

Saxe

Stephen P. Saxe Limited Realtor

FARM OF THE WEEK



Exceptional horse farm presently a standard breed building operation, excellent barns to accommodate about forty horses plus roomy tack and hitching area with south side doors to a really well maintained training track. Comfortable three bedroom home and detached garage in a setting of towering maples on 57 acres of good well fenced farmland. Less than a mile to paved highway and 4 miles to Go service. Owner will consider holding sizeable mortgage. Asking \$159,000. Call 877-2219 or home 877-6050.
Norm Sinclair

877-2219 170 Guelph Street, Georgetown 453-1111

HALTON HILLS & AREA PARADE OF HOMES



New Home Construction Starts Over Target

New residential construction activity in Canada has managed to maintain the momentum built up during the last six months of 1975. According to recently released statistics from the Central Mortgage and Housing Corp. the seasonally adjusted annual rate for April was 247,000 starts.

This figure, slightly lower than the previous month's 252,000 starts, but is much higher than a year earlier when the annual rate was 184,000 units. As of now, the federal government's target of 235,000 units appears to be well within reach.

On the other hand, experts are predicting a very uncertain future primarily because of the uncertainties surrounding the proposed Anti-Inflation Board guidelines, and their impact on serviced land costs.

The all-items Consumer Price Index (CPI 1971 equals 100) advanced 0.4 per cent to 146.8 in April from 146.2 in March, marking the fifth consecutive month in which moderately low increases have been registered.

Lower food prices were mainly responsible for

this small increase. Among the main reasons for the rise in April living costs, were higher costs of owning, renting, and running a home. Between April 1975 and April 1976 the total CPI increased 8.9 per cent, its smallest 12-month rise since October 1973, when it was up by 8.7 per cent.

The residential building construction price index (materials and labor) advanced to 155.1 in March, an increase of 0.8 per cent from the February level and up 13.5 per cent from a year earlier. Prices of materials used in residential building construction increased 13.4 per cent over the 12 months from March 1975, while labor costs rose 13.8 per cent.

Mortgage rates generally remained unchanged during the month and fall within the 11 1/2-12 1/2 per cent range. Some experts are predicting that there will be a slight downward movement in rates within the next couple of months.

There were 12 per cent more properties listed for sale through the Multiple Listing Service during the first three months of 1976 compared with 1975, and the sales-to-listing ratio during the first three months of 1976 stood at 34.3.

Two Million Canadian Families Expected To Move In 1976

Approximately two million Canadian families will move to a new address this year, according to Frank Hodges, manager of the A. E. LePage Coast to Coast Real Estate Service.

He estimates the moves will involve 300,000 single family-owned homes which will change hands during the year. "The mobility rate has increased from once every five years to once every three years in 1975. The population is increasing and people are moving more frequently."

Hodges attributes the increased mobility to business growth expansion as well as political, social and economic factors.

Some of the moves are corporate transfers, he says, which have become a force over the last 20 years.

While it was anticipated that executive transfers would decrease in the face of a slowdown in corporate expansion caused by future business uncertainty, such has not been the case.

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HERE'S YOUR OPPORTUNITY
1111
\$39,500.00 Detached - Low Price will not last. 3 bedroom, broadloom, stove and fridge. Frank Tyrrell 877-2219.



COUNTRY SPECIAL - BARGAIN
PRICE \$64,900.00
South Halton Hills immaculate 3 bedrooms, solid brick bungalow with recreation room, circular drive, fenced lot, single garage. Norm Sinclair 877-2219.



BREAK AWAY FROM THE ORDINARY
In this charming ten room home in the Park District of Georgetown, situated on two lots, surrounded by mature trees, this home has two fireplaces, solid oak trim, modern kitchen, huge master bedroom. A beautiful home that must be seen to be appreciated. Wendy Saxe 877-2219.



"ARE YOU LOOKING FOR A HOME THAT IS DIFFERENT???" - THIS MAY BE IT.
Great for plant lovers. 4 walkouts, 2 floor to ceiling fireplaces, open concept living and dining room and luxurious carpeting throughout...\$74,900. Frank Tyrrell 877-2219.

A NEW HOME! - 2 ACRES
Perfectly situated in beautifully scenic Caledon Hills. Spacious 2500 square foot split-level with a distinctive custom quality that reflects your individuality. Large living room with step-saving dining "L" you'll love to arrange. Luxurious master bedroom adjoined by bath and dressing room. \$129,000. Tom Cooper 877-2219.

877-2219 170 Guelph Street, Georgetown 453-1111

W. F. HUNTER REAL ESTATE & INSURANCE LIMITED

122 Guelph St., Georgetown



PICTURESQUE TERRA COTTA

Stucco side split on 98x198 lot. Features 7 bedrooms, family room, 4pc 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.



1 ACRE OF PRIVACY

Your own small orchard featuring an assortment of well maintained fruit trees, grape vines and 2 garden areas, just north of Terra Cotta. Located on this 1 acre parcel is a frame bungalow having a kitchen, living room, 4 piece bath and 3 bedrooms. Basement has extra bedroom, cold storage room, rec. room with franklin fireplace, laundry room with extra 2 piece bath and a separate door to the rear yard. Single car garage attached to house by a breezeway. Private and peaceful home and only \$55,000.

27 ACRES OF ROLLING LAND north of Terra Cotta. Bank barn on property and 5 acres of hardwood bush at rear. This land has several excellent building sites and is located in an area of many fine homes. Asking \$107,000.

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



BRAMPTON M.L.S. IDEAL FAMILY HOME

Spend the warm summer evenings on the shady verandah of this 2 storey brick home, situated on a country quiet street in an area of well kept homes, containing large family kitchen, separate dining room, living room, 3 piece bath, and 3 good sized bedrooms, with addl. of closets. Close to schools & shopping. Priced to sell at \$54,900.00



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.

GORDON B. DAWE

25 MILL STREET EAST
ACTON ONTARIO
L7M 1H1
(519) 853-3790
REAL ESTATE BROKER

ACTON PROPERTIES

A CONDOMINIUM with a difference - Completely broadloomed end unit - Fireplace - barbecue combination in yard. Family room with walk out. Listed for \$42,900.00 with excellent 9 1/2 percent financing.

BRICK & ALUM. Raised Bungalow with three bedrooms. Completely cedar fenced pool sized lot. Beautifully decorated with a brick fire place in recreation room, English styled bar and tea room for your added pleasure. Asking \$63,900.00

FOUR BEDROOM two storey family home on a quiet crescent. Large lot 80 x 150 feet of garden and shade trees. Priced right at \$49,000.00

COUNTRY HOME - 1 1/2 acres well treed - approx. two miles S.W. of Acton. Brick fireplace in living room, eat in kitchen and three bedrooms. Asking \$59,500.00.

EXECUTIVE TYPE HOME in new area near lake. Three bedroom brick home with main floor family room with fireplace plus recreation room and attached garage. Broadloomed throughout.

COUNTRY SPECIAL - Low Down Payment - 1 1/2 Miles from Acton, \$42,900.00

TWO 1/2 ACRE building lots available 13 Miles North of Acton on paved road. \$17,500.00

TWO 1/2 ACRE building lots available 13 Miles North of Acton on paved road. \$17,500.00.

BELLWOOD LAKE - Just listed - Pine two bedroom cottage. Laketrout 100 x 250 foot lot. Furnished and equipped. \$17,500.00

Gordon B. Dawe, Broker
853-3790

T.R. BALLENTINE 853-2000 KATHERINE KELLY 853-3790 PATRICIA SALT 853-1125



GALWAY

REAL ESTATE BROKER

16 MAIN STREET
STREETSVILLE, ONT
L5M 1X3



\$45,900.00

3 bedroom, maintenance free home in good neighbourhood. Handy to school, shopping and transportation. With eat-in kitchen, remodeled bathroom. Laundry room. Paved drive on large treed lot. Can be yours for as little as 10 percent down.

CALL ELEANOR HENDERSON

826-2354 - BUS.

279-0561 - RES.



Canada Trust

Realtor 877-9500



46 ACRE FARM
Just the right size for city farmer. All conveniences of country living. Beautiful lawn with Fruit trees galore. If you are a gardener you've got it. Comes with a barn, the house is completely renovated. 2 storey aluminum. Fireplace in living room. Family room, den or third bedroom. Priced at \$130,000.00. Short distance to Milton and 401.

TREES & POOL

3 bedroom, 2 storey brick home, separate dining room, glass door to sundeck and pool. Large eat-in kitchen, 1 1/2 bath, spacious rec room. Hardwood floors, broadloomed throughout. This home is immaculately maintained. A real pleasure to show: no work to do just move in. Attached garage and paved drive on a quiet street, walking distance to all amenities. Asking \$69,500.00.

PARK AREA

Beautiful English style story 1/2 stucco home with class and dignity. Living room with open stair case that leads to a large bed sitting room, bright and cheery kitchen and mud room with lots and lots of cupboard space. 2 bedrooms on main floor. Large detached garage. Asking \$57,500.

CARPENTERS SPECIAL

5 acres of good fertile soil, walking distance to Caledon Ski resort. This 1 1/2 storey frame house needs repairs. Large Bank barn needs repairs but could be salvaged. Good potential. Asking \$57,500.00.

TREES TREES TREES

1 acre of privacy backing onto the Credit River. 2 storey, 4 bedrooms. Brick and aluminum home, dining room 13 x 6 x 12, Kitchen 13 x 16. Family Room 26 x 14. Cathedral ceiling and fireplace. Bathrooms galore. This is a beautifully kept home. Asking \$114,500.

Gordon Moorehead 455-8252
Ila Switzer 877-9500
Maurice Beatty 878-6418
Tom Ruston 451-1421
Connie Lagerquist 451-6161

David Tingley 453-2534
Frank Murphy 857-3105
Max Harris 877-4624
Marion Hamilton 519-941-0512

WM. M. WATSON F.R.I. MANAGER
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TORONTO LINE 453-2700

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