



REALTOR

Spotlight



**Mary Klein**

Sales Representative

Sutton Group Professional Realty Inc., Brokerage  
Independently Owned & Operated

905-454-1100

Direct: 1-866-999-5250

www.maryklein.com • mary@maryklein.com

**HOMES & LAND**  
MISSISSAUGA/BRAMPTON/CALEDON®

## IT'S BETTER IN THE COUNTRY...

Clean air, white snow, wildlife, room to roam, great commuting routes & only 50 minutes to Toronto!

**A FAMILY TOUCH:** Mary Klein began her real estate career in 1989, during the last recessionary period in real estate. Now in her 20th year of selling country properties Northwest of Toronto in the beautiful hills of Caledon, Orangeville, Mono, Adjala and beyond, she has built a trusted reputation amongst her clients and peers. Being recognized as Sutton Group Professional Realty's top producing sales representative for 7 years, she continuously strives to give her clients personalized service with a family touch. Daughter, Kaitlan, is a sales representative selling Toronto and Caledon country, while husband, Roger, and son, Kelly, handle marketing and client services.

**Mary believes her clients deserve to be treated like family, and she is always readily accessible to those desiring her services or having a question about a listing.**

**FOR BUYERS:** Having lived in Caledon for over 34 years, Mary knows country real estate — what to look for in a country property and what to avoid. It is extremely important for a country buyer to be properly protected when dealing with septic systems, wells, conservation authorities and gravel pits. Sewers and municipal water are not taken for granted in the country and are only available in selected subdivisions. Mary educates her country buyers on these issues so they are comfortable in the transition from city to country.

**FOR SELLERS:** Mary has built a solid reputation in the country, and clients refer her to their friends and family. When sellers list with Mary, they know they will get trustful representation and top advertising, along with a very popular web site image, which is easily accessible and user friendly to potential buyers searching for a country home. In offer presentations, Mary is a top negotiator focusing on all parties to reach a win-win situation.

**THE MARKET:** No more "gloom and doom" as the year 2009 ended up being the second highest year in sales for the Toronto Real Estate Board with an overall price increase of 4%. Last year Sellers and Buyers were sitting on the fence due to the uncertainty of economic conditions and that resulted in an extremely low listing inventory. Many Buyers are still searching for homes, but we are still shy in listing volume, so if you are thinking of selling, an excellent time for listing is right now! Interest rates are still phenomenal and 2010 is off to a great start!

**THERE'S SOMETHING ABOUT MARY:** "On behalf of Sutton Group, it is with great pleasure that I congratulate you as our Top Sales Associate for 2009. You successfully earned this distinction eight times through your hard work, your dedication, and your commitment to provide all your clients with professionalism and service excellence. We are proud that you are part of our Sutton Group team and thank you for the inspiration you evoke in our sales staff."

— Rui Alves, Broker, Owner and  
Fedele Colucci, Manager, Owner,  
Sutton Group Professional Realty, Inc.

If you're thinking COUNTRY... think MARY KLEIN.