

Two Acton subdivisions attract new home buyers

Acton has two subdivisions under construction at northern and southern ends of the town which are attracting much attention as well as swelling population figures.

The Bovis Corporation Ltd. 318 home Acton Meadows project is aimed at buyers who can afford homes in the \$29,500 to \$34,250 range. It is situated on the former Seynuck farm.

Kingham Hill Estates townhouse development is restricted to families earning between \$5,918 and \$7,000 per year. Houses sell from \$17,700 and \$18,200 with down payments starting at \$1,196.

Although unrelated, both projects are attracting buyers from an area encompassing Mississauga, Toronto and Acton and district, interested in saving several thousand dollars over prices closer to Toronto.

Big Savings

Tony Shanley, construction supervisor at the clean looking Bovis subdivision, estimates home buyers from the Toronto area save from \$8,000 to \$10,000 by buying a house in Acton. The most expensive model in the Acton subdivision—the Ashbrook sells for \$34,250. He estimates a similar house in Toronto would be priced at \$45,000.

Forty-three of the 50 homes in the first phase of the Acton Meadows project have been sold and four families are living in them, although it is only three months since construction started.

Bovis, a world-wide construction firm, has more than 100 building projects in Britain, France, Australia and Asia. The Acton subdivision is the company's first venture into the home building field in North America but it will shortly be joined by new Bovis projects in London, Markham, Barrie and Bowmanville.

What induces prospective purchasers to consider buying a home in Acton, the Free Press asked Tony Shanley this week.

"It is within easy commuting distance from Toronto and the combined rural-town atmosphere lends a special charm," he said. He also agrees with sub-contractor Chris Duiker, present for the interview, the fact children do not have to cross busy 7 Highway to go to school was a contributing factor.

Second phase of the Acton Meadows project—25 homes—is almost ready to begin. The subdivision agreement has been signed and it is expected construction will continue through the winter months. The company expects to begin phase three in the spring and continue until the 318 homes are finished.

"Our problem is getting them completed fast enough for occupancy," says Shanley in a soft Irish brogue. The second phase of the project will extend as far as

Acton Boulevard on the Mill St. side of the subdivision, which extends from Wallace St. to Churchill Road N.

The uncluttered look of the Acton Meadows subdivision is assisted by underground telephone and hydro services. Sidewalk, curbs and paved roads are already installed in the first phase. Much favorable comment has been generated by the planned look of the subdivision. Natural features such as the tiny creek have been landscaped and add to the general appearance.

Good co-operation

Bovis is pleased with the co-operation of municipal officials in Acton. Although the company has no more land in the area, Tony Shanley says he would not be surprised if additional building acres were purchased when they become available.

The Bovis project has also provided local tradesmen with plenty of work. Shanley says local and district people are used whenever possible and others come from Guelph, Burlington and Toronto.

Bovis homes come in three and four bedroom models, both bungalows and split levels. All have garages and luxury features. Gas-fired heating is used.

Electric heating is one of the features at the Kingham Hill Estates which have been attracting local and district buyers.

"We wanted people in Acton and the surrounding district to get first chance to buy a house in the development," said Alf Berry of Alteo. Forty of the 76 houses in the first phase have been sold. Berry sees them as an outstanding value, which will increase over the years.

Similar townhouses in Georgetown which sold for \$19,500 to \$19,900 last year are now reselling for \$24,500, he claims.

Both Berry and his partner Theo Smit point out similar houses in Mississauga are selling from \$25,000 to \$28,000. So far, they say, the company has been able to absorb large price increases in building products since the project was started but they are wondering how much longer they can keep prices down especially in the 64 house second phase of the development.

"There has been a 30 to 40 per

cent increase in lumber prices since they got their Main Street South development above ground. Delays in construction starts which originated in the bureaucratic jungle surrounding house building also cost the company about \$60,000 which Alf Berry says would have been passed on to the buyer.

Monthly payments for the units range from \$144.87 to 171.60. The mortgage interest rate is tailored to the income of the purchaser by Central Mortgage and Housing Corporation. Amortization period of the mortgage loan, that is the length of time required to pay it off, also varies. For those in lower income brackets it is extended to 40 years from the 25 years usually associated with a CMHC mortgage.

Owners of condominium development such as the Kingham Hill Estates hold title to the unit they occupy and own jointly with other purchasers' common elements such as land, parking areas, and playgrounds. A management company looks after mowing lawns, shovelling snow and exterior maintenance on houses. Owners elect a board of directors which looks after management.

Alf Berry says the Acton development will be one of the most attractive townhouse developments in Ontario when it is completed. All services are underground and the land contours in that part of Acton lend much to the appearance of the project.

Many of the houses are ready for occupancy and owners are finding they can move in with not one thing to buy. There is also a complete basement for recreation purposes since no heating units clutter up cellars.

Preferred interest rates and extended repayment periods put the units within reach of wage earners who could never hope to own a home under present conditions. There may be a difference of 15 years it would take two purchasers to pay off a mortgage. One in the lowest wage bracket of \$5,918 per year could pay for his home over 40 years at the preferred rate of 7 1/2 per cent. A neighbor with an income of \$7,000 would pay his mortgage off over 25 years at 8 1/4 per cent interest.

Both purchasers would make a down payment of \$1,196 on the



MODEL HOMES at the Bovis Corporation's Acton Meadows subdivision are situated on Wallace St., providing picturesque frontage for building on the former Seynuck farm. First phase of the project is nearing completion with 43 homes sold. The company intends to build 318.

(H. Coles Photo)

The Acton Free Press

Ninety-Eighth Year. — No. 22 ACTON, ONTARIO, WEDNESDAY, NOVEMBER 29, 1972

Second Section



FIRST 76 UNIT PHASE of Kingham Hill Estates on Acton's southern boundaries is partially ready for occupancy. Forty of the condominium town houses are sold, and developers Alteo Construction will soon submit plans for the second phase.

(H. Coles Photo)

\$17,700 house, leaving \$16,503 to repay on one mortgage. Monthly payments at the top of the scale would be \$171.60 — at the bottom \$144.87 — which includes taxes and the expenses shared in common.

All houses have three bedrooms and full basements, sliding doors to rear patios, broadloom on stairs, parquet flooring, storms and screens.

It is estimated that when the projected houses in both the Alteo and Bovis developments are occupied, Acton's population will reach 7,500 people, a figure 50 per cent above the present figure.

Flood exercise by Halton, Peel

The Credit Valley Conservation Authority and Emergency Measures Organizations from Halton and Peel Counties staged a communications exercise. With potential flooding during a regional storm or flooding as a theme, the idea was to find how well public agencies involved would react.

Ron Beattie (Halton EMO) and Doug Lion (Peel EMO) coordinated the exercise using the administrative offices of the Credit Valley Conservation Authority as an operations centre. About 60 volunteer radio operators from the Lake Ontario Citizens Band Radio Club and "REACT" also assisted.

Authority staff advised on the flood-prone areas of the Watershed and the type of flooding situation which can be expected should flooding occur. Problems were encountered with communications and lack of familiarity with the Watershed. However, an action plan will be prepared as a result of the drill to meet possible future flood problems.

Report theft

The Main St. S. laundromat reported to police loss of about \$50 in dimes from their dryers.

RE-ELECT

William A. McLean

ERIN TOWNSHIP COUNCIL

Vote Dec. 4th

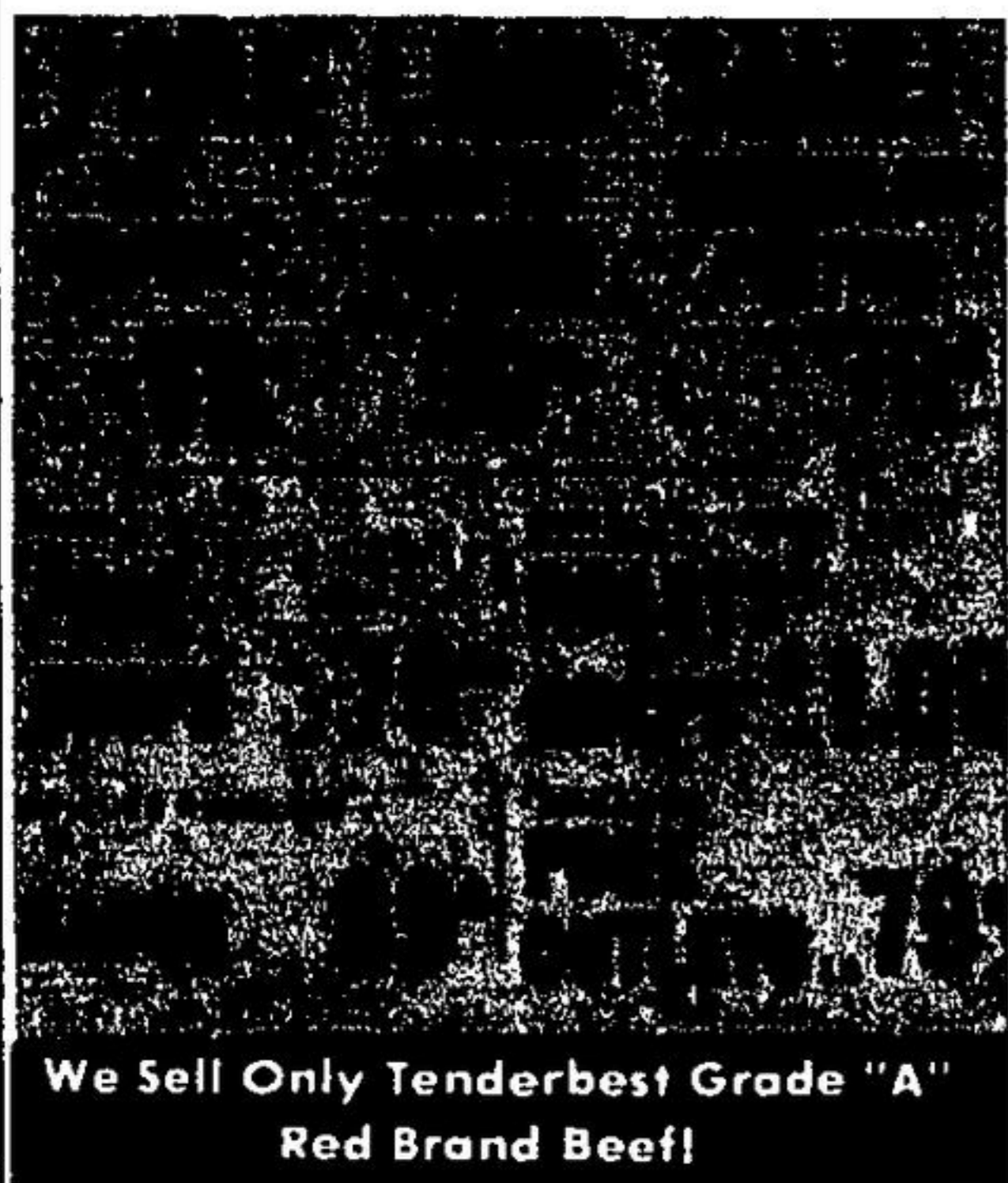
Continued Good Representation



PRICES EFFECTIVE THROUGH SATURDAY, DECEMBER 2, 1972



We Reserve the Right to Limit Quantities



GREY CUP FEATURE!

24 OZ. NON RETURNABLE COCA COLA 249¢

GRANULATED SUGAR BAG 5 LB 69¢

SWANSON BEEF, TURKEY, CHICKEN T.V. DINNERS 57¢

CHRISTIE'S PKG. OF 1 HOT DOG — HAMBURG ROLLS 49¢

STORE HOURS
MON.—S.A.M. TO 1 P.M.
TUES.—S.A.M. TO 1 P.M.
WED.—S.A.M. TO 1 P.M.
THURS.—S.A.M. TO 1 P.M.
FRI.—S.A.M. TO 1 P.M.
SAT.—S.A.M. TO 1 P.M.
SUN.—S.A.M. TO 1 P.M.

FAST FREE DELIVERY

OPEN SUNDAY 9:00 A.M. — 6:00 P.M.

OUR MONEY BACK GUARANTEE TO YOU!

Our policy is to offer you Low Everyday Prices PLUS Weekly Advertised Specials. We guarantee that our advertised specials are priced lower than our competition — and we will back up this guarantee with a Cash Refund to you for the difference in price, upon proof that any of our advertised specials may be purchased at a lower price elsewhere in the shopping area.

GRADE A LARGE EGGS DOZEN 49¢

ROBIN HOOD FLOUR 5 LB BAG 49¢

BROWN'S GOOD FOODS 24 OZ LOAF BREAD 3 79¢

GARDEN COCKTAIL 28 OZ JAR 29¢

SUNLIGHT LIQUID 24 OZ DETERGENT REG. 43C 45¢

JAVEX 44 OZ. 39¢

MAXWELL HOUSE INSTANT COFFEE 4 OZ JAR \$1.29

GRAPES 1.00

GRAND OPENING SALE CONTINUES!



Swivel Rocker SPECIAL \$99⁰⁰

NOT EXACTLY AS ILLUSTRATED

COMPLETE LINE OF

FURNITURE • APPLIANCES • T.V.'s • STEREOS

OPEN EVERY DAY 'TIL CHRISTMAS 9 a.m. to 9 p.m.

HALTON FURNITURE and APPLIANCE

352 QUEEN ST. E. - ACTON - 853-0211