

W. F. HUNTER REAL ESTATE & INSURANCE LIMITED

122 Guelph St., Georgetown

HOME OF THE WEEK



\$57,900.

This clean, bright 3 bedroom bungalow boasts of beautiful broadloom and a tasteful decor. Everything from the spacious dining and living rooms to the rec room with its very own Franklin fireplace is in A-1 condition. This is a home that your family would be proud to own. Call us about it.

877-4441

HALTON HILLS & AREA PARADE OF HOMES



The "I'm All Right Jack Syndrome"

"The voice of anti-growth must not be allowed to destroy the machinery of achievement within Canada's housing industry!" So stated Colin F. Bennell, president of the 600 member Toronto Home Builders' Association, in a hard-hitting reply to opponents of urban development.

"The building industry can no longer afford to stand by while anti-growth forces spread the seeds of no-growth development policies," continued the outspoken 33-year-old President of the largest residential construction association in Canada.

Mr. Bennell said providing enough affordable homes is difficult enough at the best of times, without having to deal day in and day out with what he called the "I'm All Right Jack Syndrome."

"The time has come to call a spade a spade—the building industry has been made the scapegoat for the high costs of housing long enough."

"This business of various pressure groups saying—yes, we're in favour of moderate income housing—but don't build it on our street or in our neighbourhood or in our municipality, has got to be stopped—and stopped immediately for the sake of countless thousands of Canadians who are beginning to lose hope of ever owning a home."

"We need more affordable homes for people to enjoy the very best that family life offers—not more road blocks to the provision of affordable housing."

"It's one thing for an elected official to be held responsible for his actions by those he serves. However, it is quite another matter to be virtually forced into making a decision that is not in the best interest of the majority of people by voting against

perfectly acceptable moderately priced housing projects."

Mr. Bennell went on to state that the system of lot levy payments whereby a builder pays a set amount of money to the municipality for each new house built, could have a very damaging effect on housing construction in many municipalities, if these payments are "pushed beyond a reasonable level."

"Lot levy payments originated in Ontario in 1951 as a way to overcome a building slowdown brought about in some municipalities by a severe shortage of revenue needed to finance essential services," Mr. Bennell explained, "and of course, the system was quickly copied by most municipalities."

Mr. Bennell pointed out that although the building industry is opposed to the basic principle of lot levy payments, it recognizes that until a better distribution of the tax dollar is established at both the Federal and Provincial level, levies will be inevitable.

"Lot levy payments are in part an outright admission of municipal tax-base and financial management problems—definitely not a solution to these problems," he emphasized.

Mr. Bennell stressed his Association is very concerned about proposals in some municipalities that levy payments for single family housing might have to triple and reach in excess of \$5,000.00 in the very near future. He said similar increases would take place for all other types of housing.

competitive basis, he will simply not build in that municipality. This in turn will lead to a loss of additional revenue needed to provide a firm base of public capital expenditures and current operations."

He said in many cases a large percentage of proposed levy expenditures is for upgrading services in existing developments.

"Residents in a municipality must recognize that additional levies cost money and it is extremely unfair to the new home buyer."

He termed absolutely irresponsible the feeling of some municipalities that new residents should immediately have access to a level of services in excess of what is presently available to existing residents.

"Fixed levies hit the lower-income purchaser the hardest, and work against the effort to reduce housing costs."

"Levies are in direct conflict with such programs as AHOP and OHAP, and will negate much of the aid available to municipalities from these government programs."

"If a levy increase ends up to be greater than the normal required downpayment, these programs that would normally qualify for the AHOP program will be ineligible, the AHOP controlled selling price will be exceeded, and the municipality will lose the \$1,000 government subsidy for each moderately priced home sold."

"The building industry's concern over lot levy payments is simply that they must be realistically set, and not have the effect of pushing housing out of reach of even more people."

W. F. HUNTER REAL ESTATE & INSURANCE LIMITED

122 Guelph St., Georgetown

GORDON B. DAWE REAL ESTATE BROKER

25 MILL STREET EAST ACTON, ONTARIO (7) 1H1 (519) 853-3790

Saxe

Stephen P. Saxe Limited Realtor

4 ACRES WOODED

Picture your dream home nestled in the tall maples on this completely wooded lot in an area of fine homes. Best of all just 5 mins. South of Georgetown, close to 401 on hard top road. For further particulars enquire at the office.



ASCENIC RETREAT

200 feet of river frontage on 1 acre of beautifully treed land in Cheltenham area. Cottage has large living room, porch, kitchen, 1 bedroom and 2-piece bath. Existing utility room could be made into 4-piece bath or laundry room. Being sold with all appliances and contents for \$47,000.



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 woodshed and a single car garage on 64 x 132 lot. Large amount of Oak trim throughout. Old fashioned high ceilings, open decorative stairway and tile faced fireplace along with random width wood flooring. Needs renovation. Asking \$52,000.



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



A HOME WITH EVERYTHING! Spacious entrance, ground floor family room and fireplace. Large living room, dining room and kitchen, 2 washrooms. Exceedingly large master bedroom, 2 1/2 car garage. This home is in immaculate condition and beautifully decorated. \$69,900.

ACTON TOWN HOUSE \$2,000 Down, call immediately

BELWOOD 2 storey brick and aluminum home. Extr a large lot, roughed in fireplace, 2 washrooms, broadloom throughout, for only \$54,900.

LIMEHOUSE 1 1/2 acres plus 2 self contained apartments. Live rent free in quiet village opportunity for aggressive couple. \$48,000 low down payment.

4 BEDROOMS REDUCED TO SELL 2 storey brick and aluminum home. Extr a large lot, roughed in fireplace, 2 washrooms, broadloom throughout, for only \$54,900.

NEAR THE LAKE 3 bedroom raised bungalow in beautiful condition. Bright living room, recreation room plus a large stone fireplace. Secluded rear yard. \$43,900.00

2 storey semi-detached home 5 years old. 3 large bedrooms, extra 2-piece washroom on the main floor. The basement has high ceilings ideal for an extra bedroom and recreation room. A good investment for a family wanting a home.

HOME TO RENOVATE Large 2 storey frame and aluminum home on a spacious 66x132 foot lot. Call immediately!

UNBELIEVABLE A condominium that will make you look twice. This home is completely broadloomed and tastefully decorated. It is an end unit in a very private area. The family room has a walkout to the patio and barbecue fireplace. Excellent financing available.

COUNTRY HOME 1 1/2 acres 2 miles from Acton. 3 bedrooms with fireplace in the living room. \$52,900.

23 ACRES Gently rolling land with clear fields and treed areas as well as a pond. An area of seclusion yet only 3 miles south of Acton.

29 ACRES Frontage on No. 25 Highway. Flat land clear at the front and pine trees at the rear of the property. This has excellent potential.

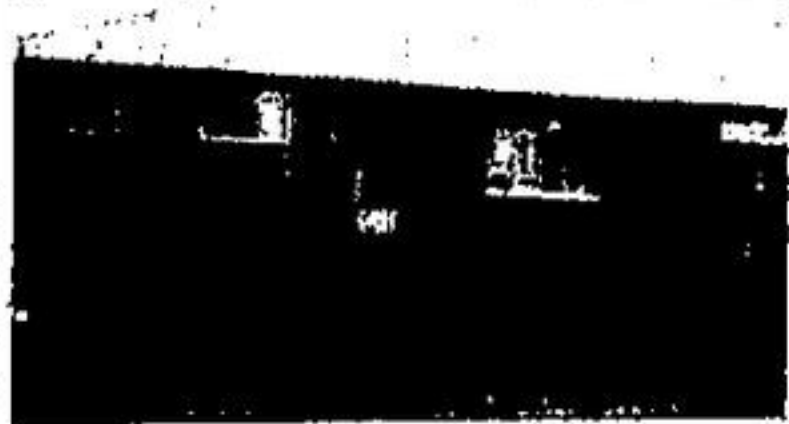
LARGE LOT 80x158 is certainly a spacious lot in town. Situated on this property is a 4-bedroom 2 storey home with plenty of closets and storage space. \$47,500.

McENERY AGENCIES LIMITED

35 MAIN ST. ERIN

519-833-9393

Evenings 833-9593



3 bedroom, yellow brick and stone bungalow, L shape living and dining room, kitchen with sliding door to back yard patio. Home is immaculate, all broadloomed and draped, rec room 25' x 22' and carpeted, attached garage asking \$59,900.



\$59,900 4 bedroom country sidesplit, 1 1/2 baths, franklin fireplace, garage, half acre lot. Fenced with cedar rail just off 7th line Erin.



3 bedroom bungalow, separate dining room, good size living room, eat in kitchen, finished basement, 1 1/2 car garage, nice treed lot asking only \$49,900 will consider low down payment.



1 year old red brick sidesplit, 3 bedrooms, 5 pce bath all ceramic, eat in kitchen with patio door to sundeck, L shape living and dining room, broadloomed, electric heat, cut stone fireplace, double car garage, all alum eves and overhang, lot 80' x 132', asking \$56,500, immediate possession.

\$28,300. 3 Bedroom, 1,000 sq. ft. '76 model mobile home on leased lot. 50 x 50 in park setting.

\$19,800. 2 Bedroom with extras. Above ground pool, leased lot 50 x 50.

\$39,900 - 3 Bedroom bungalow, newly renovated, alum sliding, good size lot. Oil heating.

Canada Trust 877-9500



SHRUBS, TREES, INGROUND POOL Beautiful landscaped 1 acre lot: 4 bedroom brick ranch style raised bungalow, eat-in kitchen, built in oven and stove. Basement has in-law apartment, rec room with wood burning fireplace, bedroom, kitchen, second bathroom, attached garage. \$69,900.

RETIREMENT HOME 1/2 acre lot, beautiful lawn, large vegetable garden and mature shade trees. 3 bedroom frame bungalow, large living room, farm size kitchen, full basement with rec room. Try an offer with \$5,000 down to qualified purchaser.

HOME FOR \$39,000.00 Four bedroom framed semi. Formal dining room. Large living room, beautiful hardwood floors, eat in kitchen, family room, nearly new bathroom. \$4,000.00 down to qualified purchaser.

Landscaped by nature, built for an architect, construction wood, its different and its beautiful. Eat in kitchen, large formal dining room, family room, spacious rec room. 4 bedrooms and 3 brick log fireplaces on 1 acre. \$119,000.00.

David Tingley 453-2334

Frank Murphy 877-3105

Max Harris 877-4624

Marion Hamilton 519-941-0512

Marion Carney 877-5744

Gordon Moorehead 455-8352

Ila Switzer 877-9300

Maurice Beatty 878-4418

Tom Ruson 451-1421

Connie Lagerquist 451-6161

W.M. WATSON F.R.I. MANAGER

29 MAIN ST. S. GEORGETOWN ONTARIO TORONTO LINE 453-2700

ASK ABOUT OUR BRIDGE LOAN PLAN



\$127,500. "Executive Prestige"

SITUATED ON 1/2 ACRE LOT, this brick and stone 10 room home was "old world" appeal. On the main floor a large foyer, living room with 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. Norm Sinclair 877-2219.



\$39,500. "Detached"

Own your own home - 2 storey, 3 bedroom home plus good size living room, large eat-in kitchen and t.v. room, stove and fridge. Terrific for the couple wanting a starter home. Give us a call. Frank Tyrrell 877-2219.



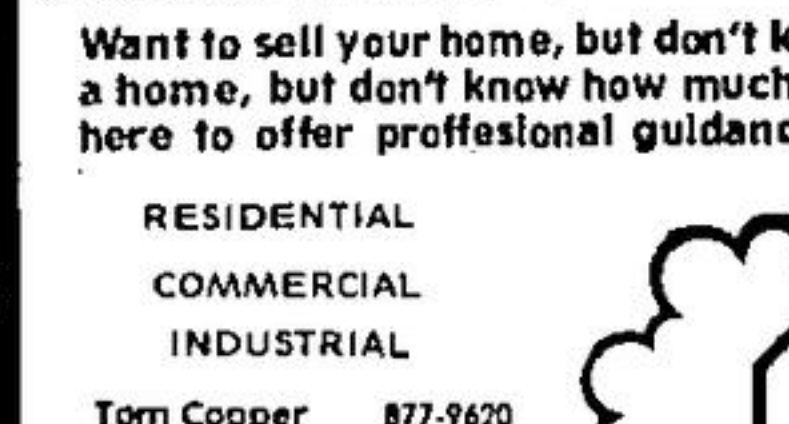
\$56,900.

Want out of "subdivision living". Just think here's a treat, quiet street, lots of mature trees, older homes, yet you get a newer 3 bedroom bungalow with some added decorator's features. Also a spacious rec room with bar. Take a look. It's a must. Call Frank Tyrrell 877-2219.



\$74,900.

Award winning design. 2 storey, 2 fireplaces, 4 sliding door walkouts, large unique owners suite, finished family room, contemporary kitchen. Call Tom Cooper 877-2219.



\$53,500. REDUCED

\$53,500 - Solid 3 bedroom brick home with garage on a nice lot. Big eat-in kitchen and terrific workshop. Call Rozetta Stolp 877-2219.

Want to sell your home, but don't know today's market price. Want to buy a home, but don't know how much you can afford. Give us a call. We're here to offer professional guidance.

RESIDENTIAL COMMERCIAL INDUSTRIAL

Tom Copper 877-9620

Wendy Saxe 877-2984

Rozetta Stolp 877-2180

Frank Tyrrell 877-7225



Roomy Backsplit \$74,900

Here's a 3 bedroom home with a feeling of spaciousness. There's a living dining room with a walkout, family room with fireplace, finished sewing room or office, separate laundry room, convenient 2 pce. washroom. Immediate possession. Call Tom Cooper 877-2219.



\$52,900. SOLD

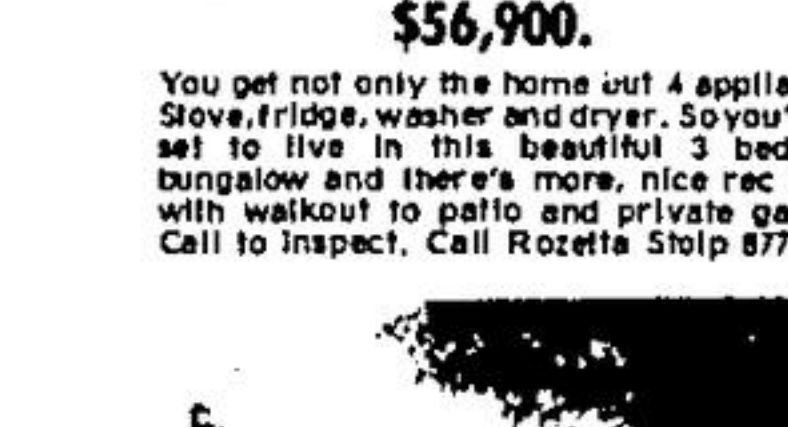
- 3 more waiting your viewing.

Don't miss these prices!



\$56,900.

You get not only the home but 4 appliances. Stove, fridge, washer and dryer. So you're all set to live in this beautiful 3 bedroom bungalow and there's more, nice rec room with walkout to patio and private garden. Call to inspect. Call Rozetta Stolp 877-2219.



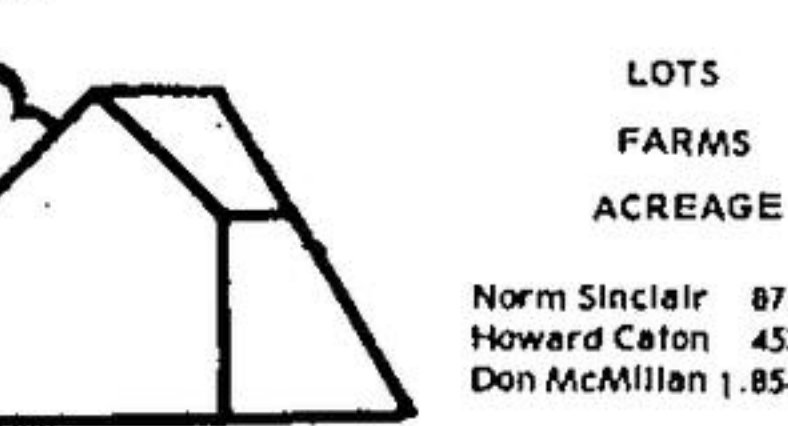
\$53,500. REDUCED

\$53,500 - Solid 3 bedroom brick home with garage on a nice lot. Big eat-in kitchen and terrific workshop. Call Rozetta Stolp 877-2219.



\$53,500. REDUCED

\$53,500 - Solid 3 bedroom brick home with garage on a nice lot. Big eat-in kitchen and terrific workshop. Call Rozetta Stolp 877-2219.



Norm Sinclair 877-6050

Howard Caton 453-6666

Don McMillan 1-854-2435

877-2219

170 Guelph Street, Georgetown

453-1111