

● HOMES ● TOWN HOUSES

● RENTALS

● CONDOMINIUMS



SEE THE PROFESSIONALS



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WHAT DOES A CANADA TRUST BRIDGE LOAN MEAN—SIMPLY THIS:
We loan you, interest free for 90 days, 80 percent of the equity in your present home, for the purpose of purchasing your new home while your present one is on the market. Call and get the facts first.



IDEAL COUNTRY HOME
Near 401 on Steeles Avenue 2 miles west of Trafalgar Road on North Side Steeles. Two and one-third acres, 3 bedroom bungalow, barn, 2 car garage, nicely landscaped. Priced to sell!

VACANT LAND - 30 ACRES
3 acres bush, stream and only 4 miles to Orangeville. Only \$6,000, down, asking \$42,900. VENDOR SAYS SELL.



"30 ACRES CALEDON"
5 year bungalow, "six" bedrooms, rec. room, walkout and fireplace, large living room and dining room with fireplace and walkout, beautiful family size kitchen, 7 games rooms, 3 bathrooms, walk in sauna, 3 acres bush stream, plus an excellent steel barn. "Set" up for pigs, stock also available. 2 car garage. School bus at door. Just reduced to \$130,000. Try your offer. File No. 2811.



FIVE BEDROOMS
This lovely five bedroom home sits on a 20'x105' lot ideally located. This house is within walking distance of schools, parks, and stores. The living room, hallway and master bedroom are beautifully broadloomed and lovely hardwood floors run throughout. The large eat in kitchen has ample cupboard space. And the beautiful L shaped rec. room is ideal for entertaining. This house also contains an attached attached garage. A must for the modern family at only \$59,900.



THE PERFECT HOME
Discover large beautiful lot only 38 min. N. of Mississauga. Brick, stone and aluminum 5 year old custom built bungalow. Extra's galore. Walk into this breathtaking large cut stone foyer entrance to an "elegant" sunken living room, separate dining room, main floor family room, 2 magnificent floor to ceiling stone fireplaces, 2 baths, 2 bedrooms, huge bright kitchen & dinette, 2 walkouts to a covered secluded cedar deck. First time offered.

ASK ABOUT OUR BRIDGE LOAN PLAN
TORONTO LINE 453-2900



453-8454
REAL ESTATE LTD.



GEORGETOWN EVER POPULAR SEMI \$49,900.

Did you miss out on the last one? Well hurry for this one! Vendor has bought and priced it right to sell fast. Avoid disappointment! Call me now! Be first to see it. Call Rudy Cadieux 877-8244.



ELEGANCE PLUS CHARM HEART OF BRAMPTON

Restored with natural wood to new condition. Finished attic with skylight, the envy of any artist. Be the first to see it with Eileen or Freddie. Only \$79,900. 453-8454, home 877-1493 or 877-2451.

LIKE A PRIVATE YARD
This 3 bedroom brick and aluminum detached home offers you a super private yard priced at only \$62,900. It includes over \$2,000. worth of extras. Why not see it today. Call Rudy Cadieux at 877-8244.

YOUR FIRST HOME! DON'T KNOW IF YOU HAVE ENOUGH DOWN?

As long as you have \$500, you might be able to qualify for this one. Hurry! Enquire before it is too late. Call Rudy Cadieux at 877-8244.

LOOKING FOR SOMETHING DIFFERENT?!!

How does a ranch style sidesplit grab you!! For more details call Rudy Cadieux at 877-8244.

ACTON COUNTRY
Custom built luxury brick rancher on 7 1/2 scenic acres. 2 fireplaces, 3 car garage, and pond. Reduced to \$122,900. Must be sold, owners leaving area.

FRIENDLY NEIGHBOURHOOD
3 bedroom renovated bungalow on landscaped lot 136x154. Reduced to \$42,500.

TRADESMAN
9 room dwelling, workshop. Large lot 142x134, suitable for small service trade. Good location. Offers wanted.

JACK HOLMES REAL ESTATE
8 MILL ST. E., ACTON
853-1650

PARADE OF HOMES

CONDOMINIUM TOWNHOUSES

The Appraisal Department of E.A. Mitchell Limited Realtor, reports that some condominium townhouses in Brampton have dropped in value about 5 percent since 1976. Rod Hendren, an appraiser with that firm, based his conclusion on an analysis of resale transactions in four condominium townhouse complexes.

The three major factors contributing to this reduction were cited as being rent controls, oversupply and competition from other types of housing.

Due to rent control legislation, many potential buyers are finding that it is cheaper to remain in an apartment instead of investing in a townhouse. A second factor is the tremendous increase in townhouse construction. During 1976 and 1977 twice as many townhouse units were constructed as detached units and about 47 percent more than the semi-detached dwelling. This is in sharp contrast to 1974-1975 when the situation was somewhat reversed - three times as many detached and twice as many semis as townhouses. During the past few years, townhouses have faced stiffer competition from various other forms of housing. One of these has been the government assisted zero lot line homes which offers a detached home, more privacy and a larger lot at a \$49,000 - \$51,000 range. The average price of a townhouse in Brampton is currently \$42,000 with some larger models priced as high as \$51,000.

Compounded with the problems of oversupply and competition is the growing buyer resistance to escalating maintenance fees, rules and regulations, lack of privacy and visitor parking problems. Many home buyers have purchased townhouses without reading the by-laws governing the corporation and never completely understanding the concept involved.

Mr. Hendren concluded by stating that Real Estate values have historically gone through cycles. Bearing this in mind, a prudent home buyer or investor could presently purchase a resale townhouse at a good price with a variety of extras in anticipation of a value increase at some future date.

Hillsburgh Village Estates

Fully detached Quality built homes

- ★ from \$53,900
- ★ 3,500 down
- ★ Large lots (minimum frontage 75')
- ★ 4 models to choose from
- ★ All homes have open fireplace and fully attached garage
- ★ Walking distance to shopping, schools, parks and arena
- ★ Choice of broadloom, kitchen cabinets, bathroom tiles and fixtures.

All homes have 5-year HUDAC WARRANTY

Take 401 west to Mississauga Rd. Turn north on Mississauga Rd. to Hwy. 7, west on Hwy. 7 to Halton Rd. 3. Continue North on Halton Rd. 3 straight to Hillsburgh

OPEN HOUSE SAT. & SUN. 5 - 6 P.M.

Phone collect (416) 630-5575 or contact any one of the following participating brokers!

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