

W. F. HUNTER REAL ESTATE & INSURANCE LIMITED

122 Guelph St., Georgetown

HOME OF THE WEEK



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



JON ZORGE REAL ESTATE Inc.

Realtor

10 Mountainview Rd. S., Georgetown



SUPER STARTER SEMI

Now reduced \$46,900. Large master bedroom with mirror wall and private built-in vanity, ultra neat rec. room, carpeted and cared for, plus many extra's. Be wise, you can't beat this price!



TREATED WITH LOVING CARE

No decorating needed here. Super clean, snug and comfortable, plus a beautiful view from livingroom. 3 bedrooms, den and hobby shop. Now reduced to \$53,500



PARKLAND BACKED

Large lovely landscaped lot, huge living and dining room, 3 bedrooms, a garage and a basement for all uses with games room, work, laundry and rec. rooms. A very comfortable home, fully air conditioned and listed at just \$67,900

THE HOUSE IS A MESS

But the price is right. This "handyman's special" could be renovated into a prized possession. Erin location. Asking price "as is" \$39,900. Make an offer. (SOLD)

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. (SOLD)

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 (SOLD)

THE FLOOR TO CEILING FIREPLACE

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

Guaranteed Sales? Of Course!!

List with Zorge
We Sell!!

877-0155

457-2624

WARREN CRAWFORD 878-7487

SALLY REED 877-4350

CORING DEPAOLI 877-7976

VICKI LUCAS 877-5476

BOB OLLIVIER 877-9290

JON ZORGE 877-5345



PARADE OF HOMES

Single-Family, Semi-Detached Shortage Possible

The president of the Toronto Home Builders' Association warned there could be a shortage of new single-family and semi-detached housing throughout the Greater Metropolitan Toronto Region by mid Summer, if the present new house sales volume continues and building starts do not increase over present levels.

"Since the beginning of the year, single-family and semi-detached sales have increased substantially throughout the greater Metropolitan Toronto region — far ahead of many builder expectations," emphasized Murray Webber, President of Village Hill Homes, "and if this sales pattern continues, and there is every indication it will, judging from buyer interest and subdivision traffic, then a shortage of single-family and semi-detached housing could definitely exist by midsummer."

Mr. Webber said the unexpected sales activity in single-family and semi-detached homes is mainly the result of the recent reduction in conventional mortgage interest

rates from about 11 1/2 per cent to about 10 1/4 per cent (N.H.A. 10 per cent) — a reduction which has had the effect of reducing the average monthly mortgage payment by about \$70.00. He also cited a genuine need and desire within the market place for housing as another important reason for the increased activity.

He explained last fall's severe slowdown of new house sales which was brought about mostly by high mortgage interest rates, wage and price controls and rent control, caused many builders to either cut back, or in some cases cancel planned projects this year. He said starts are down substantially compared to this time last year.

Mr. Webber said the present inventory of single-family and semi-detached homes throughout the Toronto watershed area (Burlington to Barrie to Oshawa) is at, or slightly below what is considered to be a normal level for this time of year — about 7,000 units.

"As a result of what happened during the

last quarter of 1976, many prospective buyers believe there will be a surplus of single-family and semi-detached homes to choose from throughout this year, and also believe prices will be dropping as a result — and it looks very much as if nothing could be further from the truth!

"Prices are very firm at the moment, and as the existing inventory of singles and semi-detached continues to rapidly dwindle, prices will go up according to the law of supply and demand — higher labor and material costs are also likely to push prices higher later in the year."

Founded in 1921, the Toronto Home Builders' Association is the largest non-profit local residential construction association in Canada. Its close to 700 member firms build about 85 per cent of all housing throughout the Toronto watershed area — approximately 26,000 housing units during 1976.



Canada Trust

877-9500



EARLY POSSESSION

3 bedroom Brick Bungalow located on large lot 52 x 118 less than 5 min. walk to Downtown area. Completely finished basement, including Rec Room, game room and laundry area. Walkout sundeck and patio (new) from dining room. Terraced back yard, with assorted fruit trees, single car detached garage, wired for heavy duty appliances or tools. (2000) plus paved drive. Home exceptionally well maintained. Listed at \$54,900.



7 ROOM EXEC. SIDE SPLIT

With attached Garage in beautifully landscaped lot in Prestigious Residential area near Park, Schools, Churches, and transportation. This custom built home is being offered for sale at \$69,500. Must be seen to be appreciated.



5 bedroom Semi detached home on quiet street. Near Shopping, Schools and Public transportation. Exterior basement walls recoated within last 3 years. Beautifully kept home by original owner's. Priced to sell fast at \$49,900.

Spring & Flower & Garden

This storey and a half home is situated on nearly 1/4 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 sheers that add to the decor are included as well as many other extras. Tastefully decorated and ready to move into. Asking \$51,900.

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. 2 bedrooms \$5,000 down and assume the 1/2 mortgage and you become the owner of this beautiful home.

One Half Acre Home 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 Stokes 877-8820
Maurice Beatty 878-6418	David Tingley 451-1421	Frank Murphy 857-3105
Tom Ruston 451-1421	Ira Switzer 877-9500	Max Harris 877-6624
Marion Hamilton 519-941-0512	WM. M. WATSON F.R.I. MANAGER 27 MAIN ST. S. GEORGETOWN ONTARIO TORONTO LINE 453-2900	

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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.



IN THE PARK AREA

Perfect starter or retirement home. Steps to Downtown, Schools, Hospitals and Churches. 2 bedrooms, Living Room, Dining Room, Kitchen and Den. Car and 1/2 garage, brick Bar-B-Que. Beautiful big lot, well landscaped with mature trees and shrubs. For more details call today.

OFFICE 877-4441 OR 877-5165

IRENE CURRY 877-6616

LLOYD CRICHTON 877-5546

MARJ HUNTER 877-6906

HUGH HUNTER 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 1/4 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

REAL ESTATE LTD. REALTOR

ROBERT E. LAWSON