

FREE

February 5 - 19, 2011 ISSUE #02

# HOME TOUR



YOUR GUIDE TO REAL ESTATE FOR SALE IN HAMILTON & THE SURROUNDING AREA

Serving Hamilton, Ancaster, Dundas, Caledonia, Stoney Creek, Cayuga, Dunnville, Burlington, Flamborough, Waterdown, Hagersville, Smithville and beyond...



## EAST MOUNTAIN

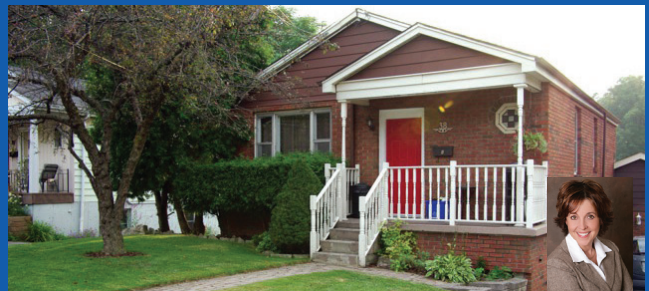
### ESTATE MADNESS SALE - \$259,997 OR BEST OFFER

"Estate sale" 1 stry brick w/oversize drive\* huge pie shape irreg lot\* perfect for retiree or starter\* mostly newer wndws\* 2nd ktch & bath\* opportunity arrives\* curious? Call **AL COSENTINO**, Sales Representative for a viewing! 905-575-2840.



### COUNTRY NEAR GOLF CLUB! \$294,900

Immaculate one owner brick home on nearly an acre of property. 1430 sq ft on main flr w/3 bedrms & 2 bathrooms. Huge family/games room in basement. C/Air, C/Vac, HRV system, 200 amp hydro. Large 30' X 22' garage. Lovely deck in back yard. Quiet paved side road close to Sandusk Golf Club. Call **LINDA ANDERSON OR HEATHER SOMMER**, Sales Representatives 905-575-5478



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At RE/MAX® Escarpment Realty Inc., Brokerage we understand that you create your own success. However you want an organization behind you that matches what you are offering to your clients. You want an organization that has a reputation for **professionalism**, a **proven track record** of results and a **level of service** that generates referrals.

What can joining the leaders at RE/MAX® Escarpment Realty Inc., Brokerage do for you? A move can inspire you to new levels of production and open new doors. Ask any RE/MAX® Escarpment Sales Representative or Broker for the straight goods. In the meantime, check the local board statistics to see which pack is closing the most deals!

Contact us today at any of our 4 locations below and find out how you too can **join our winning team!**

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905-525-2720

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Burlington, ON L7M 5A5  
905-639-7676

370 Wilson St. E., Unit 11  
Ancaster, ON L9G 4S4  
905-304-3303



# home hunting:

## how to find the perfect home for you



**L**ooking for a home can be an exciting and exhilarating experience. But before you start your search, you first need to figure out where you want to live and what your housing needs will be, both now and in the future.

To help you find the home that's right for you, Canada Mortgage and Housing Corp. (CMHC) suggests you ask the following questions:

**How large a home do you need?** Do you need several bedrooms, more than one bathroom, a home office or a two-car garage?

**Are you planning any lifestyle changes in the near future?** For example, are you planning on having children? Do you have teenagers who will be moving away soon? Or are you close to retirement, and looking to downsize

to a smaller home? By clearly setting out your priorities in advance, you can help save yourself a great deal of time and trouble later.

**Are there any special features you'd like your home to have,** such as air conditioning, a swimming pool or a spare room for a hobby?


**What kind of neighbourhood do you want to live in?** Remember to take into account such features as how easy it will be to commute to work, whether your children will have a school close by, and how close you will be to family, friends and safe recreational areas and facilities.

**Would you prefer to live in a new home, or resale?** Resale homes can provide easier access to more established services and mature landscaping, and may save you from having to pay the Harmonized Sales Tax on your purchase.

**What type of home will you be most comfortable living in?** The choices available on the market today range from single-family detached houses, semi-detached, duplexes, townhouses, modular homes and condominiums.

When you're ready to start looking for a home, check advertisements (editor's note: *Resale Home and Condo Guide* is a great start!), agents and word of mouth. If you've decided which neighbourhoods you're interested in, you can also spend a few days driving around them to look for new development sites or "For Sale" signs.


For more information on what features to look for and other factors associated with buying a home, visit [cmhc.ca](http://cmhc.ca), search "Homebuying Step-by-Step" or call CMHC at 1.800.668.2642. For more than 60 years, CMHC has been Canada's national housing agency and a source of objective, reliable housing expertise.



## 李建 Jian Li

Sales Representative, Ph.D.



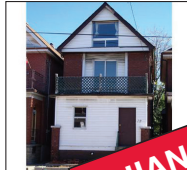

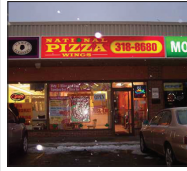

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# RE/MAX®

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 <p><b>MCMASTER AREA BUNGALOW</b></p> <p>Spacious brick bungalow within walking distance to McMaster University. Convenient location, steps to bus station, shopping, restaurants, Tim Hortons, etc.</p> <p>4+3 beds, 2 kitchens, 2 full baths. hardwood floors on main floor. In-law suite in basement. Roof Dec '10. 3/4 copper pipe. 100 amp service. Newer paved driveway.</p>	 <p><b>MEADOWLANDS 2 STORY HOME</b></p> <p>Quality built 2 storey home located in Ancaster's popular Meadowlands community minutes to Linc hwy, parks &amp; shopping. Main floor 9' ceilings. Open ceiling bright family room with fp. Lrg upgraded maple kitchen. Formal DR with hardwood flrs. Gracious ensuite with whirlpool tub. Solid oak staircase. Walkout to deck &amp; fenced yard.</p>	 <p><b>HOUSE NEEDS TLC</b></p> <p>Large brick 2.5 Stry home at very convenient location. Hardwood floors, fireplace, windows, kitchen, fenced garage that is on a 9' lot. Located across the road at 41 Sherman Ave N. House needs TLC. Handyman's special to restore it for large family. \$95,000</p>
 <p><b>RARE FIND</b></p> <p>High visibility, high traffic location on Hamilton mountain. Rare find. 3 business opportunities at 1 place. Busy variety store with huge volume Lottery and 6/49 ticket sales.</p> <p>Restaurant with newer kitchen equipment and coffee shop. Building included in the price. Be your own boss. Call listing office to view - do not go direct.</p>	 <p><b>NATIONAL PIZZA, NO FRANCHISE FEES</b></p> <p>Well established pizza franchise. No royal fee. Busy shopping mall on the mountain. Turn key operation. Price includes all equipment in excellent condition, This is your opportunity to be your own boss and make good money. Don't go direct.</p>	 <p><b>PIZZA STORE ON MTN FOR LEASE</b></p> <p>Turnkey Pizza Store in excellent location. owner will assist with setup and product etc. All equipment is included. Call Sales rep for appointments through listing office only. Do not go direct.</p>





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**Tony Locane**  
Sales Representative

**Shawn Murray**  
Sales Representative

**Call us today for a FREE MARKET EVALUATION of your home's current value!\***



**ANCASTER - \$699,900**

Similar to be built... New custom designed 2200 sq.ft. bungalow of outstanding quality to be built on a mature 75" x 150" lot close to the Ancaster Village. Features open concept living space with 12' ceilings, soaring windows and fully private master bedroom with ensuite and walk-in closet. Our impressive list of standards include: travertine floors, hardwood in dining room & family room, stone, brick & stucco exterior, coffered ceilings, crown mouldings, 6" baseboards, maple cabinets with granite counters, pillars, glass shower and soaker tub, to name a few....

**Spring market is around the corner! *Let's get you moving!***

\*Not intended to solicit buyers or sellers under contract.

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# RE/MAX<sup>®</sup> HOME TOUR

## MAGAZINE

is designed exclusively by the  
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# Condos first step to home ownership

in most major centres, says Re/Max

**G**iven serious escalation in detached housing values, condominium apartments and townhomes have emerged as the first step to home ownership, according to Re/Max Ontario-Atlantic Canada.

Affordability has fuelled buying activity across the board, according to the latest Re/Max Condominium Report, highlighting trends and developments in eight Ontario markets and one in Nova Scotia. Condominiums now represent one in every three homes sold in the Greater Toronto Area; close to one in every four homes sold in Ottawa and Hamilton-Burlington; and almost one in every five homes sold in London, Kitchener-Waterloo and Collingwood. The trend has translated into a solid upswing in unit sales activity, with 78 per cent of markets posting an increase in year-to-date sales (January – September 2010 versus 2009) with percentage gains outperforming overall residential sales in most markets examined.

“As one of few affordable housing options available to first-time buyers, the concept is poised for dramatic growth in years to come,” says Michael Polzler, executive vice-president, Re/Max Ontario-Atlantic Canada. “The lifestyle has also gained a foothold with younger, hipper audiences, as the definition of home ownership evolves with the changing demographic. Dreams of the small home with a white picket fence are being replaced by the funky loft apartment in close proximity to shops, restaurants, and entertainment.”

Other factors that support an escalation in condominium sales include an expanding population base, especially in areas like Barrie which saw a 21-per-cent increase in the 2006 census. Immigration and immigration will also play a role, with at least half of new immigrants settling in Ontario – and more specifically, the Golden Horseshoe. Urban renewal

and intensification also add to the mix, drawing younger purchasers to the downtown core of major urban centres.

While the greatest activity continues to occur in the lower price points – under \$200,000 in areas like Ottawa, Barrie, and London and under \$300,000 in Toronto and Collingwood – luxury product has also been attracting more-affluent empty-nesters and retirees to the maintenance-free lifestyle. Condominium sales in the GTA over the \$1-million price point have seen a 49-per-cent increase year-over-year, while condos priced in excess of \$450,000 in Ottawa have seen sales jump 72 per cent compared to the same period in 2009.

Investors have also been an active part of the equation, spurring demand for entry-level resale product in college and university towns like London, Kitchener-Waterloo, and Barrie in the hopes of cashing in on student housing. New construction in major centres has also experienced an increase in investment activity.

“Unlike 1989, when a flood of new condominium listings wreaked havoc on the market, these purchasers are in for the long haul,” Polzler says. “Leverage is not a factor, with most paying cash for their units. If they can’t sell their apartments, they’re more than prepared to rent them out.”

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# WHEN ONLY THE *Best* WILL DO

CALL US... the #1 Brokerage  
in the Realtors® Association of Hamilton-Burlington\*

\*Based on number of completed sales & pending sales reported by the REALTORS® Association of Hamilton-Burlington Multiple Listing Service from 1994 - 2010 consecutively.



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**MOUNT HOPE (OUTSKIRTS HAMILTON)**

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**"QUALITY BUILT HOME"**

Amazing well built by provincial homes 2 yrs old\* 2 stry, 4 bdms approx 2400 sq.Ft & more space in unspoiled walkout bright bsmnt\* oversize kitchen, huge deck\* mins to hwy's & hamilton shopping areas \*curious?

**BURLINGTON (ALDRERSHOT)**

**\$699,997**

**"PERFECT RETREAT"**

Exclusive lifestyle\* dead end st\* extensive renovations\* oversize 1 stry w/fin bsmnt, poss inlaw w/sep entrance\* hottub, heat inground pool & more\* ravine treed setting\* steps from waterview & golf course\* curious?

**STONEY CREEK/WINONA**

**\$449,997**

**"COMMUTERS, PROFESSIONALS, TIME OUT"**

Large approx. 3 Yrs beautiful stunning extensive unusual upgraded previous builders model home\* professionally decorated\* detailed customized gourmet ktch w/granite\* slate floors\* backs onto green space/pond premium lot\* hwy access\* curious?

**MOUNT HOPE / OUTSKIRTS OF HAMILTON**

**\$334,997**

**"BUNGALOW(NO STAIRS) LOVERS"**

Retiree, snow birds\* awesome aprx 1500 sq.Ft\* breathtaking open concept\* cathedral ceilings\* was a model home\* loads of upgrades & extras\* aprx 5 yrs old\* all fenced, concrete drive & more\* curious?

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**WEST MOUNTAIN**

**\$359,997**

**"BOTANICAL SHOW WINDOW"**

Impressive executive 2 stry 4 bdrm, 2 car grg\* large mature court lot, wall to wall window doors in family rm\* over looking park like setting private yard\* '08 new gas furnace, new 2010 roof, all newer wndws\* oak theme\* curious?

**ANCASTER**

**\$437,997**

**"COMMUTERS EASY EXIT"**

Aprx..2600 Sq.Ft.\*Quality built 2 stry\*4bdrms\*2 car grg\*excellent curb appeal w/stone detailing\*50.2 X114.5 Large lot\*2 way f/p\*coffered ceiling\*lrg welcoming foyer\*den/office w/built-in desk\*easy access\* curious?

**WEST HAMILTON**

**\$249,997**

**"BRING IN-LAW OR MRTG HELPER"**

Stunning newly renovated 2 stry brick\* private dbl drive\* options galore\* 2 family, inlaw suite, or single fam\* sep entrances\* near bay marina & hwy access\* updates galore\* curious?

**WEST MOUNTAIN (OUTSKIRTS OF ANCASTER)**

**\$699,997**

**"BACKS ONTO TWENTY MILE CREEK"**

Custom designed\* loads of upgrades\* complete finish walkout\* perfect inlaw suite\* newer in ground salt water pool & huge deck w/gazebo\* large pie shape irreg lot\* curious?

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