



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

HOME OF THE WEEK



TOPNOTCH

3 bedroom bungalow at an affordable price. Fireplace in rec. room, sauna, extra bathroom and well looked after throughout. Price

\$57,900

877-0155 457-2624



OPEN HOUSE

WHEN? Saturday April 9, Time 1-4 p.m.
 WHERE? 10 Riverview Drive off Ewing St., Georgetown

OVERLOOKING THE VALLEY

This low priced home with 2 bedrooms on main floor plus extra one downstairs would make a great place for retirement. Everything is super clean and it's listed at **\$54,900**



OPEN HOUSE

246 Wilson Ave. Milton.

MINUTES FROM 401

Fully broadloomed large living room and three bright bedrooms. Sliding doors to patio and kiddies playground. Priced at **\$42,400** So act fast.



OPEN HOUSE

4 Langstone Cres., Georgetown

VERY APPEALING

Semi detached with large master bedroom with mirror wall and private built-in vanity, ultra neat rec room, carpeted and cared for, plus many extra's. You can't go wrong for only **\$47,900**



REAL SPIFFY

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



5 ROLLING ACRES

Plus a super clean country bungalow located about 10 min. from 401. A large steel barn, vegetable garden and cool trout pond can make your country living dream come true. Listed at **\$76,900**



HOT WEATHER SPECIAL

7 year old bungalow, one minute from school, 2 minutes from park and tennis courts. Super large lot, CENTRAL AIR CONDITIONING. Available with a good mortgage and listing price is now reduced to **\$62,900**



ALMOST NEW

Very spacious, 2 Storey home L shaped living-dining area, rec. room with bar. Backing onto wooded hillside, 2 car garage, large lot and vegetable garden where you can grow your own vitamins. **\$61,900**



ONE OF THE FEW

Remaining solid brick bungalows to list at this low price. 3 bedrooms, rec. room, hobby room. Ideal starter home. Call now and save. Just **\$52,900**

877-0155 457-2624

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



PARADE OF HOMES

Condominium Housing: Another Way

By Central Mortgage And Housing Corporation

Until fairly recently, Canadians seeking housing either had to rent, purchase outright or own co-operatively. Today there is another way, through condominium.

A condominium is simply a form of housing in which the residential unit is owned by an individual and the rest of the common elements, including the land, are owned in common with the other tenants of the condominium.

Condominium describes a form of tenure or ownership that can apply to several types of housing including single-detached houses, town houses, garden homes and high-rise apartment units.

Condominium ownership has many important benefits including:

- The security of permanent home ownership.
- A good opportunity for people of moderate income to purchase rather than rent in areas where land prices are high.
- The opportunity to have a say in the management of the condominium's affairs.
- The enjoyment of services and facilities usually associated with rental projects.
- The economies only available to those who can purchase as a group.
- The advantage of homeowner grants that are provided by some provinces and the federal government towards initial purchase as well as annual taxes for home ownership.

The common elements, those owned by all the tenants include, lobbies, elevators, parking areas, roads and walkways, service equipment, recreation facilities, yards, plumbing, electrical system and portions of walls, ceilings and floors.

Owners maintain their own units while the exterior parts of buildings, the basic structure, heating and plumbing are maintained by the condominium.

A condominium owner must share costs of maintenance, alterations and repairs to the common elements with the other owners.

After the initial down payment and the sale has been closed, two payments have to be made each month: mortgage and common expenses.

Mortgage payments are arranged on your unit and the purchaser makes the monthly payments to the mortgage lender. The monthly payment includes charges for principal, interest and taxes.

Each unit is charged a certain percentage of the project's total operating costs. This is stated in the condominium declaration. A lawyer should ensure all items of common expense are spelled out in the project documents.

As a rule of thumb monthly common expenses can be estimated at between 0.125 and 0.25 per cent of the purchase price of the unit. If the unit costs \$30,000 the common ex-

penses could range from \$35 to \$75. These expenses can be adjusted as expenses increase or decrease.

These payments are made directly to the condominium and cover insurance, maintenance and repair of common elements, operating and service costs, a reserve or contingency fund and management costs.

Before a buyer can gain title to a unit, the condominium must be legally registered at the land titles or registry office, with copies of all related documents.

If you wish to purchase a non-registered condominium unit, first you must discover when it will be registered and what conditions have to be met.

The developer or lender can tell you but discuss the matter with your lawyer, before signing the offer to purchase.

If you move into your unit before the condominium is registered, you may have to pay rent. The rent may or may not be used towards the purchase price of the unit. It is only after registration that payments are made to the mortgage lender and the condominium association.

Since buying your new home is one of the largest financial decisions you will make, make sure you have seen all the available documents for the condominium before you sign anything.

Discuss the papers with a lawyer and have him consider them thoroughly. At the same time see the mortgage lender and house insurance agent to discuss the other legal and financial obligations.



Canada Trust

877-9500



EXECUTIVE HOME IN THE COUNTRY
 4 bedroom Spanish style ranch bungalow on a beautiful setting on a paved road. With easy access to No. 7 and 401. Still under construction and it could be altered to suit your needs. Make a beautiful hobby farm and addition to an excellent investment. Comes complete with 27 acres. Asking \$129,000.

REDUCED TO SELL
 1 1/2 storey 3 bedroom brick detached home in Acton. On a quiet street close to amenities, large lot with rock garden and mature trees. This home is well constructed 1 bedroom on main floor, formal dining room, easy work kitchen, full basement with large rec room. Priced to sell at \$51,500

COUNTRY BUNGALOW
 One of the finest ranch bungalows on the market today. 4,000 sq. ft. of comfort, 3 miles from Georgetown. This home must be seen if looking for a quality executive home. Ideal for entertaining. Asking only \$134,900. Call now for an appointment.

EXECUTIVE HOME
 Just the right house for the young family who wants space and style. 3 bedroom brick ranch bungalow nestled on a hillside gives a view for miles. Living room with stone fireplace, large eat in kitchen. Basement is full with rec room and brick fireplace. Sports room for the children. This house has many extras as it is a builders home. Asking \$79,900.

COUNTRY PROPERTY BRICK BUNGALOW ON 1/2 ACRE
 Neat, cosy and comfortable. priced at \$59,700. Contact us for an appointment.

Gordon Moorehead 455-8252	Connie Lagerquist 451-6161	Bette Stokes 877-8930
Maurice Beatty 878-8418	David Tingley 453-2534	Frank Murphy 857-3105
Tom Ruston 451-1421	Ila Switzer 877-9500	Max Harris 877-6624



WM. M. WATSON F.R.I. MANAGER
 29 MAIN ST. S.
 GEORGETOWN ONTARIO
 TORONTO LINE 453-2700

ASK ABOUT OUR BRIDGE LOAN PLAN

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 \$53,500.



EXCELLENT LOCATION
 Three bedroom brick bungalow. Large living room & kitchen, family room, 4th bedroom downstairs, 2 bathrooms. New furnace and central air conditioning. Large fenced lot & paved drive. Close to schools & shopping. Call for more details.

OFFICE 877-4441 OR 877-5165
 IRENE CURRY 877-6616 LLOYD CRICHTON 877-9546
 MARJ HUNTER 877-6906
 HUGH HUNTER A.A.C.I.
 APPRAISAL MANAGER 877-1931

INLAWS MOVING IN
 This 4 bedroom home has the ideal setup for in-laws. Main floor bedroom sitting room and extra washroom. Cozy finished rec room with gas fireplace, landscaped lot, close to all amenities.

COUNTRY SETTING
 Two-third acre fenced and landscaped, full view of countryside. 10 miles North of 401, 1/2 mile east of Hwy. 25. New 2400 sq. ft. home with many extras, including choice of carpet throughout.

A LOW DOWN PAYMENT
 Can get you into your own home immediately. 1 year old brick, 2 storey house, with attached garage. Private backyard. \$54,900

ACTON RAVINE SETTING
 \$64,900 New 4 bedroom 2 storey home, with loads of extras and 20,000 under market value. finished rec room with walkout to patio, paved drive with double finished garage. Only 1 left, 5 min. from all amenities.

ACTON TOWNHOUSE \$38,900
 \$1,000 down with 8 1/2 percent financing. This house is in excellent condition and has immediate occupancy.

NEW SEMI DETACHED \$43,000
 Government assistance with payments. 8 percent mortgage. Low down payment only 1 left.

ALTEO CONSTRUCTION LIMITED
 103 Main St. North
 Acton, Ontario.
 853-0190 or Joyce DeCoste 877-8167

RAVINE LOT



\$78,900

Sidesplit 3 bedroom large living room, ultra modern kitchen with cushion flooring. Large master bedroom with 2 pc. ensuite, ground floor family room, fully broadloomed with walkout to ravine. Possession to suit purchaser. (Local Brokers Welcome)

239-2781

ROBERT E. LAWSON
 REAL ESTATE LTD. REALTOR