

Saxe

Stephen P. Saxe Limited Realtor

HOME OF THE WEEK



A HOME WITH A DIFFERENCE . . . \$79,900.

If you're looking for a quiet street, Lots of maple trees, unique decorating, three bedrooms - huge master bedroom, cozy eat-in kitchen, broadloom, large sundeck plus a rec room with an electric fireplace and a bar THIS IS THE PLACE FOR YOU.....

ROZETTA STOLP
877-2219

HALTON HILLS & AREA PARADE OF HOMES

★ ★ ★ ★ ★

More Stabilized Home Costs Innovation Urged

"Construction costs are the least significant in contributing to increasing housing costs," architect Jack Klein said during a recent seminar on new trends in housing technology. Large contributors to increasing costs are the cost of money, the protracted approval process and demands for increased infra-structure and services by local municipalities and individual users, he told a Toronto housing seminar.

Klein, whose firm Klein and Sears has been a leading innovator in the design of medium density multiple housing, said there has been no major breakthrough in housing construction in North America. "Viewed historically, we still build houses the same way the Egyptians built pyramids," he said.

Better technology will not drastically reduce the cost of housing but Klein predicts it would help to stabilize prices or reduce them slightly. "Possible

savings in cost due to improved construction technology are important and valuable. We should take advantage of any possible cost savings, however small, that may be available through new materials or construction methods."

Klein outlined what he believes are the objectives of improved technology. The first and most important is to lower the cost of housing; secondly improve the quality and thirdly, increase the speed of construction.

The danger the industry faces, he said, is that it will over-react to the problem of skyrocketing costs by reducing the quality of housing with lower standards and cheaper building materials.

"There is the danger that we will over-react; that in a desperate search for controlling and limiting rising construction costs, we will reduce our standards of design, of materials, of finishes, to the

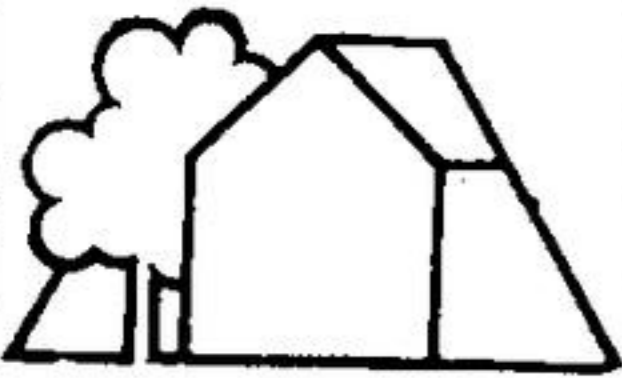
point where our dwellings will be junk both aesthetically and functionally."

MARKET A PROBLEM

The construction industry has accomplished a great deal in increasing the speed of construction. However, he said, it continues to view building components as single functions and the responsibility of individual workmen.

If the objectives of lower cost, improved quality and increased speed were met, Klein said, Canada would then have a comprehensive building system to produce affordable housing.

He credited the dismal failure of the modular building system in Canada with the size of the market in relation to Canadian geography and the lack of consumer acceptance. Habitat-like housing is difficult to sell to consumers who still dream of owning a single family house in the suburbs, he said.



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MEN - LOOKING FOR A REAL GOOD WORKSHOP?

This is it - you should see it. And there's more - brick bungalow, 3 bedrooms, eat in kitchen, garage and situated on a nice lot. Priced \$35,900. Frank Tyrrell 877-2219



OH, BUT TO LIVE ON CHARLES STREET

We have the home for you. 3 bedroom backsplite, fireplace in family room, office or extra room downstairs and oh so clean. Priced \$74,900. Rozetta Stolp 877-2219.



HORSE FARM

3 bedroom home, 57 acres, fenced farmland, excellent barns, well maintained training track. \$159,000. Norm Sinclair 877-2219.



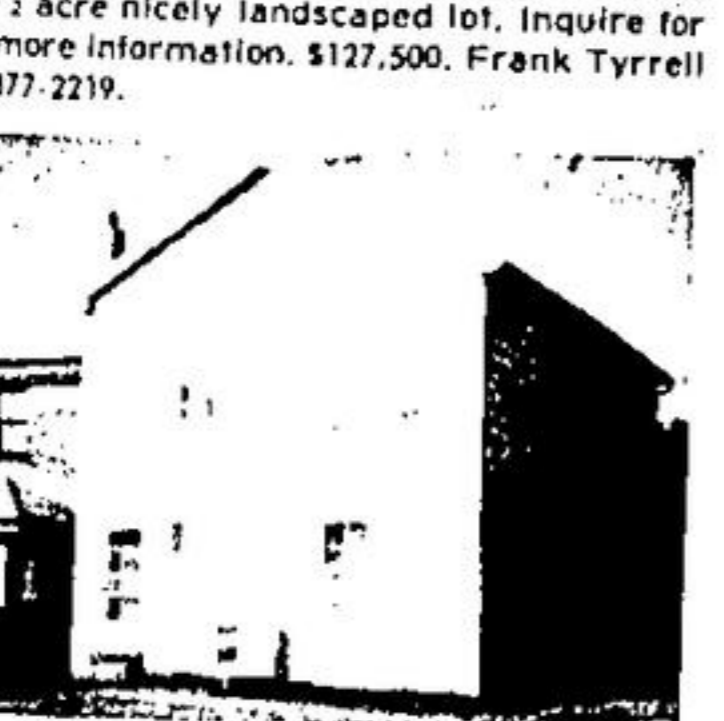
ATTENTION: ALL EXECUTIVES

If you're looking for a special home - great for entertaining, yet suitable for a large family, this may be it. Beautiful living and dining rooms, each with a fireplace, 4 bedrooms, double garage and all that on a 1/2 acre nicely landscaped lot. Inquire for more information. \$127,500. Frank Tyrrell 877-2219.



PARK DISTRICT HOME

Solid brick home with some very fine features - large windows, pine cupboards in kitchen, inground heated pool and nicely landscaped. Asking \$78,000.



\$39,500 - AND ALL THAT SPACE...

If you're looking for lots of room, this is the place for you. 3 bedrooms, large eat in kitchen, separate dining room and kitchen appliances included. Give us a call. Frank Tyrrell 877-2219.



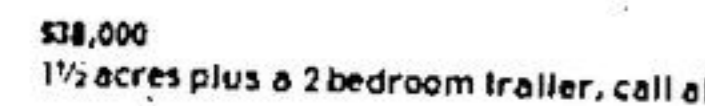
WANT TO MOVE CLOSER TO TORONTO - JUST REDUCED

One year old townhouse - Brampton - spacious living and dining rooms, 3 good size bedrooms, 2 bathrooms, single garage and nicely decorated. Priced \$48,500. Rozetta Stolp 877-2219.

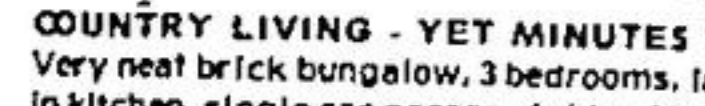


FARM - ON TRAFALGAR ROAD

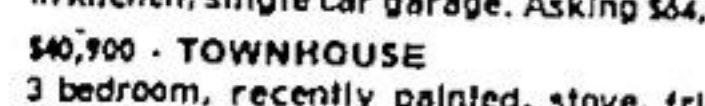
2 1/2 storey brick home - .99 acres, good barn - inquire further... Norm Sinclair 877-2219.



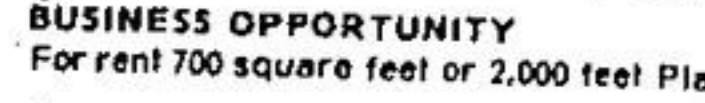
\$38,000
1 1/2 acres plus a 2 bedroom trailer, call about it. Don McMillan 1-854-2435.



COUNTRY LIVING - YET MINUTES TO GEORGETOWN
Very neat brick bungalow, 3 bedrooms, large family size rec room with a bar, eat in kitchen, single car garage. Asking \$44,900. Norm Sinclair.



\$40,900 - TOWNHOUSE
3 bedroom, recently painted, stove, fridge, washer, dryer included and good financing. Make an offer. Rozetta Stolp.



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



ACREAGES
We have some acreages available. Call for information.

877-2219 170 Guelph Street, Georgetown 453-1111

RESIDENTIAL

Wendy Saxe 877-2984
Rozetta Stolp 877-2180
Frank Tyrrell 877-2225

LOTS, FARMS & ACREAGE

Norm Sinclair (Halton Hills) 877-4050
Howard Caton (Caledon) 453-6666
Don McMillan (Campbellville) 1-854-2435



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.

FIRST TIME BUYERS

Just listed a large 2 storey frame semi, large living room, separate dining room, beautiful large eat-in kitchen, TV room. Lots and lots of yard for Garden. Asking \$39,000.

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.

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.

CARPENTERS SPECIAL

Scores 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.

Gordon Moorehead 453-8252
Ila Switzer 877-9500
Maurice Beatty 878-4418
Tom Ruston 451-1421
Connie Lagerquist 451-6161

David Tingley 453-2534
Frank Murphy 857-3105
Max Harris 877-6424
Marion Hamilton 519-943-0512
Marion Carney 877-5744



WM. M. WATSON F.R.I. MANAGER
29 MAIN ST. S.
GEORGETOWN ONTARIO
TORONTO LINE 453-2700

ASK ABOUT
OUR BROUGE
LOAN PLAN

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 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

W. F. HUNTER REAL ESTATE

& INSURANCE LIMITED

122 Guelph St., Georgetown



PICTURESQUE TERRA COTTA

Stucco side split on 98x198 lot. Features 2 bedrooms, family room, 4 pc bath and ultra-sized living room with sliding glass doors to cedar deck and rear yard. Potable 3rd bedroom in basement. Well landscaped and backing onto acres of open land. Priced at \$7,000.



BRAMPTON M.L.S. IDEAL FAMILY HOME

Spend the warm summer evenings on the shady veranda 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 coles of closets. Close to schools & shopping. Priced to sell at \$44,900.00



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.



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



853-2086

G. ALEC
JOHNSON
LTD.
REALTOR



853-2086

2 Mill Street East, Acton



AT ONLY \$49,900 you'll find it hard to beat this 3 bedroom brick bungalow featuring a kitchen with dinette, spacious living room, rec room, 4th bedroom and office downstairs, an insulated, heated garage ideal for a handyman's workshop, and set on an attractively landscaped lot.

NEED MORE ROOM! Then check on this spacious 4 bedroom older home set on a country sized lot north of Acton. The home features a ground floor family room, separate dining room, family sized living room and kitchen, plus there's a two-storey steel building ideal for a workshop or for commercial use. Asking \$49,900.

ON A QUIET STREET with an extra large lot, this 3 bedroom brick bungalow also features a spacious living room with stone fireplace, family kitchen, rec room with bar, enclosed carport, and a fully equipped 18' x 36' inground concrete pool. A must to see at only \$58,500.



HIGH SCHOOL AREA. Ideally located on a quiet one-way street amidst charming older homes, this 3 bedroom brick home also features a separate dining room, newly modernized kitchen and bathroom, rec room, and a large fenced lot. Asking \$51,900.

A PERFECT OPPORTUNITY to keep your monthly payments low and have an investment to boot. This property set on a large tree lot includes both sides of a 2-storey semi in excellent condition throughout. Each side contains 2 bedrooms, living room, main floor family room and kitchen. Don't miss this one, call for further details. Asking \$59,500.

STARTER HOME. Located in central Acton, this spacious, maintenance-free aluminum semi features 3 bedrooms, living room, dining room, kitchen, laundry room, and sun porch. Priced at \$38,500.