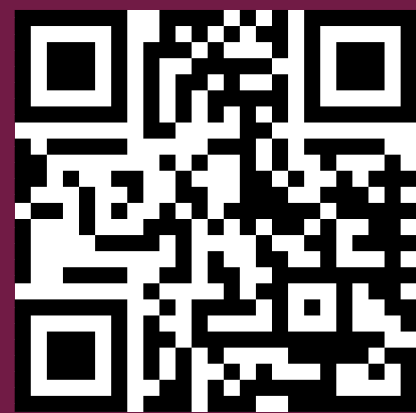


McMUNN Realty Group

Our Client-First Philosophy

There are many qualities and skills that go into being an excellent real estate professional, integrity, in-depth community and market knowledge, marketing savvy, effective negotiation skills and a high-quality professional network, all of which are hallmarks of how we work. That said, in my experience as a York Region real estate professional, we've also found that providing the very best service is essentially about putting our clients first. This means keeping ourselves accessible, being good listeners as well as good communicators, and responding quickly to your needs. This "client first" philosophy has always been our approach and it requires us to continually improve our skills and ways of doing business. In addition, we've found that the latest technologies are enabling us to do everything we've always done, only much more quickly and efficiently. They've also helped us to extend the range of services we provide to our clients. So when you decide that you'd like to buy or sell a home in the York Region and surrounding Areas, you will find that we are dedicated to providing the Finest Real Estate Service available.

We look forward to *Making Our Community Your Home.*



SCAN TO LEARN MORE ABOUT OUR OPTIONS FOR BUYERS & SELLERS, SEARCH LISTINGS, AND MORE!



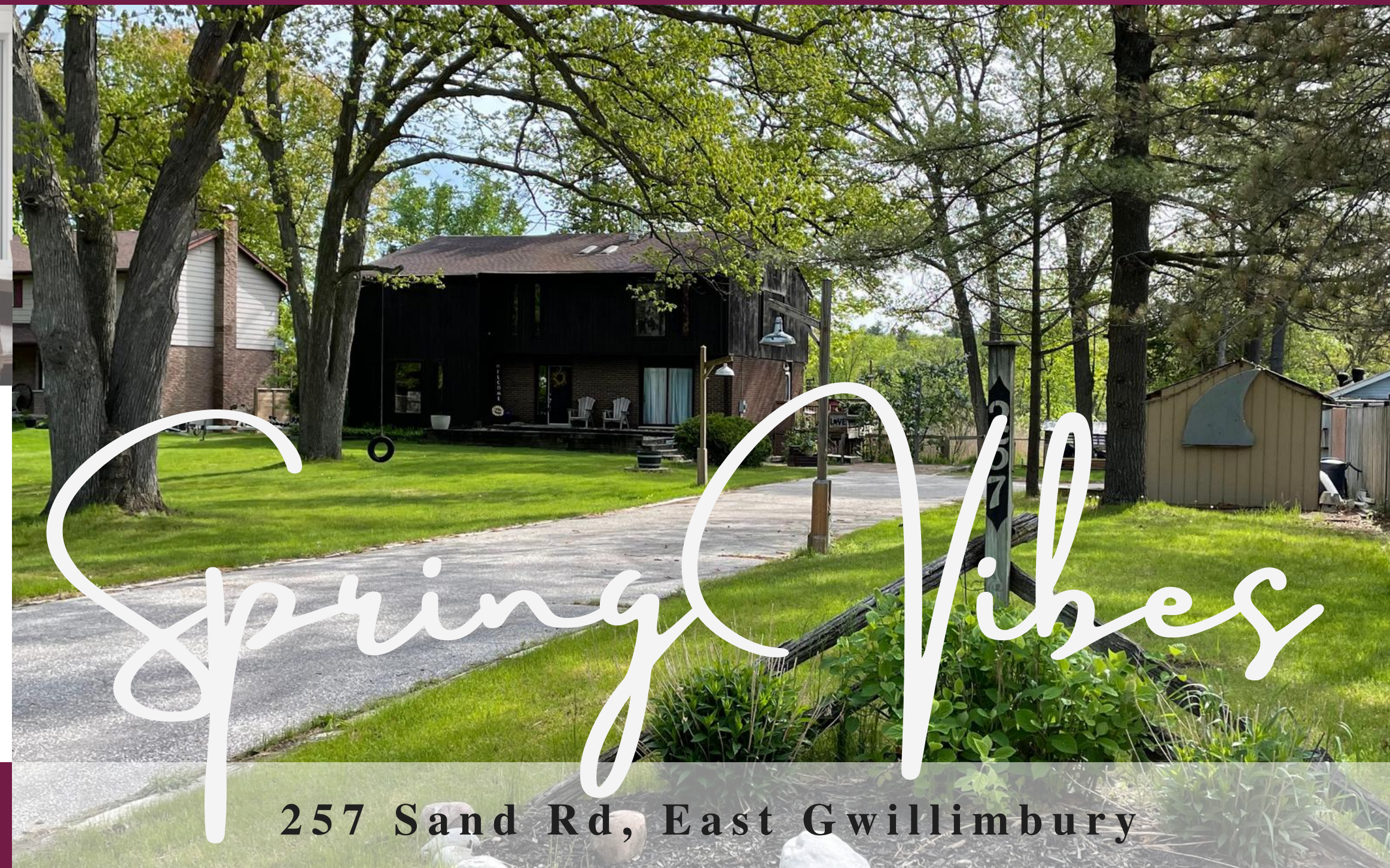
SANDRA MCMUNN Sales Representative

Sandra has made her clients comfortable through their lives biggest changes for over 15 years. With a client-first philosophy and an unmatched thoughtful and intelligent demeanor, Sandra is a true professional. She treats all people she meets with kindness and respect and takes care of her people with selflessness often lost in her industry. Sandra's character is the glue that her team is built around!



RACHAEL MCMUNN Real Estate Marketing Manager

Rachael was raised with real estate and construction as her family businesses. She brings a tenacious spirit and a diverse digital skillset to helping our sellers market their homes. As a bonus, Rachael is also a licensed Realtor through her home brokerage Keller Williams Innovation Realty. Her license brings a depth of knowledge to her position that simply can't be matched.



Spring Vibes

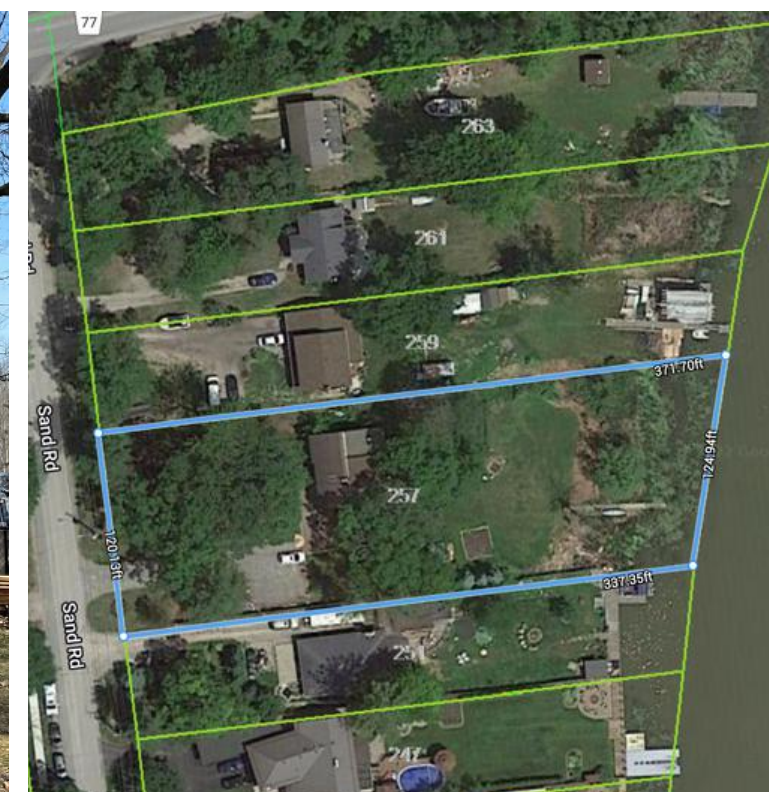
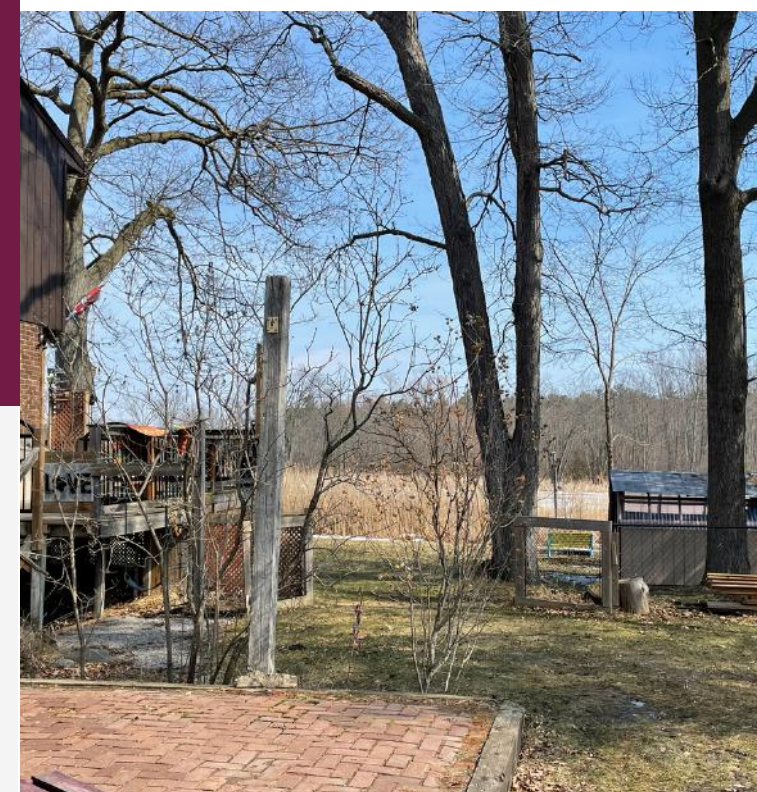
257 Sand Rd, East Gwillimbury

\$1,375,000 List

4 Bed

3 Bath

3000+ Sqft



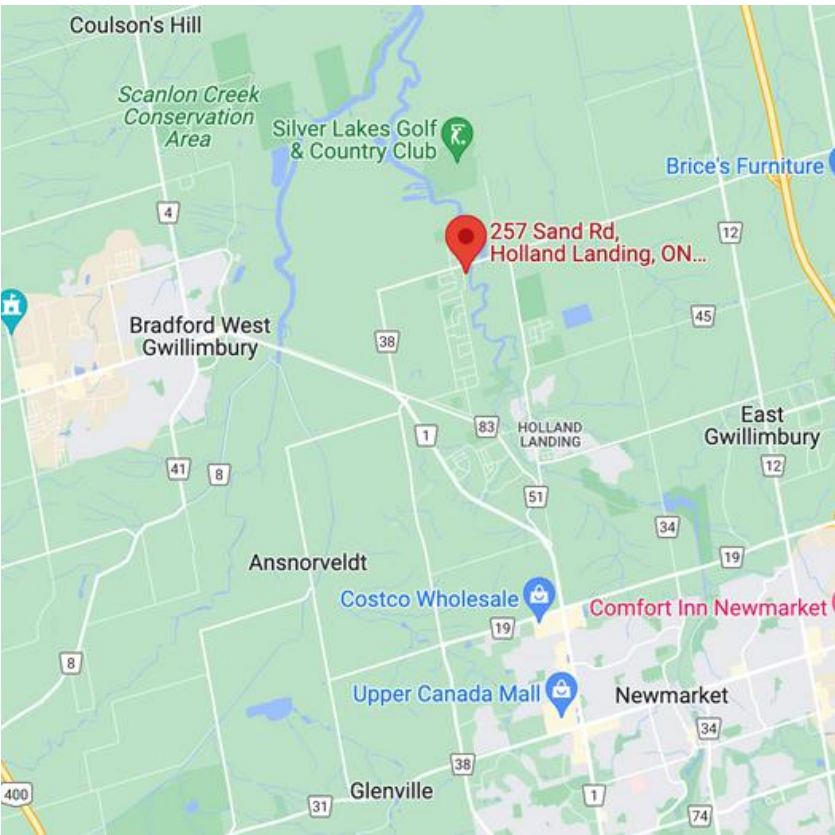
Welcome To 257 Sand Rd! A Rare Offering, Charming Family Home With A Cottage Feel. Desirable Double Lot Backing Onto Holland River W/Access To Lake Simcoe. This Four Bed Home Offers A Formal Living/Dining Room, Family Room And Two Wood Burning Fireplaces. Room To Grow In The Unfinished Basement Complete W Workshop. Large Entertaining Decks And Beautiful East Facing Views.



Details Matter

Cottage Feel

LOCATION



HollandLaanding
A community in the town of East Gwillimbury, located in the northern part of the Regional Municipality of York, in south-central Ontario, Canada. Its major road is Yonge Street (bypassed by the former Highway 11) and the community has bus service by GO Transit route 68 and York Region Transit route 52 (Monday to Saturday service). The East Gwillimbury GO train station is in the southeast corner of Holland Landing, providing weekday commuter train service. The East Holland River runs through the community and has several marinas for recreational boats.



257 Sand Rd, East Gwillimbury, ON

Main Building: Total Exterior Area Above Grade: 3127.17 sq ft



THINGS NEARBY



Silver Lakes Golf



Marina
Marina



Nokiidaa Trail