

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

HOME OF THE WEEK



VERY SPACIOUS

2 storey, 4 bedroom home with L shaped living-dining area, rec. room and bar. Backing onto wooded hillside, 2 car garage, large lot and vegetable garden to grow your own vitamins.

~~\$61,900~~ **\$58,700**

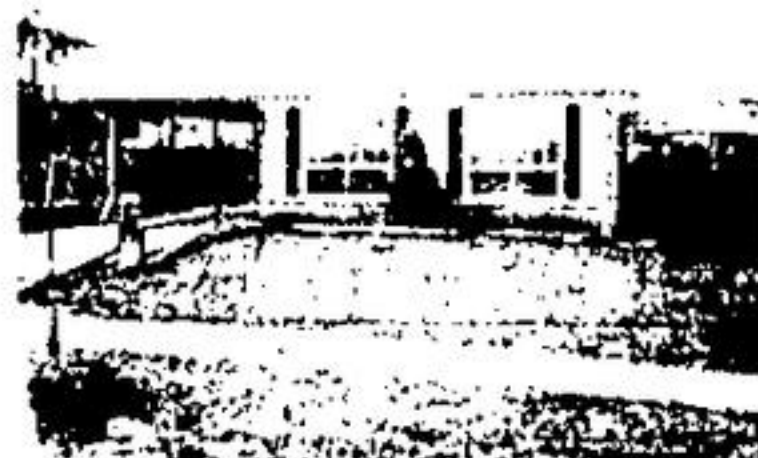
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**BARGAIN DAYS AT ZORGE'S
 PRICES SLASHED**



TOPNOTCH CONDITION

3 bedroom bungalow at an affordable price. Fireplace in large rec. room, sauna, extra bathroom, well looked after throughout. ~~\$58,900~~ **\$55,900**



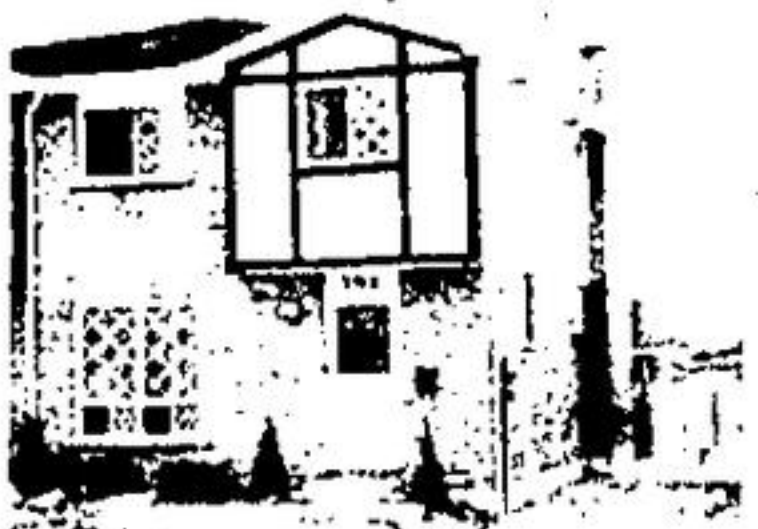
TENNIS ANYONE?

Park playground, school and tennis courts right across the road. How's that for convenience? The home needs some decorating, but then the price for this seven year old is only **\$62,900**



A GOOD LOOKING SEMI

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~~ **\$46,500**



COME LOOK AND BE CONVINCED

Whisper quiet semi detached in showroom condition. Four bedrooms, den, family room, extra bathroom and priced at only ~~\$59,500~~ **\$57,900**



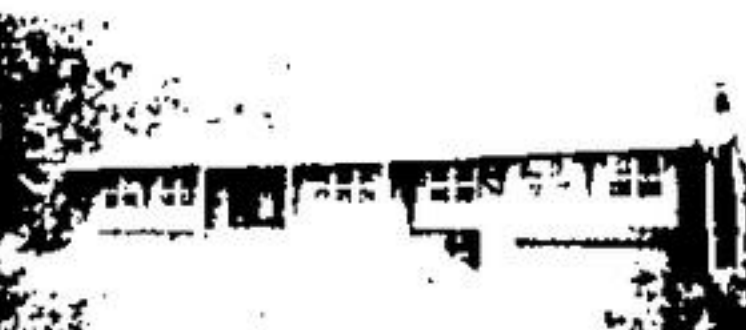
TREATED WITH LOVING CARE

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



PAINT A LITTLE, SAVE A LOT

Rec. room, hobby room and workshop plus 3 bedrooms, hardwood floors, Hollywood Kitchen and good sized living room. A sturdy home at a low low price of ~~\$52,900~~ **\$51,900**



CLOSE TO 401 AND TRAFALGAR

Beautiful heavily treed acre lot plus 2700 sq. ft. bungalow, 30 ft. kitchen, ground floor family room, laundry room, full basement. Central air and heating by economical heat pump. Minutes to Trafalgar Road and 401. Price ~~\$128,000~~ **\$124,000**



BACKING ONTO PARKLAND

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**

877-0155

457-2624

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

SALLY REED 877-4350
 VICKI LUCAS 877-5476
 JON ZORGE 877-5345



PARADE OF HOMES

When Lease Ends, Then What?

The argument over whether it's better to rent or buy a home may be fought forever, even though the basis of the dispute shifts periodically from quality of life to economics to our right as Canadians.

But market forces are being felt in the housing industry. As a result the case in favor of buying has never been stronger in the last few years than it is now.

After a period of steadily spiraling mortgage rates (the biggest factor in the cost of a home) a succession of Bank of Canada lending rate decreases brought mortgage rates down to around 10 and one half per cent, the lowest they've been in almost a year. National Housing Act (NHA) mortgage rates are currently about one half to one quarter per cent below that.

The drop in the Bank of Canada lending rate means banks and other borrowing institutions can borrow money more cheaply; and that means builders who previously resisted borrowing mortgage money at high rates, could offer a better interest rate on their homes.

The price of mortgage money cannot be overlooked by the prospective new home purchaser. On a \$40,000, 25-year mortgage, the difference in monthly payments between a 12 per cent mortgage rate and a 10 per cent is \$54.96.

But the availability of cheaper money to builders has had another effect on the marketplace: builders began to build up their supply

of homes. And as a result of that activity, there is a good supply of new housing on the market.

The combination of low interest mortgages and a good supply of housing has produced a buyers' market, according to Danielle Marshall, banking and financial manager for the Canadian Imperial Bank of Commerce's mortgage department.

"I think some potential buyers are trying to guess whether interest rates have bottomed out," says Mrs. Marshall. "But I can't see them going much below 10 per cent, even if they do drop further."

A strong housing buyers' market alone does not, of course, answer the conundrum of renting versus buying. Despite lower prices of houses, taxes, heating fuel and cost of maintenance—both maintenance materials and services—increased in the last 10 years and add to the homeowner's costs.

But renters are deluding themselves if they think they are exempt from such increases, even under the current rent controls in force in Ontario, according to Christopher Daniels, a housing industry economist and money specialist with the CIBC.

"Rent controls were supposed to maintain rent increases at a maximum of 8 per cent to allow landlords increases to cover inflation. But in practice, the 8 per cent figure has become the minimum, not the maximum for rent increases."

A recently released report by the non-profit

Bureau of Municipal Research appears to support his contention. Although rent increases were not the main thrust of the report, its research notes that rents rose an estimated 13 per cent in 1975 and 12 per cent in the early part of 1976.

Researcher Pam Bryant who prepared the bureau's study cautions against blowing those figures out of proportion.

"The rent increases seem to be the part of the report the media have fixed on," she says. "Those estimates were based on data reported by the Ontario rent review office and there are only 200 cases upon which to base estimates."

However, the bureau admits the actual rent increase figure may be even higher; only about 10 to 15 per cent of all rental units in Metro have been examined by rent review officers and there's a possibility that a number of legal rent increases have gone unreported.

Also, it's not illegal for landlords to withhold registration of rents they charge and when units become vacant, they could be rented at a higher rate to the next tenant, according to the Bureau of Municipal Research study.

In short, there is evidence that tax maintenance, heating and utilities price increases are being passed along to tenants in the form of increased rents.

Indeed, one of the findings of the Blair Commission on municipal taxation policies is that rental tenants may be paying through their rents a greater portion of municipal taxes than homeowners when taxes are computed on a square footage basis.

Canada Trust
877-9500



CHELTHENHAM
STONE & CEDAR CUSTOM-BUILT Home in a scenic Village, on a large fenced lot (197' frontage) Heated Inground Pool, 2 Car Garage. The House consists of above average large Rooms. Finished Basement with a Rec room 25 x 25, 18 x 14 formal dining room, and 4 large Bedrooms. **BEAUTIFUL HOME** for \$107,900. Call 877-9500 or 453-2900.

ORANGEVILLE DETACHED
 Beautiful three bedroom home, located on a large lot 58 x 109. Fenced dog run for furry friends. Basement has a Rec-room unfinished, with a roughed in fireplace, with wonderful possibilities to finish it to your own taste.



27 ACRES ON TRAFALGAR ROAD
BUILDERS OWN COUNTRY ESTATE, 4 Bedroom Spanish Style Bungalow. Featuring huge Family Room with Stone Fireplace, Sunken Living Room, Formal Dining room, just under 3000 sq. ft. of Luxury living, 567' frontage on a main road, 8 miles north of Georgetown. **LISTED \$129,000.**



PROFESSIONAL MANS DREAM HOME
 Just North of Brampton at the foothills of Caledon, 6 acres beautiful landscaped lot with a natural manmade lake swimming pool. Ideal for the weekend entertaining or gardening of just plain relaxing. The home is extremely well constructed and beautifully decorated. Fireplace in the master bedroom is one of the many features in this home. Listed at \$159,000.

Gordon Moorehead 455-8252
 Maurice Beatty 878-6418
 Tom Ruslon 451-1421
 Marlon Hamilton 519-941-0512
 Cec. Martin 877-4414
 Connie Lagerquist 451-6161
 David Tingley 453-2534
 Ila Switzer 877-9500
 Wm. M. WATSON F.R.I. MANAGER
 29 MAIN ST. S.
 GEORGETOWN ONTARIO
 TORONTO LINE 453-2900

**ASK ABOUT
 OUR BRIDGE
 LOAN PLAN**

W. F. HUNTER REAL ESTATE
 & INSURANCE LIMITED
 122 Guelph st., Georgetown



FOR TERRA COTTA
 Looking for a good treed lot? Well here it is - 6 room 1 1/2 storey house with Verandah. Large kitchen, floor covered with Linoleum the rest of the floors are wide Pine Boards. 4 piece bath. Old furnace. Water on tap from good well, 2 car garage. Lot size 307 feet frontage - depth 132 ft. possibility of a large lot being separated. Now vacant, asking price \$65,000, half cash.

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.



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 a 1/2 garage, brick Bar-B-Que. Beautiful big lot, well landscaped with mature trees and shrubs. For more details call today.



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.

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

**JOHNSON
 CARNEY**

33 McMURCHY AVE. N., BRAMPTON
457-3110



SPACIOUS & GRACIOUS

5 bedroom centrally air conditioned home. Large living room with bay window. Dining room, cherry kitchen plus breakfast room, large rec. room and garage. Ideally located on quiet court. Beautifully carpeted and tastefully decorated throughout. Listed at \$77,900 with many, many extras. Call Evelyn Henderson 457-3110.



A PLEASURE TO SHOW

3 bedrooms raised bungalow on large ravine lot. Ideal for entertaining with games room and upper rec. room with bar and walkout to inviting 20 x 40 heated inground pool. Vendor has bought. Listed at \$69,900. Call Evelyn Henderson 457-3110.



GEORGETOWN MONEYMAKER

Be your own boss in this cozy 3 bedroom well kept brick and stone bungalow. Fully equipped 4 position licensed beauty salon in basement. Ideally located for clients, schools and shopping. Listed at \$65,900. Call Evelyn Henderson 457-3110.



SOLID VALUE

In this 3 bedrooms well kept brick bungalow, carpeted living room and extra large kitchen. Finished rec room and 2 bedrooms down stairs (ideal for in law suite). Low down payment. Listed in the \$50's. Call Evelyn Henderson 457-3110.



35 MAIN ST. ERIN

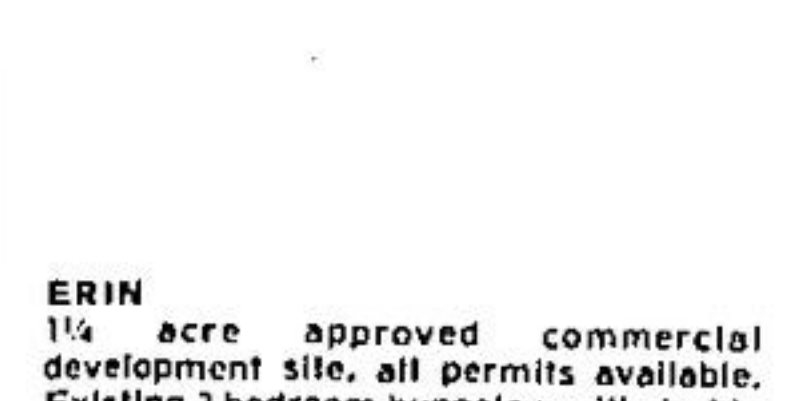
519-833-9393

Evenings 833-9593



ERIN
 1 1/2 acre approved commercial development site, all permits available. Existing 3 bedroom bungalow with double garage. Hwy. location. Asking \$93,900. 519-833-9393. McENERY Agencies Ltd. Realtor, Erin, Ont. Toronto Line 453-3811.

CUSTOM - DUPLEX
 \$75,000 Two storey 12 year old over 2000 sq. ft. on 2 floors. 3 bedrooms up 1 bedroom down with stove, frig, washer & dryer. Centrally located on quiet st. in village overlooking treed area. Owner will lease lower apartment for 5 years.



ERIN - SCENIC
 \$48,900 - 3 bedroom 1 1/2 storey frame home, living room, dining room, eat-in kitchen, fireplace, small barn. Double lot border west Credit River overlooking pond and parkland.