



Sherry Hayes Sales Representative
Maureen DeFreitas Sales Representative
Glennie Fraser-Mangalard Sales Representative
Katherine Morgan Sales Representative

905-947-9300

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



David Houghton Sales Representative
Sylvia Houghton Sales Representative
Derek Houghton Broker/Owner



MRS. SANTA SAYS "CLEANNESS, CONVENIENCE & CHARM" - \$458,000
 4 bedroom Costain built executive home in Markham Village. Bright greenhouse eat-in kitchen, combined LR & DR, hardwood floors in family room, finished basement. Close to all amenities, mall, schools, parks. Call today Sylvia Houghton* or Katherine Morgan*, 905-947-9300. CH 250



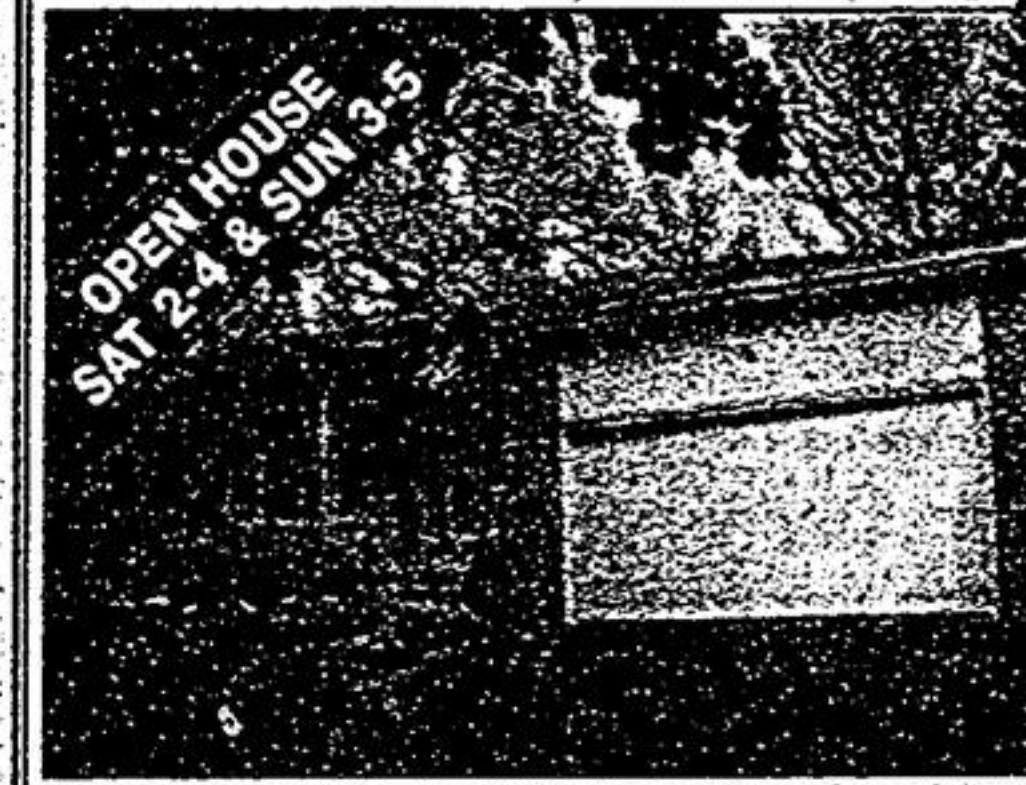
BEAUTIFUL "COSTAIN HOME" BACKS TO PARK - \$468,800
 4 large bedrooms w/4 pc ensuite & w/i closet in master bedroom. Separate dining room w/bovy window & hardwood, main floor family w/fireplace & French doors, large eat-in renovated kitchen, finished basement, door to garage, loads of upgrades! Call Derek Houghton*, 905-947-9300 or www.derekhoughton.com CH 250



OPEN HOUSE SUN 2-4 PM
56 SWEET WATER CRES., RICHMOND HILL - \$458,800
 (Elgin Mills/Bathurst). Gorgeous 3 bdrm home on premium pie lot. Huge eat-in kit w/walkout to deck, combined Living/Dining w/hardwood, massive family rm w/gas fireplace. Amazing fin bsmt w/maple B/I cabinets, 2nd kit & separate entrance. Call Derek Houghton*, 905-947-9300 or www.derekhoughton.com CH 250



OPEN HOUSE SUN 2-4 PM
MR. & MRS. SANTA SAY "A 10" - 16 COLTY DR. "ANGUS GLEN" - \$468,800
 Gracious & immaculate 3 bedroom, 2 car garage & parking pad. Open concept kitchen & family. Combined Dining/Living, upgraded broadloom. Premium lot, too, fireplace too! Call Sylvia Houghton*, 905-947-9300. CH 250



OPEN HOUSE SAT 2-4 & SUN 3-5
ROOM FOR ELEVEN PIPERS PIPING! - \$477,000
54 SENATOR REESORS - 5 LEVEL BACKSPLIT - A "10"
 In this spacious 5 bedroom, 5 level backspllt plus some! Great neighbourhood, walk to schools, transportation & Hospital. Beautiful "Saweynek" kitchen, 2 fireplaces, wet bar, many upgrades thru-out. Call Sylvia Houghton*, 905-947-9300. CH 250



SANTA LOVES ANGUS GLEN! - \$658,000
 Especially this lovely 4 bedroom home with separate Living/Dining, kitchen with breakfast area, 2nd floor laundry, hot tub (Jacuzzi), California shutters, upgraded electrical and wired for surround sound. 2 car garage plus extra parking. Call Sylvia Houghton*, 905-947-9300. CH 250



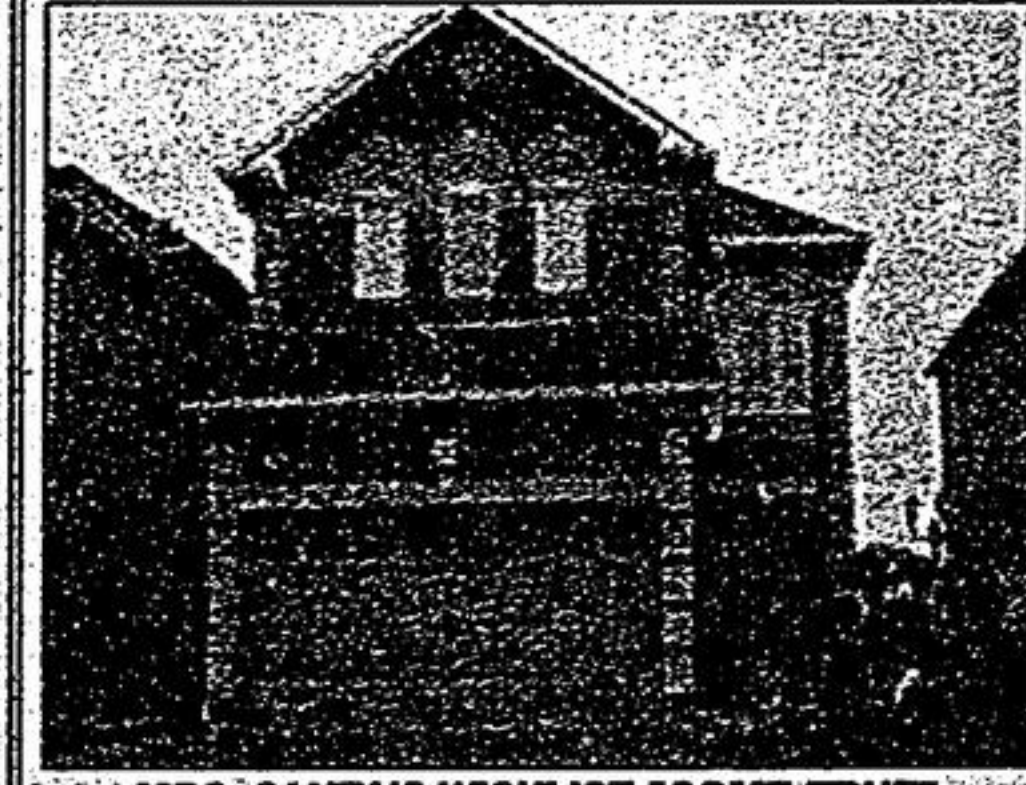
MRS. CLAUS SAYS "YES" TO "JOHN LYONS" - \$647,900
 The street that is! Markham's "Rosedale". This fabulous 3+1 bedroom bungalow has centre island kitchen, fireplace in family room and a lovely sunroom, all classy and unique. Call Sylvia Houghton*, 905-947-9300. CH 250



SANTA SAYS "1ST CHOICE" - \$528,900
 Sparkling hardwood floors, main floor library, 2 walk-in closets in master, computer niche on 2nd floor plus 4 bedrooms, additional staircase to basement, separate side entrance, combined Living Room & Dining Room. Call now - Sylvia Houghton* or Katherine Morgan*, 905-947-9300. CH 250



SANTA APPROVED - \$498,700
 Brand new 4 bedroom, 4 washroom home with finished walkout basement. Located on child safe court, 9' ceilings, oak staircase, built by Caliber Homes. Close to library, ice rink and Main Street. Call Sylvia Houghton* today, 905-947-9300. CH 250



MRS. SANTA'S WISHLIST "COME TRUE" EXPERTLY MAINTAINED - \$497,000
 Groomed to go, 4 bedroom, 4 bathroom executive home on a premium lot, walk to schools & park, TTC, 9' ceilings, combined LR & DR, 4 pc ensuite w/w/i closet. Spotless inside & out. Call now Sylvia Houghton* or Katherine Morgan*, 905-947-9300. CH 250



SANTA SAYS "CUSTOMIZED TO PERFECTION" TRAIL OF THE WOODS - \$1,188,000
 Country living at its best on 1.4 acres. Botanical gardens, fabulous pool, 3 car garage outside, but step inside to a stunning 4400 sf plus approx 2000 sf of finished basement. Immaculate home! 4+1 bedrooms, 5 washrooms with upgrades galore! Call Sylvia Houghton*, 905-947-9300. CH 250



SANTA SAYS "81 LAKE WOODS DRIVE" BUNGALOW - \$867,000
 Aurora Sdrd East of Ninth Line. Come to Camelot. Custom 3 bedroom bungalow on a premium 2 acre lot surrounded by trees, main floor library, open concept, hardwood floors, granite countertops, 4 baths, extra large & deep 3 car garage. Call Sylvia Houghton* or Katherine Morgan*, 905-947-9300. CH 250



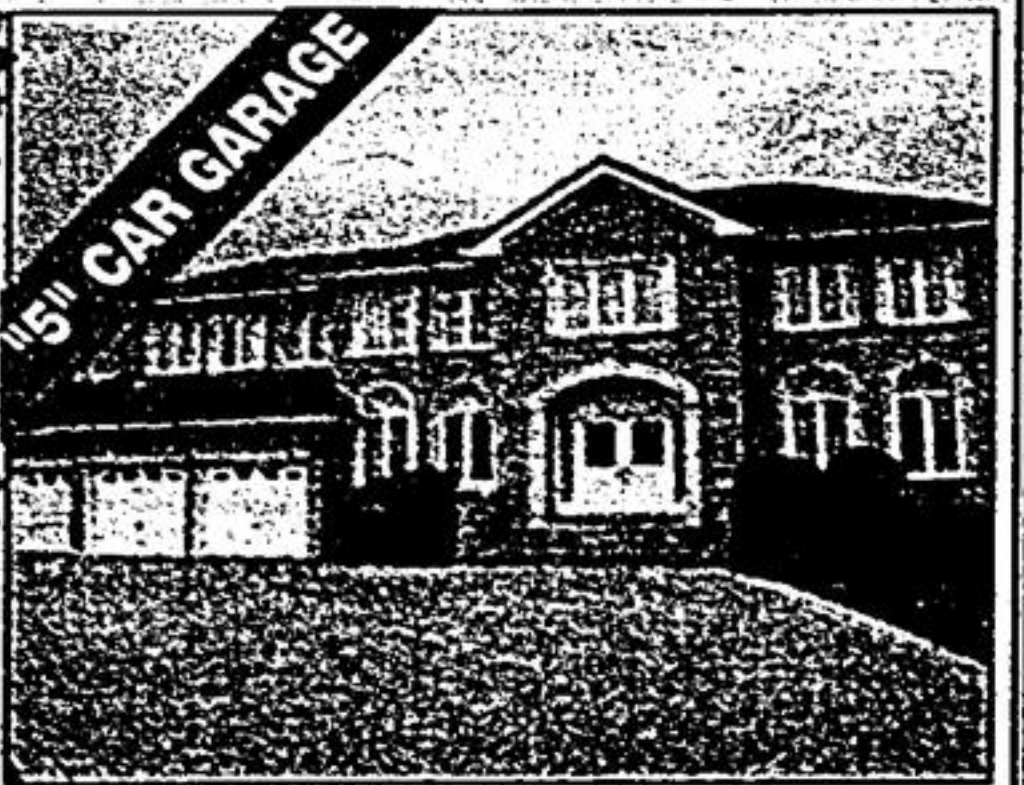
WRAP ME UP FOR XMAS, STOUFFVILLE! - \$727,000
 Exclusive Estate living with amazing views! This 4 bedroom estate offers a main floor sunken family room, fireplace, main floor library, formal dining room, extremely well maintained with a 3 car (30'x30') garage. Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300. CH 250



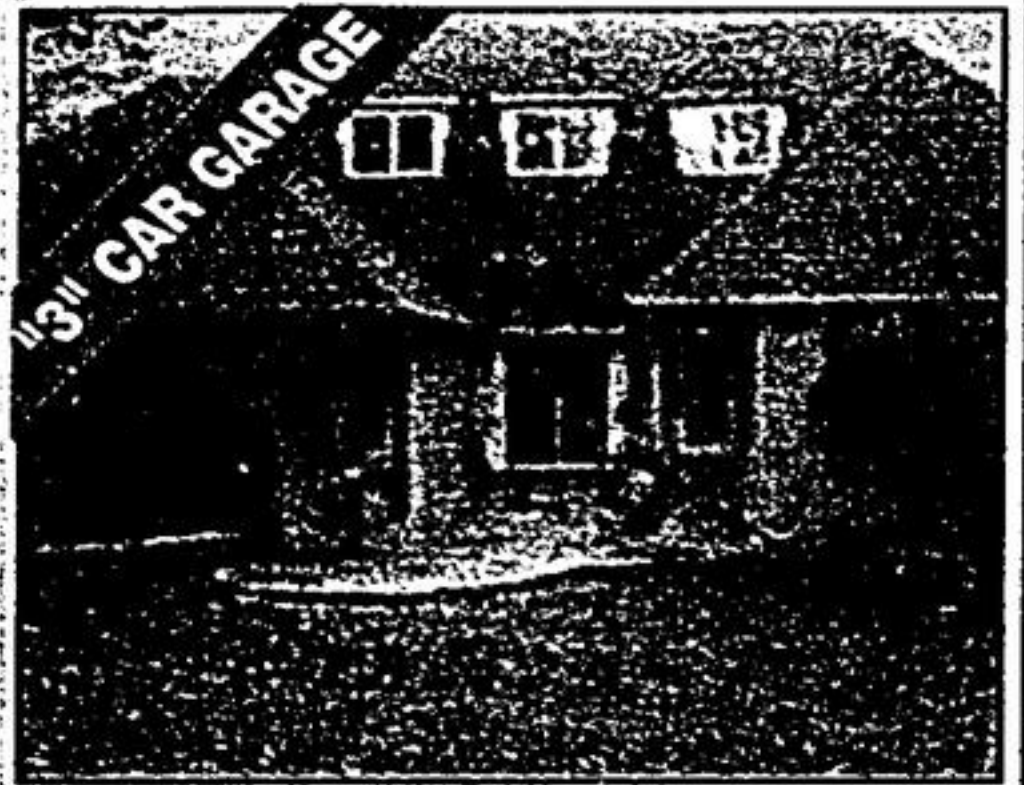
SANTA SAYS: GREAT HOME, GREAT LOCATION \$738,000
 Close to all amenities, this home is approx 3600 sq ft of luxury. Built by Bramalea, spacious principal rooms, 4+1 bedrooms, 4 washrooms. Library and family room in main plus 3rd floor loft. Perfect for that large family. Call Sylvia Houghton*, 905-947-9300. CH 250



MOVE IN FOR CHRISTMAS & WALK TO MAIN! \$777,000 OR \$3,300/MONTH
 This 4+1 bedroom home with finished basement on 178 ft lot is located on sought after square. Main floor family room has fireplace, formal Living/Dining, fenced yard with inground pool & cabana. Call Sylvia Houghton*, 905-947-9300. CH 250



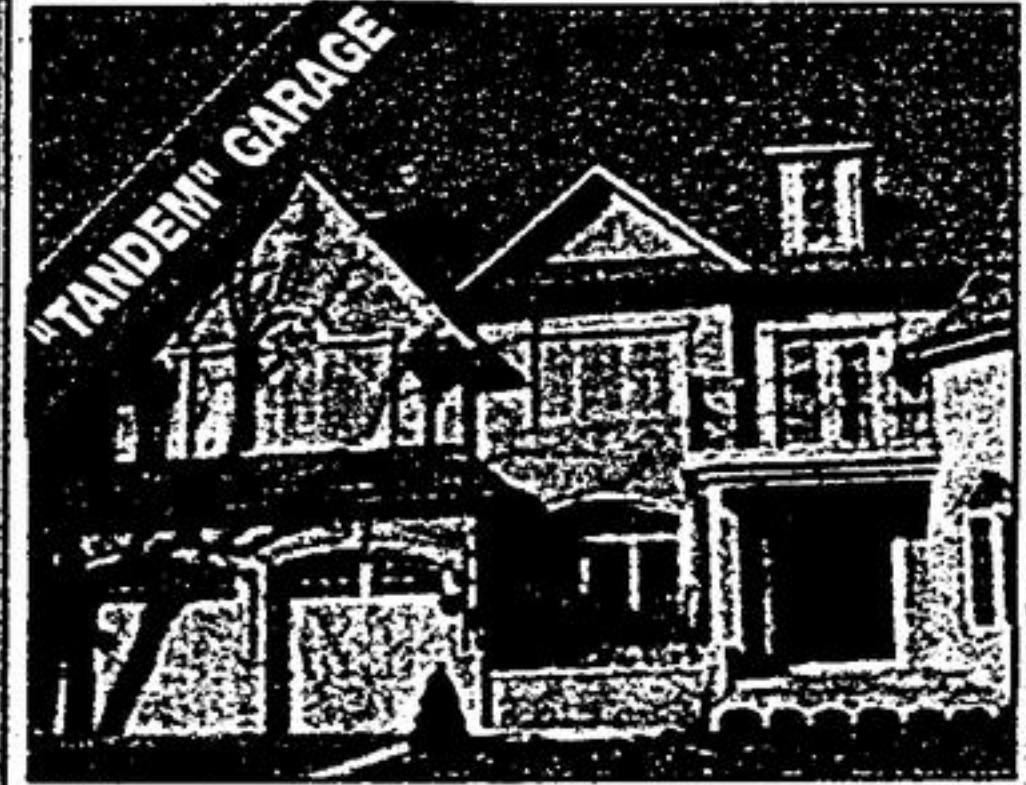
15 CAR GARAGE
CHRISTMAS ON REGAL COURT - 1,188,000
 This magnificent "one of a kind" immaculate custom built "Chiavatti" home features 5+3 bedrooms, 8 bathrooms, granite & hardwood floors, professionally finished basement on a 89x192 ft lot. Call Sylvia Houghton* or Sherry Hayes*, 905-947-9300. CH 250



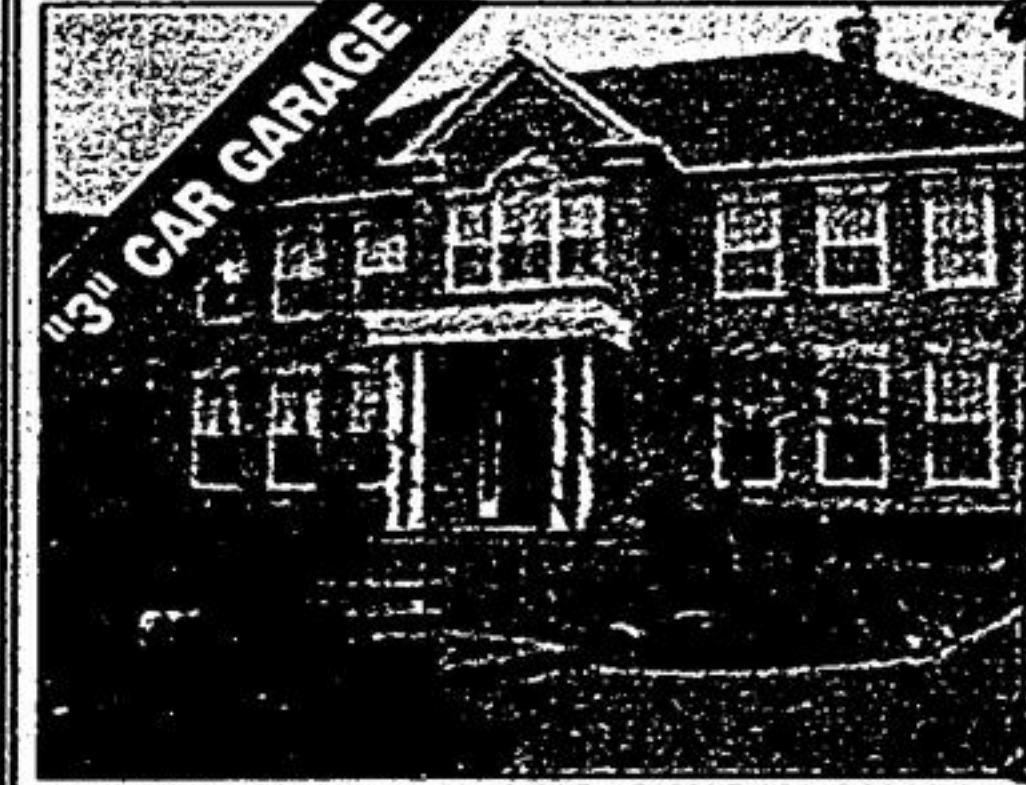
13 CAR GARAGE
MESMERIZING SAYS "MR. & MRS. SANTA" - \$2,788,000 - 25 ACRES
 Stunning principal residence. 5+1 bedrooms. 6 washrooms. Grand executive living at its finest! A 23 stall barn, arena & staff quarters generate income. Call for more details. Sylvia Houghton*, 905-947-9300. CH 250



13 CAR GARAGE
SANTA SAYS "RICH, REGAL, ROYAL" NEW PRICE! NEW OPPORTUNITY! - \$1,888,000 - 3 CAR GARAGE
 Builders model home! Custom gourmet kit w/w/o to backyard paradise! Custom pool & hot tub + cabana! 80x180 private lot backing onto golf course. 7 bths, 4+2 bdrms, over 4500 sq ft! Call Sylvia* or Dave* Houghton, 905-947-9300. CH 250



TANDERM GARAGE
HANG YOUR WREATH HERE! - \$1,698,000
 This stunning Builders own home has 4+1 bdrms, 5 washrms, fabulous kit, sunken fam rm w/Views of Toogood Pond. Master has fireplace, hardwood thru-out. 5105 sf of luxury inside + Tanderm gar to fit 3 cars outside. Call Sylvia Houghton*, 905-947-9300. CH 250



13 CAR GARAGE
MR. & MRS. SANTA SAY "SENSATIONAL" WRENWOOD - 4200 SQ FT - \$1,288,000
165' LOT, POOL!
 Rich, Regal, Royal. 4 bdrms, 5 washrms. Magnificent finished bsmt w/sauna. Formal Living/Dining, sunken family rm. Open concept kit, granite FP, exquisite sunrm addition. All the bells & whistles here. Call Sylvia Houghton*, 905-947-9300. CH 250

HOT! HOT! HOT! NOVEMBER



SOLD
 36 McKennon St. - \$448,000
 Sylvia Houghton* & Katherine Morgan*



SOLD
 213 Second St. - \$257,000
 Sylvia Houghton* & Sherry Hayes*



SOLD
 41 Forty Second St. - \$618,000 - Top SSS
 Sylvia Houghton* & Sherry Hayes*



SOLD
 3 Walkerton Dr. - \$497,000
 Sylvia Houghton*



SOLD
 31 Lehman Cres. - \$478,000 - Sold Top SSS
 Thanks a million Barbara & Michael



THE COMPLETE CHRISTMAS LIST - \$1,577,000
 On 173' lot. 5+1 bdrms, 5 washrms. Finished bsmt. Gleaming hwdw thruout. Approx 4800 sq. ft. A kitchen tailor made for Wolfgang Puck. Unbelievable quality features thruout. Must be seen, your wish list has come true! Call Sylvia Houghton*, 905-947-9300. CH 250



SOLD
 33 King's Cross Ave. - \$818,800
 Sylvia Houghton*



SOLD
 37 Warden Ln - \$1,188,000 Thanks Carol & Jeff
 Sylvia Houghton* & Sherry Hayes*



SOLD
 43 Scudder St. - \$367,000
 Sylvia Houghton*



SOLD
 115 Stelmaster Rd. - \$354,800
 Sylvia Houghton* & David Houghton*



SOLD