9300. CH 260



ON 173 FT LOT - INCREDIBLE QUALITY - \$1,577,000
 5+1 bedrooms. 5 washrooms. Finished basement. A kitchen tailor made for Martha Stewart! Approx 4800 sq ft of perfection. Words do this home no justice. Call Sylvia Houghton*, 905-947-9300. CH 260



5 CAR GARAGE
PRESTIGIOUS REGAL COURT, LUXURY!!! - \$1,248,000
 Stunning "Chiavatti" built home, approx 4700 sq. ft. Dramatic 2 storey foyer w/granite flr. Designed kitchen w/granite. 5+3 bdrms & 8 bthms. Prof landscaped + 5 car garage. Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300. CH 260

VIEW THESE HOMES ON ROGERS CHANNEL 260

VISIT US at www.sylviahoughton.ca

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