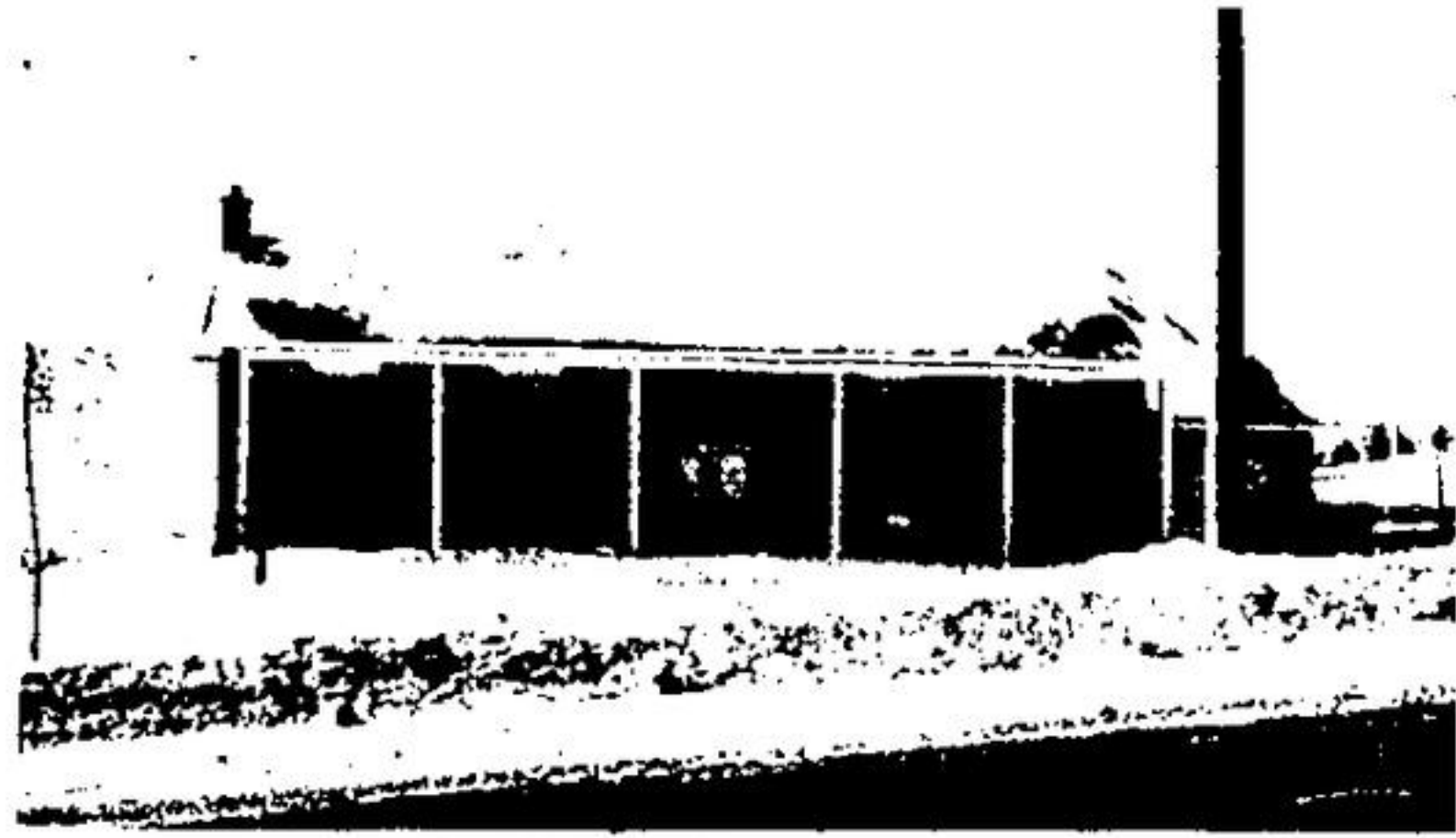




JON ZORGE REAL ESTATE Inc.
Realtor
10 Mountainview Rd. S., Georgetown

HOME OF THE WEEK



NEW BUILDERS HOME

The builder is moving on and wants to dispose of this home with all modern features included. Fireplace, rec. room, quality broadloom, walkout to patio etc, etc. We're looking for action and selling at last year's reduced price of \$64,900.

877-0155 457-2624



\$52,900

BUY NOW AND SAVE

Solid brick, 3 bedrooms, rec room, hobby room all neat and tidy. Excellent investment for young or older couples. Owner has bought and just lowered price so make an offer.



\$53,900

PINE paneled PLEASER

Brick bungalow, separate dining room, lovely kitchen, breakfast nook. Large Master Bedroom, finished rec room and bar. A lovely place, worth looking into.



\$58,900

FOUR BEDROOM SPECIAL

Just 2 years old this home boasts 4 bedrooms, a 4 and a 2 pc. bath, separate dining room, big lot, extra large detached garage. Good mortgage available. It'll be hard to find a better deal.



\$58,900

NEW LISTING THE FLOOR TO CEILING FIREPLACE

Is one of the very innovative features in the gorgeous rec. room of this spotless 3 bedroom bungalow. Broadloomed, paneled and wallpapered with taste makes this home a delight to show.



\$63,900.

EARLY POSSESSION

Attractive 7 year old bungalow one minute from school, 2 minutes from park and tennis courts. Super large lot, central air conditioned and good mortgage available. Call now and we'll tell you more.



\$42,400.

CLEAN AND BRIGHT

Milton townhouse, just 3 years old, fully broadloomed 19 ft. L.R. and 3 spacious bedrooms. Sliding doors to patio and play area. Ideal starter home. Act now.



\$71,900

TWO FIREPLACES, MODERN STYLING

Open concept design with large rooms, kitchen with lots of cupboards, 2 baths ground level family room and finished rec. room, the home is new and the carpet so thick you would love to go barefoot.



\$76,900.

"GONE FISHING"

A pond stocked with trout in your own backyard, 5 acres of rolling country side, a neat as a pin country bungalow with larger than average rooms. All this about ten minutes from 401. Is this what you have been waiting for? Why not call and find out.

877-0155 457-2624

JON ZORGE 877-5345
WARREN CRAWFORD 878-7487
CORING DEPAOLI 877-7976
BOB OLIVIER 877-9290



HALTON HILLS PARADE OF HOMES

New House Sales On Upswing: THBA Survey

Murray Webber, 1977 THBA president, attributes the increased sales activity mainly to the recent reduction in mortgage interest rates to 10 1/2 per cent. He also said the federal government's low profile of late, with respect to wage and price controls, and a genuine need within the marketplace for housing, have also contributed to the increase in activity.

After three relatively inactive months, new house sales throughout the greater Metropolitan Toronto region, increased substantially during the first three weeks in January, according to a Toronto Home Builders' Association survey of member firms.

"Since the beginning of the year, weekend traffic has been running at well over 100 potential buyers in most new developments around Metro," Mr. Webber explained. "During the last three months of 1976, many builders were lucky to have 10 people on a weekend, and, of course, a significant increase in actual sales is the end result of this new activity."

The Toronto Home Builders' Association is the largest non-profit construction Association in Canada. Its close to 700 member firms build about 85 per cent of all housing throughout the Toronto

watershed area (Scarlington to Barrie to Oshawa). Mr. Webber said the first six months of 1977 will be an excellent period for families wishing to purchase their first home. He said the existing 20,000 unit inventory of new homes to choose from,

throughout the greater Metro Toronto region, is about double the number of housing units that have been available in past years, when buyer demand far exceeded supply.

"Because of Rent Control, the A.I.B. regulations, the general economic climate, and quite high mortgage interest rates, the traditional Spring and early Summer peak buying periods simply didn't materialize last year—and, of course, we are now looking at the end result of this sales slowdown," he explained. "However," he continued, "this same sales pattern has been true for many other goods and services—we are by far not the only industry that has experienced slower than normal sales."

"First-time buyers will probably never again have such a large number of new homes to choose from, and prices will probably remain relatively stable for the first six months, and then increase, as the unsold inventory is reduced."

Mr. Webber cautioned that regardless of the number of new houses for sale, with costs rising in just about every area of residential construction—including labor, materials and serviced land, new homes will continue to increase in price over the year—not decrease!!

"It is very, very important that potential buyers not be left with the impression that new house prices are going to drastically drop during 1977—because it just isn't going to happen—and, I wouldn't like to see a young couple put off their purchase today, only to find out six months from now, that they will have to pay as much, or more money, for the same house!"

Mr. Webber, who has his head office at 2025 Sheppard Avenue, East, in Willowdale, and has been involved in the real estate development industry since 1950, said mortgage interest rates could drop to the 10 per cent level by mid-Spring. However, he emphasized prospective buyers shouldn't put off their purchase, in anticipation of such a drop.

"No one really knows for sure what's going to happen—rates might drop, but there's no guarantee," he said. "And even if we do see 10 per cent mortgage-money this Spring or Summer, a movement upward in a very short period of time would be virtually a certainty, as demand for residential mortgage money is likely to increase later this year."



Canada Trust

877-9500



A BUILDERS HOME AND HILLSIDE VIEW

Ranch style brick bungalow on almost 1/2 acre and the view is fascinating. The house is built for comfort and practicality and style. Electrical heating, 2 fireplaces, 2 car garage, are just a few of the extras this house has to offer. Asking \$79,900.

DO YOU WANT TO LIVE IN THE COUNTRY
Try this 3 bedroom brick bungalow on a 1/2 acre of land. Eat in kitchen, large living room, full basement with roughed in rec room, all \$59,500

ARE YOU IN THE MARKET FOR A GOOD BUNGALOW
Let's 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

SPRINGS FLOWERS AND GARDEN
1 1/2 story brick and aluminum home, large home makers kitchen with adjoining dining room, 1 bedroom on the main floor basement is full with a very comfortable rec room, the yard is ready for spring with rock garden trees and shrubs. Enjoy your barbecue this summer in pleasant surroundings \$52,900

Gordon Moorehead 455-8252	Connie Lagerquist 451-6161	Bette Stokes 877-8830
Maurice Beatty 878-6418	David Tingley 453-2534	Frank Murphy 857-3105
Tom Ruston 451-1421	Ito Switzer 877-9500	Max Harris 877-6424

Marion Hamilton 519-941-0512



WM. M. WATSON F.R.I. MANAGER
39 MAIN ST. S.
GEORGETOWN ONTARIO
TORONTO LINE 452-2900

ASK ABOUT OUR BRIDGE LOAN PLAN



GEORGETOWN'S PARK DISTRICT

This older home is on a 92 ft. wide corner lot with mature trees. High ceilings throughout this 3 bedroom home make it a most attractive starting point for the family with imagination to restore it to its original charm. Asking \$69,000. Try an offer.

BRAMALEA BUNGALOW \$69,900.

This 3 bedroom bungalow with attached garage and paved drive in the 'G Section' is within walking distance of Bramalea City Centre. Central air conditioning and a poured patio with gas bar b q and lighting make this home cozy and comfortable for summer living. Why not install your own fireplace for winter comfort in the partly finished rec room. Good financing.

ACTON SEMI-DETACHED \$43,000.

A H.O.P. makes it possible for you to purchase a home with only \$2,150.00 down and payments of \$235.00 monthly for principal and interest to qualified purchasers. This project is not necessarily for first time buyers or low income families. Only 18 being built and most are already sold, so call early for details. We have 2 townhouses for sale which carry like rent, so why not trade in your landlord for home ownership.

3 NEW HOMES LEFT, STOREY DRIVE, ACTON.

4 bedroom, 2 storey, main floor laundry with entrance to double garage. Large finished rec room in basement has walkout to patio. Choice of carpeting throughout. Where else would you get a double paved drive, and privacy in freed back yards as an added bonus? Furnished model home at 2 Storey Dr., open Sat. & Sun. 1.5 otherwise by appointment.

ROCKWOOD AREA

New 3 bedroom brick ranch bungalow on 1/2 acre. This spacious home has floor to ceiling antique brick fireplace with heatolator in living room. Kitchen designed with mother in mind. Full basement with lots of lighting for future rec room. Cold cellar and double garage are among the features of this well designed home which can be yours immediately for \$79,000. Just choose the broadloom.

EXECUTIVE HOME

South of Acton this home has 2000 sq. ft. of living space and sitting on a landscaped lot with wide view of the rural area. Purchasers still have choice in carpeting. Good financing. For a complete description call us.

MOORE PARK, GEORGETOWN

Side split, newly decorated an ideal home for the young family. close to public school, arena, churches, shopping. Finished rec room with gas fireplace and bar in basement. Play room on main floor so mom can watch the youngsters while supper cooks in large bright kitchen

100 ACRE FARM

This attractive farm in Rockwood area boasts of a new 2000 sq. ft. house renovated bank barn and new fencing.

97 ACRES - BALLINAFAD
Good farm land with older home on Trafalgar Road.

ALTEO CONSTRUCTION LIMITED

103 Main Street North,
Acton, Ontario
853-0190 or 853-1235 Mr. Berry



35 MAIN ST. ERIN

519-833-9393

Evenings 833-9593



ERIN HOBBY FARM
\$94,900 2 storey red brick family home on 5 1/2 acres, treed hillside setting overlooking Credit River Valley below. Kitchen with open pass through to dining area, family room with open beam ceiling, custom fireplace with copper hood, 2 pc. bath, laundry room, bedroom, plus TV room on ground floor, 3 bedrooms and 4 pc. bath upstairs, circular drive, bank barn 30' x 40' with horse stalls. Terrific investment. All acreage within town limits.



ERIN - VICTORIAN
\$98,500 - 9 room graceful 2 storey red brick restored home built in mid 1800's in a very private 1 acre setting. Features formal dining room with chandelier, living room with 11' ceilings and bow windows, open circular staircase that leads to wide centre hall upstairs. Rear stairway to master bedroom with ensuite bath. 3 other bedrooms and bath upstairs. Kitchen, breakfastroom, den plus utility room completes downstairs. Garage and small barn on property.



\$68,900 - 5 year old custom built, white brick bungalow on 1 acre treed country lot, backing onto bush, 3 bedrooms dining room, eat in kitchen, broadloom, tastefully decorated. Large Rec Room plus Den, attached garage, paved road only 11 miles north of Georgetown, Owner transferred.



DUPLEX - ERIN
\$39,900. Two storey aluminum large living room, bedroom, kitchen & bath on each floor. Hot water heating. Immediate possession. Private driveways. \$2,000 Down.

BUILDING LOTS
\$30,900 Treed 2 acres plus bordering good trout stream just west of Erin Village.

MOBILE
\$19,800 2 bedroom plus den, 900 sq. feet on rented lot 50' x 100' in park setting, above ground pool, utility shed plus workshop.

\$24,900 100' x 150' edge of Village, quiet area paved road building lot, surveyed and all permits available. Low down payment considered.

INDUSTRIAL LOTS
We have a number of lots available from one quarter up to 18 acres some on paved road suit office, wholesale service or mfg. enterprise. Terms. Give us a call.

W. F. HUNTER REAL ESTATE & INSURANCE LIMITED

122 Guelph St., Georgetown



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 an attractive stand of hardwood trees. Make it a point to see this home - Asking \$55,500.



JUST LISTED
Excellent starter home, 2 bedroom storey and a half home on large lot close to schools and shopping. Good sized living room, dining room, kitchen, and new 4 piece bath plus detached garage. This home has new vinyl siding and is a well maintained one owner home. Early possession. Good financing available. Asking \$47,900.00.

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