

# HALTON HILLS & AREA PARADE OF HOMES

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Director of Publications

Canadian Real Estate Association

Some day in every person's lifetime, the introspective question will be asked: "Should I buy a home?" It is a question each person or couple must answer for themselves.

The range of choices in Canada today is so wide that even deciding on the type of home desired will take some thought. There is a considerable savings, in fuel costs, for instance, in buying a row house, protected on two sides by neighboring homes. Yet, there is considerably more privacy in a single-family, detached home on its own piece of ground separated from neighboring houses by both air and land. An apartment condominium is yet another alternative for some purchasers.

After weighing the advantages, those who decide in favor of home ownership join a group representing more than 61 per cent of Canada's population -- and soon discover purchasing was a wise move.

The pluses acquired with home ownership are not all economic. They range from gaining a tax shelter to being able to keep a pet; from being one's own landlord -- with all the privileges that implies -- to a hedge against inflation.

For owning a home whether its only partially paid for or entirely paid for (38 per cent of Canadian homes have no mortgage on them) represents an investment, and a sound one. It represents equity, which is like a giant savings account. As a mortgage is gradually paid off with each monthly payment, the owner(s) build up more and more equity -- the money available to him when he sells. There may come a day when a major financial emergency arises and money can be borrowed against that equity, even if the owner does not want to sell.

Compare that with a rental situation. Each month's rent -- although the tenant has received value for it -- is money down the drain. The tenant can never borrow

against it in a financial emergency.

Actually, a renter is helping to buy the property for the landlord since a large part of a landlord's expenses is the monthly mortgage payment, just like it is an expense for the home owner. By paying off one's own mortgage means a person is acquiring a major possession, one that almost always increases in value. For example, the average price of homes sold in Canada up to the end of September this year was \$53,637, an increase of \$22,594 compared with four years earlier and an increase of \$34,137 compared with 10 years earlier.

So it can be readily seen that homes, like fine wine, become more valuable with each passing year, providing a hedge against inflation. In the last year alone this amounting to an average of 5.3 per cent, or \$2,650 on a \$50,000 property.

While mortgage payments remain constant throughout the life of the loan, except for shifts up or down in interest rates at the end of each term, rents continue to increase with the cost of living, even under rent control. But while mortgage payments are relatively constant, wage increases are part and parcel of inflation. This means the mortgage is being paid off with "cheaper" dollars and as the cost of and wages rise, mortgage payments represent a smaller and smaller portion of income, making them easier to pay.

Although there has been pressure on government to make the interest on mortgage payments deductible for income tax purposes, this privilege has never been granted. Yet the home owner does get a tax break on the sale of a principal residence. The profit made on the sale of the property is considered to be a capital gain, but unlike other capital gains, it is not subject to tax. So the owner can keep it all.

"Creative freedom" is another advantage of home ownership -- the freedom to make inside and outside

changes to a home. Here an owner can indulge interior decorating, landscaping, carpentry and other talents to improve his property with impunity. No landlord has to be consulted and all improvements further increase the owner's equity.

Many family circles do not seem to be complete without a cat or dog or some other animal. Understandably so, most rental buildings restrict pet ownership, but in one's own home a family can have all the pets allowed by local government.

Privacy means different things to different people, but could probably be summed up in the well-worn, but accurate, phrase that a person's home is his or her castle. One can practise a musical instrument or operate a vacuum cleaner at 3 a.m. -- or any other time -- without fear of complaint from neighbors. In an apartment tower this just could not be as pandemonium would result. Privacy is also not having to fight with neighbors over a parking space.

In short, the ownership of a home provides much more than just a place to live. A home of one's own offers comfort and economic stability, a value which cannot be measured in only dollars and cents.

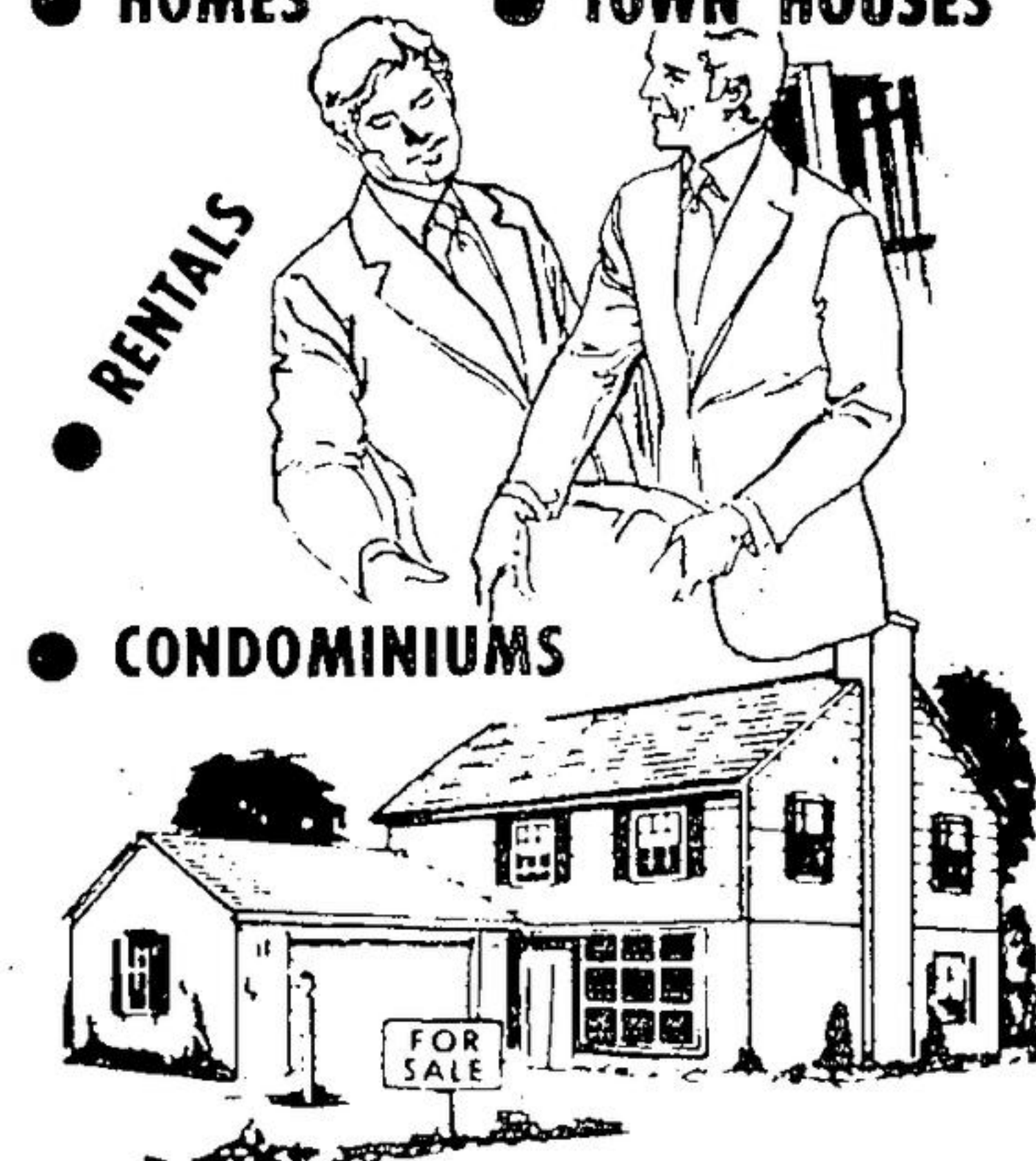
The home an individual or family can afford today may not meet their "dream home" requirements. But compare that to a job or earning capacity. Men and women don't start out as the boss or president of a company; they work toward that goal. But they will never reach that goal if they refuse to take a job at the bottom of the ladder on the way to the top.

The same thing is applicable to housing, one can't often start with the ultimate dream home, but the first step is the important one toward the ultimate objective.

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### THERE ARE ADVANTAGES

you would not know about until you see this almost new 3 bedroom home plus convertible den. It's a comfortable split level design with sunken living, dining and kitchen area and listed at \$56,900. See it now, you'll be pleasantly surprised.



### BLUE SPRUCE ADORNED

this brick bungalow sports a bright kitchen, large livingroom and a special romperroom in the completely finished basement. Convenient financing is available and it's listed at only \$54,900



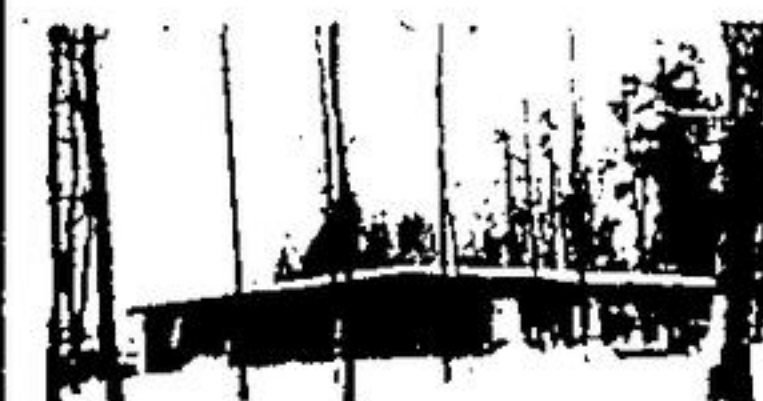
### NOW IS THE TIME

to buy your country place. Over 3 acres with good access to 401 plus a home to write home about. Livingroom with cathedral ceiling and fireplace, extra bedrooms in the loft, rec. room and billiard room, inground pool, greenhouse and more. Observe the price. Just \$119,000



### SOLID BRICK WILL LAST AND LAST

2 acre country property just N. of Georgetown with 3 bedroom, brick home, angel stone front and large livingroom. A good home to decorate to your taste. Priced at \$57,900



### SNOWCOVERED TROPICAL PARADISE

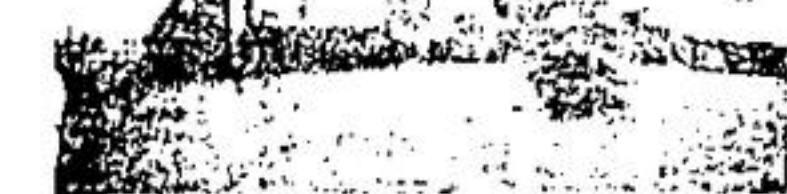
Enjoy your swim year round in lovely heated indoor pool surrounded by tropical plants and trees. Beautiful large fish float to and fro in 8 ft. long seawater aquarium. Set in cedar lined walls, hiding sauna and shower room. With the impeccably finished 3 bedroom home containing comfortable family room, fireplaces, gamesroom etc., placed on secluded freed lot, it adds up to a very desirable possession. \$139,500

### FOR NEWLYWEDS

A low downpayment may settle you in this roomy corner apartment with a view. Located close to shopping mall and recreation facilities, it'll be a great first home for only \$38,500

### FOR RENT:

Stately old farmhouse, excellent condition, large rooms, family room and pool. Asking \$700.00 per month.



### HORSE LOVERS' MINIFARM

Completely fenced property, 60 x 40 barn, 4 boxstalls, paddocks. The 7 year old home is in spotless condition, has 4 bedrooms, ground floor family room and 2 fireplaces. Just N. of Brampton. See it now \$149,900



### RIVERSIDE BUILDERS HOME

Quality built throughout, featuring unique semi circular livingroom with custom fireplace, dream kitchen, 18 ft. master bedroom with walk in closet and 5 pc. ensuite. Three bedrooms plus space for 2 more on lower walkout level, oversize 2 car garage, economical hot water heating system. All in all a very special place. Asking \$149,000

Thinking of building your own home? We have some lovely lots available, give us a call, one may be just right for you.

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## metric guide for real estate

### MEASUREMENT UNITS

#### Length

metre (m) -- is the basic unit of length in the metric system and is used for most real estate measurements. The metre replaces the foot and yard.

The metre can be described as equal to a long pace. An average door is approximately two metres (2 m) high. Kilometre (km) -- equals one thousand metres (1,000 m) and is used for most distance measurements, replacing the mile. Sixteen kilometres (16 km) is approximately ten miles.

#### Area

square metre (m<sup>2</sup>) -- is the basic metric unit for area measurement and is used to measure the area of individual rooms, entire buildings and building lots. The square metre replaces the square foot and square yard.

Note: Never express an area as being so many metres square. There is a difference of 90 square metres between 10 square metres and 10 metres square.

hectare (ha) -- is used to express the area of larger parcels of land, for example, subdivisions, farm and recreational properties.

A hectare is equal to a square measuring 100 metres by 100 metres or stated another way 10,000 m<sup>2</sup>. The hectare replaces the acre.

square kilometre (km<sup>2</sup>) -- is used to measure only very large areas of land, such as a district or entire county. The square kilometre replaces the square mile and is equal to 100 ha.

#### Volume

litre (l) -- replaces gallons. The litre is used to express volume of hot water supply and hot tanks.

cubic metre (m<sup>3</sup>) -- replaces cubic feet, cubic yards, and is used to measure storage and warehouse volumes.

### APPLICATION AND ACCURACY OF METRIC UNITS

In other metric countries, metric measurements related to real estate advertising have been rounded off, and applied on the following basis. This custom is being followed in Canada.

#### Residential:

Lot size and room dimensions -- expressed in metres to the nearest 0.1 m

Areas -- given in square metres to the nearest 5 m<sup>2</sup>

#### Commercial:

Dimensions -- metres to the nearest 0.1 m

Areas -- square metres to the nearest 1 m<sup>2</sup>

#### Industrial:

Dimensions -- metres to the nearest 0.5 m

Areas -- square metres to the nearest 10 m<sup>2</sup>

Volume -- cubic metres to the nearest 100 m<sup>3</sup>

#### Land:

Dimensions -- metres to the nearest 1 m

Areas -- square metres to the nearest 5 m<sup>2</sup>

#### Larger properties:

Areas between

1 hectare and 10 hectares -- to the nearest 0.1 ha  
10 hectares and 100 hectares -- to the nearest 0.5 ha  
100 hectares and 1,000 hectares -- to the nearest 1 ha  
1,000 hectares and 10,000 hectares -- to the nearest 10 ha  
Areas over 10,000 ha (100 km<sup>2</sup>) -- to the nearest 1 km<sup>2</sup>

#### WRITING METRIC

There is a unique and easily recognized symbol for each metric unit. These symbols remain constant in all languages, and for each application. A few of the basic rules for the use of symbols are:

- Use symbols, instead of writing out full unit names. (3 m NOT 3 metres, 9 ha NOT 9 hectares)
- Never pluralize symbols. (1 m, 5 m NOT 5 ms)
- Always insert a full space between the quantity and the symbol. (3 m NOT 3m, 9 ha NOT 9ha)
- Always use decimals when writing metres. NOT fractions (9.5 m NOT 9 1/2 m, 0.5 km NOT 1/2 km)
- Separate long lines of digits into more easily read blocks of three digits, with regard to the decimal point. (96 343 581 583 NOT 96 433 583583). A space is used

before with a four digit number (4567 1234 or 4 567 123 4)

Do not use a period after symbol, unless the symbol occurs at the end of a sentence.

### SIMPLIFIED CONVERSION TABLES

Use as long as all real estate surveys, deeds and legal records have been converted into metric units, conversion of Canadian system units to (and from) metric system units will be unavoidable.

The following table provides conversion factors for most Canadian units used previously to express measurements relating to real estate.

Note: When converting existing Canadian units to metric units, do not use numbers which imply a greater accuracy than was acceptable in the past.

Dimensions should be expressed in metric units to the minimum number of significant figures -- consistent with the need to express them with sufficient accuracy to serve their purpose.

#### Length

1 m 39 370 inches  
1 m 3 280 84 feet  
1 m 1 093 61 yard  
1 inch 0 0254 m  
1 foot 0 3048 m  
1 yard 0 9144 m

1 km 0 621 371 mile  
1 mile 1 609 344 km

#### Conversion factors for other Canadian units of length

1 cubic foot 0 0283 m<sup>3</sup>  
1 cubic inch 1 638 707e-5 m<sup>3</sup>  
1 gallon 3 785 412e-2 m<sup>3</sup>  
1 barrel 0 163 659 m<sup>3</sup>

#### Area

1 m<sup>2</sup> 10 763 9 square feet  
1 m<sup>2</sup> 1 196 03 square yards  
1 ha 2 471 05 acres  
1 km<sup>2</sup> 0 386 102 square mile  
1 square foot 0 093 083 m<sup>2</sup>  
1 square yard 0 846 337 m<sup>2</sup>  
1 acre 0 404 686 ha  
1 square mile 2 589 988 km<sup>2</sup>  
1 square mile 639 014 ha



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### 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.

### A PLACE TO LIVE... A PLACE TO GROW

Comfortable, convenient and charming four bedroom home situated on a lovely one acre lot with all kinds of trees and a fantastic garden area to help you save money on the cost of groceries. The house needs a little attention, aluminum siding and shutters would really dress it up. A barn that could provide the facilities for a great workshop. Located close to town on paved road with easy access to 401. Asking \$67,900. Try an offer.

### BELFOUNTAIN

3 bedroom home on large lot. Separate dining room and eat in kitchen. Brick fireplace in living room with optional bedroom and rec room in walkout basement. Less than 1/4 mile to village and ski club. Asking \$87,000.00.

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### 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

2+ 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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