

Real Estate MARKET PLACE

A. E. LePAGE



122 ACRE HORSE FARM
9 Miles north of Milton. Excellent for horse operation. Property now vacant and the price reduced for quick sale! Home has great possibilities. Vendor will assist in financing. Now asking \$175,000.00.

BRING YOUR RUBBER BOOTS!
You'll need them to inspect this highly productive 150 acre farm. Excellent modern bank barn setup for dairy or purebred beef! Land presently cash cropped. Vendor will assist in financing. Asking \$185,000.

MORE THAN YOU'D EXPECT
You may have passed this modest looking home without realizing the exceptional value it offers. Let us show you what you can get for only \$56,000. Large eat in kitchen, family room, 3 bedrooms, single garage and beautiful yard.

DINNER IS A DELIGHT!
In the glowing comfort of this spacious dining room. But that's not all! Wait till you see these added features: large landscaped lot, attached garage, private den off master bedroom, 1 1/2 baths, and main floor family room.

TURN OF THE CENTURY SCHOOL HOUSE
Adapted into a cozy home with old world atmosphere featuring original fixtures, pine wainscoting, broadloom, 1 1/2 baths, double garage, 6 1/2 acres natural woodlot setting.

FULL COAST-TO-COAST SERVICE & INSTANT MORTGAGING
Rex or Barry Cook 451-1980 or 877-4267

PUT IT IN THE WANT ADS FOR RESULTS!

GORDON B. DAWE
REAL ESTATE BROKER
25 MILL STREET EAST ACTON, ONTARIO
Call (519) 853-3790

2 BEDROOM BUNGALOW
\$39,900.00 Large lot 150' in depth, detached garage, lots of cupboard space. Excellent starter home.
\$41,500.00

3 bedroom 1 1/2 storey home. Large kitchen and living room, full basement for recreation room or workshop. Quiet area of town.

IMMACULATE 4 BEDROOM
Grand old solid brick home in excellent condition. Central area of Acton. Beautiful spacious entrance. Neat as a pin. \$53,900.00. MUST BE SEEN.

PARK AREA
Renovated new, 2 storey solid brick home. Raised dining area, walkout to your garden 190' deep, completely modernized \$56,900.00.

LAKE AREA
2 Storey 3 or 4 bedroom home. Separate dining room with French doors, den, large living room. 3 spacious bedrooms, washroom and dressing room, walkup attic, extra washroom in basement and bedroom. \$59,900.00.

EAST ACTON
3 bedroom bungalow, rec room, large area for workshop, hardwood floors, exquisite landscaping \$58,000.00.

RAISED BUNGALOW
3 bedroom showpiece, attached garage and side entrance. Broadloomed and decorated with taste. This home is only 3 years old and features many modern conveniences.

COUNTRY LIVING
Fully fenced 1/2 acre lot close to town and major highway. 3 bedroom bungalow, attached double garage and paved drive. Attractive recreation room and extra bedroom in the basement. \$72,000.00.

1 1/2 ACRES
Picturesque setting 2 miles west of Acton. Pretty 3 bedroom bungalow with stone fireplace in living room, modernized kitchen. \$54,900.00.

11 1/2 ACRES
Elegant home with a view of the surrounding countryside perched on a spacious rural corner lot, easy access to 401. This home has extras too numerous to mention from an 18' wide balcony, two floor to ceiling fireplaces, many spacious bedrooms, large kitchen, formal dining room, central air conditioning. Paved drive, barn 35'x60' \$159,900.00.

LAKE AREA
Modern 3 bedroom bungalow, walkout to deck and a secluded yard backing onto treed land, large recreation room with bar, utility room and laundry room, 2 washrooms, paved drive and attached garage. \$59,900.00.

\$41,900.00
2 storey, 3 bedroom condominium townhouse, 1 - 2 piece ensuite, finished rec room.

MORTGAGES BOUGHT, SOLD AND ARRANGED EFFICIENT SERVICE

O.P.P. attend discussion meeting

Corporal John Havern of the Guelph detachment of O.P.P. spoke with Erin Township Council at their meeting last Monday night. He was interested in improving communication with the municipality on the coverage by the O.P.P., and a general discussion took place on statistics, complaints and other police matters such as vacationing home owners, signs, and motor bikes.

Glen Creba, the building inspector, reported that 15 building permits were issued so far in 1977. He requested a policy on fees charged on

expired permits that are to be renewed. The decision was to charge ten per cent of fees for an extension of six months.

Tenders were opened for gravel and calcium, and the following tenders were accepted, subject to the approval of the M.T.C. (Ministry of Transportation): Cox Construction for 40,000 tons of crushed gravel, Reeves Construction for 20,000 cu. yards pit run, and Miller Paving for 120,000 gallons of Calcium Chloride.

The amount of \$70 will be paid to Archie McDonald for poultry killed by dogs—1 goose and 17 ducks.

The township will hereafter be installing access culverts

and charging the homeowners for installation, to insure the proper elevation, suitable size, and good quality. The fee will vary according to the size of the culvert, probably around \$300.

Erin Township will be asking for a cemetery grant from the County of Wellington for North Erin Cemetery, lot 30, concession 9. They are eligible for one third of the costs up to \$200.

A motion was carried to pay time and material for painting the woodwork on the Municipal building, fixing the roof over the library and repairing the sewage disposal system.

Acton Meadows Golf Course wrote requesting relief from business tax during the portion of the year which they are not operating. The business remains in operation from April 1 to November 1. This will be referred to the assessment office.

Erin Village Council suggested the following as a reasonable basis for a new fire agreement for 1977: "Council believes that the increase for the service can be determined by adhering to the increase allowed by federal laws—10 per cent in 1975, eight per cent in 1976. An increase of 18 per cent should be fair."

Court battle over dump

A two-year-old battle between the Tremaine-Britannia Citizens' Group and Halton Regional Council moves from the council chambers to the Supreme Court of Ontario Tuesday.

The group will ask the court to quash any by-laws or resolutions passed regarding the landfill site proposed in Milton. It will seek a court order restraining the region from acquiring land, or going ahead with any further plans to establish a landfill site at that location.

Several other suits have been filed against the region

as well. Mr. Estrin said those suits wouldn't come to trial for a year and a half. The basis for those suits is the residents claim that a landfill site could interfere with the use and enjoyment of their property.

"It won't be heard for a year and a half but if they (the region) try to go ahead we'll apply for a temporary injunction until it comes to trial. After that we could still appeal to the Supreme Court of Canada," Mr. Estrin said.

Estrin says there is adequate provision within the law to prevent the region

from starting operations on a landfill site in Milton for five years.

Both Regional Chairman and Solicitor Mike Martin refused to comment on the case Wednesday.

Mr. Morrow said he wouldn't comment on it because it is a legal matter. He said Mr. Martin was authorized to work in the best interest of the region. He did confirm that hydrogeological testing is being carried out by the consultants in concert with council's direction.

Budget talks bogged down

A special meeting of Halton Regional Council to review the five year \$40,000,000 capital budget broke down Wednesday morning when councilors became so confused with the proceedings that very few came out of the meeting with a solid grasp of what had been presented.

The meeting was by far the poorest production on the regional scene since Rie Morrow took over as regional chairman.

The meeting was late starting, due to the lack of a quorum and even when it did start the council was left without a quorum at different points in the meeting.

The capital budget is a complex task at any time but the process was made more difficult to follow because of new guidelines that increase the amount of money for capital projects that will be put on the current level.

Some councilors had received both a revised report after the Public Works Committee considerations and other councilors had the original budget before them without any cuts.

At one point in the meeting Regional Chairman Rie Morrow lost his temper and told Public Works Committee Chairman Jack Rafitis to either take his seat and

get out of the building, I've had enough of this nonsense", Morrow shouted at Rafitis.

Rafitis took the chastising lightly but did return to his seat. "I spent six hours yesterday with Mr. Coons and he had no questions and now today when the press is here he has questions," he said.

Before the meeting ended Mr. Morrow apologized for the poor preparation and the subsequent confusion and difficulty council had in dealing with the budget.

Morrow said the budget will be before council April 20 for approval and final draft will be presented prior to that date for scrutiny.

part in the meeting or leave the building.

Morrow's outburst was triggered when Burlington Alderman David Coons asked why a certain item had been removed from the budget.

When Morrow turned to Rafitis for the answer he wasn't in his seat but at another part of the council chambers in private conversation with other council members.

"If the chairman of the works committee could stay in the room for more than three minutes at a time we could get some of these answers."

"Either take your seat or

Warner REALTORS
SPECIALS OF THE WEEK

BUNGALOW ON THE PARK
This spacious all brick bungalow is surrounded by parkland and features hardwood floors, 3 bedrooms, dining room and paved drive. Priced at a very low \$57,900.00. Better call June Warner today.

1-2-3-4
1 Sharp, 2 storey, 3 bedroom home, just 4 you. Better move fast. This won't last long. Please ask for Dan White.

SPARKLING, SPACIOUS & SENSATIONAL
describes this large, all brick bungalow boasting such features as a fireplace in the family room, a 2nd. bathroom just off the games room and den. All beautifully finished. Listed at \$69,900. Please ask for Dan White.

BEAUTIFUL ROCKWOOD
Brick bungalow on a large lot with a double garage. There are three nice bedrooms on the main floor with a fourth or den in the basement. The large rec room has a bar. To inspect this nicely landscaped property on a quiet street among other quality homes and listed at \$55,900. call John.

SPRING INTO SUMMER
In this 2-storey, 4 bedroom home having an oversized master bedroom and broadloom throughout. This charmer backs on to a park and there is an excellent first mortgage at 10% %.

ONE ACRE INDUSTRIAL
ML-Nipissing Road - \$44,500. Excellent location, ready to build on. Ask for Dan White.

STOP
DON'T MISS THIS BARGAIN AT \$46,500.
2-Storey century home in scenic Rockwood. Mostly renovated and located on a large treed lot across from the Grand River. If you know value when you see it, Please call Dan White.

SPANISH SPLENDOR
Spacious, brand new, 4 bedroom home featuring cathedral ceilings and all the comforts for gracious country living, including a log burning fireplace and central vacuum system. Situated on 3 acres near Hwy. 25 at Speyside. Additional acreage available for lease. Asking \$129,900. Call John.

HOBBY FARM
Does the thought of picking fresh vegetables & fruit from your own garden; raising your own beef, pigs or chickens while enjoying the fresh country air and relaxing on your deck overlooking the lovely Mountsberg Lake appeal to you? Then call Norma about this 10 acre mini farm with raised ranch bungalow, outbuildings & fences for pasture.

LOOK NO FURTHER
This three bedroom raised bungalow in Dorset Park can by yours. It features large living and dining areas. Homemakers will delight in the well appointed kitchen and the bright lower level with a well-planned rec room and den or 4th bedroom. Owners have transferred and listed this home to sell at \$64,900. Call Mary.

1000 SQ. FT. COMMERCIAL STORE FOR RENT \$450.00 PER MONTH
utilities included, ample parking, good location. Please ask for June Warner.

For all your real estate needs you can be
Winners with Warners'
JUNE WARNER REAL ESTATE LIMITED
476 Steeles Avenue, Milton
878-8188
June Warner (Manager) 853-2918

Norma Jones - 659-7852
Duncan Archibald - 878-1728
Mary Villa - 878-0381
Linda McKenzie - 878-5186
Terry Sanderson - (416) 244-4149
Dan White - 878-1045
John Maier - 878-0178



JEAN McNABB was a big star in father (parent) and son hockey action last week in the arena.

D. GODDARD
REAL ESTATE LTD. REALTOR
239-8166

REDUCED to \$55,900.!!
SEE IT - You'll like it!
Priced for quick sale. One owner, 3 or 4 bedroom beauty with finished basement. Quiet crescent location. Hurry, call Annette 878-2051

HISTORY CAME TO LIFE
Immaculate solid brick tri-level home on double lot. Enjoy the open fireplace in the living room and sliding walkout to 19' deck. 2 full baths, finished den, playroom and rec room in the walkout basement. \$15,000. down. See it with Annette.

STOP RIGHT HERE!!
Not a thing to do! Buy it! Move in! - And still enjoy your summer vacation in the reasonably priced 4 bedroom beauty with finished rec room. Quality broadloom over hardwood. Quiet crescent near schools.

For further information please call
ANNETTE CHUCHMACH
MILTON 878-2051 TORONTO 239-8166

ACTON PROPERTIES

CENTRAL LOCATION
Square plan home, large kitchen, dining room and bedrooms, new roof and eaves. Needs some work and decorating. Good possession. Try an offer. Asking \$49,500. Call Murray Smith.

TOWNHOUSE
Immaculately kept and well decorated, broadloom throughout, finished rec room and bar, ensuite bathroom, fenced yard. Asking \$39,500. Try an offer. Call Murray Smith.

JOHNSON CARNEY
REAL ESTATE MORTGAGES