

# HALTON HILLS & AREA PARADE OF HOMES

By MACK PARLIAMENT  
Director of Publications  
Canadian Real Estate  
Association

If you have never asked yourself what housing does for the economy of this nation, now would be a good time. For, even though Canada is experiencing a period of high unemployment, it could be considerably worse without a healthy housing industry.

In the first six months of this year there were 111,947 housing units completed, a 7.6 per cent increase over the same period last year. Assuming a 40-hour week and a 50-week year, this represents one job for every house completed as there are approximately 2,000 man-hours involved in the construction of the average house.

Have you ever witnessed the efforts of an individual who decided to build his own house? Even with contracting out some of the more difficult aspects of the project, it appears to take months and months for that one house to be ready for occupancy.

This is not so when experienced builders, using the latest building techniques, erect a house. Scores of new units seem to appear almost overnight on a building site with each worker specializing in some aspect of the construction process.

When he finished one house, he moves on to the next and the next in a continuous factory-type operation, except that the factory—instead of being enclosed—is of necessity the great outdoors.

But the great part of the manpower required to change a former farm or forest into Canada's newest suburb are not on the construction site at all. The carpenters, bricklayers, painters and other tradesmen visible on the site, who change a pile of seemingly unrelated materials into an attractive home, represent less than half of the man-hours necessary to create that home.

They rely on an even more diversified army which extracts the required raw materials, converts them into building products and transports them to where they are needed. In order that a group of homes can be built various levels of government bureaucracy are involved, as are financial institutions, researchers, surveyors, subcontractors and other all the way down the line to clerks.

Further employment is created when houses are completed and their new owners move in. They generate employment for manufacturers and distributors of brooms, drapes, stoves, refrigerators, washers, dryers and a host of other products.

Even rental housing is a large contributor to employment that doesn't stop, but only changes—when the apartment doors open to welcome the first tenants. Then property manager, superintendent and maintenance workers are some of the employees required. All of these are new jobs which didn't exist before the building was created.

To keep Canada's home building industry healthy and have that industry contribute its full share of employment opportunities, it is necessary to allow the free play of market forces.

Therefore, the accepted route has been to purchase an existing (resale) "starter" home, perhaps an apartment condominium, a small semi-detached or row house and begin to build equity. Later equity becomes sufficient to move to a larger, more expensive home in a better neighborhood. Eventually, the equity is sufficient to enable the family to carry with ease mortgage payments on a new home through the equity built up in the intervening period.

and protects the individual against future price increase of housing, regardless of the number of moves made. Compare this with an "investment" in a new car which depreciates at approximately 30 per cent annually. The values of home, on the other hand, historically have gone in the opposite direction—up.

At present there is not only enough housing to go around in meeting demand, but a surplus of both new and used housing. At the end of June this year, for instance, there were 8,249 newly completed houses and duplexes unoccupied in the country's metropolitan areas, over 50 per cent more than at the same time last year.

The number of existing properties listed for sale through the Multiple Listing Service (MLS) operated by local real estate boards up to the end of June was more than 32 per cent higher than in the January-June period in 1976.

When demand exceeds supply there is always upward pressure on prices of any product or commodity and sometimes a runaway price escalation process sets in. Fortunately this is not the case at present.

existing homes from which to choose, prices are relatively stable and realistic.

By taking advantage of what was in essence a buyers' market, 80,777 properties were purchased through MLS during the period, an increase of 14 per cent compared with the same period a year earlier.

Some of the existing houses purchased were from empty nesters, whose children had grown up, who found themselves over-housed, and who moved into a new apartment. Many others were purchased from growing families who were at last able to realize their dream of owning a new and larger house, thus freeing their present home for a family following the same pattern of moving up the ladder while at the same time enjoying a hedge against inflation.

In either case the free play of market forces enabled both purchaser and seller to attain their immediate goals.

Perhaps they didn't realize it, but their actions created employment and provided jobs for persons who otherwise might not be working and who would have been on the welfare or unemployment insurance rolls.



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

## HOME OF THE WEEK



### ARE YOU READY?

This home is ready for you. Custom built spacious 3 bedroom backsplit, finished family room and a garden so nice, it's the envy of the neighbourhood. Observe the price, only \$59,900.



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



### IF YOU LIKE TREES,

Then you will love this immaculate 3 bedroom sidesplit on a one acre lot. Large living room, separate diningroom, den, and an inground solar heated pool. \$89,900.



### YE OLDE COUNTRY STORE

Valuable property with older home and store. Plenty of space and beautiful large lot. Make an offer. Asking only \$42,900.



### FALL FEATURE

3 bedroom bungalow in better than new condition. Big kitchen, living-dining room and huge finished rec. room plus bar. Close to Plaza and Schools. Seeing is believing \$66,900.



### "9 ACRE FARM"

3 bedroom bungalow on well treed property with creek at rear, small 2 storey barn, ideal for horses. Now reduced to \$84,500. Act fast.



**THIS IS IT!**  
The home with just about all the features you have been looking for. Family room with walkout, finished rec room, patio, cedar deck, walk out from dining room, and kitchen. All finished to perfection, with exquisite landscaping. Only \$69,900.



**ALWAYS WANTED**  
your own custom home on a treed country lot, but the prices scared you? How about this new 4 bedroom, 2 storey brick stone and aluminum, custom fireplace, family room, formal living and dining, bright open sunny kitchen and much more. Only \$99,000. Call 877-0173 to-day.

**3 ACRE COUNTRY SPECIAL**  
This scenic lot is 245'x895' giving lots of room for the horse, house, or harvest of your choice. Situated on a private road lot comes complete with survey, permit, tractor, plow, disc, and cultivator. Lot \$43,900. Equipment \$1,000. Call now for country living. 877-0173.

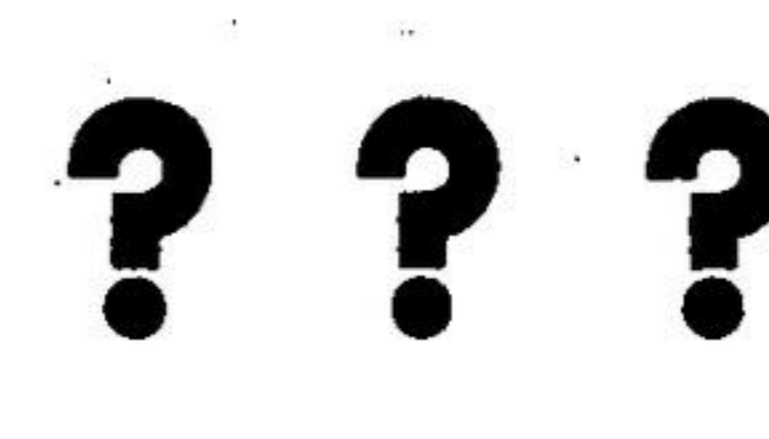


**FIREPLACE**  
A home for entertaining friends with pride. Three bedrooms, main ample room for your family and the 70'x132 foot fenced lot leaves plenty of space for the children to play in safety. Listed at only \$71,900. Call 877-0173.



**SPECIAL SPLIT**  
A 4 bedroom sidesplit with ground floor family room for only \$62,900! Believe it! Excellent financing available - broadloom, cupboards galore and a spacious 50'x110 ft. lot. Call 877-0173 before it's gone.

**\$44,900.**  
3 bedroom, 2 storey home with formal living and dining rooms. Country sized kitchen and super treed, private back yard. \$4,500 down carries for about \$380. per month principal, interest and taxes! Don't wait, it's completely renovated!



**MYSTERY HOME**  
This luxurious side English 3 bedroom home is situated on a quarter farm lot. Surprise yourself with the beauty and quality of this fine custom home. All the features you would design into a home yourself. Call 877-0173 to get the answer.



**IMMACULATE MANSION**  
This attractively finished raised bungalow offers over 1800 sq. ft. of luxury living space, broadloom, fireplace, 2 washrooms, and much more. Excellent financing available. Call 877-0173 for details.

**14.5 ACRES**  
of sandy loam soil 2 minutes from 401 and Trafalgar - 5 minutes to town, excellent land for orchards, mini farm, hobby farm, or land baron. Call 877-0173 for information on your future estate.



**NEAT AS A PIN**  
This super-clean three bedroom side-split home sits on a massive 71x260 foot lot. Admire the view from the 12x12 cedar deck, or just enjoy using the immaculate one-third acre grounds. 2 baths, laundry room, finished family room, many extras. Prestige area - reasonable price, \$79,900. For inspection call 877-0173.



**PRIVACY LOT**  
Glen Williams presents this 3 bedroom aluminum bungalow that is in A-1 condition. Rec room, 2 baths and garage, treed lot and 10 per cent down makes this home a steal at the price of only \$53,900. Try your offer now. Call 877-0173.

**BUSINESS IS GOOD!!**  
900 sq. ft. commercial outlet with full basement, includes all equipment, (almost new) Good will and lease - 1st year gross \$48,000 - \$60,000 - net about \$16,000 annual. For \$12,500, and a little effort this could be your key to self-employment. Call 877-0173.

877-0173

VIBONNEVILLE  
275-6935

**FINN H. POULSTRUP**

Realtor  
FINN H. POULSTRUP  
877-7838

453-4442

R.C. (BOB) OLLIVIER  
877-9290

### 3 COMMERCIAL PROPERTIES.

**DOWNTOWN MAINSTREET** - 2 bedroom apartment over 1950 sq. ft. of store space - owner anxious. \$84,900.

**GUELPH STREET DUPLEX AND STORE** - fully rented and a great location having frontage on 3 streets. \$68,500.

**GREAT RENTAL INCOME** - downtown, 21 rooms with separate owners quarters, sauna, indoor heated pool \$94,000.



### CONTEMPORARY DESIGN

#### 50 ACRES

The warmth and durability of real whitepine used in this superbly constructed hill side home, located on 50 acres wooded escarpment land, makes this a very unique property. Listed at \$249,000.



### 3 ACRE RIVERSIDE

3200 sq. ft. custom built home on beautiful riverside lot in the Glen. Four bedrooms, 24 ft. living room, large kitchen, ground floor family room with fireplace and walkout. Shopping for a big home? Inspect this new home now asking \$148,900.

### ATTENTION HOME BUILDERS.

We have a few serviced building lots available, large frontage. \$45,000.

877-0155 457-2624

Mountainview Rd. S., Georgetown

WARREN CRAWFORD 877-1491  
CORING DE PAOLI 877-7974

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



Canada Trust

877-9500



**FARMER'S FARM**  
A very high productive 100 acre farm, south of No. 9 highway, 22 miles from Georgetown. Large bank barn, cement barnyard, red brick house with summer kitchen and a farm kitchen with pantry, formal dining room and 2 verandas. A real beauty at only \$129,900.00.



**1,000.00. DOWN**  
Put you in this detached 2 bedroom bungalow with detached garage on 45x100' lot within walking distance to downtown Acton. Asking \$39,900. Price includes land.



**HOBBY FARM**  
27 acres just north of Georgetown with 562' frontage on paved road. Builders own newly constructed 4 bedroom spanish style bungalow, some finish required, features large paneled family room with floor to ceiling natural stone fireplace, sunken living room, two walkouts, 3 baths, large kitchen, formal dining room. An excellent investment at \$98,500.



**FOR THE DISCRIMINATING BUYER**  
Who is looking for a country property that has everything from location to luxury at a realistic price of \$144,900. 3600 sq. ft. of living space, landscaped 2 acre lot, heated inground pool, Florida room, rock garden and much, much more. Within 15 min. drive to 401 yet secluded enough for complete privacy. Must be seen to be appreciated.

WM. M. WATSON F.R.I. MANAGER  
27 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



**A FIREPLACE AND LARGE LOT**  
These are two of the features of this lovely 2 bedroom bungalow. Located in a quiet area, and sitting on a 66x132 foot lot, this home has a nice sized kitchen, living room, and a family room with a stone fireplace. There is a modern 4-piece bath and forced air heating. A lovely house and asking \$47,000.

**CALEDON - 17 ACRES**  
What seclusion 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.

### ONE ACRE

Choice building 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

LLYD CRICHTON 877-6546

MARJ HUNTER 877-6906

HUGH HUNTER A.A.C.I.

APPRAISAL MANAGER 877-1931