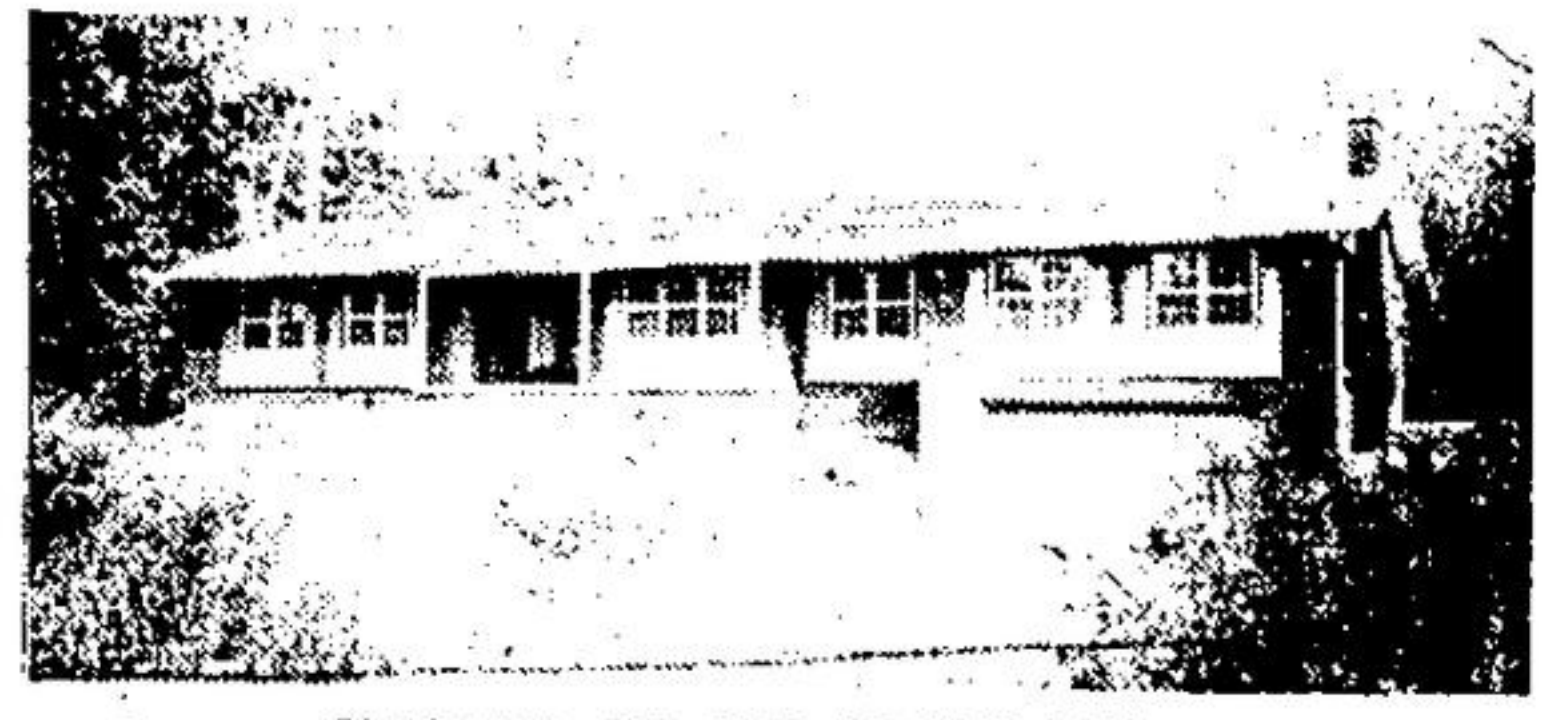


Z **JON ZORGE REAL ESTATE INC.,**
Realtor
10 Mountainview Rd. S., Georgetown

HOME OF THE WEEK



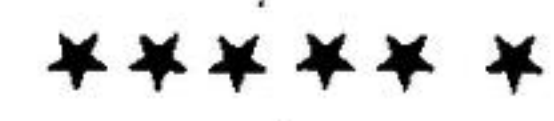
CLOSE TO 401 AND TRAFALGAR

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. Minutes to Trafalgar Road and 401. Price \$129,000.

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**HALTON HILLS
PARADE OF HOMES**



Somewhat lower mortgage interest rates will probably brighten the Toronto areas unspectacular but stable realty market in 1977, says Peter L. Mason who takes office as the youngest president of the Toronto Real Estate Board.

In the uncertain year just ended 22,575 transactions of all types through the Multiple Listing Service amounted to \$1,417,814,546, a figure respectably within range of the previous year's record \$1,517,817,465 on 26,088 transactions.

"With that amount of financial commitment we saw in 1976 a strong vote in favor of private property ownership," Mr. Mason said, "and an unmistakable vote of confidence in the economic health of the Toronto region. Attitudes of that sort don't come easily in that climate of excessive government regulation and so they are all the more significant. Thousands of individuals and families still want to make their own decisions, despite the desire of governments to make decisions for them."

Mr. Mason said that a buyer's market had prevailed in 1976, complicated by two factors. There was unrealistically high pricing on the part of some vendors, and there were unrealistic expectations of a great price drop among some potential buyers. Among potential buyers there was some uncertainty about future incomes in a controlled economy. Others were too comfortable in rent-controlled accommodation to get out and make the commitment to ownership.

Throughout 1976, between 96 and 97 per cent of residential properties sold on MLS went below the asking prices.

In December 1,187 residential sales through MLS amounted to \$73,788,050, compared with 1521 residential sales for \$89,364,045 in December, 1975.

In the 12 months of 1976 there were 19,025 residential transactions on MLS totalling \$1,167,920,252, compared with \$1,267,953,568 on 22,020 residential transactions in 12 months of 1975.

December house prices (including condominium) were in these price categories:

Range	No. of Sales	Percentage
Up to \$30,000	25	2.1
30,001 to 35,000	60	5.0
35,001 to 40,000	70	5.9
40,001 to 45,000	89	7.5
45,001 to 50,000	135	11.4
50,001 to 55,000	124	10.5
55,001 to 60,000	158	13.3
60,001 to 65,000	121	10.1
65,001 to 70,000	102	8.6
70,001 to 75,000	66	5.6
75,001 to 80,000	64	5.4
80,001 to 85,000	36	3.0
85,001 to 90,000	32	2.7
Over 90,000	105	8.9
Totals	1,187	100.0

In December condominium apartments and townhouses accounted for 17 per cent of residential sales and 12 per cent of dollar volume. The 119 condominium townhouses that sold for \$5,992,232 averaged \$50,335. The 87

condominium apartments that sold for \$3,024,050 averaged \$34,759.

In the 12 months of 1976 a total of 1,551 condominium townhouses sold through MLS for \$76,303,280 averaging \$49,101. In the same period 1,593 condominium apartments sold for \$58,983,356 averaging \$47,745. In 1975 MLS sales of condominium apartments totalled 2,407 for \$86,554,993 averaging \$35,959.

In December, 1976, condominium apartments sold in these categories:

Range	Units	Percentage
Up to \$30,000	13	15.0
30,001 to 35,000	28	32.2
35,001 to 40,000	19	21.8
40,001 to 45,000	17	19.5
45,001 to 50,000	6	7.0
50,001 to 55,000	1	1.1
55,001 to 60,000	1	1.1
Over 60,000	2	2.3
	87	100.0

Townhouses lined up this way:

Range	Units	Percentage
\$30,001 to 35,000	3	2.5
35,001 to 40,000	9	7.6
40,001 to 45,000	17	14.3
45,001 to 50,000	44	37.0
50,001 to 55,000	30	25.2
55,001 to 60,000	10	8.4
Over 60,000	6	5.0
	119	100.0

W. F. HUNTER REAL ESTATE & INSURANCE LIMITED
122 Guelph St., Georgetown

PRICE AND PRIDE PREVAIL
The builder of this beautiful colonial bungalow has every reason to be proud of its appearance and quality and the price is right. If you're considering a country home, this one has family size and very attractive kitchen, L-shaped living and dining room with walk-out to deck, a fourth bedroom if needed, master bedroom with 1/2 bath. We're sure you'll like the rustic family room designed with fireplace. Excellent quality and design in flooring throughout. A large very bright basement area to complete as you wish. This home is situated on over 1/2 acre of land (even the landscaping has been done for you) and very close to main travelled highways. Priced right at... \$89,900.

EARLY POSSESSION
This 3 bedroom bungalow with extra bedroom in basement has an extra 2 piece bath. Upstairs is a kitchen, living room and dining room while the basement boasts a large recreation room. The building is solid brick and very well kept. In the side yard is a very attractive stand of hardwood trees. Make it a point to see this home - Asking \$55,500.

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ARE YOU IN A MARKET FOR A GOOD BUNGALOW
Let you and I take time to see this 3 bedroom brick bungalow, hardwood floor throughout. Living room is broadloomed. Basement is finished with fourth bedroom, L shaped rec room, electric fireplace and bar and a 2 piece bath all for \$54,900.00

PRIDE AND HOME OWNERSHIP
The vendor holds and owns this 3 bedroom home and so will you. The yard is fenced, treed and shrubbed. The interior is spotless, large living room is broadloomed and with hardwood floors throughout. The basement comes complete with furnace room, laundry room, and work shop, large rec room carpeted and with bar. Only \$49,900.00

TIDY AND NEAT
1 1/2 storey aluminum house and large lot. Living room is quiet and peaceful and has polished floors. Formal dining room with broadloom. Plenty of cupboards in the eat in kitchen, extra large family room with electric fireplace. 3 bedroom \$5,000 down and assume the first mortgage and you become the owner of this beautiful home.

HAVE YOU DREAMT ABOUT LIVING IN A SMALL VILLAGE??
Then see this one. Older home with the old fashion farm style kitchen. Cozy living room. T.V. room for father. Father also has a detached garage with work shop. Large treed lot. Asking \$56,500.00

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Bette Stokes 877-8830
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Marion Hamilton 519-941-0512
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Realtor
10 Mountainview Rd. S., Georgetown

**MORTGAGE INTEREST DOWN?
BUY NOW AND SAVE!**

BIG AND BOLD
Almost new "Builders home, large rooms, fireplace in rec. room with walk-out to patio, quality broadloom upstairs. Owner looking for action and selling at last years price. \$69,900

NEW LISTING, JUST ARRIVED
Clean 7 year old 3 bedroom bungalow richly broadloomed situated on super large lot. School, Parkette and tennis courts are but a stones throw away. Listed at \$63,900

BE A LANDOWNER NOW
Country bungalow, neat as a pin, on FIVE acres of gently rolling land, about 10 minutes from 401. And there is more, a trout stocked pond, large garden area, and good solid barn. Now you can own that dream \$76,900

SNUG AS A BUG
Brick bungalow, separate dining room, lovely kitchen and breakfast nook, trimmed in knotty pine panelling, plus large master bedrooms, finished rec. room with bar. This home is worth looking into and so is the price. Asking just \$53,500

REAL NEAT
Pretty three bedroom bungalow, ample living and dining area, everything squeaky clean, loads of finished space downstairs. Ever had your own hobby room? This home has one. Try an offer. Listed at \$54,900

THIS IS VALUE
Only two years old, this two storey home has FOUR bedrooms, dining room, 1 1/2 baths, extra large detached garage and located in quiet area. Good financing available. It'll be hard to find a better deal. Listed at a low \$58,500

STARTING OUT?
Buy two for the price of one, live in one, rent out the other half. Beautiful location, large Country lot. Let's discuss financing. Price only \$57,800

WELL PRESERVED OLD CHARMER
Close to downtown, shopping and transportation this home has space galore, 3 Bedrooms plus 4th or den, recently completely redecorated. Good financing available. You like older homes? This might be the one! Listed at \$54,900

34 ACRES AND TREES, TREES, TREES
Ideal building site, permits available. Buy as is or owner will build to your plans. Asking \$48,900

CONTEMPORARY AWARD WINNING DESIGN
This new home boasts an open concept design, with large rooms, modern kitchen, 2 baths, 2 fireplaces, ground level family room and finished rec room. Priced to sell at an attractive \$71,900

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ONLY \$48,900.00
1 1/2 storey aluminum siding home in beautiful Park area. 3 bedrooms, living room, dining room and huge kitchen. Call today for an appointment to view.

INVESTMENT OPPORTUNITY
For only \$59,900 you could be the owner of this 5-plex with total income of \$735.00 per month. Call today to see how you can become the landlord.

ONLY \$17,900
25 acres with winterized 3 bedroom cottage. Great for snow fans. Located 25 miles from Belleville.

BEAUTIFUL 3 BEDROOM BUNGALOW
close to schools, has living & dining room, play room, laundry and utility rooms and workshop in basement. For more information on the many extras, give us a call.

HOT, HOT, HOT !!
\$40,900.00
Detached, 3 bedroom brick bungalow within steps to shopping, garage and huge 140' lot make this home Georgetown's best buy on the market today. Try \$4,000.00 down. This one won't last.

ERIN VILLAGE
3 bedroom brick bungalow with living room, dining room, kitchen, and full basement. Only 1/2 mile from shopping area. A real buy at only \$47,500.00

FOR RENT
3 bedroom sidesplit, 15 minutes north of town. \$350.00 month.

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