


ecoENERGY Retrofit incentives are back

Get up to **\$5000** in Government Grants.



ecoENERGY
Using Less · Living Better

Register with NRCan then book an appointment with our local Energy Advisor and save \$150 on your home energy audit

Step 1



Complete as many of the recommended energy-saving upgrades as you choose

Step 2




Book a post-retrofit audit and get up to \$5000 in government incentives

Step 3

Upgrade	ecoENERGY Grant	OPA Grant *	Total grant
Ground Source Heat Pump Install an earth-energy system (ground or water), that is CGC compliant, and a programmable thermostat	\$4375	-	\$4375
High Efficiency Furnace - Energy Star 94% or better with an ECM motor and a programmable thermostat (When installing condensing furnace for first time)	\$790	\$250	\$1040
High Efficiency Furnace - Energy Star 94% or better with an ECM motor and programmable thermostat	\$650	\$250	\$900
Central Air - Replace with a new EStar system at 14.5 SEER	\$250	\$250	\$500
HRV - Install an HVI certified HRV	\$375	-	\$375
Exterior Wall Insulation – Upgrade 100% of your walls by greater than R9	\$1875	-	\$1875
Attic Insulation - From existing R12 to at least R50	\$750	-	\$750
Basement Insulation -Upgrade 100% of your basement walls by at least R10	\$625	-	\$650
Window/Door - Replace windows and doors with energy Star	\$40/unit	-	\$40/unit
Toilets - Replace a toilet with a qualified 6L flush	\$65/unit	-	\$65/unit

*To qualify for the OPA - Cool Savings grant, the installer must be a participating contractor. Other conditions may apply.

For more information on how to register and a complete list of available grants see my website at



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www.HooverHomeInspections.ca

We have Certified Energy Advisors in your area
519-565-5436 or 1-877-877-7526
or email hhi@tcc.on.ca



All Points - Festival City Realty, Brokerage 221 Josephine St.,
519-357-3321 24 hr. pager Wingham

KEVIN PLETCH
 Sales Representative
 Res. 519-357-1967

Wingham & Area Listings

www.coldwellbankerfc.com

Email: coldwellwingham@hurontel.on.ca

CHERYL JOHNSTON

Sales Representative
 Cell 519-441-7456



PLENTY OF CHARM & CHARACTER in this beautiful home. Large eat in kitchen, high ceilings upstairs & down with original hardwood floors & french doors. Lifetime steel roof in 2004 & new soffit & fascia done in 2010. Master bedroom with walk-in closet & additional large bedroom could be turned back into two. Final touch is the beautiful landscaping outside with garden shed.



TWO BEDROOM CONDO situated in Wingham, features open concept living & dining room, gas fireplace, hardwood flooring, main floor laundry room, two bathrooms, central air, sundeck plus full basement unfinished.



EDGE OF WINGHAM on 82'.5 x 264' lot with two bedroom house plus large shop. House with half of the shop rented out. Zoned Hwy. commercial. For more details phone listing office.



EAST OF WINGHAM this 79 acres features three bedroom bungalow, two spring-fed ponds, 26 acres of pine & walnut, 48 acres of mixed hard & soft wood. Storage shed 20' x 20'.



THIS FOUR BEDROOM HOME with updated front windows, features two bedrooms up & two down, master bedroom with ensuite and hardwood flooring, finished rec room with gas fireplace & walkout to patio, four bathrooms.



THIS TWO BEDROOM HOUSE on the edge of Belgrave, over looking the Belgrave creek, features eat-in kitchen, walk out basement, forced air gas and priced to sell.



JAN WALLACE
 Broker

519.357.5106

19 Main St. N., Unit D, Bayfield

519.565.4000

www.janwallace.ca

jan@remax-lx.ca



RE/MAX

LAND EXCHANGE LTD.
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RENATE SIEBER

Broker of Record

519.531.1177

262 Josephine St., Wingham

519.357.3332

www.remaxlandexchange.ca



- Beautifully restored
 - M/F master suite
 - Numerous upgrades
 - 28' above ground pool
- \$269,000. Call Jan**



- Gorgeous! Quiet Street
 - Hardwood & ceramic
 - I/G pool; double garage
 - A/C; gas heat; cathedral ceiling
- \$299,000. Call Renate**



- 3 BR/2 bath brick & alum.
 - 4 level with 2 family rooms
 - Lg. kitchen to deck & yard
 - Propane furnace/central air
- \$249,900. Call Jan**



- Stunning 3 br/w fin. basement
 - Bamboo flooring & gas fireplace
 - Separate dining & m/f laundry
 - Many extras
- \$298,000. Call Renate**



- 3+BR/3 bath; 9' ceilings
 - Hardwood & ceramic
 - Master with ensuite
 - DBL garage with storage
- \$489,900. Call Jan**



- 3 BR/2 bath home
 - Quiet street; fenced backyard
 - Updated plumbing & electrical
 - DBL garage; hardwood floors
- Call Renate**



- 147 acres
 - 3000+' of Lake Huron frontage
 - Unobstructed panoramic view
 - Near Goderich, Port Albert & Airport
- \$2,999,500. Call Jan**



- 6,400 sq.ft. / 42'x80'
 - Renovated in 2004
 - 2 overhead doors
 - Excellent condition/exposure
- \$179,000. Call Renate**



33 Main St., Seaforth 519.600.1577
Howard Culligan Broker of Record
Direct 519.272.5413



To View All Our Listings www.sellingseaforth.com
THE SIGN THAT SAYS SOLD

Maureen Wildfong Sales Rep. 519.525.9954 **Sherry McLaughlin Sales Rep. 519.301.2879** **Jason Watson Sales Rep. 519.955.1827**

COUNTRY PROPERTY



- Located on paved road
- Newer beautiful interior
- 80961 Maple Line
MLS#896790 \$259,900.

NEW PRICE



- Numerous options for property
- Possible senior's building or apt. complex
- 45 Market Street, Seaforth
MLS#750350 \$189,900.

DETACHED SHED



- Country setting
- Split level spacious home
- 634 Naim Drive, Goderich Township
MLS#669531 \$239,900.

ONE OF A KIND



- Loads of character
- Separate 3+ car garage
- 107 Goderich St. W., Seaforth
MLS#729872 \$219,900.

FAMILY STYLE



- 4 bedrooms plus in-law suite
- Quiet residential area
- 183 Jarvis Street, Seaforth
MLS#936924 \$249,900.

BREATHTAKING VIEWS



- Double lot - custom built
- Finished basement with 2 walk-outs
- 59 Orchard Lane, Brussels
MLS#845747 \$214,000.

CHARM OF YESTERYEAR



- Elegant Victorian home
- Loads of modern updates
- 75 Goderich Street, Seaforth
MLS#420114 \$239,900.

NEW PRICE



- Renovated economical home
- Why pay rent - be your own landlord
- 14 Victoria Blvd., Vanastra
MLS#838722 \$99,000.

IMMACULATE



- Open country type lot
- Spacious 3 bedroom home
- 283 Matilda Street, Clinton
MLS#126023 \$149,000.

THE PRICE IS RIGHT



- Well maintained bungalow
- Huge lot - Detached garage
- 39 Second St., Egmondville
MLS#241431 \$139,900.

5.2 ACRES



- Amazing stone home on 5.2 acres
- Heated shop plus barn
- 73321 Goshen Line
MLS#943174 \$599,000.

COUNTRY PROPERTY



- Newer home and separate shop
- 3 bedrooms - 3 bathrooms
- 42729 Winthrop Road
MLS#904490 \$449,900.

A-1 LOCATION



- Perfect and immaculate
- Spacious living and family rooms
- 30 George St. E., Seaforth
MLS#737117 \$229,900.

AWESOME PROPERTY



- 3 bedrooms - 2 bathrooms
- Family room - gas fireplace
- 130 West William St., Seaforth
MLS#488689 \$186,900.

INCOME OPPORTUNITY



- Newer house area
- Apartment and laundry room
- 19 Market Street, Seaforth
ONLY \$329,900.



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6B Main St., BAYFIELD

<p>\$49,000. NEW LISTING!</p>  <p>16 Mary St., ZURICH Where can you purchase a home for this price? Great starter or excellent opportunity for investment property to rent out. Mins from Lake Huron. Call Jerry or Ruth. <i>MLS@492085</i></p>	<p>\$269,000. COTTAGE BY THE LAKE!</p>  <p>74658 Talbot Cres., BAYFIELD Cottage by the lake w/beach access, 24 x 30 coverall/garage, O/C kit. & dining/sitting room with view of lake. Pine flooring throughout. Call Ruth or Jerry. <i>MLS@492684</i></p>	<p>\$126,500. NOT TO BE MISSED!</p>  <p>Lt 35 Northwood Beach, BLUEWATER HWY. 1 BR mobile home in lakeside park. Central kit, den, lg. LR w/gas FP, bright 4pc bath with skylight. Call Malcolm. <i>MLS@933986</i></p>	<p>\$254,500. AMAZINGLY LARGE LOT!</p>  <p>9 Ducharme Cres., BAYFIELD Great 3 Br home in Bayfield. Wood floors, most windows replaced, 2 renovated baths w/in last 2 yrs. Within block of Lake Huron. <i>MLS@351989</i> www.JudiMilligan.ca</p>
<p>\$165,000. VENDOR MOTIVATED!</p>  <p>15 South St., ZURICH 2BR, 2 baths, DR, LR, RR with gas fireplace, SR with walkout & 2 sep. workshops. Space for extra BRs in basement. <i>MLS@101467</i> www.JudiMilligan.ca</p>	<p>\$49,900. RETIREMENT LIVING!</p>  <p>3 Pine Dr., BAYFIELD (5 Season Estates) 55+ Adult Community, min. from Lake & Bayfield. Open concept kit/DR/LR, SR & single det. garage. Call Shana. <i>MLS@306131</i></p>	<p>\$689,000. COUNTRY EXECUTIVE!</p>  <p>34016 Lane of Pines, BAYFIELD Quality throughout this 4+ BR home w/guest quarters. 3 car att. garage. In-floor heat, granite countertops, maple trim & marble, slate & h/w flooring. Call Shana. <i>MLS@516694</i></p>	<p>\$244,900. PRIVATE BEACH ACCESS!</p>  <p>74720 Elm Cres., BLUEWATER Newer home/cottage short walk to private beach access w/3BRs & 2 baths. Open concept, GT w/gas f/p. Kit. w/oak cabinets & island. Call Jerry or Ruth. <i>MLS@492116</i></p>

visit us on the web @ www.rlpheartland.ca . email: bayfield@royalpage.ca



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519.238.1800

31 Ontario St. N., GRAND BEND

<p>\$279,000. NEW PRICE!</p>  <p>72229 Lake Shore Dr., BLUEWATER Ravine lot between Grand Bend & St. Joseph's. O/C area w/vaulted ceiling, MB w/ensuite; deck; 2 more BRs & 1 bath. Finished bsmt w/FR & RR & fireplace. Call Jillian <i>MLS@489799</i></p>	<p>\$224,900. BEAUTIFULLY FINISHED!</p>  <p>#207-435 Colborne St. LONDON Attractive 1 BR + den in exclusive building. Huge balcony, granite breakfast bar, ceramic flooring & high end carpet. Great downtown location. Call Eileen <i>MLS@492837</i></p>	<p>\$88,900. WELL KEPT HOME!</p>  <p>20 Cypress Point, GRAND BEND Huron Plan home. Sunroom, new gas furnace (Nov. 2011) & freshly painted. MB with 2 pc ensuite. Gated lifestyle land lease community in Grand Bend. Call Linda. <i>MLS@489638</i></p>	<p>\$164,500. GREAT CURB APPEAL!</p>  <p>154 Centre St., DASHWOOD Century home w/3 BR, 2 bath, orig. h/w. Lg kit w/terrace door, LR w/ gas fireplace. New roof (2010), detached 12'X22' heated workshop. Call Helen. <i>MLS@488626</i></p>
<p>\$369,000. LOVELY SUBDIVISION!</p>  <p>8772 Timberwood Tr. LAMBTON SHORES South of Grand Bend, 5+1 BR, 2000 sq ft. home & 2 baths. Lower level huge great room with bar/kitchen area + 2 BRs. Call Helen. <i>MLS@480987</i></p>	<p>\$65,000. SIMPLIFY YOUR LIFE!</p>  <p>187 Pebble Beach Pkwy., GRAND BEND Recent upgrades (2011) incl. kit. w/new glass upper cabinets, laminate flooring, freshly painted kit, bath & LR. many amenities! Call Helen. <i>MLS@483897</i></p>	<p>\$89,000. SO MANY AMENITIES!</p>  <p>114 Pebble Beach, GRAND BEND Well sought after Monaco plan with sunroom. Large deck off the FR. Gas f/p in LR. MB w/walk-in closet & 3pc ensuite. 10 min walk to beach. Call Linda. <i>MLS@491238</i></p>	<p>\$289,000. FIREPLACE!</p>  <p>33949 Norman Heights Rd., DASHWOOD Across from beach access. 3 BR cottage/home in Norman Heights. Eat in kit, FR & bar area w/ fireplace. SR & large deck. Call Helen. <i>MLS@490641</i></p>

visit us on the web @ www.rlpheartland.ca . email: funinthesun@royalpage.ca



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199 Josephine St.,

WINGHAM



NEW PRICE!

34440 Granton Line, GRANTON \$109,500.

2 storey, three unit residential property; Zoned C1; fridge, stove, washer, dryer & water heaters included. Tenants pay own heat & hydro. *MLS@917635*



VARIETY STORE!

8 Queen St., BELGRAVE \$309,900.

Variety Store, Post Office & residence; security system; bars on windows & doors; 3 bdrm residence; storage shed. *MLS4@290550*



GREAT INVESTMENT!

218&220 Josephine St., WINGHAM \$120,000.

Large commercial storefront; 2-2 bedroom apartments; full basement; ample parking at rear; great investment property. *MLS@463196*



2 PLUS STOREY!

2 Hillcrest St. E., TEESWATER \$114,900.

2+ storey building with many uses; can be turned into duplex; 9 bdrms; 3 baths; 2 gas furnaces; 2 hydro panels; cen/air; cen/vac; sold "as is" *MLS@734419*



1.88 ACRES!

84094 London Rd., BLYTH \$239,000.

4 bdrm home; eat-in kitchen; main floor laundry; bay window in living room; open staircase; oil/wood furnace. *MLS@597360*



QUIET STREET!

90 James St., WINGHAM \$159,000.

3 bedroom aluminum sided 1.5 storey home, main floor laundry, main floor renovated 2006. *MLS@351128*



SKYLIGHT!

7 Jordan Dr., BELGRAVE \$310,000.

3 bdrm; 2 car attached garage; master bdrm with 4 pc bath & whirl pool tub, walk-in closet; Large deck; skylight, ceramic floors; nicely landscaped *MLS@520965*



TRIPLE WIDE DRIVE!

12 Thomas St., TEESWATER \$220,900.

3+ bdrm; eat-in kitchen with island; open concept living room/dining room/kitchen area; 2 decks; triple wide drive; gas heat. *MLS@507557*



COVER FRONT PORCH!

5 Queen St., BELGRAVE \$129,900.

3+1 bdrms; 2 baths; large kitchen, family room; gas furnace (11); some hardwood/laminate & pine flooring; large backyard. *MLS@212290*



BEING BUILT!

792 Sports Dr., BRUSSELS Starting at \$199,500.

2 bdrm townhome; hardwood/ceramic floors; tray ceiling; MF laundry; AC; rear deck; full basement; paved drive; Energy Star *MLS@697727, 966298, 430645, 909642*



FENCED BACKYARD!

215 Queen St., STRATFORD \$189,900.

1.5 storey; 3 bdrms; 2 baths; Hi-eff F/A gas; fully fenced backyard with storage shed; front porch; Energy Audit (10). *MLS@889724*



175 ACRES!

123123 Southgate Rd. 12, MT. FOREST \$1,000,000.

2+ bdrms; combination wood/oil furnace; woodstove in kitchen. Land is rolling; approx 165 workable; barn & shed; 2 springs; potential of aggregates. *MLS@476386*



BACK TO GREEN SPACE!

246 Diagonal Rd., WINGHAM \$189,900.

4+1 bdrms; master bdrm with ensuite; 20'x24' rec room; gas boiler 03; roof 06; windows 09; flooring 09; kitchen cupboards 10; above ground pool. *MLS@907928*



CLOSE TO PARK!

3074 Victoria St., FORDWICH \$189,900.

4 bdrms; large lot; patio doors to deck & large backyard; finished basement with family room, office/bedroom. *MLS@505276*



TREED LOT!

84 Mary St., WINGHAM \$139,000.

3 bdrms; 2 baths; large kitchen with oak cupboards; 200 amp service; 2 decks; 2 sheds; treed lot; lot beside is included. *MLS@767359*



CORNER LOT!

52 McCutcheon St., BRUSSELS \$149,900.

1 m/f bdrm & 2 upper bdrms; 2 baths; eat-in kitchen; gas furnace; walk-up attic; wheelchair equipped; storage shed; deck; porch. *MLS@534015*

visit us on the web @ www.rlpheartland.ca . email: wingham@royallepage.ca



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305 Main St. S.,
EXETER



NEW LISTING!

74 Waterloo St., EXETER
\$109,000.

3 bedroom bungalow. Private treed lot. Large living room and dining room. Gas fireplace. Gas heat. Call **Dwayne. MLS@492206**



NEW LISTING!

8748 Timberwood Trail, GRAND BEND
\$329,000.

Charming home/cottage close to Pinery! Large 2+2 bedroom ranch. Open concept living on main, perfect for family/hosting. Large raised deck. Landscaped. Call **Matt D. MLS@492583**



NEW PRICE!

Lot 6, Stanley St., BAYVIEW SUBDIVISION \$82,500.

Very desirable building lot in pretty & mature Bayview Subdivision. End of a quiet cul-de-sac road. Very short walk to the Lake Huron beach. Deep private pie shaped lot. Call **Bob. MLS@189385**



LIFE IN THE COUNTRY!

5611 Mooresville Dr., LUCAN
\$329,000.

2+2 bedroom bungalow. Spacious oak kitchen Covered deck/hot tub. Maple floors. Lower level features gas fireplace. 2.5 car heated garage. Large landscaped yard. Call **Brenda. MLS@851339**



ZONED RES/COMM

14 Goshen St., ZURICH
\$94,900

Large Century home. Zoned Res/Comm. Could be reverted back to 3 bedroom family home with spacious principal areas. 2 bay garage. Call **Bob. MLS@107815**



HISTORIC CHURCH!

81 Nelson St. HENSALL
\$98,500

Historic brick church. Pews in place & w/original stained glass windows, rear balcony with double staircase. Basement has large auditorium, kitchen & 3 small classrooms. Call **Bob. MLS@282506**



SCENIC PROPERTY!

70936 Bluewater Hwy., GRAND BEND \$540,000.

11.5 acres with creek. 3 bedroom w/full basement with walkout. 100' x 25' shed with 41' x 16' insulated work area. Octagon shaped wood cottage for guests. Call **Brenda. MLS@823744**



SPACIOUS & MODERN!

40 Gordon St., CLINTON
\$249,900.

Approximately 2500 sq ft. Beautiful, upscale, open concept kitchen. Ceramic, cork, and slate flooring. Huge L-shaped master bedroom with walk-in closet and trendy ensuite. Call **Matt D. MLS@486400**



NEWER HOME!

163 Francis St., EXETER
\$243,900.

4 year old bungalow. 3 bedrooms, 2 baths. Finished lower level. Open concept kitchen/dining/living room. Call **Matt D. MLS@488668**



SCENIC PROPERTY!

61 MacNaughton Dr., EXETER
\$234,900.

Well cared for 3 bedroom. Century home next to MacNaughton Park. New rear addition (08) with modern kitchen, MF laundry & office. HE gas heat & C/A. Call **Matt D. MLS@489734**



STATELY HOME!

344 Andrew St. EXETER
\$229,000.

Stately brick home with modern, spacious kitchen. Large LR w/gas fireplace. Huge master BR. Beautifully landscaped, fenced private yard with patio & large deck. Call **Dwayne. MLS@474122**



GREAT OPPORTUNITY!

151 King St., HENSALL
\$49,900.

Popular fast food set-up, ready to go on a large corner lot. High visibility/high traffic location. Call **Dwayne. MLS@490027**



COUNTRY FAMILY HOME!

69965 Shipka Line, SHIPKA
\$279,000.

Ranch home on sprawling country lot! Well maintained. 3 bedrooms, 2 baths. Patio doors to beautiful pool and 2 level deck. Fully finished basement. Call **Bob. MLS@584394**



UNBELIEVABLE SPACE!

322 Andrew St., EXETER
\$178,900.

3 bedrooms, plus office. 4 pc bath with adjoining laundry. Updated flooring, windows, door, electrical & plumbing. Call **Bob. MLS@598714**



LARGE SHOP!

36774 Crediton Rd., SHIPKA
\$229,900.

Park-like setting. 3 bedroom brick & stone bungalow, open kitchen/dining area, Lower lever with lots of potential. Adjoining 2300 sq ft shed. Commercial zoning. Call **Bob. MLS@988294**



GOOD STARTER!

123 Main St., DASHWOOD
\$102,900.

Deep mature lot. 3 bedrooms. Large eat-in kitchen, good sized living room + den/4th bedroom. Many updates. Attached garage. Call **Bob. MLS@213740**

visit us on the web @ www.rlpheartland.ca . email: exeter@royallepage.ca



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1 Albert St.,
CLINTON



NEW LISTING!

130 Ontario St., CLINTON \$ 135,000
Ontario cottage w/3 BRs, O/C kit/dining area w/island. 82.5 x 132 lot, vinyl sided w/a steel roof. M/F laundry, upgraded 100 amp hydro (Dec. 2011) Solid & affordable. Call Don or Richard *MLS@894517*



NEW LISTING!

208 Pugh's Terrace, CLINTON \$174,000
Well maintained 3 BR with att. garage, upgraded windows, gas F/P(11). Also includes 2 storey barn with insulated workshop. Call Pat. *MLS@ 130634*



GREAT STARTER!

224 Townsend St., CLINTON \$129,000.
3 BR, 1½ storey home set in an ideal location. Renos in 2010 & 2011 incl tile floors, m/f laundry, & new 4 pc bath & freshly painted interior. Call Don or Richard. *MLS@508653*



" OLD WORLD " APPEAL!

169 Ontario St., CLINTON \$269,900
Stately 3BR Brick featuring stained glass, nat. woodwork, h/w floors, pocket doors to LR w/ gas f/p. Massive 34'x 16' deck . Lots of Victorian charm. Call Rick or Fred *MLS@ 573947*



PERFECT SETTING!

39381 Blyth Rd., CENTRAL HURON \$349,900.
4 acre property between Blyth & Auburn. Large deck & above ground pool & hot tub. 4 BRs, oak kit., Bsmt FR w/bar. Att. Dbl car garage. Call Rick or Fred. *MLS@557900*



PRIVATE YARD!

134 Wellington St., CLINTON \$147,900.
Move in condition. Ideal retirement or starter 2 BR bungalow in central Clinton. Features newer kit. & bath. Fully fenced private yard w/lg deck. Call Rick or Fred. *MLS@668878*

341.96 ACRES FOR SALE WITH 227.24 WORKABLE PURCHASE AS 1 PARCEL OR INDIVIDUALLY

- Conc. B Lot 60, Kincardine Twp. SOLD**
102.15 acres, 91.15 workable acres. *MLS@940526*
- Conc. A Pt. Lots 67 & 68, Kincardine Twp. \$683,500**
95.29 acres, 94.24 workable acres. *MLS@637112*
- Conc. 1 Pt. Lot G, Kincardine Twp. \$579,000**
98 acres, 63 workable acres *MLS#806099* and 35 acres fenced pasture.
- Conc. 1 Pt. Lot F, Kincardine Twp. \$658,000**
148.67 acres, 70 workable acres and 51.6 acres pasture and 27 acres bush. *MLS@438844*



GREAT LOCATION!

39 Rattenbury St., CLINTON \$259,900.
Immaculate bungalow with attached garage, slate floors, new roof (2011), large deck & lot, main floor laundry & large kitchen. Call Rick or Fred. *MLS@ 695564*



UPDATES GALORE!

119 Huron St., CLINTON \$235,000.
Bungalow ready for family or retirement. Hardwood floors, oak kitchen. 2 gas fireplaces, LL rec room, 2 baths, single car garage. Call Pat. *MLS@270281*



GREAT OPPORTUNITY!

38 Albert St., CLINTON \$135,000.
Main St. income property with 3 rentals - Main St. commercial plus 2-1 bedroom apartments. Hwy#4 exposure brings lots of traffic. Call Pat. *MLS@118731*



ROOM TO ROOM!

75780 Parr Line, VARNA \$185,000.
1.05 ac property w/rural views. Updated 1½ storey, 3 BR & 2 baths + porch & deck w/hot tub. Oversized lot is well treed & landscaped + 18'x30' shed/barn. Call Pat. *MLS@868550*



LOTS OF OPPORTUNITY!

17th Ave., VANASTRA \$430,000.
4.68 acre industrial property with 25,000 sq ft building, office, display area & upper apt. Includes 5000 sq. ft steel shed w/hydro and lrg. vacant lot. Call Don or Richard. *MLS@350521*



GREAT VALUE!

123 Mary St., CLINTON \$175,000.
Great value in this 3+ BR home. New kit. ('06), freshly painted (fall '11), carpet in LR & 1 BR (fall '11) furnace & C/A (July '10). Front porch & spacious lot. Call Fred or Rick. *MLS@231237*



UPGRADES!

38794 Mill Rd., VARNA \$139,900.
1½ storey, 3 BR home. Lg eat-in kit, 4pc bath w/in-floor heating & 3pc bath. Upgrades in 2010/'11: baths, kit, roof, floors & light fixtures. Call Fred or Rick. *MLS@556953*



ATTRACTIVE HOME!

107 High St., CLINTON \$159,900.
3 BR, 2 storey brick house. Finished attic/games room, formal DR & large enclosed porch. 2 baths, large circular drive & spacious lot. Rick or Fred. *MLS@635796*

visit us on the web @ www.rlpheartland.ca . email: heartland@royallepage.ca



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"Integrity IS Everything."



SEE WORTHY & programmed for pleasure! Property comes with a life-style truly unique with over 400 ft. along the Bayfield river & overlooking the marina along w/150' private dock. Main cottage designed by Sorrenti Design Associates w/2 bdrms, 3 baths & amazing lake or riverviews from all rooms. 2nd cottage w/large deck for the overflow. **\$850,000.**

END THE SPACE RACE ... one look will do!!! Don't miss this opportunity - 9 very private acres with tons of room. Perfect location for your own personal oasis or perfect location for an entrepreneur or home occupation with highway access. **Priced to move \$299,900.**



LOOKING FOR A RELAXED, country feel on a cobblestone street with old fashioned street lights? This 1/2 acre property is close to all amenities - beach, marina, hiking & biking trails, fishing, golfing, Bayfield's Historic Main Street w/pubs, dining & boutiques. Large centre hall with marble floors, 9' ceilings, gourmet kitchen, master with ensuite, walk in closet & double French doors to back private deck, main floor laundry, finished basement, dbl att'd garage & more. **\$459,000.**

RETIREMENT LIVING AT ITS BEST! Country setting on treed lot close to hiking & biking trails, golfing, marina & all the amenities of Historic Bayfield. Charming cottage/modular home with covered porch, sunroom, 3 bdrms, 2 baths, gas fireplace, F.A gas heat, central air, newer steel roof, 2 garden sheds. ... Just move in & enjoy the tranquility of this quiet adult park. **\$79,000.**



AMAZING LAKEFRONT LOT! 2 acres with 280 ft of frontage ... don't miss the opportunity to purchase vacant lakefront land in the absolute most impressive neighbourhood ... maximum privacy with a maintained & paved road. **\$449,000.**

LAKEFRONT!!! 6 acres in the Village of Bayfield. Once in awhile something comes along that makes everything else a compromise. A private treed drive to this incredible property gives access to the breathtaking view & the majestic sunsets that are indescribable & must be seen to be truly appreciated. 357' of lakefront w/2+ bdrm bungalow w/updated kit. & 2 baths. **\$1.45m**

WHETHER YOUR STARTING UP OR slowing down this home could be just fine! 2+ bedrooms, country sized kitchen & oversized great room with beautiful brick gas fireplace. ... Just move in & enjoy the tranquility of this quiet adult park. **Asking \$145,000.**

LAKEFRONT 11+ ACRES NEVER BEFORE OFFERED FOR SALE
This amazing piece of property has long been sought after & is now avail for a discriminating purchaser. What a dream come true for a private personal setting to keep for generations to come or an opportunity to develop & keep your own part of this jewel & develop the rest. Don't wait & miss out. Call listing agent for development ideas. **Asking \$2.2m.** An additional 6 acres abutts this property as well as 7 developed lots. Giving a possible total of approx. 20 acres!! **MLS@125924**



TUYLL ST., BAYFIELD
Premiere lots, Great beginnings start w/the perfect location - your slice of heaven awaits, but not for long. **\$250,000. MLS377715**

LAKEFRONT!! OVER 3 ACRES WITH 174 FT OF FRONTAGE AND 687 FT DEEP! Don't miss the opportunity to own one of the last lakefront lots with acreage in an upscale but impressively private area. You won't believe what you see! **Asking \$419,000.**

BRICK BUNGALOW - CLOSE TO ARENA & PARK - short walk to either beach or main core. 2 + 3 bdrms great potential for your growing or mature family. Private fenced yard is child & pet friendly w/separate yet equally private patio gives you lots of options for outdoor entertaining. **\$274,500.**

LOTS FOR SALE
Carriage Lane Lot - \$97,900.
9 Blair St., Welcome! One look and you'll be sold. Great lot ... Terrific location. \$124,900.
27 Ducharme Cres., Better look at me ... I'll be waiting ... 1/2 block to beach access. \$89,900.

RETAIL RENTAL SPACE AVAILABLE MAIN ST., BAYFIELD
CARRIAGE LANE 4 EXECUTIVE LOTS
NEW PRICE! 100' x 200' \$88,450. each - seller will hold mortgage with 10% down.



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STEVEN NIXON
Broker

Log onto www.stevennixon.com for all my listings or click on the quick pick numbers on the pictures below for instant details & lots of photos of the property.

WANTED!! NEW LISTINGS Call Steve anytime for a free no obligation verbal evaluation on your property.



GOOD 2 STOREY 3 bedroom starter home, reasonably priced, great backyard overlooking Maitland River. Looking for offers. 538671



OPEN CONCEPT 4 bedroom home freshly renovated kitchen & living room, 2 baths, main floor laundry, 2 gas fireplaces, 2 car attached garage, large patio deck, drilled well & all on a 3/4 acre lot. Priced to sell! 517956



EXCELLENT 3 bedroom bungalow in quiet location, new kitchen 2007, new 5 pc. bath with whirlpool tub 2008, dinette & living rooms with hardwood flooring, family room with wood fireplace, 2 patio decks, gas furnace, detached 36' x 24' garage for the hobbyist with a gas furnace. 672246



BRICK CHURCH built in 1926, original stain glass windows, pine flooring, original wood pews & woodwork, approx. 3100 sq. ft. of finished area, updated kit., 2 pc. bath, 2 forced air natural gas furnaces, metal roof, drilled well, large lot. Must be seen to appreciate this well kept church. 652619



GREAT LOCATION for this spacious 3+1 bdrm home, original hardwood flooring, master bdrm & family room addition, gas fireplace, finished basement with games room, 2 baths, gas furnace, 2 tier patio deck. 587245



EXCEPTIONAL 3 bdrm home open concept design, lots of hwd flooring, gas fireplace, recently finished family room, laundry & 3 pc. bath, newer gas furnace, C/A & roof shingles. Patio deck with country view. Shows AAA. 307943



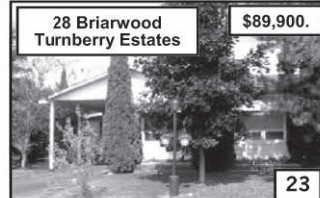
4 BEDROOM BRICK bungalow with 2500 sq. ft. finished area, completely refinished lower level 1 bdrm apt. 2009, main level hardwood flooring, woodstove, 2 car att'd garage, det'd 2 bay shop. All on just over a 1 acre lot backing onto bush. 776058



JUST MOVE IN & enjoy this 3 bedroom home completely redone including roof shingles, vinyl siding, insulation, 4 pc. bath, kitchen, flooring, thermal windows & paint. Walkout basement with family room & laundry. Great river view. 855115



GREAT STREET APPEAL for this 3 bdrm brick home. Eat-in kitchen, formal dining & living rooms, wood fireplace, family room addition, bdrms with wood flooring, hot water heating, thermal windows, private yard. 961839



ADULT COMMUNITY features 2 bdrm home frame built on site, includes oak kitchen, family room addition, covered patio deck, thermal windows. Master bdrm with double closet. Paved drive, carport. 6 appls incl. Leased lot.



4 BEDROOMS, numerous upgrades, living room/dinette with bamboo flooring, hardwood flooring main floor bdrms, family room, 40 yr roof shingles, patio deck with hot tub. Paved drive. 592842



ADULT COMMUNITY features 3 bdrm modular home. Master bdrm with ensuite, eat-in kit., with updated cupboards, open concept, appls, incl. thermal windows, 1 1/2 baths, 2 patio decks, paved drive. Well maintained. Leased lot. 682745



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WATERFRONT - 3200 sq.ft., 3 level open concept home. Features 4 bdrms, infloor heating, woodstove, 65' frontage on Mill Pond. 20'x25' garage. 467 Rose St. Lucknow.



WINGHAM TRIPLEX - Excellent brick building fully rented with long term tenants. Gross of Income \$ 22,680. Two 2 bdrm and one 3 bdrm unit each with separate gas furnaces. 338 Shuter St.



10.8 ACRES - Century 4 bedroom, 2,000 sq.ft country home just south of Lucknow. Geothermal heating, family room addition, 24'x36' barn, inground pool. 2-3 acres workable. Zoning allows business use. 86270 Lucknow Line.



FIELDSTONE TRIPLEX on 3/4 acre lot backs on to stream was once an Inn, currently 1,2 & 3 bedroom units thoughtfully renovated each having a propane fireplace. 446 Campbell St., Lucknow.



62.5 ACRES - 4 bdrm homestead with log addition, 32'x32' attached workshop, 2'8x54' shed, 2 ponds, 10 acres cleared, balance pine/mixed bush with trails leading to over 2,000 ft frontage on Maitland River. 85043 Marnoch Line



CHOOSE FROM 3 SERVICED BUILDING LOTS on Napier St. in Lucknow from 69' - 82' frontage. Nice private setting.



2 BEDROOM CEDAR SIDED HOME on corner lot in Lucknow. Original wood floors throughout, rear sunroom, dining room with french doors. Oil heating/hot water. 344 Ross St., Lucknow.



200.7 ACRES. Mixture of maple, ash, beech & cherry plus mixed softwood/wetlands. 5 acre clearing. Steel clad Maple syrup shack. Potential uses include hunting/logging/ maple syrup production. 38034 Zion Road. Near Lucknow.



LIGHT INDUSTRIAL ZONED LOT situated on edge of Lucknow suitable for a contractor shop or warehouse. This .42 acre lot has 132' frontage and is fenced.



3300 SQ. FT., Stone building. Office area 1200 sq. ft. plus separate retail area 2100 sq. ft., both currently occupied. Upper level storage area. 619 Campbell St., Lucknow.



BUSINESS INCLUDES ownership of 12 acre Greenhill Cemetery near Lucknow. Income derived from sale of plots, interments, investment income & other maintenance/interment contracts. Kabota mower included.



ENJOY THE VIEW of the Mill pond and dam from the rear deck of this 4 bdrm home located on Lucknow's main street. Oil heating/hot water, replacement windows, 2 baths. Very spacious inside, beautiful backyard. 477 Campbell.



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NEW LISTING!

68 Iroquois Lane, RR5, GODERICH \$179,900.
 Easy upkeep at Meneset on Lake. Private beach access, trails, clubhouse. 2 BR Royal Home w/hwdwd floors, formal DR, french doors, cathedral ceilings. MBR w/ensuite & w/i closet. Call **Kathy**. *MLS® 789303*



NEW LISTING!

356 Huron Rd., GODERICH \$209,000.
 Tidy brick bungalow ready for the retiree or first time purchaser. 3+1 bedroom, 2 bathrooms, fenced yard, hardwood floors, gas heat, central air, very economical living. *MLS®682073*



CURB APPEAL!

291 Mary St., GODERICH \$199,000.
 2 BR retirement/starter home with numerous updates! Spacious rooms, maple kit. cabinetry(07), cozy gas fp in LR. Fenced yard w/new patio (11). List of updates available at L.O. *MLS®956009*. Call **Kathy**.



CHERRY KITCHEN!

321 Krohmer Drive, GODERICH \$252,500.
 Quiet west end street! 3 BR backsplit. Central air, central vac, 3 baths, main floor family room/office, cherry kitchen cabinets, separate dining room. Detached garage. *MLS®245782*. Call **Kathy**.



CLOSE TO DOWNTOWN!

49 Britannia Rd., E. GODERICH \$179,900.
 3 BR bungalow with full finished basement. Family room, fireplace, central air. Fully fenced yard, storage shed, rear deck. *MLS®194650*



FINISHED BASEMENT!

53 Donnybrook Line, AUBURN \$172,000.
 3 BR, 2 bath home. Custom kitchen with island. MB with double closets & ensuite. Spacious rooms, M/F laundry, dbl concrete drive, deck & shed. *MLS®537874* Call **Kathy**.



LAKESIDE LIVING!

33846 Fullerview Drive, RR#2 GODERICH \$375,000.
 Location! 3 BR, 3 bath, with quality craftsmanship. Exclusive lakeside subdivision. Short walk to private sandy beach. You'll be impressed! *MLS®271133* Call **Kathy**.



COUNTRY HOME!

84804 Bluewater Hwy. A.C.W. \$199,900.
 5 bedroom for growing family. Formal dining, eat-in kitchen, outdoor wood furnace & propane furnace. Large 2 acre yard. *MLS®391686*. Call **Werner**.



CHARACTER & HISTORY!

83516 Hoover Line, AUBURN \$179,000.
 Historic schoolhouse. Tasteful restorations incl. beautiful maple floors, kit. w/maple cabinetry & Corian countertops. Vaulted ceilings & skylights. Open concept DR, LR & upper loft BRs. *MLS®246649*. Call **Kathy**.



GREAT FAMILY HOME!

46 North St. CLINTON \$249,000.
 3+1 BR brick bungalow with fenced yard, attached garage. MF laundry. Updates include new shingles (09) & 24' above ground pool with decking. *MLS®393502* Call **Kathy**.



NEW MODULAR!

46 Maple St., HURON HAVEN \$79,900.
 2 bedroom modular home (2009) in Huron Haven Village, great floor plan, modern kitchen, spacious living room with bay window. *MLS®553133*. Call **Bill** or **Jeremy**.



HOBBY FARM!

77610 Porter's Hill Line BAYFIELD \$259,900.
 3.6 acre hobby farm. Stately stone gateway leads to a century old brick home. Small shed, large machinery shed & bank barn. *MLS®873158*.



65.33 ACRES!

35147 Union Rd., CENTRAL HURON \$539,900.
 Hobby & crop farm. Income from rented 28 acres crop land & second home. Mixed bush with trails for walking & skiing. *MLS®410998*. Call **Werner**.



96.8 ACRES!

949 Bruce Rd. 23, KINCARDINE TWP. \$749,000.
 96.8 acres farm with lakeview. Formally set up for beef. Approx 80 acres workable, 15 acres bush, drive shed. T Barn. 3+ bedroom, brick bungalow with 1225 sq. ft. *MLS®488063*



ONTARIO COTTAGE!

104 Brock St., GODERICH \$219,000.
 Charming 1890 Ontario cottage in "move in" condition. 2 BR, DR with french doors & crown molding, LR with gas fireplace, door to sunroom. Main floor laundry facilities. Walk to The Square. *MLS®504900*



LAKEVIEW!

33729 Cutline Rd. RR#2 GODERICH \$799,900
 Custom home (02) on 7.34 acres, 360° views & privacy. 2+3 BR, 3 baths, indoor salt water pool, geothermal heating '09. *MLS®325454*. Call **Bill** or **Jeremy**.

visit us on the web @ www.rlpheartland.ca . email: rlpgoderich@hurontel.on.ca



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