

# Free Press Real Estate MARKET PLACE

16 The Acton Free Press, Wed., November 3, 1976

**HALTON EXECUTIVE HOME**  
8 rooms, 4 level, contemporary home, cathedral ceiling, 2400 sq. ft. on 3 1/2 acre lot. Features 2 fireplaces, central vacuum and many expensive features. Set among the trees with private bush trails. Professionally landscaped. Owner has bought. Priced to sell.

**COUNTRY HOME**  
\$87,500. 13 acres near Mohawk Racetrack, ranch bungalow, 1700 square feet with all luxuries including stone fireplace in family room, suit horse lovers etc. Shown by appointment only.

**ROCKWOOD PARK**  
4 bedroom sidesplit, attached garage, stone front, finished rec. room. Allowance given for re-decorating. Must be sold. Let's talk about it.

**RESIDENTIAL LOT**  
\$17,900. Large trees, fully serviced, among newer homes, 66 x 132.

**TRY \$1,000 DOWN**  
\$23,900 for 2 bedroom starter home, featuring, new condition inside and out. New furnace and roof, many extras. Immediate possession, easy terms.

**ATTENTION HORSE LOVERS**  
This 2 storey 125 year old Georgian style stone home, has 10 rooms and is completely restored. The home sits on 10 acres of land and has stabling for 20 horses. Located in Milton, this home is a steal at only \$159,000.

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**Milton Tower**

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- Extra Large Balconies
- Excellent Level of Privacy
- Centrally Located Downtown

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**MORTGAGES** Maintained by 10 1/4% O.H.A.P.

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Milton  
Phone: 878-8787

Exclusive Agents  
**F. PENNEY REAL ESTATE LTD. REALTOR**  
476 Steeles Ave., Milton  
878-8188

**The Country Corner**

**CAPE COD**  
Located on a very scenic partly wooded 10 acre lot with pond, stream, and a magnificent view, plus Inground swimming pool. This most charming country home features: centre hall, separate dining room, family room in old English, recreation room, colonial kitchen with walkout to cedar deck, 4 large bedrooms, master 23 x 12'6" with walkout to balcony. First time offered. Asking \$136,000.

**100 ACRES**  
One of the most scenic parcels in the area, with 3 ponds, rolling land, and hardwood maple bush, several good building sites with panoramic view. Vendor will hold large first mortgage at 10 per cent. Asking \$110,000.

**62 ACRES**  
Very picturesque with rolling land, partly wooded with large spring, and year round creek running through. Bank barn suitable for horses. Close to paved road. Very reasonable. Priced at \$65,000.

**URGENTLY WANTED**  
Properties to sell, farms, country homes on acres, and vacant land for waiting buyers. For confidential evaluation without obligations please call me.

For further information of these properties please call:  
**INGE WINTHER**  
878-5131 or 853-1990  
**FEDERAL TRUST COMPANY**  
61 Lakeshore Road W., Oakville

**KORTRIGHT PLACE—GUELPH**  
Terrific Value \$59,500 to \$64,500  
(for a little while!) 10 per cent DOWN

Pre-Opening Specials—Save over Two Thousand Dollars on First Seven Homes, Quality built by V & V CONSTRUCTION LTD., fully detached 3 & 4 bedrooms, family rooms with brick fireplaces, broadloom throughout, pool sized lots overlooking the ravine and countryside.

WE ARE ALSO TAKING ORDERS FOR JANUARY OCCUPANCY FOR LARGE FOUR BEDROOM, THREE BATHROOM HOMES WITH GROUND FLOOR FAMILY ROOM. TWO STOREY \$66,900.00.

**FIRST TIME OFFERED \$51,500**  
Fully Detached—Attached Garage  
University Village—Guelph

Low down payments, 4 models to choose from, many lots overlooking the ravine and countryside. Choose your own home and lot from our plans for January occupancy.

Take 401 west to Brock Rd. (Old No. 4) north, west on Kortright Rd., southerly tip of Guelph and follow the PIGOTT SIGNS.

**V & V CONSTRUCTION LTD.**

For more information on these outstanding values please contact:  
**Anne Scharf**  
**PIGOTT REAL ESTATE—LTD. 836-4000 or 824-4410**  
**SALES OFFICE OPEN NOON UNTIL DARK EXCEPT TUESDAY**

**Penney REALTOR**

Exclusive listing agents for Milton Towers Condominium apartments on Millside Drive.

**HOMES FOR RENT**

**SPACIOUS 3 bedroom country bungalow** with ground floor laundry room and family room with fireplace. \$360.00 per month including heat and hydro.

**NEARLY new 4 bedroom brick bungalow** with attached garage on a large lot in Rockwood, close to school and recreation area. \$345.00 per month. Available immediately.

**EXECUTIVE 2 storey, 4 bedroom in Acton.** Double attached garage, rec room with fireplace and furniture, 5 appliances and all draperies. \$450.00 per month.

**I MUST BE SOLD**  
My owners are moving to the U.S. and have just reduced my price tag to \$69,900. Let June Warner show you how well kept I am, and how your family will enjoy the gardens and playgrounds on my 1/2 acre lot.

**JUST LISTED—\$69,900**  
Features 4 bedrooms, excellent financing and a walkout to an \$8,000 kidney-shaped pool. Ask for Dan White.

**A VIEW OF AUTUMN COLOURS ON THE ESCARPMENT**  
Located in North Burlington, this custom built, 3 bedroom bungalow has a lot to offer. The home features broadloom throughout, finished rec room with fireplace, large playroom and a magnificent view of the escarpment from home on a 1/2 acre lot. Asking \$69,900. Call Terry Sanderson.

**CATHEDRAL CEILINGS & cedar decks, etc.** Quiet crescent. \$66,900. For more information on this exceptional property, please ask for Dan White.

**CENTURY DUPLEX—Asking \$55,900 with Fanta Sea Pool.** Ask for Dan White.

**THE GREAT ESCAPE**  
Starring 3 bedroom custom built home on 10 acres of the escarpment; co-starring trees, birds, stream and pond, brought to you in living autumn colour; direction 1 mile West of Milton; Production cost \$139,900. For a preview screening call Mary Villa.

**THIS TOWNHOUSE OFFERS MORE**  
Tastefully decorated three bedroom home with completely finished rec room, complete with mirrored bar with built-in frig. and storage. Close to public school, shopping mall and arena. Listed at \$44,400, with excellent financing. See this gem with Phyl Penney.

**F. PENNEY REAL ESTATE LTD.**  
476 Steeles Avenue, Milton  
878-8188

Duncan Archibald 878-1728  
Phyllis Penney 878-3376  
Dan White 853-1787

June Warner (Manager) 853-2918  
Mary Villa 878-0381  
Terry Sanderson (416) 244-4149  
John Maier 878-0178

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the latest in Condominium Apartments

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★ 1-2 and 3 BEDROOMS  
★ Completely Equipped with all Appliances (by Admiral) including Air Conditioning

**PRICED FROM \$29,995<sup>00</sup>**  
Good Financing

Located in Guelph at The Corner of Ajax St. and Silvercreek Parkway  
Just off Hanlon Expressway  
Guelph, Ontario

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Wed., Sat., Sun. 2 to 4 p.m.

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If I am not in, please leave your phone number without hesitation, it will not be used by me to harass you.

I am an Independent broker, don't belong to any Board or employ any salesmen. I DO NOT RENT HOMES

**CREDIBILITY SEEN PROBLEM IN REAL ESTATE**  
Reprint from Globe and Mail, October 23, 1976

**QUEBEC CITY:** James Robb, newly elected president of the Canadian Real Estate Association, thinks the industry still suffers from a credibility problem. He told CREA'S annual meeting that he doubts if the majority of Canadians believe that Real Estate agents and brokers give the consumer good value for the money they charge. The real estate industry must demonstrate a willingness to undergo a thorough self-examination. "It must include a willingness to listen to questions and to criticisms rather than blindly defend the way we do things now. He cited the industry's commission system as one area that is open to criticism. "We know it's not a perfect system, but in any public debate about the directions our industry ought to be taking, I don't think we can afford to treat commissions as a closed question or a sacred cow. However, he conceded that one problem plaguing the industry is the unrealistic price demands of many vendors. Mr. Robb thinks salesmen should confront this type of vendor with the true value of his home when the property is being listed. "If the vendor wants \$70,000 and it is only worth \$75,000 the salesman should walk away from it. Then, houses would be realistically priced.

I HAVE ALREADY ACCOMPLISHED ALL THESE THINGS, WHILE OTHERS ARE ONLY THINKING OF IT.

**1 ACRE—NEW HOME**  
Walkout family room, arches in front of home, extra large double garage. Low 70's.

**COUNTRY HOME**  
1 acre with country home, 3 bedrooms, family room, fireplace, rented apartment, 3 year old steel barn with furnace (workshop). High 60's.

**BAKERY**  
Low rent, income for couple over \$20,000.

**GEORGETOWN ACTON AREA—35 ACRES**  
Elegant brick bungalow, sun decks, heated in-ground pool, new block barn, second shop building, 10 acres plus pasture, mature trees.

**FOR RENT**  
6,000 sq. ft. light industrial in units of 2,000 ft.

**3 ACRES**  
Large 5 bedroom home, good setting, inground heated pool and cabana, greenhouse, several washrooms and fireplaces, 4 car garage, 10 per cent financing on \$58,000, 4 1/2 years to go.

**5 ACRES**  
6 miles north of Milton (401), 2 horse small barn—garage, above ground pool, well treed, good setting. Home has large rooms, 9 of them including 3 room apartment at back. Being renovated needs more work. \$80,000's.

As a buyer you can use my service and pay for it yourself instead of having the vendor pay the commissions. I am available at \$25.00 per hour to do all work required. Locating, showing, offers, mortgages etc. Vendors have to pay double that to compensate for all the non buyers. Inquire today for details.

**THIS AD APPEARS WEEKLY IN ACTON, MILTON AND GEORGETOWN**