

PARADE OF HOMES

By MACK PARLIAMENT
Director of Publications

Canadian Real Estate Association
If urban growth continues at the pace that has marked the last century as Canada changed from an agrarian to an industrial country, by the year 2000 only 5 per cent of the population will be rural dwellers. At present 30 per cent of the population falls into that category the remaining 70 per cent are city dwellers.

Despite its almost 4 million square miles of territory, unlike the United States, Canada is not a nation of several large cities. In fact, if present trends continue, of the 96 per cent of the population who would be living in cities by the year 2000 most of them would be concentrated in three or four large centres like Montreal, Toronto and Vancouver and to a lesser degree in expanding cities like Calgary.

This trend has had a marked effect on the price of houses in the large cities affected by influx of people from rural areas and smaller centres. As the population of the urban giants increases, so does the price of houses.

The reason is not difficult to find. As land surrounding these centres becomes scarcer, its price increases and it is not uncommon for the price of the lot on which a house stands to represent 50 per cent or more of the house-lot package price. It is an elementary economic law that scarcity exerts upward pressure on the price of commodities.

Therefore, it is easy to see why the price of houses in Vancouver are much higher than the national average. It is sandwiched between the ocean and the Rocky Mountains, making whatever land that is available an extremely valuable commodity.

Toronto likewise is waterlocked on its southern border, making land inside the city and on its northern border more valuable as vacant land within the city becomes rapidly depleted.

Calgary is also experiencing growing pains and this city with Toronto and Vancouver have the highest average house prices in Canada.

"The now familiar problems associated with urban living are going to multiply - especially if Canadian cities follow the pattern of many large U.S. cities," Marcel Lessard, federal minister of regional economic expansion, predicted in a recent speech.

Jobs and more house construction follow the concentration of plant locations and so the big cities get bigger and, Lessard said, the problems of congestion, pollution, personal alienation, serviced land shortages, housing problems and social unrest are inevitable.

Meanwhile, the population of many small communities across Canada has been falling as industry locates elsewhere. Some face the threat of virtual extinction. Property values fall as people move away and though there may be bargains they are not matched up with employment opportunities. But they may be bargains for retired couples or families prepared to commute.

In an attempt to turn the tide so that the present projections for the year 2000 won't become a reality the federal government has for some time intervened to try to better balance economic growth.

"There has been a concentration of plant locations in large urban centres to the point where Southern Ontario, for example, accounts for almost half of all Canadian employment and output in manufacturing industries," said Lessard. "These activities are expanding in that area at rates greater than those prevailing in the country as a whole."

Many examples of government intervention to encourage development of different parts of the country are a part of history. But

recent intervention, according to Lessard, has been designed "to promote greater freedom of choice for individuals and to increase the opportunities available to Canadians to work in different regions at different jobs offering long-term security and income stability."

In short the aim of the federal government is to encourage small communities to grow and prosper if they have the potential to do so.

Of course, taxpayers' money is spent to accomplish the government's objective in constructing roads, sewers, piers and other necessities for industrial growth.

But Lessard argues that it may be more costly for society to have plants locate near an existing large centre because new schools, community centres and other necessities and amenities must be put in place to accommodate the expanded population created by the new job opportunities. Coupled with this are increased land costs - not just for the newcomers but for everybody. The land costs and zoning regulations often make it more expensive to build the facilities in large urban centres.

Meanwhile, schools, community centres and other facilities in slow growth centres are underutilized.

He gave as examples of government intervention a federal-provincial project to develop a steel complex in Regina; a joint provincial-federal venture to develop a new industrial park in Cornwall, Ont.; a plywood plant in McAdam, New Brunswick, and another joint project to establish a bleached kraft pulp mill at St. Felicien, Quebec.

Lessard's department has spent more than \$1 billion to have roads, sewers, schools and industrial parks put in place in slow-growth areas to attract industry. Whether history will show that the demographic projections for the year 2000 will in fact become a reality only time will tell.



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HOME OF THE WEEK



COUNTRY COSY

How about a 1/2 acre with lots of mature trees not 5 minutes from Georgetown. This cosy 2 bedroom home, has a finished rec room and 3rd bedroom downstairs, large broadloomed living room - even appliances - so you can move right in. A gardener's delight with all the room you would ever need to expand. How about it, Right now! 877-0173.



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SOMETHING UNIQUE

Located high on a 3/4 acre riverbank lot, 3 minutes N. of Georgetown, this comfortable custom planned builders home features semi circular 36 ft. living room, full length balcony, dream kitchen, all modern conveniences plus other items too numerous to mention. This property has to be seen to be appreciated. Just listed at \$149,000.



NEAT AS A PIN

Immaculate 3 bedroom bungalow with large kitchen, roomy L-shaped living and dining room, finished rec. room, paved drive. Don't miss this one. Only \$66,900.



BIG HOME, LOW PRICE

Four bedroom split level design with sunken living and kitchen area, extra 2 pc. washroom, large basement. Real value for your money. 2 yrs. old and only \$56,900.



BIG, BOLD AND BEAUTIFUL
4 bedroom side split in show room condition, 3 baths, large living room, dining room and eat in kitchen, main floor family room overlooking beautiful ravine lot. Super 10 1/2 percent mortgage carries like rent. Don't wait you'll be too late. Call 877-0173.



WINTER WONDERLAND
Big 5 level split, 4 bedrooms, 4 baths, family room, fireplace, rec room with bar. What a deal \$77,900. Vendor will assist in financing. What a gift for a merry Christmas. 877-0173.



ROOM FOR REINDEER
And the rest of the family too on this 1 acre lot. Hang your stockings on the big brick fireplace. Party away in the large finished rec room. 3 bedrooms, double garage, and the Christmas trees are free! Call now 877-0173.



SLEIGH BELLS RING - ARE YOU LISTENING!
4 bedroom side split in Acton. Main floor family room, backing onto conservation park your sleigh in the garage. 9 3/4 percent mortgage. Fully detached and only \$59,900. 10 percent down - 877-0173.



CUTE AS A BUTTON

And waiting for your touch. 2 bedroom bungalow in showroom condition, separate living room, dining room and eat in kitchen, 2 porches and fully detached. Listed at the low price of \$47,900. Carries \$425.00 PIT. Don't delay call to-day 877-0173.



GET STARTED NOW

Looking for a home of your own with only \$2,500. Well you're not out of luck. We have a cozy 3 bedroom townhouse for you. It features large rooms and a finished rec room with a walkout to a fenced backyard. Home ownership starts here! Call us to-day 877-0173.



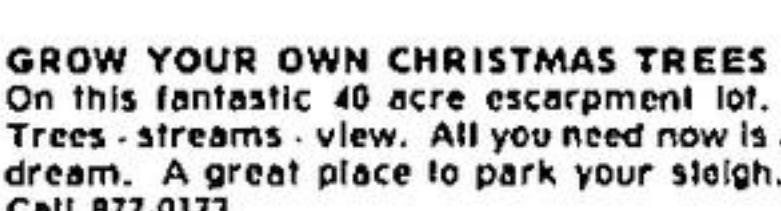
WHERE ELSE

Can you buy a 3 bedroom detached bungalow at the low price of \$51,900. Super big lot backing onto conservation and fully fenced. 10 percent down to qualified purchaser. Call now for an appointment 877-0173.

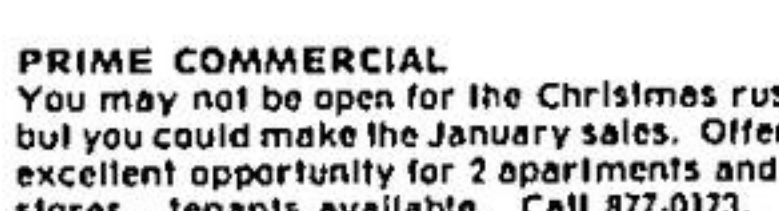


GOT A GREEN THUMB!

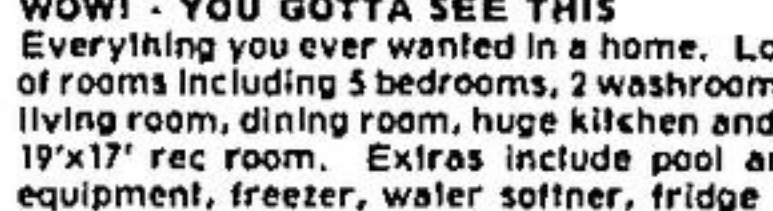
You can exercise it year round in this property - 2 large greenhouses. This 50 year old, solid brick, village set home also has a 2 car heated garage and a separate upstairs apartment. Enjoy your hobby plus an income for only \$68,900. Call to-day! 877-0173.



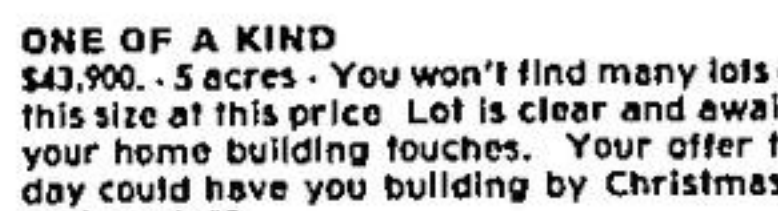
GROW YOUR OWN CHRISTMAS TREES
On this fantastic 40 acre escarpment lot. Trees - streams - view. All you need now is a dream. A great place to park your sleigh. Call 877-0173.



PRIME COMMERCIAL
You may not be open for the Christmas rush but you could make the January sales. Offers excellent opportunity for 2 apartments and 2 stores - tenants available. Call 877-0173.



WOW! - YOU GOTTA SEE THIS
Everything you ever wanted in a home. Lots of rooms including 5 bedrooms, 2 washrooms, living room, dining room, huge kitchen and a 19'x17' rec room. Extras include pool and equipment, freezer, water softener, fridge in basement and one in pool house. All on a 76'x200' lot. Call 877-0173.



ONE OF A KIND
\$43,900. 5 acres. You won't find many lots of this size at this price. Lot is clear and awaits your home building touches. Your offer to-day could have you building by Christmas. Call 877-0173.



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YOUR OWN CHRISTMAS TREE

Freshly decorated 3 bedroom home, bright kitchen and completely finished basement. Quiet street, close to schools and shopping. Flexible financing, asking \$54,900.

WANTED

A handy person to buy, clean and fix this old country store for commercial or residential use. Generous amount of elbow grease is recommended, but the results will be worth it. Great location for antique or furniture emporium.

ENJOY COUNTRY LIVING IN TOWN.

SELECT YOUR CHOICE LOT NOW

MULLEN PLACE offers:
-100 ft. frontage lots
-underground services
-town water
-paved and curbed Cul de Sac.
-only minutes from shopping Plaza and GO train.



COUNTRY & TOWN

This 1/2 acre Silvercreek property just N. of Georgetown boasts a brick and stone 3 bedroom home with large living area, high and dry basement and excellent water supply. 12 yrs. old and only \$57,900.

MUST BE SOLD

Downtown commercial property, 5800 sq. ft., 21 rooms including owners or caretakers quarters, indoor swimming pool, gym equipment and sauna. Owner will look at any offer.



TERRIFIC MINI FARM

We just listed this 10 acre property, completely fenced, with 60x40 barn, 4 box stalls and 2 paddocks. The seven year old 2-storey brick home is in spotless condition, has 4 bedrooms, ground floor laundry and family rooms and also 2 fireplaces. Just N. of Brampton. See this one to-day. \$149,900.



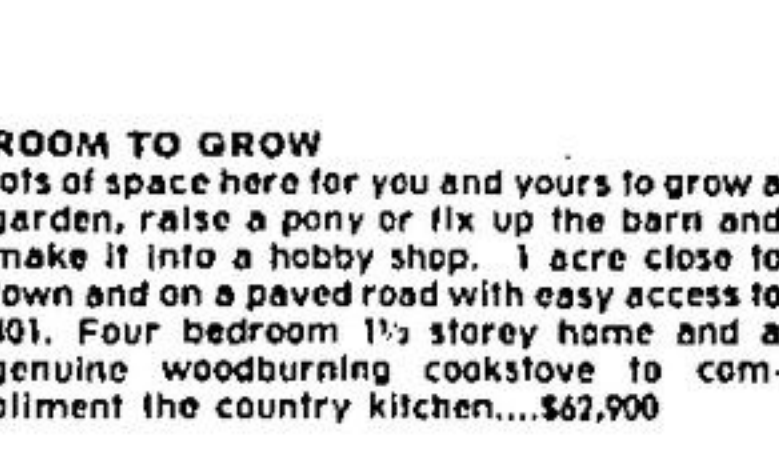
PUT YOUR MONEY TO WORK...
\$2,000 on this Three bedroom 1 1/2 storey home with large sunroom. Full basement and spacious lot. Asking \$46,900.



\$3000. DOWN
Completely finished and beautifully maintained three bedroom home on a quiet crescent. Extra large fenced lot with mature trees. Included in the purchase price are washer, dryer and refrigerator. Asking \$55,900.00.



EXECUTIVE SIDESPLIT
You could be the proud owner of this 3 bedroom home with eat in kitchen and separate dining room. Brick fireplace in living room. Large family room with 2 pc. washroom and walkout to beautiful treed lot. Attached garage. Asking \$66,900.00.



COMPLETELY FINISHED
Attractive Four bedroom raised bungalow with extra washroom in basement. Large fenced yard with lots of trees and a patio. Spacious garage that could be used for a great workshop. Quiet court location walking distance to plaza and schools. \$66,500.



TERRA COTTA

On Credit River - Located in Terra Cotta, the property is 130x165 ft. deep and is a truly beautiful well treed lot. The large home is 2 storey stucco that requires renovation and remodeling. The price is what you would normally expect to pay for the land only. Asking \$50,000.

NORVAL AREA

1 acre in Norval area, 125'x250', well treed. Ideal location for a prestige home.

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 - interested? Call and we'll show it to you.

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