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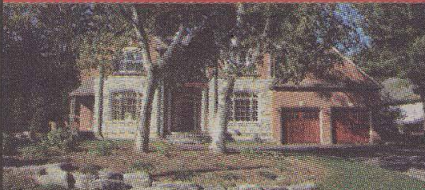


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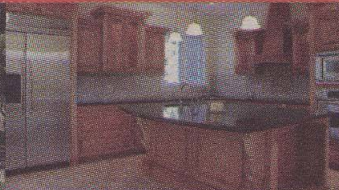
www.invidiata.com

NEW LISTING



SOUTH EAST OAKVILLE \$1,695,000

Beautiful custom built 4+1 BR home on mature treed lot in Morrison area in S.E. Oakville. Over 4,200 SF of luxury finishes plus prof. finished lower level, 4 FPs, 4 1/2 baths. Gourmet kitchen with S/S appliances incl. B/I microwave, B/I oven and fridge. Close proximity to downtown shopping and restaurants.



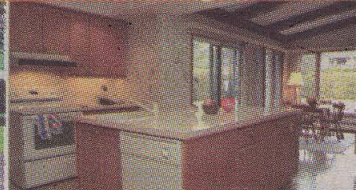
1ST AD

EXCLUSIVE LISTING



PRIME S.E. OAKVILLE \$1,298,000

Exceptional 2+2 BR bungalow on one of Oakville's most prestigious streets. Very private 100X160' lot with large trees. Addition has added a breakfast area in kitchen & family room with vaulted ceiling. Fully finished L/L with bathroom. Fantastic opportunity for further improvement. Part ownership of park



NEW LISTING



BRONTE \$429,000

Lovely 3+2 bedroom home with many updates in trendy Bronte. Newer kitchen and baths, oak strip hardwood floors, freshly painted throughout. Updates include windows, doors, furnace, appliances, broadloom. Beautifully landscaped 60' x 100' lot, double car garage. Fully finished lower level with gas fireplace.

1ST AD



S. BURLINGTON ~ INDOOR POOL \$630,000

Indoor pool! Nearly 1/2 acre of secluded luxury, yet close to all amenities. Floor plan offers 3.2 bedrooms, 3 baths, 3 fireplaces. Velux skylights, kitchen with hardwood floors & potlights, master with ensuite. Mature landscaping, interlock patios, private drive, backs onto greenspace...truly one of a kind!



1ST AD

OPEN HOUSE SUN. 2-4



1392 FIELDCREST LANE \$539,000

Executive 4 bedroom Glen Abbey home with private yard backing on green-space. Curb appeal with flagstone walkways, freshly painted inside & out, 2+1 baths and 1 fireplace. Many updates including hardwood floors, new tiles, new master bath, main floor den, finished lower level.



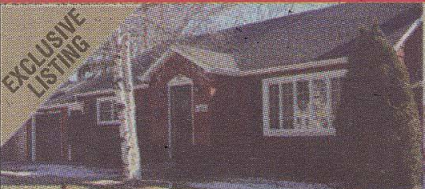
OR LEASE \$2500/MTH



OLD MILL-RAVINE VIEWS \$649,900

Absolutely gorgeous 2,600 SF 3+1 bedroom condo with loads of upgrades. One of a kind design with stunning ravine views from every room! Spacious layout with 3.5 baths, formal separate dining room, private sauna, maple hardwood floors, 9' ceilings. Convenient location with walk to GO Station.

1ST AD



SOUTH WEST OAKVILLE \$449,000

Large bungalow on private mature lot with large backyard. Spacious rooms, hardwood floors, new oil tank in 2004. Sun room, garage converted to salon. Centrally located close to Appleby College, downtown Oakville, the harbour and the lake. Walking distance to new YMCA.



WEST HARBOUR \$678,000

Custom-built freehold 4-storey townhouse, south of Lakeshore Road, approx. 2,700 SF, immaculate and bright with luxury finishes including plaster moulding, hardwood flooring, gourmet kitchen with stainless steel appliances. Loads of upgrades incl. California shutters, huge deck - shows like a model! Steps to lake.



WEST OAK TRAILS \$679,900

Gorgeous end unit condo with ravine views! Over 2,400 SF on 3 finished levels with 3 bedrooms, 2.5 baths and 1 double-sided fireplace. Bleached oak floors, granite countertops, crown moulding and California shutters throughout. Too many extras to mention - shows like a model home!



WEST OAK TRAILS LISTED AT: \$689,000

SOLD! For your free and confidential market evaluation, call our team today!
Call Christopher 905-338-9000

Simply Irresistible!

Buyers will love your house if there's no work needed!

Time is the new currency in today's frantically paced world and people are very discriminating how they spend it. Home Buyers even more so. When they decide to move, they want to do it with a minimum of disruptions. Moving creates more tension, stress and problems. They don't want to spend their precious hours and hard-earned money fixing things in their new house.

When you sell, it's necessary your house be in move-in condition. It must be repair-free. A prospective Buyer expects it. If your house isn't ready to move into, the Buyer will likely cross it off their list or present an offer less than you want.

Don't put yourself in that situation. Inspect your house top to bottom, inside and out and fix anything that needs it. Ensure your house looks like it's worth the price you're asking.

HOME INSPECTION by Professionals

It's highly recommend you have a professional Home Inspection. They'll identify MAJOR mechanical and structural problems and most will quote the repair cost. If you think it's too expensive or too time-consuming to fix these problems, so will a Buyer. Seriously consider the inspector's recommendations. If you decide NOT to rectify a problem, at least you'll be in a better negotiating position knowing the cost.

HOME INSPECTION by You

You should identify the MINOR problems. Look at your house with Buyer's eyes. Inspect it thoroughly making note of anything that needs repair or regular maintenance. Fix the problems yourself, hire a tradesperson or ask a handy neighbour, relative, or friend to help.



Here are a few problems to look for:

- doors & windows ... poor weather stripping, locks without keys, broken glass panes and handles
- floors ... broken tiles and discoloured grout
- walls, ceilings ... cracks, chips, surface damage
- electrical ... outlets and switches that don't work, missing face plates
- plumbing ... leaky taps, wobbly handles, poor drainage
- door bell, intercom, alarm system ... don't work properly
- smoke detectors, CO2 detectors ... dead batteries
- appliances ... elements, lights and timers don't work

- counter-tops ... chips, marks, scratch and burns
- grout & caulking ... mould and mildew
- toilet seats, utility tubs, sinks ... cracks, chips or stains

- exhaust pipes ... detached dryer hose, plugged bathroom exhaust
- house exterior ... damaged siding, disintegrating brick, rotten wood
- eavestrough, Fascia, trim ... overflowing eavestrough, damaged Fascia or trim
- sprinkler system ... some heads work, some don't
- outdoor lighting ... burned-out bulbs
- trees & shrubs ... damaged, dead or overgrown
- fences ... broken slats, crooked posts
- pool, spa, sauna ... broken heater, clogged filter
- children's play equipment...unsafe and unattractive
- bird houses/baths, outdoor buildings ... disrepair and unattractive



Christopher Invidiata, Sales Representative for RelMax Aboutowne Realty Corp., Realtor.



Get a competitive advantage. Boost your house's value. Sell it faster and for the money you want! STAGE IT!
Bonnie Dell is an Accredited Staging Professional and co-owner of DesignStyleTaste.com

For more information, please contact The Invidiata Team, RelMax

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