

JOHNSON CARNEY



HOME OF THE WEEK

NEW ON THE MARKET—Superb Georgetown location on a quiet Cul-de-Sac offering a sweeping ravine rear yard highlighted by woods. This nearly new 4 bedroom, 2 storey home features large and gracious entry foyer with decorative mirrored doors, a very large living room that's carpeted and traffic free. Large carpeted formal dining room. The lavishly paneled family room has beamed ceiling and a stone fireplace. The kitchen is full with family size eating in area, up the carpeted stairs to 4 parquet floored bedrooms and 2 sparkling ceramic tile baths. The 19 ft. master bedroom has private bath and walk-in closet. This home is definitely worth your personal inspection.

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HALTON HILLS & AREA PARADE OF HOMES

Committee Reports On High Home Prices

The Ontario Real Estate Association has made public the interim report of the inter-organizational Housing Study Committee. The report defines a wide range of factors contributing to the current high cost of housing in Ontario.

In the report's introduction, the committee observes that "... it is obvious that most Canadians are greatly dissatisfied with the overall housing situation."

With respect to the development of raw land in the province, the committee notes that "although it assumes the overall responsibility for subdivision approval in Ontario, the Ministry of Housing has favored a decentralization of powers to the regional and municipal levels. In the opinion of the Committee, this policy has resulted in a concentration of authority over land use and development control at the local level without an acceptable system of checks and balances. Municipal governments all too often see their primary responsibility as being to their existing ratepayers.

Although new housing ultimately pays for itself in terms of widening the municipal tax base, a municipality faces a certain tax burden at the time new housing is introduced. Government grants to municipalities at both the federal and provincial levels have alleviated this situation somewhat but positive results are yet to be seen.

The committee also singled out the actions of certain ratepayer and environmentalist groups as stalling or even cancelling many development approvals: "In the development process, as in any field of endeavor, 'time is money' and lengthy approval proceedings mean higher prices for the home purchaser."

The committee feels that any reduction of time spent in obtaining approvals likely would be reflected in lower housing prices. Land servicing costs also come under attack in the report: "The general trend toward upgraded servicing has left municipalities with two alternatives: either increasing taxes or levying higher impost fees. Most municipalities

have opted for the second choice, in some instances basing fees not only on actual costs of servicing specific lots, but also on how much revenue the municipality requires in general. The committee questions whether the average residential neighborhood requires sidewalks on both sides of the street, underground hydro and telephone lines, excessively wide street allowances or storm sewers built to handle once-in-a-lifetime floods. ... the committee feels that such considerations should be carefully weighed against the resultant cost of new homes."

Public expectations are too high in most cases, the report continues. "Many potential purchasers visualize their ultimate 'dream home' as an immediate goal, demanding large lots and homes with every convenience built in. ... Municipalities are eager to meet this demand for high-priced housing, seeing tax assessments on such units as the answer to their fiscal problems. The Committee believes that the production of smaller homes on

smaller lots could ease the current supply shortage but the objections of municipal councils and their existing ratepayers must first be overcome."

The Housing Study Committee is also concerned over a growing public attitude toward letting government solve all of society's problems—to the detriment of private enterprise: "It is our contention that the free market system has operated effectively in the past when not unduly hampered by government restraints."

In the committee's view, the immediate goal of the various government ministries responsible for housing at both the federal and provincial levels should be an increased supply of serviced land;

More effort is required in the area of finding methods of equitable tax-sharing with municipalities to help thwart slow-growth philosophies engendered by fears of an increased burden of community service spending."

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ANNOUNCES

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A. E. LEPAGE

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152 QUEEN STREET EAST, BRAMPTON



PRIVATE RAVINE HOME—Almost 1 acre of manicured grounds surrounds this exclusive 9 room executive home complete with log burning fireplace, circular drive, double garage and a spectacular view of the North Halton Golf Course ravine. Opportunities to purchase homes in this area are rare so don't miss this chance. Call Mr. Norm Elliott 451-1980.

ERIN COUNTRY RANCHER—brick four bedroom bungalow, large treed lot, Erin one mile double garage, two baths, intercom, two fireplaces. Vic Dixon 451-1980 or 451-9484.

2 ACRE HOBBY FARM—comfortable, 3 bedroom house, born has hydro and water, 3 car garage, excellent as workshop. Dundalk \$55,000.00. Signe Ball 451-1980 or (519) 927-5178.

CONTEMPORARY OPEN PLAN—5 bedroom house, 4 fireplaces, solarium, ideally sited on 12 treed hillside acres overlooking Caledon Mountain. Signe Ball 451-1980 or (519) 927-5178.

NATURE LOVERS \$54,900—detached home in quiet village, overlooking surrounding hillside, branch of the Credit River running behind, minutes to schools, shops, skiing and Golf. Dollie Ford 451-1980 or 838-2456.

451-1980

FOBERT

164 GUELPH STREET GEORGETOWN ONTARIO
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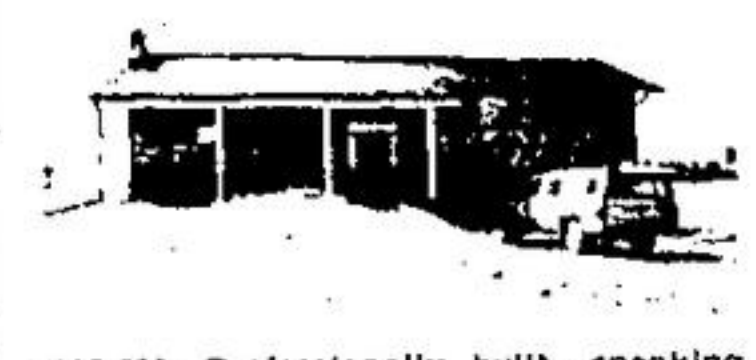
\$93,500—5 Bedrooms, Big Family home on a ONE ACRE Lot a few minutes from downtown. Your kids will love it!



\$47,900—3 Bedrooms, deep lot, ideal for gardening. Newly listed - it'll go fast.



\$73,900—Excellent 9 1/2 percent Mortgage. Large cedar deck, gorgeous ravine lot, 4 bedrooms - See it now.



\$110,000—Professionally built, spanking new and waiting for eager buyer. 2 ACRES, ponds, trees and all modern features.

GORDON B. DAWE

REAL ESTATE BROKER
25 Mill Street East, Acton
853-3790



EAST OF ACTON—Three bedroom bungalow with attached double garage set on one scenic fenced acre. Small barn with two box stalls and two storage buildings. \$55,000.

BRICK TRI-LEVEL—In Acton - 3 bedrooms plus den. Spacious Living Room with sloping ceiling. Modern Kitchen, separate dining room, complete with recreation room, work shop and one and a half bathrooms. \$49,500.

TWO STOREY SEMI—Three bedroom home on a peaceful street in Acton - Home in excellent condition. Broadloomed throughout. Features a sunporch and a detached garage. \$40,000.

A CLASSIC 2 STOREY BRICK HOME—In Acton with Living room and dining room divided by sliding doors, large kitchen, 4 bedrooms spacious hallway and balcony. Walk up attic. Brick double detached garage, 66 foot by 132 foot lot for privacy and storage convenience.



A CLASSIC FARM—Two storey granite farm house on 110 acres of gently rolling land. Two ponds and a small stream add charm to this potentially excellent setting. Asking \$185,000.

STORE PLUS INCOME—1 - 3 Bedroom Apartment, 1 - 2 Bedroom Apartment, 1 - Store. Situated on a 132 foot lot in the central business district of Acton. Ample parking. This 2 storey brick income property has terrific potential! \$67,500.

TWO AND ONE QUARTER ACRES—A wooded building lot six miles South of Acton \$29,500.

TWO LOTS IN HILLSBURGH—Each lot 132 foot by 165 foot. Buy now to build in spring. Lots are a scarce commodity these days and these offer excellent financing. \$17,500.

ONE HUNDRED ACRE FARM—Three miles from Acton. Rolling mixed land with a small frame home and a large bank barn. Location excellent. \$110,000.

TWENTY-FOUR HOUR ASSISTANCE

Gordon B. Dawe - Broker 853-3790
Ross Dallentine 853-2000

Patricia Salt 853-1125
Katherine Kelly 853-0223

Canada Trust

Realtor
877-9500



GOLDEN OPPORTUNITY—Just listed — an immaculate 4 bedroom home of beautiful angel stone and oversized 2 car garage. Large eat-in kitchen with sliding patio doors to cedar fenced yard. Separate dining room, bright living room, quality broadloom. A super 26 x 14 main floor family room with fireplace. Large lot, an excellent buy at only \$47,500.

REALISTIC COUNTRY HOME—Hurry to have your choice of colors and broadloom for this lovely new 3 bedroom bungalow with 2 baths, eat-in kitchen, bright living room, walk-out basement on lovely 1/2 acre lot overlooking bush. Five appliances also included in the price of \$59,900.

LARGE REALISTIC FAMILY HOME—Large brick and aluminum sidesplit featuring large ground floor family room with wet bar & walk-out, 3 bedrooms, country size kitchen, double garage. This home is immaculately maintained and is well worth the list price of only \$59,900.

DREAM HOME IN TERRA COTTA—A YOUNG COUPLE'S DREAM HOME ON 1/4 ACRE LOT IN THE COUNTRY—3 bedroom farm size kitchen large living room on a ravine lot and overlooking Terra Cotta, full basement, asking \$56,900.

WM. M. WATSON F.R.T. MANAGER
29 MAIN ST. S.
GEORGETOWN ONTARIO
TORONTO LINE 453-2900



DAVID E. JACKSON

REALTY INC. REALTOR
138 GUELPH ST., GEORGETOWN

STATELY HOME—surrounded by trees on one-third acre. Centre hall plan, 5 bedrooms, separate dining room, large family room, fireplace, attached garage and much more. Asking \$85,000 with Vendor assisting in financing. Interested? Call now for more details.

POPULAR "CAMBRIDGE" MODEL—4 large bedrooms on second floor plus 2 more in fully finished basement make this a real family home. This 5 year old home is tastefully decorated throughout and is just loaded with extras. Call us today and let us tell you about them. End of June possession. Asking \$69,900.00

JUST LISTED—75 acres. Stone farm house in show-room condition, 72 acres workable, super setting, mature trees, very large barn, 3 car drive shed, natural spring on property. 4 bedrooms, super kitchen with all built-ins. Huge dining room, living room and music room. Stone farmhouses are few and far between so splurge today, this one won't last. Good financing.

"COUNTRY SQUIRE"—Summer is coming and this beautifully decorated home has an inground heated pool which is completely fenced and takes up only a small corner of the "oversized" backyard. The home features broadloom throughout, 1-4 pc and 1-2pc bath. Main floor family room and room for a rec room downstairs. Get in the swim this year.

SOLID BRICK—3 bedroom semi-detached home in excellent location, close to schools and shopping. Add your own personal touch to decorating and you have an exceptional value at \$45,900.00.



DAVID JACKSON — BROKER



Donna Heritage 877-5451
Sandra Nairn 877-1380
Peter Thornton 519-833-9485
Vi Bonneville 519-833-9112

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