

W. F. HUNTER REAL ESTATE
& INSURANCE LIMITED
122 Guelph st., Georgetown

HOME OF THE WEEK



10% MORTGAGE

\$15,000 down buys this 3 bedroom brick bungalow and 1 acre of land. Situated close to Terra Cotta on a paved road. This cozy home contains a nice sized kitchen, living room, and full basement. Try an offer.

877-4441 or 877-5165

**HALTON HILLS & AREA
PARADE OF HOMES**



Land Developer Sells House-Building Benefits

George Seidel thinks Toronto-area land developers have a poor image they don't deserve, and he's doing something to try to change it.

Seidel, a land developer now taking part in a large housing scheme in Whitby, takes every opportunity he can to explain to the residents of the area what he's doing and why.

He argues that the community will benefit from the project in the long run.

The project under way is called Otter Creek and will ultimately add about 1,300 houses to Whitby. All are in the medium price range \$50,000 to \$65,000. Their addition to the town will certainly change its character.

Otter Creek is on the western edge of Whitby in the valley of Lynde Creek, a very picturesque stream. At the moment heavy trenching equipment and bulldozers are tearing up the land for water mains, sewers and cables. The activity is making a pretty place temporarily ugly.

Last week, before school closed, George Seidel urged teachers to bring their students to the site to see what was going on.

He explained to the children, many of whom had played along the banks of Lynde Creek, why the land was being torn up.

The children saw places where the meandering creek had been straightened and its banks lined with gabions - huge wire baskets full of rocks - to prevent flooding and erosion.

All agreed with Seidel that houses could not be built on land that flooded or washed away.

Later, Seidel said he was surprised at the interest and knowledge as well as the pre-conceived notions he thinks they got from their parents displayed by the children.

At least it gave them a chance to think about the ecology of land development, and that it is sometimes a very complex thing, he said.

Otter Creek is being developed by the Coventry

Group and many of the houses will be built by Coventry and a team of house-building firms.

To try to keep prices as low as possible the builders are returning to an earlier system of pre-selling the houses before they are actually built.

For those who want to see a finished product before they buy, it is easy to see examples of houses in Whitby and Oshawa.

Pre-selling is a money saving device and results in a buyer getting more for his money because the builder does not have to pay interest on the money invested in a finished house until it sells.

The overhead costs of carrying an inventory of finished houses is a significant factor in a builder's expenses which must be passed on to the buyer.

Another feature of the pre-selling system is that builders can offer a greater variety of models.

For example, more than 25 distinctly different designs of houses are being offered in Otter Creek.

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PICTURESQUE TERRA COTTA

Stucco side-split on 98x178 lot. Features 2 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 \$19,000.



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.



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 robes 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.

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



Canada Trust

877-9500



RETIREMENT FARMERS HOME

On a very quiet street. Close to all the amenities. This is a 4 Bedroom 1 1/2 storey stucco home. Living Room with open staircase, eat in kitchen and mud room. Large detached garage. Asking \$57,500.

A YOUNG COUPLES DREAM HOME

3 Bedroom on a very scenic 1/2 acre lot. Large Bright Living Room overlooking a ravine. Eat-in kitchen, full basement with Rec Room. Situated in Beautiful Terra Cotta.

ACTON'S BEAUTY

4 Bedroom brick on a large lot overlooking Fairy Lake. Breakfast area, working kitchen with lots of cupboards and Dining Room. Large Living Room. Basement has partial finished Rec Room with brick fireplace, attached 2 car garage. \$61,500.

4 1/2 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.

CARPENTERS SPECIAL

Sacres 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 sold. Good potential. Asking \$57,500.00.

Gordon Moorehead 455-8252
Ila Switzer 877-9500
Maurice Beatty 878-4418
Tom Ruslon 451-1421
Connie Lagerquist 451-6161

David Tingley 453-2524
Frank Murphy 857-3105
Max Harris 877-4624
Marion Hamilton 519-941-0512
Marlon Carney 877-5764

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GEORGETOWN ONTARIO
TORONTO LINE 453-2900

ASK ABOUT
OUR BRIDGE
LOAN PLAN



Saxe

Stephen P. Saxe Limited Realtor



HERE'S A SURPRISE!!!

Ideal starter home. Where else could you get a 3 bedroom - 2 storey detached home that's been newly decorated for only \$39,500? Don't miss seeing this one. Act now. Frank Tyrrell 877-2219.



HOW SOON CAN YOU MOVE?

Only 4 years old, 3 bedroom back-split large eat-in kitchen, broadloom, family room with fireplace, office for the business man and convenient additional two piece wash near finished laundry area. Call Rozetta Stolp 877-2219.



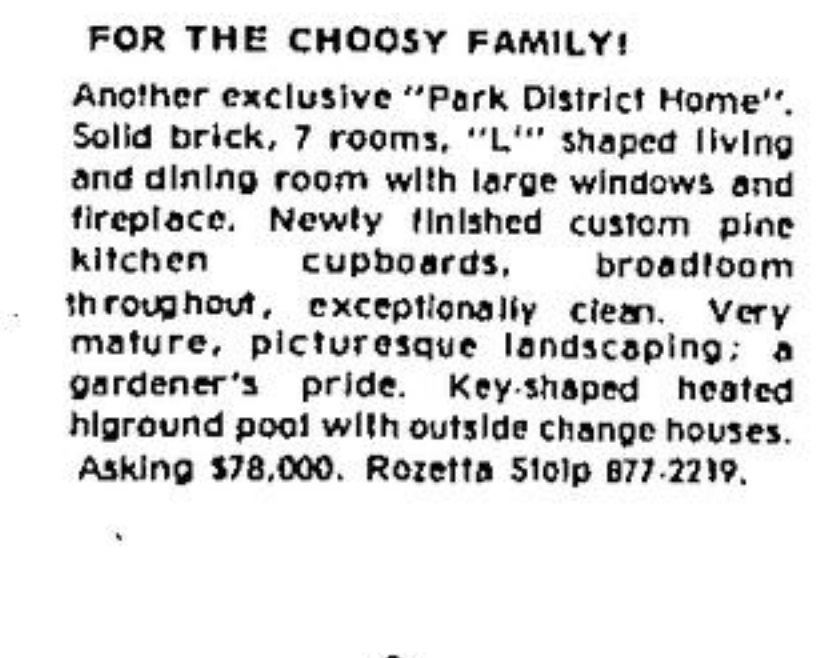
FOR THE CHOOSY FAMILY!

Another exclusive "Park District Home". Solid brick, 7 rooms, "L" shaped living and dining room with large windows and fireplace. Newly finished custom pine kitchen cupboards, broadloom throughout, exceptionally clean. Very mature, picturesque landscaping; a gardener's pride. Key-shaped heated highground pool with outside change houses. Asking \$78,000. Rozetta Stolp 877-2219.



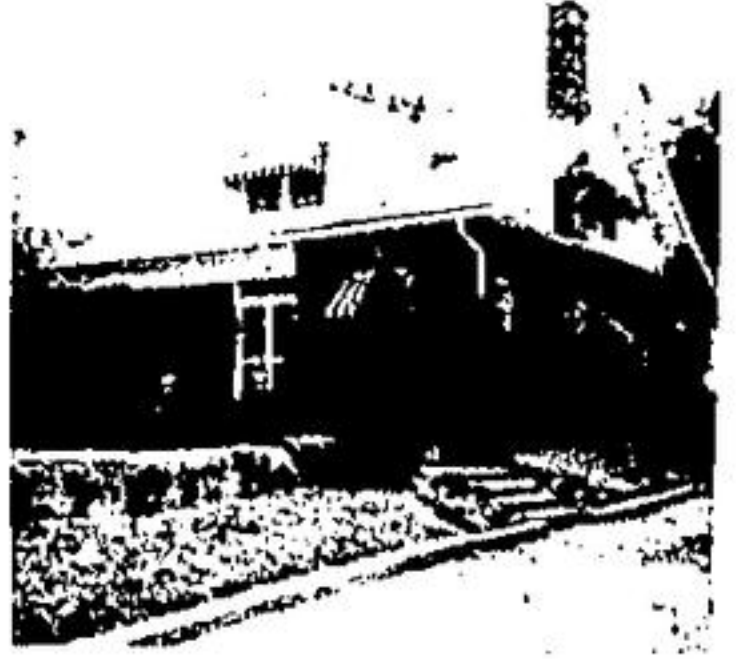
NOT FANCY - JUST HOMEY!

See this immaculate 3 bedroom bungalow on a mature crescent. Top-notch workshop for the craftsman, attached garage with paved drive. This bright home is listed at only \$55,900. Don't miss it - call today. Frank Tyrrell 877-2219.



EXECUTIVE CHARMER

Situated on 1/2 acre in town lot, this brick and stone 10 room home was "old world" appeal. On the main floor a large foyer, living room and study (both with fireplaces) separate formal dining room, all rooms enhanced by solid oak trim, leaded glass windows and beamed ceilings. Kitchen and breakfast nook all modern, upstairs 4 large bedrooms. Detached double car garage. Asking \$127,500. Wendy Saxe 877-2219.



LOVE A GRACIOUS SETTING?

This captivating 3 bedroom brick bungalow is situated on a private country lot in South Halton Hills. Large family size recreation room with bar. Single car garage, landscaped circular drive. Asking \$64,900. Norm Sinclair 877-2219.



HORSE FARM

Exceptional horse farm presently a standard bred breeding-training 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 a sizeable mortgage. Asking \$159,000. Norm Sinclair Call 877-2219 or home 877-6050.

BUSINESS OPPORTUNITY
For rent 700 square feet or 2,000 square feet Plaza location. Call Frank Tyrrell 877-2219.

STARTER OPPORTUNITY
3 bedroom freshly decorated townhouse close to schools and shopping. Good 9 1/2 percent mortgage available. Call Wendy Saxe 877-2219.



H. Keith Limited - Realtor
125 Queen St. E., Brampton, Ontario
Office: 451-9800 Rev: 457-3606



MOUNTAINVIEW SOUTH — \$62,475.00

3 Bedrooms! Games room! Rec. room with Franklin Fireplace! Large kitchen! First mortgage of \$16,000 at 8 1/2 long term. Due 1994.

CALL

John Pos — 451-9800

853-2059
bert le roy
REAL ESTATE BROKER
An Independent Broker



NORVAL

Original Village Home

Just off Highway 7. Large rooms, new wiring, new heating, new roof, good sized lot with room for parking of trucks, garage. Owner has found home he wants to buy and will look at offers in the 40's.

4 ACRES

Large rancher with apartment. Plus small pond, 1/2 acre with large vegetable garden, organically grown.

1/2 ACRE

Brick country bungalow. Price to snap up at almost \$58,000. Low Low down payment.

100 ACRES

Stone house. Good stream and pond right in front of it. Barn.

853-2059

877-2219

170 Guelph Street, Georgetown

453-1111

RESIDENTIAL

Wendy Saxe 877-2984
Rozetta Stolp 877-2180
Frank Tyrrell 877-7225

LOTS, FARMS & ACREAGE

Norm Sinclair (Halton Hills) 453-6666
Howard Eaton (Caledon)
Don McMillan (Campbellville)

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