

Saxe

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, 6 year old beauty with spacious living 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 - \$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.



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 waiting for you. Make your personal inspection today. Call Sandra Nairn 877-2219.

Business Opportunity

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

Big House On A 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.

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 \$35,000. Call Wendy Saxe 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 type of livestock housing a sound implement shed with lot. 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.



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.



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, 3/4 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



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 13-week 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 about 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 — I would certainly recommend taking a close look at the Barrie-Newmarket area."

Mr. Bennell also pointed out that new three-bedroom homes, with about 1000 square feet, start at approximately \$48,000 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 even-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 down-payment 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.

ZORGE JON ZORGE REAL ESTATE INC., Broker
877-0155
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.

RIGHT ON

Spacious 6 year old well maintained sidesplit. 3 bedrooms, lovely finished rec. room, extra 2 pc bath, large fully fenced lot. 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 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.

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



Canada Trust
877-9500
Realtor



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 27'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.

STARTER DETACHED HOME IN ERIN

75' frontage, 140' depth fenced yard with pool, 3 bdr. bungalow, eat in kitchen, full basement with rec. room, 2 car carport. All for \$45,500.

Gordon Moorehead 455-8252
Ila Switzer 877-9500
Maurice Beatty 878-4418
Tom Ruston 451-1421
Connie Lagerquist 451-4161

David Tingley 453-2534
Frank Murphy 837-3105
Max Harris 877-4424
Marion Hamilton 519-941-0512

WM. M. WATSON F.R.I. MANAGER
29 MAIN ST. S.
GEORGETOWN ONTARIO
TORONTO LINE 451-2900

ASK ABOUT OUR BRIDGE LOAN PLAN

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 112. 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.



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



just listed

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
IRENE CURRY 877-6616 LLOYD CRICHTON 877-6546
MARJ HUNTER 877-6906
HUGH HUNTER A.A.C.I.
APPRAISAL MANAGER 877-1931

● HOMES ● TOWN HOUSES
● RENTALS ● CONDOMINIUMS
SEE THE PROFESSIONALS