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9 consecutive years!**



Royal LePage First Contact Realty
INDEPENDENTLY OWNED AND OPERATED, BROKERAGE

Todd & Lynn Guergis
Sales Representatives

728-4067



OVER 38 YEARS OF COMBINED EXPERIENCE

Thinking of Listing??

Call Todd & Lynn today for a free market evaluation of your home

Along with our proven marketing plan & innovative internet exposure, we are also pleased to offer as part of our FULL service to you, a complimentary home staging consultation by a certified Home Staging Professional, so your home will look its best to potential Buyers! Statistics show that a staged property sells faster & for top dollar! Give yourself the edge.



Make your home the one that stands out in our competitive market!



EVERYONE LOVES KINGSWOOD!!
\$324,900

Here's a quality "Deer Creek" built home in a great family area, close to schools, waterfront & parks! 4+1 brms, 3.5 baths, main floor laundry, family rm w/cozy gas fireplace, main floor den. Walkout from breakfast rm to unistone patio & fenced yard. Ceramic & hardwood flooring, +++ FABULOUS NEIGHBOURHOOD!!

CALL TODD & LYNN • MLS# 1101585



OPEN HOUSE SATURDAY 1-3 PM
239 CRAWFORD STREET, BARRIE
COME TAKE A LOOK!!
\$254,900

This adorable bungalow is waiting for a new family to call it home! 3+1 b/rms, 1.5 baths, fully fin bsmt nestled on a 50ft fenced lot, close to all amenities! You'll love the updated eat in kitchen w/granite counters, central air & vac, hardwood & ceramics. Freshly painted & ready for you! SEE FOR YOURSELF!! Dir: Essa Rd to Ardagh to Crawford, #239

CALL TODD & LYNN • MLS# 1101383



LOOKING FOR A GREAT RENTAL??
\$1,250/mth

What a great 3 b/rm, 1.5 end unit, freshly painted townhome in a super convenient location! Bright, open concept main floor with a walkout to a large deck backing onto tall trees. Partially fin bsmt, gas heat & c/a, ceramic & laminate flooring, garage. Landlord requires first, last, lease & references. Utilities extra. 5 APPLIANCES!!

CALL TODD & LYNN • MLS# NEW



YES, IT'S A LOOKER!!
\$599,900

If you're looking for a quality built bungalow in a prestigious community, we've got this one just for you! Spacious 3 b/rm, 2.5 baths, hardwood, ceramics, crown mldgs, built in appliances, pot lights, soaring ceilings, triple garage. It's all here backing onto EP lands & treed perfection! SHOWS BEAUTIFULLY!!

CALL TODD & LYNN • MLS# 1008669



SELL THE CAR!!
\$262,900

You can walk everywhere from this 4 b/rm, 3.5 bath all brick home in Barrie's convenient north end! Updated shingles & furnace, main floor family room w/fireplace, main floor laundry. Central air & vac. Pot lights, ceramics & crown mldgs. Walkout from sunny breakfast rm to slate patio & fenced landscaped yard. 5 APPLIANCES INCLUDED!!

CALL TODD & LYNN • MLS# 1009526



COUNTRY QUIET!!

Room to roam on this approx. 1/2 acre lot in the quaint & quiet village of Ivy! Landscaped & treed, lots of unistone walkways, huge unistone drive. Spacious 4 b/rm, 2 bath home, part fin bsmt, main floor family rm with fireplace/woodstove insert, country kitchen. Hardwood & ceramics, pine plank flooring, updated windows. Dad will love the detached 20 x 26 shop! GREAT VALUE!

CALL TODD & LYNN • MLS# 1100605



QUALITY & LUXURY!!
\$424,700

Come together effortlessly in this custom, fully finished raised bungalow w/walkout basement. 3+1 b/rms, 3 full baths including sumptuous 5 pc ensuite, gourmet kitchen w/quartz counters, open concept main floor layout. HUGE rec rm, games room, 4th b/rm & bath in walkout lower level. WILDWOOD ESTATES!!

CALL TODD & LYNN • MLS# 1100683



FAMILY FRIENDLY!!
\$329,900

Designed for active families, this spacious open concept home offers 4 b/rms, 2.5 baths, massive kitchen with lots of cabinets & counter space, main floor laundry & easy care ceramics in all baths, kitchen, breakfast rm & laundry. Fabulous south east Barrie close to schools, waterfront & all amenities. WORTH A LOOK!!

CALL TODD & LYNN • MLS# 1100542



FABULOUS WILDWOOD ESTATES!!
\$388,000

One of the largest lots in this upscale area of fine homes!! This raised bungalow offers 3 b/rms, 2 baths & a large oversized garage with entry to partially finished basement. Re-finished hardwood, up-dated carpet, ceramics, Terrace door w/o's deck, 9 ft clgs. Cozy gas fireplace in Great room. Surrounded by treed privacy!! HURRY ON THIS ONE!!

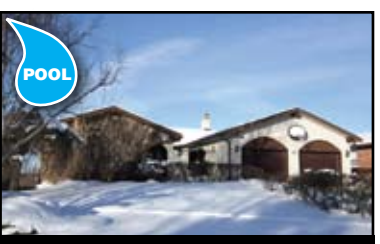
CALL TODD & LYNN • MLS# 1100187



BIGGER IS BETTER!!

Plenty of room for your family in this First View "Rosebury" model. 4 b/rms, 2.5 baths, main floor laundry, family rm w/gas fireplace & main floor den. Eat in kitchen w/w/o to yard & your own hot tub! Part fin bsmt for even more living space! Central vac & air, fridge, stove, dishwasher included. SOUTH BARRIE LOCATION!!

CALL TODD & LYNN • MLS# 1009342



VIEWS TO BUY FOR!!
\$569,900

Fabulous water views of Kempenfelt Bay & twinkling city lights! Fully finished bungalow w/multiple walkouts to large decks, landscaped gardens & heated inground pool! 3+1 b/rms, 3.5 baths, hardwood, ceramics, central vac, inground sprinkler, appliances +++ It's all here in a home built for entertainment!! A wonderful Allandale location. STUNNING!!

CALL TODD & LYNN • MLS# 1008948



DRESSED TO THRILL!!

This freshly painted beauty sparkles! Very desirable area of fine homes! 4 b/rms, 2.5 baths, main flr family rm w/gas fireplace, main flr laundry, gleaming hardwood, ceramics in eat in kitchen & all baths. Walkout to large deck & fenced yard, lovely views. Silent floor system, central air & vac. Newer stainless steel appliances included. A COVETED AREA!!

CALL TODD & LYNN • MLS# 1009543



LET COMFORT & LUXURY SURROUND YOU!!
\$549,900

This spacious custom bungalow is truly a home for all seasons!! Fully finished w/over 4200 sf of living space. 3 +2 b/rms, 3 full sumptuous baths & powder room, 9ft clgs, granite, hardwood, 2 gas fps. Games room with wet bar. Expansive deck overlooking the golf course. Prestigious cul de sac living!! MOVE IN READY!!

CALL TODD & LYNN • MLS# 1009363



IMMEDIATE POSSESSION POSSIBLE!!

This 4 b/rm, 2.5 bath all brick home in south east Barrie is ready & waiting for your family! Immediate possession available! 9 ft ceilings, ceramics, gas fireplace in main floor family rm, huge eat in kitchen with walkout to fenced yard. Main floor den & laundry, entry from dbl garage. Close to GO & public school!! EXCELLENT VALUE!!

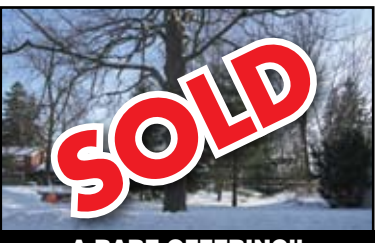
CALL TODD & LYNN • MLS# 1008752



AMAZING ALLANDALE!!
\$449,900

Tucked away on a quiet established, tree lined street this solid 4 b/rm, 3.5 bath all brick home is waiting for you! Finished on all 3 levels, 2 fireplaces, main floor family rm w/walkout to 3 season Muskoka rm. Relaxing patios surrounded by mature trees & gardens. Updated gorgeous kitchen! Gracious principal rooms. HOT TUB INCLUDED!!

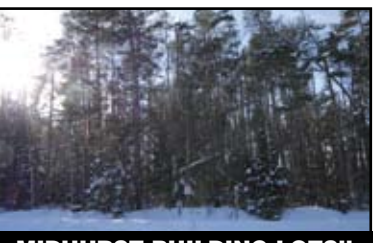
CALL TODD & LYNN • MLS# 1008270



A RARE OFFERING!!

Here's your chance to build your dream home on this quiet, tree lined street in Barrie's captivating old east end! Walk to the waterfront or downtown! Fully serviced newly created building lot in an area of million dollar homes. Please call for the details, survey on file EXCELLENT SCHOOL AREA!!

CALL TODD & LYNN • MLS# 1008964



MIDHURST BUILDING LOTS!!
From \$134,900

A rare offering!! 4 newly created building lots in upscale Willow Creek Estates! Services at street. An excellent opportunity for a small custom builder, or build your dream home! Buyer responsible for HST, lot levies & building permit fees. HERE'S YOUR CHANCE!!

CALL TODD & LYNN • MLS# 1008827

COMPLIMENTARY HOME STAGING CONSULTATION
MEMBERS OF BOTH BARRIE AND TORONTO BOARDS!

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