



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

**HOME OF THE WEEK**



**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 mortgaging available. It'll be hard to find a better deal. \$58,500.

877-0155 457-2624



**HALTON HILLS PARADE OF HOMES**

**Some Building Costs Drop, TREB Survey Finds**

With President Peter Mason predicting another busy year in home renovations, the Toronto Real Estate Board is publishing a report showing that for many items the prices are lower than a year ago.

For example, it should cost less this year to have a contractor build a garage, put in a bathroom or a fireplace, drop a ceiling, replace sidewalk, curbing or sodding.

In a survey prepared for the Investment-Commercial-Industrial Division of the Board, construction consultants Helyar and Associates Ltd. found that "although labor costs have continued to escalate, intense and unhealthy competition has forced prices lower than in the corresponding period last year." This is the first time this has happened since these survey reports began in 1964. ICI Division Chairman Peter Letrice points out.

While the replacement costs of brick houses—single-storey, two-storey and split level—are all the same as in January, 1976, the 1977 Schedule of Unit Costs shows a decline for townhouses, some apartments, for parking garages, office buildings, motels, hotels, supermarkets, stores, schools, medical centres and clinics.

Depressed conditions continue to prevail for construction in Metropolitan Toronto, with the possible exception of the renovation and rehabilitation markets, Helyar and Associates say. But the worst may be over.

"The outlook for 1977 appears to be bleak for the first half of the year but if mortgage rates continue to fall, a slight increase in activity can be expected in the third or fourth quarter."

"Throughout the year most of our large developments and contractors have been concentrated in the Western Provinces and the United States, largely because of the more favorable political and economic opportunity. However it would appear that the extremists in our civic governments have had their day and that hopefully we can

now look forward to a more mature and moderate period of co-operation rather than confrontation between the public, the municipalities and the development industry.

"The unit costs for factories and warehouses have neither increased nor decreased this year largely because municipalities are now insisting on higher standards and these added costs have been offset by the competitive market."

After going up only a few cents in 1976, the replacement costs per square foot for various kinds of houses are exactly the same as a year ago, the survey found. They are based on construction with union labor. January 1975 figures are bracketed, followed by Jan. 1976 and '77 figures.

Single-Storey brick January 1976 and 1977

|                                |                  |                |
|--------------------------------|------------------|----------------|
| Speculative NHA (no garage)    |                  |                |
| Superior quality (with garage) | (\$23.65)        | \$23.75        |
| Luxury (with garage)           | (\$27.50)        | \$27.75        |
|                                | (\$33.00 and up) | \$33.50 and up |

Two-Storey brick

|                                |                  |                |
|--------------------------------|------------------|----------------|
| Speculative NHA (no garage)    |                  |                |
| Superior quality (with garage) | (\$21.45)        | \$21.60        |
| Luxury (with garage)           | (\$24.75)        | \$25.00        |
|                                | (\$30.80 and up) | \$31.00 and up |

Split level brick  
Speculative NHA (no garage)  
Superior quality (with garage)  
Luxury (with garage)

|  |                  |                |
|--|------------------|----------------|
|  | (\$23.95)        | \$24.10        |
|  | (\$27.50)        | \$27.75        |
|  | (\$33.00 and up) | \$33.50 and up |

**Interest Rates Drop**

Interest rates on direct loans under the National Housing Act have been reduced from 11.5 per cent to 10.5 per cent, Central Mortgage and Housing Corp. (CMHA) announced recently.

The interest rate cut was the second in less than three months. Earlier the federal housing agency reduced its mortgage interest rate from 11.75 per cent to 11.5 per cent.

The CMHC rates for home mortgage loans have not been lower than 10.5 per cent since June, 1975. At that time it was 10 per cent.

Interest rates related to CMHC home ownership programs closely follow those charged by private lending institutions for insured mortgage loans. Several lending institutions reduced their rates to 10.5 per cent in recent weeks following a reduction in the bank rate to 9.5 per cent by the Bank of Canada.



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, breakfast room, 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**  
\$19,900 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.  
\$24,900 100' x 150' edge of Village, quiet area paved road building lot, surveyed and all permits available. Low down payment considered.  
**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  
**INDUSTRIAL LOTS**  
We have a number of lots available from one quarter up to 16 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 877-5546  
MARJ HUNTER 877-6906  
HUGH HUNTER A.A.C.I.  
APPRAISAL MANAGER 877-1931



Canada Trust  
877-9500

**27 ACRES NEAR 401**

Builders own 4 bedroom Spanish bungalow. Featuring huge family room, with stone fireplace, sunken living room, formal dining just under 3000 sq. ft. of luxury living with 562 foot frontage on paved highway. Priced \$129,000.00 to sell fast. Natural for a hobby farm or country estate.

**OLDER HOME WITH A LOT OF CHARACTER**  
This storey and a half home is situated on nearly 1/2 of an acre right here in town. It has a lovely sunroom that stretches the full width of the house. The home has been recently remodelled and a new furnace added. Large, bright sunny rooms including a separate dining room and a main floor family room. All of the Priscilla sheets that add to the decor are included as well as many other extras. Tastefully decorated and ready to move into. Asking \$55,900.00

**CUSTOM BUILT ON NEARLY 1/4 OF AN ACRE**  
Builders own three bedroom raised brick bungalow on a large attractive lot with trees and a lovely view. Two incredible fireplaces...one in the living room and one in the tastefully finished rec room. There is a games room as well and a double car attached garage. Asking \$79,900.00

**BEAUTIFUL HOME IN THE COUNTRY**  
Landscape one acre lot abounds with trees and shrubs. Four bedroom brick ranch style raised bungalow, eat in kitchen, built in oven and stove. Basement has in-law apartment and fireplace and extra bath. Attached garage. \$70,000.00

**ONE HALF ACRE IN SCENIC TERRA COTTA**  
Three bedroom brick bungalow with eat-in kitchen, large living room, full basement with partially finished rec room. \$59,900.00

|                           |                            |                       |
|---------------------------|----------------------------|-----------------------|
| Gordon Moorehead 455-8252 | Connie Lagerquist 451-6161 | Bette Slokes 877-8830 |
| Maurice Beatty 878-6418   | David Tingley 453-2534     | Frank Murphy 877-3103 |
| Tom Ruston 451-1421       | Ira Switzer 877-9500       | 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



**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 \$255.00 monthly for principal and interest to qualified purchasers. This project is not necessarily for first time buyers or low income families. Only 16 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 treed 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 St. North  
Acton, Ontario.  
853-0190 or Joyce DeCosto 877-8147



**SUPER SEMI - 1600 sq. ft.** 1 year new, immaculate condition, 4 bedrooms, family room, extra bathroom, fully finished, broadloomed rec room. How is that for value? Only \$59,500.



**NEW BUILDERS HOME.** The builder is moving on and wants to dispose of this home with many modern features. Fireplace in rec room, quality broadloom, walkout to patio etc. etc. Looking for action and selling at greatly reduced price of \$64,900



**TERRIFIC TOWNHOUSE.** Located in Milton, a few minutes from 401. Fully broadloomed, large living room and three bright bedrooms. Sliding doors to patio and kiddies playground. Only \$42,400 so act fast.



**BIG LOT SMALL PRICE.** Listed at only \$48,900 this old home with large living room, kitchen and large master bedroom is ideal for young growing family. Good mortgaging available.



**THE BEAUTIFUL VIEW** from living room of this spotless home, makes it a prized possession at an easy price. 2 Bedrooms up, one down plus cozy den, asking \$54,900 better call soon.



**ATTRACTIVE SEMI.** Large master bedroom with mirror wall and private built in vanity, ultra neat rec room, carpeted and cared for, plus many other extra's. You can't go wrong for only \$48,900



**TWO FOR ONE SALE.** Buy two homes for the price of one, live in one half and rent out the other. Beautiful country location, on the edge of town on large lot. See it, you'll like it. \$57,800



**EARLY POSSESSION.** 7 year old bungalow one minute from school, 2 minutes from park and tennis courts. Super large lot, central air conditioning and good mortgage available. Call now and we'll tell you more \$63,900

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

877-0155 457-2624

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

