

## Brampton condos 5% cheaper than '76

The Appraisal Department of E. A. Mitchell Limited Realtor, reports that some condominium townhouses in Brampton have dropped in value about 5 per cent since 1976. Rod Hendren, an appraisal with that firm, based his conclusion on an analysis of resale transactions in four condominium townhouse complexes.

The three major factors contributing to this reduction were cited as being rent controls, over-supply and competition from other types of housing.

Due to rent control legislation, many potential buyers are finding it is cheaper to remain in an apartment instead of investing in a townhouse. A second factor is the tremendous increase in townhouse construction. During 1976 and 1977 twice as many townhouse units were constructed as detached units and about 47 per cent more than the semi-detached dwelling.

This is in sharp contrast to 1974-1975 when the situation was somewhat reversed—three times as many detached and twice as many semis as townhouses.

During the past few years, townhouses have faced stiffer competition from various other forms of housing. One of these has been the government assisted zero lot line homes which offers a detached home, more privacy and a larger lot at a \$49,000 - \$51,000 range. The average price of a townhouse in Brampton is currently \$42,000 with some larger models priced as high as \$51,000.

Compounded with over-supply and competition is the growing buyer resistance to escalating maintenance fees, rules and regulations, lack of privacy and visitor parking problems. Many home buyers have purchased townhouses without reading the by-laws governing the corporation and never completely understanding the concept involved.

Mr. Hendren concluded by stating that real estate values have historically gone through cycles. Bearing this in mind, a prudent home buyer or investor could presently purchase a resale townhouse at a good price with a variety of extras in anticipation of a value increase at some future date.

**Warner** 



### COUNTRY BUNGALOW

This friendly brick bungalow is situated on 1/2 acres near Highway 25, north of Milton, featuring 3 bedrooms, very large recreation room and two fireplaces and more for only \$69,500.



5 Bedrooms, separate dining room, ground floor laundry, broadloomed and nicely decorated throughout, 7 stall barn, jogging track, 23 acres north of Acton. Asking \$114,900.

### BUILD YOUR OWN HOME!

How about 175 x 182 very close to Highway 25, atop the escarpment? This lot has a well and all municipal approvals for building. It abuts a scenic bush and the asking price is \$39,900.

### 10 ACRES PLUS... \$97,500.

Located just south of Acton, this 4 year old home features 4 bedrooms, 3 baths, built-in appliances, family room with open stone fireplace. With a few minor touches, this could be the home of your dreams.

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### LAKE AREA \$58,900.00

Excellent value for this modern 3 bedroom backsplite. Extra large kitchen, recreation room with Franklin fireplace. Bright living room. Above ground pool, patio, fully fenced and attached garage.



### MODERN

3 bedroom sidesplit with ground floor family room, large kitchen and living room. Discriminately decorated, Attached Garage \$62,500.00.



### 10 ACRES \$89,900.

Ranch bungalow, featuring separate dining room, living room with fireplace, modern kitchen and 3 bedrooms. Recreation room, with fireplace. Private office. The left wing can easily be converted to a separate apartment for your own special needs or just for those extra additions to your family. The versatile land has both mixed bush and open fields. Bring an offer TODAY.



### BRICK HOME

2 storey home close to downtown, park, lake and arena. Home is presently duplexed and your mortgage payment will carry like rent. This fine home can easily be converted to a single family home. \$55,900.00



### ERIN \$48,000.00

1 1/2 storey brick home, 3 bedrooms, possible 4 bedrooms, large kitchen and living room, full basement. Mature trees and long lot.



### 50 ACRE FARM

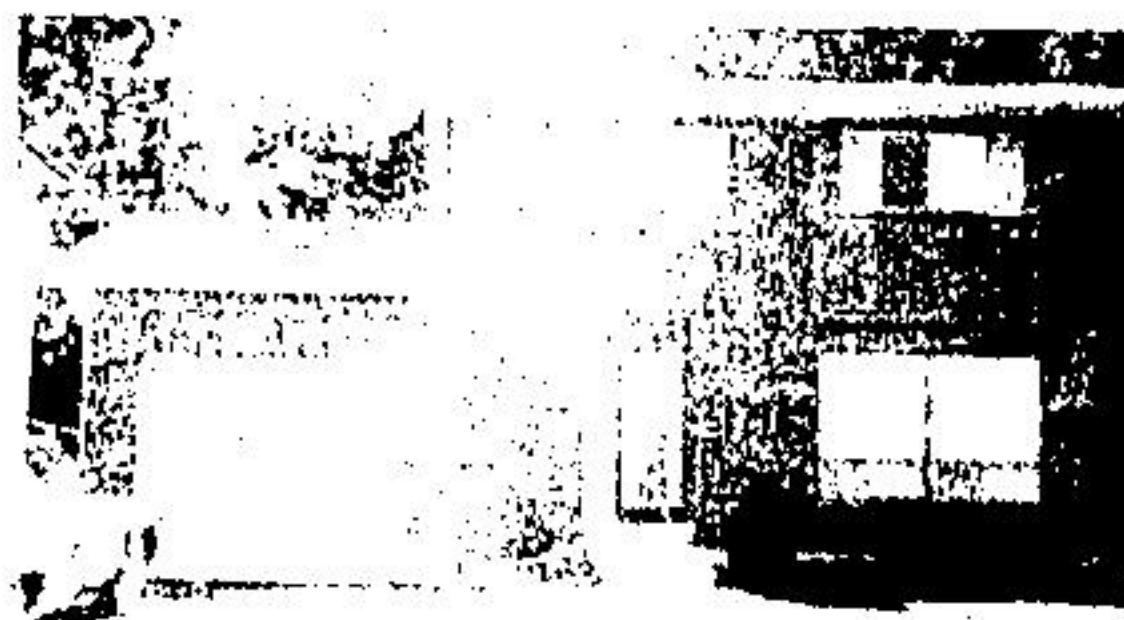
Your imagination cannot perceive elegance and excitement of this much talked about farm. Gently rolling parcel with many fields, your private pond, grand maple trees arching the driveway. The contemporary home is two storeys with all the modern conveniences. 3 bedrooms and fireplace in living room. The garage could avail itself to three cars and there are two finished rooms above plus a workshop. The steel pole barn is 60'x40' with 5 boxed stalls and silo. Extra garage with car pit and small cabin. Train your horse here. \$165,000.000

### \$39,900.00

3 bedrooms, 2 storey condominium Townhouse. Featuring recreation room with walkout, completely redecorated and privately situated.

### SCENIC VIEW

Imagine this two storey custom built home with 2400 square feet on each floor. 17' wide balcony, with walkouts from the master bedroom and dining room. Two stone fireplaces (floor to ceiling). Huge living room and dining room, study, 4 bedrooms with room for 2 more, large modern kitchen, same floor laundry room, 3 washrooms, 6' wide halls, large open foyer with spiral stairs. Extra rooms for billiards, workshop etc.. You can see the beautiful countryside for miles, on 11.6 acres. Paved drive. Barn 35x60, Central Air and many more features. \$149,000.



### 4 BEDROOMS

\$60,900.00. Excellent condition and well maintained. Spacious rooms. 2 washrooms, paved drive, attached garage, fully fenced patio and backing on to a succulent forest. PRIVACY!



### BOVIS AREA

Large sidesplit, featuring ground floor family room with fireplace and walkout patio doors, dining room, extra large master bedroom. Open concept gives feeling of warmth. \$66,500.00.

WE HAVE MANY MORE LISTINGS.  
FOR MORE INFORMATION ON PROPERTIES IN THIS AREA CALL US TODAY.