

W. F. HUNTER REAL ESTATE

& INSURANCE LIMITED
122 Guelph St., Georgetown

HOME OF THE WEEK



A PLEASURE TO SHOW YOU

Brick and aluminum raised bungalow with stone trim and attached garage. Large bright living room and dining room, eat-in kitchen, 3 bedrooms, 2 baths, L shaped rec room with bar, games room, large enough for pool table, utility room and workshop. Covered patio at rear. Well landscaped lot close to schools and shopping. Excellent existing 6 1/2 percent mortgage. A pleasure to show.
Price...\$66,900.

877-4441

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 interorganizational 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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PICTURESQUE TERRA COTTA

Stucco side split on 96x198 lot. Features 2 bedrooms, family room, 4 pc bath and ultra-sized living room with sliding glass doors to cedar deck and rear yard. Possible 3rd bedroom in basement. Well landscaped and backing onto acres of open land. Priced at \$59,900.



OLDER FAMILY HOME

This older 4 bedroom home has a kitchen, pantry, formal dining room with wall-encased sliding doors to living room, den, rear wood shed and a single car garage on 66 x 132 lot. Large amount of Oak trim throughout. Old fashioned high ceilings, open decorative stairway and the faced fireplace along with random width wood flooring. Needs renovation. Asking \$59,500.



1 ACRE OF PRIVACY

3 bedroom frame bungalow plus extra bedroom in basement. Includes kitchen, living room, 1 1/2 baths, rec room with Franklin fireplace and cold storage room. Door from basement to rear yard. Single car garage. Lot is very well treed with evergreens and varied fruit trees. 2 large garden areas. Located north-west of Terra Cotta. Just \$59,500.



IMMEDIATE POSSESSION

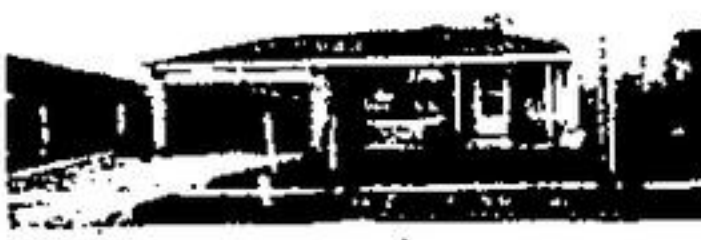
Well located for retirement home, priced right for starter home. Very pleasant sun room, large living room, separate dining room, large kitchen, den or 3rd bedroom and utility room all on 1st floor. Two bedrooms and bath on second floor. Carpeted throughout. Space for nice garden on 64x132 ft. lot. Priced at \$46,500.

OFFICE 877-4441 OR 877-5165
IRENE CURRY 877-6616 LLOYD CRICHTON 877-6546
MARJ HUNTER 877-6906
HUGH HUNTER A.A.C.I.
APPRAISAL MANAGER 877-1931

FOBERT
164 GUELPH STREET GEORGETOWN ONTARIO
877-5213
H. FOBERT REAL ESTATE LTD. REALTOR
TORONTO 457-1752

Beautiful Backsplit - Ravine Lot

features include 3 large bedrooms, comfortable living and dining areas, finished family room with walkout, fireplace, double garage, and located on a quiet end street.
Priced right at \$75,900



First Fairway View -

You will love the golfcourse scenery just across the road. This home is a custom built solid brick bungalow with gorgeous kitchen, covered patio, huge dining room with stone fireplace, extra washroom and an extra detached garage. Seeing is believing so come and have a look.
Listed at\$75,900



GALWAY
REAL ESTATE BROKER

16 MAIN STREET
STRETSVILLE, ONT
L5M 1X3



Up For Grabs

Better see this one quick! Desirable 3 bdrm., newly alum. sided home on extraordinary lot, with mature trees. Close to schools, shopping and transportation. Main floor laundry room, renovated washroom with shower enclosure, paved drive, early possession. Asking \$47,500.

TO VIEW CALL ELEANOR HENDERSON.

826-2354 - BUS.

279-0561 - RES.

GALWAY
REAL ESTATE BROKER



Canada Trust
877-9500



IN THE PARK AREA, charming 1 1/2 storey stucco home. Friendly living room with open stair case that leads to a large bed-sitting room. The master bedroom is on the main floor along with an other room that could be used for a T.V. room, den or bedroom. Bright eat-in kitchen joining a mud room with plenty of cupboard space. Walkout to a oversized detached garage. Asking \$57,500

WALKING DISTANCE to Georgetown. Build your dream home on this 1/2 acre lot, and you can't beat the price.

YOUR BEST BUY IN A HOME WITH GROUND FLOOR FAMILY ROOM immaculate throughout this lovely sidesplit. Features three bedrooms, eat-in kitchen, double garage. Bright family room with bar & walk out patio. Can you afford not to step up into this home at only \$57,900.

THIS BUNGALOW BACKS ONTO CONSERVATION Peace and tranquility is yours in this lovely 3 bedroom bungalow with eat-in kitchen, dining area & walk-out from living room onto large cedar deck. Excellent financing and the full price is only \$53,000.

ACTION PLEASE It would be our pleasure to view this 2 storey home on one acre mature treed lot with you. Featuring custom built kitchen, colonial family room, with fireplace, 3 baths, and 4 walkouts to cedar deck and Credit River. Over 2500 square feet of living space and an oversized two car garage. Only minutes to 401. Asking \$119,000.

Maurice Beatty	878-6418	Connie Lagerquist	451-6161
Tom Ruston	451-1421	David Tingley	453-2534
Nellie Carnelos	855-4715	Frank Murphy	519-857-3105
Gordon Moorehead	455-8252	Max Harris	877-4674
Ila Switzer	877-9500	Marion Hamilton	519-941-0512
		Ted Peters	451-1146

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

ASK ABOUT
OUR BRIDGE
LOAN PLAN

JOHNSON CARNEY

232 Guelph Street — Georgetown



COME IN!

Out of the heat this summer to the air-conditioned comfort of an attractive side split located on a large lot. In immaculate condition with gleaming hardwood floors. Your children will be surrounded by an ideal neighbourhood with walking distance of Guides, Brownies, Cubs and Scouts.

877-5261

SVENDA A.
ANDERSEN
REALTY LTD.

24 Queen Street East
BRAMPTON, Ontario

Nature Lovers

10 acres of beautiful land in Erin Township, 2 ponds, stream and trees, wildlife. Good camping spot. Excellent buy at only \$10,900. No building permit available. Call Andy Andersen 457-4137

Quiet Crescent And Safe For Kids

Brampton detached 6 room back split with a large eat-in kitchen with built-in stove, oven & dishwasher. 2 extra finished rooms in the basement. A very attractive and well maintained home on a large lot. Excellent financing makes the carrying charges relatively easy. Realistically priced at \$61,900. For further details call 457-4137. Ask for Svend Andersen.

Dream Home

Ranch bungalow near Brampton with 6 bedrooms, sewing room, large family room with fireplace, walkout basement, broadloomed throughout, many extras. 1/2 acre lot with excellent view. Good financing available. Call Andy Andersen 457-4137

Best Semi

\$46,900 & land for this fabulous Brampton home. 3 bedrooms, 2 full washrooms, rec room, 4 appliances, plus other extras. To see it is to love it. Call Andy Andersen 457-4137

Centre Hall Plan — Large Attractive Older Home With An Income

Suitable for a duplex and located on a freeline street near downtown Brampton. 10 rooms & 3 extra basement rooms. French doors and original wood trim well preserved. 2 fireplaces, 2 kitchens, 3 baths and laundry room. This property is well maintained and can supply the owner with that extra income to help carry the mortgage. For further details call Svend Andersen 457-4137

Halton Hills - 1 1/2 Acres

Lovely country home which could be used for two families or one. Featuring 6 bedrooms, 2 fireplaces, 2 kitchens, giving everyone lots of room as there is 3600 sq. ft. of living area. Come and have a look. Call Andy Andersen 457-4137

457-4137