

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



NEW BUILDERS HOME. The builder

is moving on and wants to dispose of

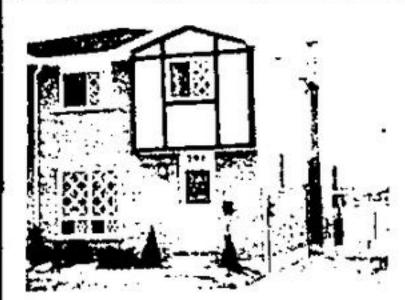
this home with many modern

features. Fireplace in rec room,

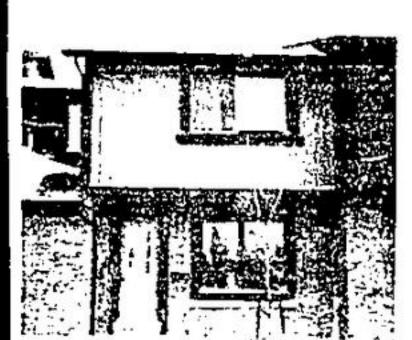
quality broadloom, walkout to patio

etc, etc. Looking for action and selling

at greatly reduced price of \$64,900



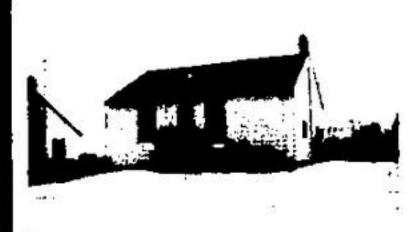
SUPER SEMI - 1600 sq. ft. 1 year new, immaculate condition, 4 bedrooms, family room, extra bathroom, fully finished, broadloomed rec room. How Is that for value? Only \$59,500.



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 family. Good mortgaging available. 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



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.



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



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

EARLY POSSESSION. 7 year old bungatow 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

877-5345-JON ZORGE WARREN CRAWFORD 878-7487

CORING DEPAOL! 877-7976 BOB OLLIVIER 877-9290



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 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.

for many items the prices are lower than a year

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 LeGrice points out.

While the replacement costs of brick housessingle-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, Helvar 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 tourth quarter.

"Throughout the year most of our large devel ... and contractors have been concentration in the Western Provinces and the United States le ely because of the more favorable political nat adopportunity. However it would appear to the Atremists in our civic governments have " "their day and that hopefully we can

Realtor

OLDER HOME WITH A LOT OF CHARACTER

CUSTOM BUILT ON NEARLY 14 OF AN ACRE

ONE HALF ACRE IN SCENIC TERRA COTTA

with partially finished rec room. \$59,900.00

878-641B

451-1421

BEAUTIFUL HOME IN THE COUNTRY

move into. Asking \$55,900.00

garage, Asking \$79,900.00

Gordon Moorehead 455-8752

Maurice Beatty

Tom Ruston

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) Luxury (with garage)

(\$23.65 \$23.75 1\$27.50) \$27,75 (\$33.00 and up) \$33.50 and up

Two-Storey brick Speculative NHA (no garage) Superior quality (with garage) Luxury (with garage)

Canada Trust

877-9500

27 ACRES NEAR 401

Builders own 4 bedroom spanish

bungalow. Featuring huge family room,

with stone fireplace, sunken flying room,

formal dining just under 3000 sq. ft. of

luxury living with 562 foot frontage on

paved highway. Priced \$129,000.00 to sell

last. Natural for a hobby farm or country.

This storey and a half home is situated on nearly 14 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 turnace added. Large, bright sunny rooms including a separate dining room and a main floor family room. All of the Priscilla sheers that add to the decor are included as well as many other extras. Tastefully decorated and ready to

Builders own three bedroom raised brick bungalow on a large attractive lot with frees 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

Landscaped one acre tot abounds with trees and shrubs. Four bedroom brick ranch

style raised bungalow, eat in kitchen, built in oven and slove. Basement has in-law

Three bedroom brick bungalow with eat in kitchen, large living room, full basement

Marion Hamilton 519-941-0512

WM. M WATSON F.R.I. MANAGER

451-6161

453-2534

877-9500

apartment and tireplace and extra bath. Attached garage, \$70,000.00

Connie Lagerquist

David Tingley

GEORGETOWN ONTARIO

TORONTO LINE 453-2900

Ita Switter

29 MAIN ST. S.

(\$21.45) \$21.60 \$25.00 (\$24.75)(\$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's acres, treed billside setting overlooking Credit River Valley below. Kitchen with open pass through to dining area, family room with open beam ceiling cutstone tireplace with copper hood, 2 pc. bath, laundry room, bedroom, plus TV room on ground floor, 3 hedrooms and 4 pc bath upstairs, circular drive, bank barn 30' x 40' with horse stalls. Terrific investment. All acreage within lown



ERIN . VICTORIAN \$98,500 9 room graceful 2 storey red brick restored home built in mid 1800's in a very private I acre setting. Features formal dining room with chandeller, fiving 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, breaklastroom, 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

BUILDING LOTS

\$30,900 Freed 2 acres plus bordering good frout 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.

\$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 18 acres some on paved road

877-8830

857-3105

877-6624

suit office, wholesale service or mtg. enterprise. Terms, Give us a call,



GEORGETOWN'S PARK DISTRICT This older home is on a 92 ft, wide corner lot with mature frees. High cellings 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.

Bette Stokes

Max Harris

Frank Murphy

ASK ABOUT

OUR BRIDGE

LOAN PLAN

BRAMALEA BUNGALOW \$69,900. This I 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 big 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 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. I 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 13 acre. This spacious home has floor-toceiling 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 fiving space and sifting on a landscaped lot with wide view of the rural area. Purchasers still have choice in carpeting. Good

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 white supper cooks in large bright kitchen.

97 ACRES - BALLINAFAD

farm land with older home on

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

103 Main St. North

851-0190 or Joyce DeCoste 877-8147

Acton, Ontario.

financing. For a complete description call us.

CONSTRUCTION **LIMITED**

Trafalgar

& 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.



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

LLOYD CRICHTON 877-5546 IRENE CURRY 877-6616

MARJ HUNTER 877-6906 HUGH HUNTER A.A.C.I. APPRAISAL MANAGER 877-1931