





SHEILA BARRY & LINDA ZYLIC
SALES REPRESENTATIVE BROKER





STEPS TO LAKE - PRIME LOCATION
Palatial family home in prestigious Lakeshore Woods in south-west Oakville/Bronte W. Enjoy the lake, waterfront trail and parks just steps from your front door. Prof Finished lower level. Move-in ready. \$1,568,000



BACKYARD OASIS
Immaculate 4 bedrooms, 3.5 bathrooms family home with private/treed backyard oasis. Salt water pool. Professionally Finished lower level. \$1,478,000



PERFECTION AND BEAUTY
Fabulous 4+1 bedrooms, 4.5 bathrooms on POOL SIZE LOT. Professionally finished lower level. Walk to parks, splash pad and fantastic lakefront. \$1,799,000



DOWNSIZE DELIGHT!
Gorgeous Townhome on quiet crescent in sought after Lakeshore Woods. 3 bedrooms and 2.5 bathrooms. Move-in ready. Call today!



CUSTOM BUILD
Best of both world; new home, mature neighbourhood. Gorgeous 4+1 bedrooms, 5 bathrooms in West Oakville. \$2,998,000



**Top 1% in Canada
for Royal LePage**

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Tips for first-time real estate investors

KATE'S KORNER



If you are planning on buying real estate as an investment to help build your nest egg, there are pros and cons, but if you do, here are some points to consider.

1. Visit a mortgage broker to determine how much money you can afford to borrow as an investment. This will help determine the type and location.

2. Look for properties that generate a positive cash flow. The rent that you receive from your tenants should be

enough to pay your mortgage payment, property taxes, utilities and insurance bills. Build in a budget of an additional 10 per cent for the unexpected.

3. Use an experienced local real estate agent and one who also invests in real estate themselves to help you along the way. You need to know your investment will yield the level of rent you need to make it work.

4. Use a professional home inspector. Find a contractor and handyman who you can trust to give advice for any minor repairs or renovations.

5. Consult with your accountant and lawyer as to the best way to take ownership of the property.

6. Keep proper and separate records of income and expenses for your investment property.

7. If you are considering buying with a partner, make sure you have a proper partnership agreement to protect both your interests. Particularly if one partner wants to sell and the other does not.

8. Will you handle the property management or will you hire a professional company? This is an important aspect of the decision making process since you will need to be hands-on to provide any maintenance that might be required.

Contact Kate Vanderburgh, sales representative, for Royal LePage Real Estate Services Ltd., Broker at 905-338-3737 or by email kate@katevanderburgh.ca.



KATE VANDERBURGH

SALES REPRESENTATIVE

905 338 3737

KATEVANDERBURGH.CA

JEFF MONSINGER, Broker



OAKVILLE | BURLINGTON | MISSISSAUGA | BRAMPTON | CALEDON



2274 ROCHESTER CIRCLE
\$1,699,900 - Bronte Creek



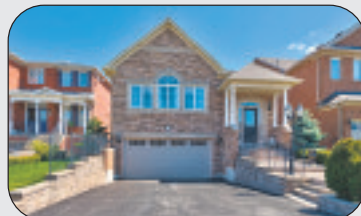
2567 ANDOVER ROAD
\$1,380,000 - River Oaks



2089 INNKEEPER COURT
\$1,359,900 - Glen Abbey



1492 TANNER COURT
\$1,549,900 or lease \$3500/month



1482 SANDPIPER ROAD
\$999,900 - West Oak Trails



142194 OAK BLISS CRESCENT
\$819,900 - West Oak Trails



1148 TREETOP TERRACE
\$679,800 - West Oak Trails



2441 GREENWICH DRIVE #3
\$419,900 - Westmount



1541 STATIONMASTER LANE
\$3200/month - Glen Abbey

ROYAL LEPAGE REAL ESTATE SERVICE LTD., BROKERAGE



Kate Vanderburgh Team consists of three Licensed Sales Representatives & one Broker

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