

Saxe

Stephen P. Saxe Limited Realtor

HOME OF THE WEEK



WANT A FIREPLACE?

Look no further - this attractive raised ranch is sure to please with its spacious living and dining rooms, quality broadloom, and spanish style rec room with fireplace. This one won't last. Make your appointment today. Asking only \$69,900. Call Sandra Nairn 877-2219.

PARK AREA

Modern design complements the spacious living area and the two fireplaces. The kitchen is functional, long and narrow custom fit cupboards. Other features are broadloom throughout, finished rec room, 2 washrooms, carport. Call Sandra Hurley 877-2219.

HOW'S THIS?

Detached 2 storey, 3 bedroom home with easy to maintain aluminum siding for only \$39,500. Hard to believe? Call Frank Tyrrell 877-2219.



MOVE RIGHT IN

This immaculate home boasts a fireplace in the living room, a huge master bedroom with study and bath ensuite, dining room, detached garage. Asking \$62,900. For more details call Wendy Saxe 877-2219.



COUNTRY LIVING - \$79,500.

1.23 acre, pine trees, traditional 2 storey brick farmhouse, 4 bedrooms, formal dining room, modern kitchen with built-in appliances. A must to see. Call Rozetta Stolp 877-2219.



GEORGETOWN COUNTRY ESTATE

Restored Victorian brick farmhouse on 95 acres (1 1/2 acre separated lot included). The home is elegantly finished and has a newer family room, utility room, kitchen area and all recently redecorated and in move-in condition. On the property also is a good older type barn, adaptable to any time livestock housing a sound implement shed with loft. Approximately 10 acres wooded area with springs and a pond and the balance really top producing agricultural land. This property may be seen by appointment only through Norm Sinclair 877-2219.

GAS STATION OPPORTUNITY!

Brand name product line, 3 bays, office in-bay, good apartment, good size lot for outside storage, excellent service business could be developed. Call Norm Sinclair 877-2219.

VODDEN COURT-BRAMPTON

Tastefully decorated 3 bedroom townhouse 2 washrooms, garage. Asking only \$48,000. Call Frank Tyrrell 877-2219.



STILL AVAILABLE

One of the best 3 bedroom bungalows left for sale in town. Excellent location, close to all schools, shopping and Go Train. Finished recreation room, mature trees, deck off kitchen \$55,500. Call Tom Cooper 877-2219.



AROUND THE WINDING STAIRCASE

Hang your macramé wall hangings in this cozy 3 bedroom home in the Park District. Has living room, dining room, sunporch, cedar deck, ultra modern bathroom, plus maintenance free aluminum siding and detached garage. All for only \$58,900. Call Sandra Hurley 877-2219.

WHAT A WAY TO START!

Rent one apartment, live in the other. A duplex with two 2 bedroom apartments, separate utilities, commercially zoned. Close to shopping and schools. Asking \$55,000. Call Wendy Saxe 877-2219.

BIG HOUSE ON BIG LOT

In Norval, a two storey brick house with large garage. Now duplexed. Can be easily converted to single family dwelling. Large rooms, high ceilings, modern bathroom. Asking \$85,500. For more details call Wendy Saxe 877-2219.

CALEDON TOWN LOCATION!

Near Highway No. 10 2200 square feet, 4 bedrooms, ground floor laundry room, double car garage, 2/3 acre lot surrounded by similar quality homes, fenced lot, impressive setting. Call Tom Cooper 877-2219.

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



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

877-2219

170 Guelph Street, Georgetown

453-1111

HALTON HILLS & AREA PARADE OF HOMES

Housing Starts Level Begins Downhill Trend

Despite low consumer confidence and a not too promising economic outlook, new residential construction activity continues at a fairly brisk pace. According to recently released statistics from the Central Mortgage and Housing Corp., the seasonally adjusted annual rate of new housing starts for July was 243,900 units.

This figure is 12 per cent below last month's level of 278,700 starts, but is still maintaining the momentum built up during the latter part of 1975 and early 1976. Unless there is a dramatic decline in the seasonally adjusted annual rate within the next couple of months, the level of new housing starts for 1976 could greatly exceed earlier expectations.

The all-items Consumer Price Index (CPI 1971-100), one of the most widely used measures of inflation, advanced 0.4 per cent to 149.3 in July from 148.7 in June. With lower food prices again leading the way, the CPE increased only 6.8 per cent in the latest 12-month period. This was the smallest 12-month increase in the CPI in more than three years. The last time there was a lower 12-month increase in the CPI was in April 1973, when it rose by 6.6 per cent.

Higher costs for owning, renting, and operating a home was the main reason for the rise in the July CPI as it has been for most months during 1976. The housing component increased 0.5 per cent for the month and 11.2 per cent in the latest 12-month period.

Mortgage interest rates appear to be holding in the 11 1/2-12 per cent range. An apparent abundant supply of funds and weak consumer demand, could

result in a slight lowering of rates in the upcoming months.

The residential building construction price index (materials and labor) remained at 160.3 in June, unchanged from May but up 11.5 per cent from a year earlier. Prices of materials used in residential building construction increased 9.7 per cent over the 12 months from June 1975 and labor costs rose 14.3 per cent.

All regions of Canada have recorded increases in this index: Prairie Provinces 15.7 per cent; Ontario 11.5 per cent; Atlantic Provinces 11.1 per cent; Quebec 10.2 per cent; and B.C. 8.1 per cent over the 12 months from June 1975 and labor costs rose 14.3 per cent.

All regions of Canada have recorded increases in this index: Prairie Provinces 15.7 per cent; Ontario 11.5 per cent; Atlantic Provinces 11.1 per cent; Quebec 10.2 per cent; and B.C. 8.1 per cent. Labor costs showed the following increases, Prairie Provinces 25.5 per cent; Ontario 15.1 per cent; Atlantic Provinces 14.7 per cent; Quebec 10.2 per cent and B.C. 4.9 per cent.

The seasonally adjusted unemployment rate increased for the first time in four months to 7.3 per cent in July. The Atlantic Provinces continue to have the highest jobless rates. The level of unemployment has remained in the 7 per cent range for some time, increasing one month and declining the next; but never really showing signs that it will improve for a continuing period. Unemployment, with its accompanying labor and union problems, will be among the factors delaying any strong economic recovery.

SOLAR SYSTEM FOR \$1,300

Ric Symmes has proved solar heating need not be expensive. For \$1,300 the meat packing company engineer installed a solar heat collector near his house and saved \$168 on last winter's fuel bill.

The solar heat collector looks like an A-frame greenhouse, except for the blackened aluminum plates behind the glass. Symmes undertook the project to determine if an unsubsidized solar heat system was both practical and economical.

He proved it was, but the equipment he installed provides for only half of the heating requirements of his Terra Cotta, Ont. home. "If I had known a year ago what I know now, I would have built it larger," he reflected.

Symmes' heat collector carries heat from the sun to a mass of water-washed gravel in a compartment underneath the collector. The rocks retain the heat and when it is needed in the house, a thermostat activates a fan, which brings hot air into the house through ducts.

With escalating costs of normal heating the engineer estimates his solar heating unit will pay for itself within five years. After that the only costs will be maintenance.

Subsidized experimental projects in Ontario have previously received grants as high as \$140,000 (mp)



JON ZORGE REAL ESTATE.,
10 MOUNTAINVIEW RD.S.,
GEORGETOWN, ONT., L7G 4J9

GRAND VALLEY AREA, \$39,900

Lovely 2 year new, modern plan home. Open beam construction, 24 ft. Livingroom. Huge lot, detached garage. Owner anxious to sell.



REDUCED TO \$59,900

Georgetown West end. 4 year old sidesplit, 3 bedrooms, finished rec. room, extra 2 pc. bath, large fenced lot. 2 Minutes from school and shopping. Excellent value.



COUNTRY LIVING AT IT'S BEST

Beautiful heavily treed 2 acre lot plus 2700 sq. ft. bungalow. 30 ft. kitchen, ground floor family room, laundry room, full basement. Central air and heating by economical heat pump 3 Minutes to Trafalgar road and 401. Price \$129,000.

12 ACRES

12 Acres with lots of trees and a pond. Located North of Campbellville. Price \$50,000. With excellent financing available.

Interested in a Real Estate career? Why not give us a call? Jon Zorge Real Estate Inc. Broker, PHONE Jon Zorge 877-5345 Warren Crawford 878-7487.



877-0155

W. F. HUNTER REAL ESTATE & INSURANCE LIMITED

122 Guelph st., Georgetown



\$5,000 DOWN. IMMEDIATE POSSESSION
This 5 room brick home with sun room, large kitchen, dining room and living room, den, 2 bedrooms upstairs with 3 piece bath, just new carpeting throughout forced air furnace, basement, lot size 64 x 132. Vendor will take back a second mortgage at a reasonable rate...Reduced to sell at \$45,500.



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.



CLOSE TO GEORGETOWN

Approximately 100 acre farm with farm buildings, mostly nice, level, workable land, small spring stream. Would make a splendid horse farm or training track. Priced to sell at \$240,000...Substantial down payment.



PICTURESQUE TERRA COTTA
Shucco 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. Possible 3rd bedroom in basement. Well landscaped and backing onto acres of open land. Priced at \$57,000.

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



Canada Trust

877-9500



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.



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.

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
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 877-6624
Marion Hamilton 519-941-0512

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

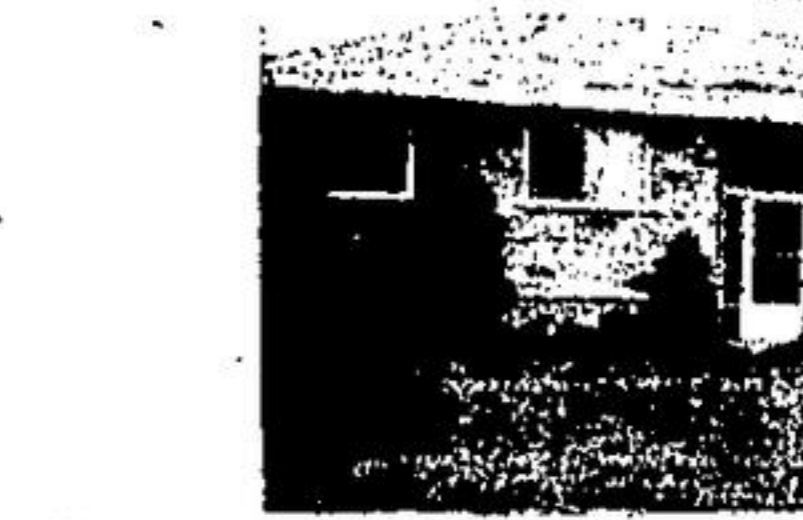
ASK ABOUT OUR BRIDGE LOAN PLAN



35 MAIN ST. ERIN

519-833-9293

Evenings 833-9592



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'x22' 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.



1 year old red brick sidesplit, 3 bedrooms, 5 pc 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 \$54,900. Immediate possession.

\$19,000 2 Bedroom Mobile Home with extras. Above ground pool, leased lot 50 x 150 Tread Lot.

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

\$38,900 2-bedroom bungalow, eat-in kitchen with large picture window, all newly decorated full basement, garage, paved drive, large one third acre treed lot.