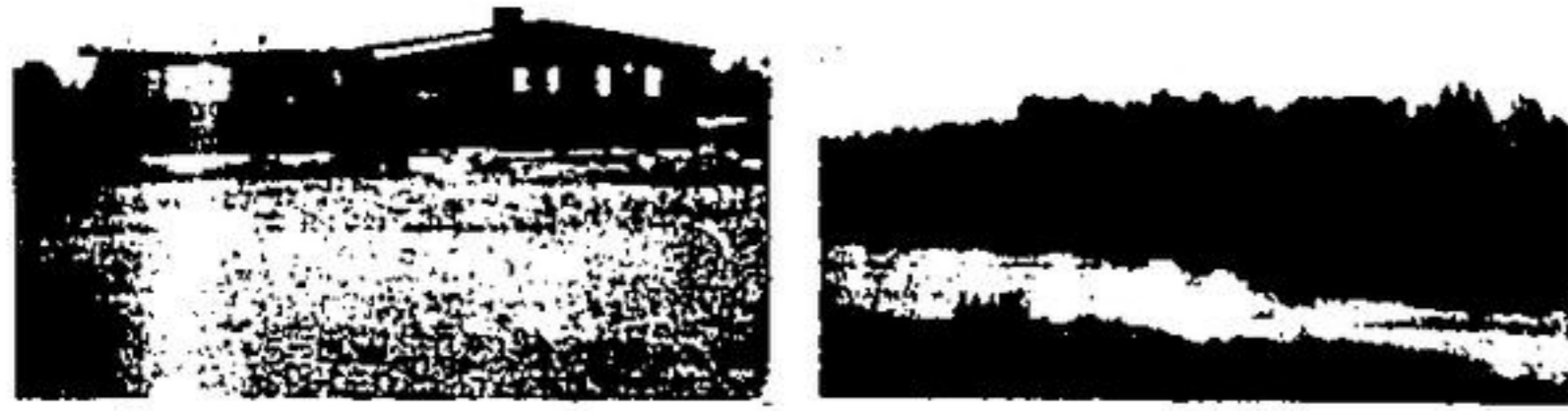




Canada Trust
877-9500

HOME OF THE WEEK



GRAND VALLEY AREA — 3/4 ACRE

410 feet frontage on Grand River. 3 bedroom, large colonial kitchen, fire place in living room, cathedral ceilings, school bus, a real nice spot to raise your family. Try your offer, asking \$54,900.

CALL 877-9500



ABSOLUTELY BEAUTIFUL EXECUTIVE HOME

On 3 scenic acres, this home has over 3,000 sq. ft. of comfortable living space plus extras galore: 5 bedrooms, 3 baths, 3 stone fireplaces, master bedroom 22'x12' with fireplace, walkout and bath ensuite, central air conditioning, upgraded broadloom, family size kitchen, 2 car garage. This is truly an immaculate home that must be seen to be appreciated. Ideal location for a nice pond and outdoor activities. Please call our office for more information.

JUST REDUCED

This gracious older home has 2 living rooms, 2 kitchens, 3 bedrooms, 2 separate entrances, 2 baths, fire place, 1 car garage, plus parking for 3 cars. Nicely fenced lot, walk to Go-Train and all amenities. Vendor has purchased. Try your offer \$57,900.

LANDSCAPED BY SURROUNDING TREES AND MORE TREES

Landscaped by nature, built for an architect, construction wood, its different and its beautiful. Eat in kitchen, large formal dining room, family room, with walk out to sundeck, spacious rec room with open concept, beamed ceiling and pegged hardwood floors, 4 bedrooms and 3 brick log fireplaces on 1 acre, \$119,000.

CHEAP, CHEAP, CHEAP, \$39,000

4 bedroom, 2 storey semi in Acton. Very large lot, extra large living room, formal dining room kitchen has lots and lots of cupboards, family room and laundry room all on main floor, only \$39,000.

- | | | | |
|-------------------|----------|-----------------|--------------|
| Gordon Moorehead | 455-8252 | David Tingley | 453-2524 |
| Ila Switzer | 877-9500 | Frank Murphy | 857-3105 |
| Maurice Beatty | 878-6418 | Max Harris | 877-6424 |
| Tom Ruston | 451-1421 | Marion Hamilton | 519-941-0512 |
| Connie Lagerquist | 457-6161 | | |

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

ASK ABOUT
OUR BRIDGE
LOAN PLAN

SVEND A.
ANDERSEN
REALTY LTD.

24 Queen St. E., Suite LL6
BRAMPTON, Ontario
457-4137



EXCLUSIVE PEEL VILLAGE
Brick bungalow, 3 bedrooms plus rec room and 2 partially finished basement rooms. Wine cellar, carport. A good buy at \$63,900. Call Andy Andersen 457-4137.



STARTER HOME FOR THE BUDGET MINDED
\$39,500, asking price for this 2 bedroom, detached aluminum siding bungalow with frame garage. Centrally located in Brampton. Call Andy Andersen 457-4137.



RURAL ATMOSPHERE
Lovely 7 room brick sidesplit, 2 bathrooms, family room with walkout to large backyard. Finished rec room with an added attraction. Call now to see this well cared for Acton home. Ask for Andy Andersen 457-4137.

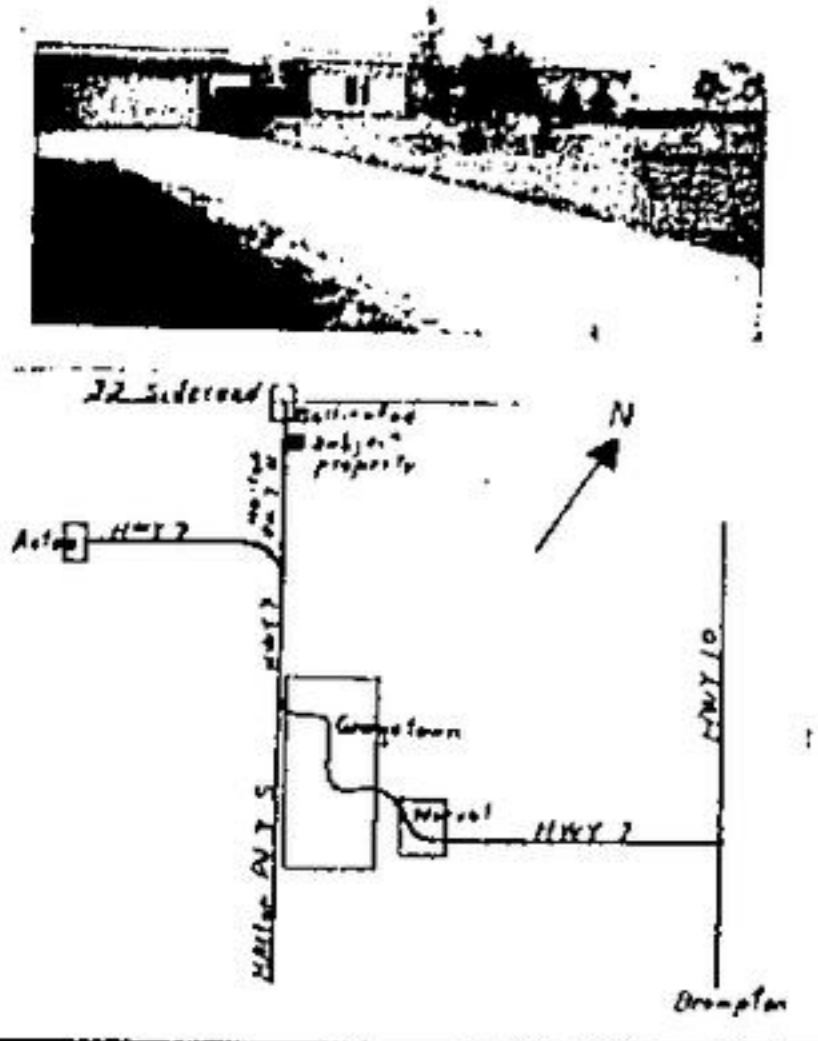


\$4,500. DOWN OR VENDOR MAY TRADE this lovely Brampton 3-bedroom semi for a detached home. For details call Andy Andersen 457-4137.

OPEN HOUSE
SEPTEMBER 25, 1976
12:00 Noon to 5:00 P.M.

You are invited to inspect (without obligation) this charming 12-room brick and stone bungalow with double garage, Hollywood kitchen, rec. room with fireplace, 4 baths, 4 room self-contained apt. Large 5 1/2 acre lot for year round enjoyment. Priced to sell at \$112,900. For more details call Andy Andersen 457-4137.

DIRECTIONS: Follow Hwy. No. 7 to the West side of Georgetown then go North on Halton Rd. 3 towards Ballinacree and the property is located on the East side about 1000 ft. South of Ballinacree.



HALTON HILLS & AREA PARADE OF HOMES

Real Estate Activity Shows Slight Decline During First Half Of 1976

The results of federal government policies are reflected in the mid-year housing statistics, according to the Canadian Real Estate Association.

Individual real estate sales processed through the Multiple Listing Service (MLS) for the first six months show an actual national total decline of almost one per cent over the same period a year ago, compared with an increase of 21 per cent the previous year.

Listings of properties available on the market, on the other hand, increased 16 per cent over the previous half-year totals.

While the average sale price of properties increased 14 per cent over the first six months of 1975, the present level of \$51,271 is only 3 per cent above the average established for the first three months of the year, and is a decline of 1 per cent over the last quarter of last year.

Canadians, however, continued to purchase properties listed on MLS for a total value of \$3.6 billion during the first half of this year. This dollar volume increase was almost entirely a product of increasing values.

Commenting on the survey results, CREA Executive Vice-President Blair Jackson suggested that while the market could not be termed buoyant, the statistics confirmed that there still remained a solid steady demand for houses that were

reasonably priced, and a good opportunity for those who had a genuine need or desire to buy.

"What has probably been disappointing to persons attempting to dispose of their properties," Mr. Jackson said, "is that housing values in most parts of Canada have not been rising as rapidly as in previous years."

"Many properties are still being placed on the market at asking prices above current values," Jackson noted, "and as a consequence are either taking longer to sell, or not selling at all until the price is somewhat reduced."

The CREA spokesman suggested that the levelling off of the market is primarily a product of the effect of the federal anti-inflation policies, where much of the optimism of previous years has been replaced by a more cautious and restrained outlook by prospective purchasers. "They are looking for better value, and are less optimistic about future wage increases."

Mr. Jackson also criticized the federal government's recent housing policies which offered incentives and assistance only to those who were prepared to buy new housing. Because existing housing is now more difficult to sell, those who would normally be in the market for new houses, can't effectively dispose of the house they presently have. The result is a higher inventory of unsold new

housing, at a time of increased new housing starts. Both builders and the government are now starting to become aware that a balance between the supply and affordability of both new and existing housing must be maintained to provide the public with the proper alternatives.

"A distortion of the housing equation by government intervention is not in the interests of the builders or those attempting to buy or sell their homes," he said.

The dollar volume of MLS sales in Ontario amounted to \$1,759 million during the first half of 1976 vs \$1,715 million in the 1975 period, an increase of 2.6 per cent. Unit sales totalled 32,985 in 1976, 5.1 per cent lower than the comparable 1975 total of 34,751.

The average dollar value per MLS transaction during the first six months of 1976 was \$53,332, 8.1 per cent higher than the comparable 1975 average of \$49,356. The second quarter average price of \$52,660 and 6.9 per cent higher than the fourth quarter average price of \$50,342.

There were 103,450 properties listed for sale on MLS during the first half of 1976 vs 90,479 properties in the comparable 1975 period, an increase of 14.3 per cent. The sales to listing ratio stood at 31.9 per cent after the first six months of 1976, down from the comparable 1975 ratio of 38.4 per cent.

W. F. HUNTER REAL ESTATE & INSURANCE LIMITED

122 Guelph St., Georgetown



PICTURESQUE TERRACOTTA
Stucco side-split on 78x198 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 \$57,000.



ON CREDIT RIVER
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-enclosed sliding doors to living room, rear wood-shed and a single car garage on 66 x 132 lot. Large amount of Oak throughout. Old fashioned high ceilings, 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

JACK HOLMES
REAL ESTATE
8 MILL ST. E., ACTON
853-1650

CONGRATULATIONS LITTLE N.H.L. ON YOUR 40th ANNIVERSARY

- 39 ACRES HOBBY FARM, small bush, spring, new and remodelled buildings, near highway.
- 47 ACRES with 1/2 mile race track, constructed to jockey club specifications, small bush, creek, ponds, good location.
- 25 ACRES trout pond, new 11 room multi-level ultra-modern brick home, good location.
- 6 ROOM SPLIT LEVEL brick bungalow, nice condition, garage, landscaped grounds near lake.
- NEW ELEVATED 3 BEDROOM BUNGALOW, beautiful view, walk out basement, full width balcony, recreation room and den in basement.

COMMERCIAL PROPERTY
BRICK APARTMENTS and store building, large lot.
FOURPLEX brick apartment building, good location.
1 ONLY
5 room aluminum bungalow.

FOR FURTHER INFORMATION, PRICES AND FINANCIAL ASSISTANCE, PLEASE CONTACT:
JACK HOLMES REAL ESTATE BROKER — 853-1650

Saxe

Stephen P. Saxe Limited Realtor

How Does \$39,500 Sound?

Interested??? we have a 3 bedroom home just for you. Lots of space, nicely decorated plus stove and fridge. Enquire further. Rozetta Stolp 877-2219.

Investment Property

\$85,500. Highway No. 7 location. Duplex already rented, also large block garage which could be leased. Older home in fine condition. Wendy Saxe 877-2219.



Country Buver's Choice

\$79,500. Beautiful traditional farm house setting, lots of trees with a touch of class. Two storey 4 bedroom modernized kitchen with built-in appliances, fenced lot just over 1 acre, deck off the rear. Don't miss this opportunity. Call Rozetta Stolp 877-2219.



Intown Executive Bungalow

\$55,500. Quiet street ideally located to Go-Train, shopping and schools. 3 bedrooms, finished recreation room with bar, large master double closets, large deck off kitchen, mature maples highlight the front yard. Call Sandra Hurley 877-2219.



\$62,900

Cozy atmosphere is expressed through this fine storey and one half brick home. 3 bedrooms, two washrooms, fireplace in living room, formal eating area. Detached single car garage, fenced lot. Call Sandra Nairn 877-2219.



\$56,900 - Park District

Shaded by mature trees, a charming home featuring living room, big dining room, hollywood kitchen, 3 bedrooms, detached garage. For more details call Wendy Saxe 877-2219.

Prestige And Pride

\$127,500.00. Expensive quality decorating in the tradition of the period, soft blue shep through the downstairs highlighted by natural oak trim, stained glass windows, French doors and oak staircase. Large kitchen with laundry area and nook. Four bedrooms with a master bedroom that is as unique as the rest of the home. Added features: finished recreation room plus two fireplaces, double car garage, screened front verandah, double lot, mature landscaping. Sandra Hurley 877-2219.

Prestige Show Farm - Ballinacree

95 acres, excellent corner parcel, 10 room farm home, restored by owner and contracted architect. Fantastic rustic kitchen with fireplace, built-in appliances, formal dining room, living room and study. Two rooms for master bedroom with private washrooms. Barn in superior condition, currently handles up to 40 steers, could be converted easily to box stalls. Severed 1 1/2 acre building lot included. Asking \$275,000. Norm Sinclair 877-2219.

Maples In The Fall!

\$74,900. Ownership of this fine 4 year old backsplit could let you enjoy this season's colour from your own home - which features family room with fireplace, broadloom throughout. Very clean and well maintained, convenient location. Call Sandra Nairn 877-2219.

Contemporary Perhaps?

\$74,900. A new home that is waiting for your ideas and creative decorating touches, 4 walkouts, 2 washrooms, large functional kitchen, 2 fireplaces, unique master bedroom, easy to maintain lot. Call Frank Tyrell 877-2219.

\$55,000
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

Tom Cooper 877-9620
Wendy Saxe 877-2984
Rozetta Stolp 877-2180
Frank Tyrell 877-7225
Sandra Hurley 877-1268

Commercial opportunity on Main Street. Already a rented Duplex with respectable income. Lot 49x132. Certainly a fine investment opportunity. Call Wendy Saxe 877-2219.

LOTS
FARMS
ACREAGE

Norm Sinclair 877-6050
Howard Caton 453-6666
Don McMillan 1-854-2435
Sandra Nairn 877-1380

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