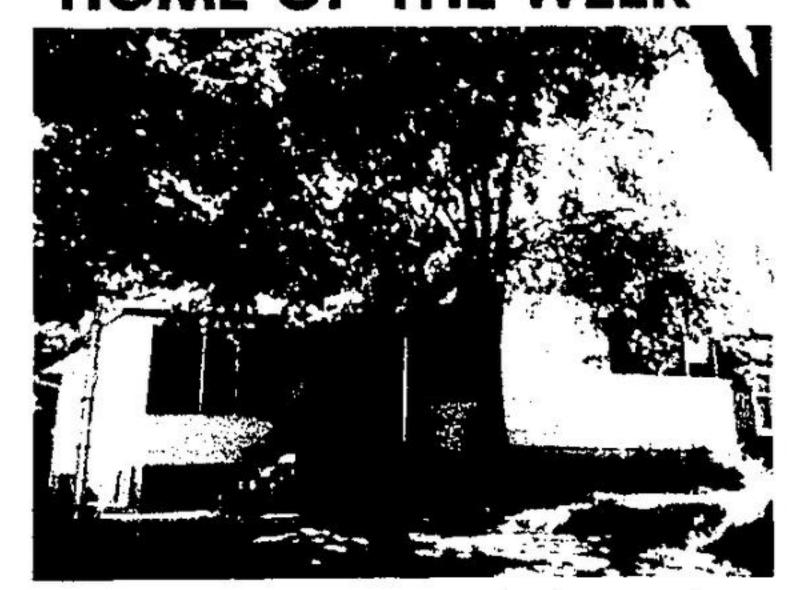
Stephen P. Saxe Limited Realtor

# HOME OF THE WEEK



#### OPEN HOUSE — Come and Take a Look

#### 14 DURHAM STREET, GEORGETOWN

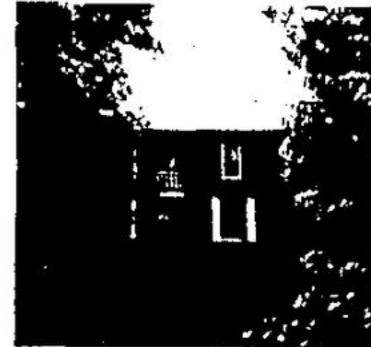
Fall colours on your own street, 3 bedroom bungalow, some unique decorating ideas, large recreation room, nicely landscaped lot and close to Go Train. See you there Saturday 1:00 p.m. to 4:00 p.m. Host - Rozetta Stolp 877-2219.

\$55,500



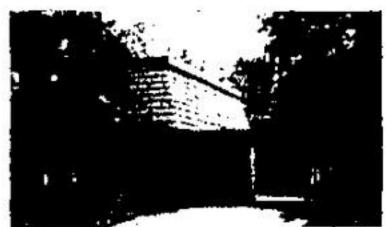
#### Is Curb Appeal Important To You?

Then move right up to this 3 bedroom, & year old beauty with spacious Ilving and dining rooms, convenient eat in kitchen, classic recreation room, working fireplace, bar room, office and workshop. This warm and vibrant home is a must to see at \$67,500. Call Sandra Nairn for full details 877-2219.



Country Living - 779,500

1.23 acre, pine frees, 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



#### Artist's Dream Only \$72,500

This ultra modern award winning design, features the open concept theme. Every detail will delight you; from the lush carpeting and picture windows to the open fireplace and skylight. This exciting new home is just walting for you. Make your personal inspection today, Call Sandra Nairn 877-2219.

#### **Business Opportunity**

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

#### Big House On A Big Lot

in Norval, a two storeyorick house with large garage. Now duplexed. Can be easily converted to single family dwelling. Large rooms, high cellings, modern bathroom. Asking \$85,500. For more details call Wendy

# What A Way To Start!

Saxe 877-2219.

Tom Cooper

Wendy Saxe

Rozetta Stolp

Frank Tyrell

Sandra Hurley 877-1268

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

877-2984



Georgetown Country Estate

Restored Victorian brick farmhouse on 95 acres (11/2 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 type of livestock housing a sound implement shed with lott. 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 Sincials 877-2219.



Around The Winding Staircase

Hang your macrame 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



# Georgetown Park Area

Features this matchless combination of a quality modern home and a mature traditional setting. Three bedrooms, den, family room with fireplace are just a few of the many outstanding features. Call for an appointment today and see for yourself. Call Sandra Hurley 877-2219.

# **Vodden Court - Brampton**

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

# Handy Man Special!

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

# **Caledon Town Location**

Near Highway No. 10 2200 square feet, 4 bedrooms, ground floor laundry room, double car garage, 32 acre lot surrounded by similar quality homes, fenced lot, Impressive setting. Call Tom Cooper 877.



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

170 Guelph Street, Georgetown

453-1111

# HALTON HILLS & AREA PARADE OF HOMES



# Single Family Homes Still Available Under \$50,000

New single family homes can still be bought in the greater Metropolitan Toronto region for well under \$50,000.00, according to Colin F. Bennell, president of the over 600 member Toronto Home Builders' Association - the largest residential construction Association in Canada.

Mr. Bennell made the statement while taping the first half-hour program for "Housing '76" - a 13week public service television series for prospective new home buyers, beginning Saturday. September 25th, at 12 noon and 5 p.m. on City Television (Channel 79 Cable 7).

The 34-year-old executive vice-president of North American developments for Wimpey Homes Limited, said detached housing prices are the lowest in the Barrie-Newmarket area, compared with other centres within a similar distance of downtown Toronto.

He said fully detached 3-bedroom homes, averaging abour 1200 square feet, are priced from about \$45,000 with four-bedroom models, averaging about 1400 square feet, beginning at \$51,000.

"For those who work in Toronto, and are willing to commute - particularly first time buyers would certainly recommend taking a close look at the Barrie-Newmarket area."

Mr. Bennell also pointed out that new threebedroom homes, with about 1000 square feet, start at approximately \$46,000 in the Ajax-Whitby-Oshawa area. He said prices for four-bedroom models start at close to \$60,000.

Prices for the average three-bedroom, 1500 square foot detached home in Mississauga, start at about \$66,000. In Central Toronto prices start at about \$65,000, for a three-bedroom, 1300 square foot detached home.

Mr. Bennell cautioned prospective new house buyers against putting off their purchase, in the hope that prices will take a significant drop in the near future.

He emphasized T.H.B.A. figures show no significant drop in new house prices during the past twenty years.

"Over the last twenty years, the economy has gone through some pretty rough periods, but at no time have new home prices been drastically cut back, as a result.

"Regardless of the number of new houses on the market, with costs rising in just about every area of residential construction - including labor, materials and serviced land - new housing will continue to increase in price - not decrease!

"The only way for new housing costs in the Metro Toronto region to drop significantly would be for Municipalities to drastically reduce building standards, and speed up the registration of subdivision plans, and for the Province to service a. massive amount of raw land, and quite frankly, at the moment I can't see either happening on the scale needed.

"Prices have remained relatively stable for the past few months, and with the number of new homes available to choose from, there is absolutely no question that the time to buy is now!"

Mr. Bennell said it is very unlikely that mortgage interest rates will drop more than one-quarter per cent from the present evelen-and-a-half per cent rate, by the end of the year.

He said most builders are operating on a five to ten per cent profit margin, and said some are below the five per cent figure.

He urged young couples to be realistic in how much they can afford to pay each month, toward the upkeep of a new home.

He explained that, based on the lowest downpayment and maximum mortgage, the average couple can expect at least thirty per cent of their income to go toward interest, principal, taxes and general upkeep.

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& INSURANCE LIMITED

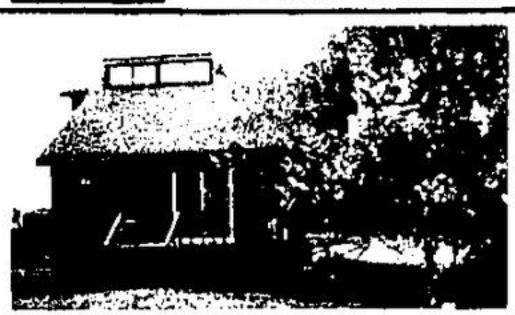
122 Guelph st., Georgetown



### JON ZORGE REAL ESTATE INC., Broker

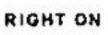
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10 MOUNTAINVIEW RD.S. GEORGETOWN, ONTARIO.



COZY COUNTRY RETREAT

Lovely 2 (two) year old, modern plan home. Open beam construction, huge 24 ft. living room, separate dining rm. 3 bedrooms, full basement plus a detached garage, and guess what: only \$39,900.



Spacious 6 year old well maintained sidespill. 3 bedrooms, lovely finished rec. room, extra 7 pc balh. large fully fenced fot. 2 minutes from school and shopping. Now reduced to only \$59,900.



12 ACRES

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

COUNTRY LIVING AT IT'S BEST

Beautiful heavily freed 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.

#### Interested In A Real Estate Career?

Why not give us a call? 877-0155 or 877-5345

Ask for Jon Zorge or Warren Crawford

877-0155



# PICTURESQUE TERRA COTTA

POSSESSION

to sell at \$45,500.

Stucco side-split on 98x 198 lot. Features 2 bedrooms, family room, 4 pc. bath and uttra-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

This 5 room brick home with sun room,

large kitchen, dining room and tiving

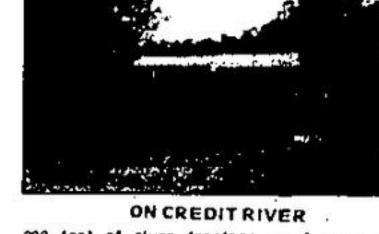
room, den, 2 bedrooms upstairs with 3

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



200 feet of river frontage on 1 acre of beautifully treed land in Chelferham area. Cottage has large flying room, porch, kitchen, I 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.

OFFICE 877-4441 OR 877-5165

LLOYD CRICHTON 877-6546 IRENE CURRY 877-6616

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.

PRIVATE TREED AREA

Contemporary designed home, minutes from 401. Large living room, separate dining room with den, huge family room with cathedral cellings, 3 fireplaces, pegged oak floors, cedar deck surrounding main living quarters and overlooking ravine. Asking \$113,000.00.



#### 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' 2' with fireplace, walkout and bath ensulte, 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.

> STARTER DETACHED HOME INERIN

75' trontage, 140' depth lenced yard with pool. 3 bor. bungalow, est in kitchen, full basement with rec. room, 2 car carport. All for \$45,500.

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