

● HOMES ● TOWN HOUSES

RENTALS



● CONDOMINIUMS



SEE THE PROFESSIONALS

HALTON HILLS & AREA PARADE OF HOMES

By Mack Parliament
Director of Publications
Canadian Real Estate Association

The latter half of the twentieth century has been marked by a high mobility among the Canadian population. The frequency with which people move from one address to another has recently been stepped up from once every four to five years to once every three years.

Some only move across town; others move across the country with the same ease. They gravitate to where the opportunities are, rather than waiting for the opportunities to come to them.

This has given rise to the quick growth of some cities like Toronto and Vancouver and a drain of young hopefuls from some rural areas and less prosperous regions.

But job and economic opportunities are not the only things migrants are seeking. Some want new cultural and educational opportunities. Others want a change in climate, lifestyle, a wider choice of accommodation, or a community where there is dedicated participation of residents in its progress and growth.

The federal Department of Urban Affairs recently completed a study entitled "Quality of Life Comparisons for Canadian Cities" in which some of the factors which combine to reflect the desirability of being a resident of one of the country's large urban areas were compared.

On the surface it would appear to be relatively easy to pick the city with the most going for it—to select the utopia of Canada and settle there with the comforting knowledge of being a resident of the best community in the country and live there happily ever after.

However, there is no easy answer and the authors of the study warn: "The search for a universal measure that summarizes the quality of life in urban areas is not likely to be successful."

"The diversity and complexity of urban institutions, practices and lifestyle is such that the derivation of one overall indicator of how one Canadian city is performing vis-a-vis other urban centres is probably impossible."

By the time the study was completed some of the figures were out of date, but assuming the trends in motion are still valid, here are a few of the pros and cons of urban communities across the land:

The researchers awarded Saskatoon the honor of having the lowest new housing costs in the country and Toronto the highest, based on the average cost of a new single detached dwelling financed under the National Housing Act (NHA). Saskatoon was also the most peaceful on the labor front with less than half a day per 100 workers lost through strikes per annum.

On the other hand, Toronto outranked Saskatoon when it came to cultural facilities—70.4 square feet per 100 population, compared to 7.8 for Saskatoon.

Other areas where Toronto ranked first among the 22 urban areas across the country included: percentage of crimes solved; the diversity of ethnic groups; the participation of women in the labor force (56.5 per cent), and the per capita use of public transportation. It also had the lowest fire and automobile hazard rating.

Although there is little agreement on which air pollutants should be monitored or their relative importance, Kitchener and the St. Catharines-Niagara region got the nod for air quality. Hamilton and Calgary received the worst ratings.

There is no full employment utopia in urban centres, but Sudbury and the Ottawa-Hull region have the closest thing to it with jobless persons composing 4.4 per cent and 4.2 per cent of the labor force in these centres respectively. Despite their other enticements, the Chicoutimi-Jonquiere region of Quebec and Vancouver are the least attractive places for job-seeking migrants with rates of 8 per cent and 7.1 per cent respectively.

"Survey research has shown that most Canadians desire a house of their own," the Urban Affairs study noted. "It is likely that those who own their own dwelling have a greater interest in their community, are less transient, and may devote more time and money to maintaining and improving their home environment." Thunder Bay, Ont., with 71.4 per cent of its dwelling units owner-occupied, ranks highest in the home ownership category. Others following closely behind are the St. Catharines-Niagara region, Windsor and St. John's Nfld.

Those with the lowest percentage of home ownership include Montreal (25.8 per cent); Quebec (42.9 per cent), and Ottawa-Hull (45.6 per cent).

As expected, Montreal has the highest number of apartment units as a percentage of its housing stock at 51.6 per cent. Quebec is second with 49.2. Thunder Bay, with the highest home ownership rating, also has the fewest apartment units. They represent only 21.1 per cent of the city's housing stock.

For families moving to a new city and seeking apartment accommodation Sudbury has the highest percentage of vacancies at 5.1. The most difficult places to find an apartment—all with less than 1 per cent vacancy rates—appear to be Edmonton, Thunder Bay, St. John's, Nfld., Saskatoon, Regina, Victoria and Vancouver.

Some persons measure the attractiveness of a city by its occupational status—its drawing power for highly skilled labor. In this regard the Ottawa-Hull area, with its large number of well educated civil servants, tops the list. It also ranks second in cultural facilities, and its residents have the highest mean income after federal taxes. Other cities with a high occupational status include Quebec, Calgary, Montreal and Toronto.

Competition in the labor market is a factor many persons consider when moving to a new city as well as the education level of the workers they are competing against. The study isolated the 20-to-34 age group with no more than grade 10 education and found Vancouver had the highest percentage of these, with Calgary and Edmonton a close second and third.

Cities with the fewest in the least educated group in the 20-to-34 age bracket were Montreal, Sudbury, Quebec, St. John's, Nfld., and the Chicoutimi-Jonquiere region.

What makes an urban community a desirable place to live depends on what a person is seeking. No one community in Canada has the best of everything or can be all things to all men. Some have high wages counterbalanced by high housing costs. Some have lower housing costs and few career opportunities; while others have excellent housing choices but few cultural advantages.

For mobile individuals or families attempting to decide what Canadian city they will call home next the above pros and cons may be of some assistance in making a selection. Or maybe they will decide they already live in the best community in Canada, all things considered.

Z JON ZORGE REAL ESTATE Inc.
Realtor
877-0155 457-2624



"WANT BIG ROOMS"

How about a 23 ft. master bedroom. All rooms are large in this 2 storey aluminum home on a freed private ravine lot. Will accept small down payment. Owner wanting offer.

\$55,900.



EVERYTHING BIG BUT THE PRICE. A bright, kitchen with separate breakfast area, formal diningroom, 4 bedrooms, finished family room, 1 1/2 baths. The house is just one year old and spotless. Don't delay, call today, only \$57,900.

WANT PRIVACY AND ELEGANCE



50 ACRE ESTATE

Almost half of this beautiful property consists of mature treed acreage, shielding a custom built home of contemporary design, overlooking rolling hillsides and pastures below. The new home has large comfortable rooms, 2 private balconies, a hand built curving stairway, kidney shaped pool and all modern conveniences. Please arrange for private inspection of this exclusive property.



MATURE TREES enhance this superb executive home with inground pool set off by beautiful evergreens and shrubs. Sunken livingroom, master bedroom en suite bath and walk out to terrace, marble foyer plus other delightful features. Located within easy commuting distance from Metro. Listed at \$124,000.

WHY NOT BE THE LANDLORD

6 SUITE APARTMENT BUILDING, well maintained and fully rented makes this a valuable investment property. Please ask for private appointment to inspect. Asking \$150,000.

DOWNTOWN MAIN STREET, valuable commercial property, 2 bedroom apartment over 1950 sq. ft. of store space. Asking \$84,900.

9 ACRE COUNTRY PROPERTY

Cozy 3 bedroom bungalow, completely finished, 2 storey barn, insulated, workshop, trees, 2 wells, creek and pasture. Truly an idyllic mini-ranch. Make an offer, asking \$89,900.

PERFECT FOR YOUR FAMILY

3 years old, very good condition, 2 storey, 4 bedrooms, 1 1/2 baths plus large heated detached garage, all on private treed lot. Must sell and drastically reduced to \$55,900.

FOR \$53,900 WE HAVE A FRESHLY PAINTED, scrubbed and decorated 3 bedroom bungalow with separate dining room, rec. room and hobby room. Low downpayment to new 1st mortgage and ready to be occupied on very short notice, call now and move in July.

10 ACRE CORNER PROPERTY ON 9TH LINE South of town, has great commercial potential! \$95,000.

MULLEN PLACE PRESTIGE HOMES

Check these distinctive features:

- ★ Lot sizes one-third to one acre
- ★ Choose your own design

- ★ Underground services
- ★ Town water
- ★ Paved and curbed
- ★ Only minutes from Plaza.

PLEASE CALL FOR MORE INFORMATION.

877-0155 457-2624
10 Mountainview Rd. S., Georgetown

WARREN CRAWFORD 878-7487
CORING DEPAOLI 877-7976

SALLY REED 877-4350
VICKY LUKAS 877-5476
JON ZORGE 877-5345



MCENERY AGENCIES LIMITED
35 MAIN ST. ERIN
519-833-9393
BRAMPTON 453-3811

POOL TIME

WE HAVE 3 EXCELLENT HOMES WITH POOLS



\$159,900
25 rolling acres with 4 acres maple bush. T shape bungalow built into hillside with walkouts, large living room with fireplace and walk out to covered terrace overlooking inground pool. 4 bedrooms, master with ensuite bath, walk in closet and patio doors. Dining room with walkout to porch, games room, plus large family room with fireplace and patio doors. Spiral staircase. Very scenic views. Double garage.



\$58,900-PRICED TO SELL
Brick bungalow, 2 bedroom, L shape living and dining room broadloomed, 4 pc. bath, eat-in kitchen. Large rec room. Inground pool 16'x36', appealing, landscaped and fenced. Paved drive, owner moving, must sell.



\$74,900
Custom built 3 bedroom sidesplit, 1 1/2 baths, ground floor family room with fireplace and walkout to inground pool, full basement with finished games room, attached garage, paved drive. Set well back from street in excellent area.

FINN H. POULSTRUP REAL ESTATE BROKER

877-5331 877-0173



TOWERING PINES

Surround this spacious four bedroom home on 2 1/4 acre estate type lot in Caledon. Only 20 miles to Brampton. Spacious family room offers antique brick fireplace with barn beam mantle, plus walkout to your gorgeous 70' pines. New owner may have choice broadloom and interior colours from the builder's samples. Best yet the price is only \$99,900 with excellent financing. Call 877-0173 for more details.



RUSTIC CHARMER

Situated at the edge of the escarpment. Offers many extras to country living, without the country price. Many renovations completed. This home is waiting your finishing touches. 2 minutes from town - 1/2 mile to the Bruce Trail. For more information call 877-0173 today.



ACROSS THE VALLEY

Zoned R1, this open three bedroom home offers real luxury at a reasonable price. Quality broadloom throughout, even in the professionally finished lower level. Over 2000 square feet of living space. Many features to describe. Two storey family on a bungalow budget? Call on this one it could be your family's ticket. 877-0173.



YOU WON'T BELIEVE THIS

Until you see it. This completely renovated two storey home even offers new broadloom. Such huge rooms that you'll never bump your shins again. Extra large kitchen plus much more. Call 877-0173 for more information.

PRESTIGE IN THE PARK

Family living is the Passport - extras galore and lots of space. This low maintenance home has 2 eating areas, family room, living room and more. A lot of house for only \$71,900. You've got the picture, call us to see the inside. 877-0173.

877-5331
R.C. (BOB) OLLIVIER 877-9290

VI BONNEVILLE 275-6935

877-0173
FINN H. POULSTRUP 877-7858

Canada Trust
877-9500



PARK AND SCHOOL AREA

This custom built home with its 85 ft. frontage wants an offer. Ideal for teenage family and built for comfort. Has formal dining room, eat-in kitchen, family room with 2 piece bath. 3 bedrooms, master bedroom is large with walk in to main bathroom. Only \$66,500.



RETIREMENT SPECIAL

5 room stucco bungalow on oversized lot within walking distance to downtown Acton. 1977 taxes below \$300. Beautiful mature trees, detached garage. Quiet neighbourhood. \$2000. down. Try an offer. Listed at \$42,900.

Gordon Moorehead 455-8252 Cec. Martin 877-4414
Maurice Beatty 878-6418 Connie Lagerquist 451-6161 Betty Stokes 877-8030
Tom Ruston 451-1421 David Tingley 453-2534 Frank Murphy 857-3105
Marlon Hamilton 519-941-0512 Ita Switzer 877-9500 Max Harris 877-6624

WM. M. WATSON F.R.I. MANAGER
29 MAIN ST. S.
GEORGETOWN ONTARIO
TORONTO LINE 432 2900



ASK ABOUT OUR BRIDGE LOAN PLAN

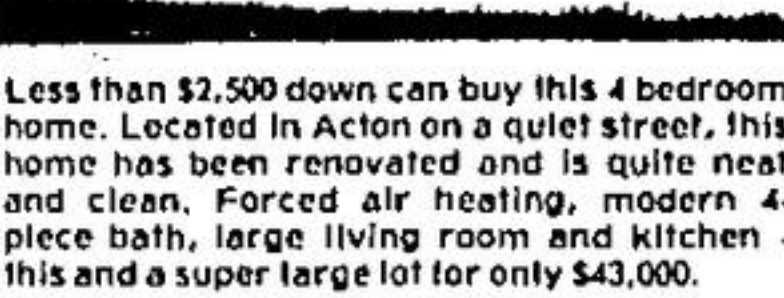
W. F. HUNTER REAL ESTATE & INSURANCE LIMITED

122 Guelph St., Georgetown

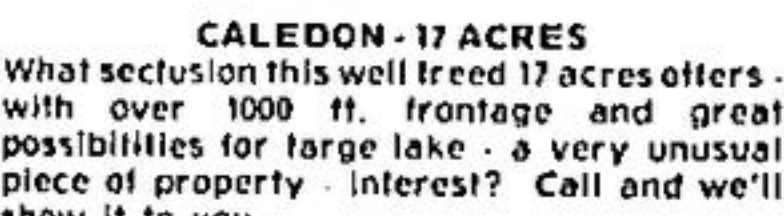


SCENIC - 40 ACRES

One of the few remaining parcels, situated high on the Niagara Escarpment with a panoramic view of Southern Ontario. Ideal setting for your future home and hobby farm. Two natural springs rising on property for future ponds. Well within commuting distance to Toronto, on all-year-round road. Asking \$140,000 with good terms.



Less than \$2,500 down can buy this 4 bedroom home. Located in Acton on a quiet street. This home has been renovated and is quite neat and clean. Forced air heating, modern 4-piece bath, large living room and kitchen. This and a super large lot for only \$43,000.



CALEDON - 17 ACRES

What a location this well treed 17 acres offers - with over 1000 ft. frontage and great possibilities for large lake - a very unusual piece of property - interest? Call and we'll show it to you.



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. Asking \$57,900.

ONE ACRE

Choice build. lot 175'x250' on paved road Terra Cotta, Cheltenham area. In an area of fine homes. Building permit available. Good terms.

OFFICE 877-4441 OR 877-5165
IRENE CURRY 877-6616 LLOYD CRICHTON 877-6546
MARJ HUNTER 877-6906
HUGH HUNTER A.A.C.I.
APPRAISAL MANAGER 877-1931