

Century 21

Jon Zorge Real Estate Inc.

MEMBER BROKER



\$45,900.

Come see this 3 bedroom 2 storey with features such as no maintenance fee, patio, tool shed, nicely decorated and fully carpeted. Give Audrey Davies a ring. 699



\$58,900.

3 bedroom bungalow with eat-in kitchen and bright living room plus nicely decorated 2 bedroom in-law suite downstairs. A perfect combination that won't last long. Audrey Davies will help you on this beauty. 700



\$58,900.

Exclusive semi is this spacious 4 bedroom backsplit, extra 2 pc. bath, TV room, games room and workshop. A great starter. Call Jon Zorge for more info. 701



\$61,900.

Well kept home, separate dining room, 3 bedrooms, built-in dishwasher to help you with the dishes and water softener to help you save on soap, plus good financing. Come see it with Matt Todd. 702



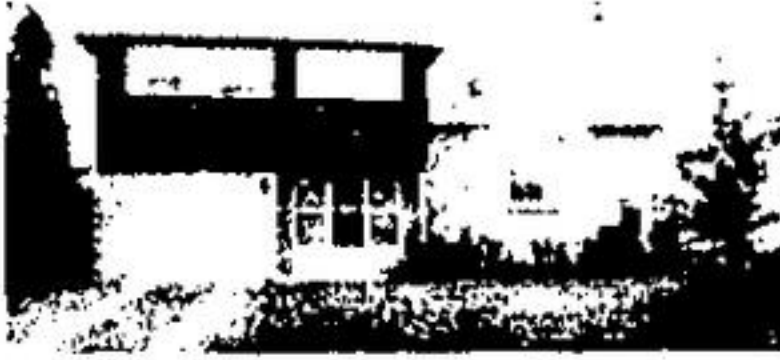
\$64,900.

Super 3 bedroom backsplit featuring 2 baths, rec room with fireplace, bar and fully broomloomed. For an appointment call Audrey Davies. 703



\$64,900.

See it to believe it this 3 bedroom brick and aluminum 2 baths, rec room, above ground pool, gas BBQ and "Bovis" built. Give Al Currie a call. 704



\$66,900.

Priced to sell is this 4 bedroom sidesplit with roomy entrance hall and main floor family room. Rec room just waiting to be finished by you with materials left. Call the office right away for this bargain. 706



\$70,900.

3 bedroom sidesplit with 2 baths. Tudor style family room and den and finished laundry room. Nice location near schools and shopping. Give Jon Zorge a call. 709



\$77,900.

Nice 3 bedroom home in Milton. Rec room with fireplace, large eat-in kitchen, double car garage and broomloom throughout. Nicely decorated. Give Claudette Lagrandeur a ring. 710



\$75,900.

Big 4 bedroom 2 storey home on a lovely large garden lot. Has 3 baths, paved drive, gas BBQ and walkout to patio. Call Anny Drischler for information and showing. 711



\$105,000.

Quaint older home on a lovely treed lot in a small village. Modern kitchen, electric air cleaner, marble fireplace, workshop-barn, 3 bedrooms, 3 baths and some appliances. Call the office right away for more details. 713



\$106,850.

Modern design, large 3 bedroom home. Family room, kitchen, large dining and living room with fireplace, all on one floor. Call today and we'll show right away. 714



\$116,750.

Beautiful Spanish bungalow, modern layout with family room, fireplace, finished laundry area convenient to kitchen and much more. Call us for an appointment. 715



\$127,900.

Unique hillside design. Each level created for specific activities such as entertaining, eating, leisure and sleeping. 3 fireplaces, 3 baths and 4 bedrooms. Call Jon Zorge for a special showing. 716

Century 21

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10 MOUNTAINVIEW RD. S. CLAUDETTE LAGRANDEUR 877-7627

ANNY DRISCHLER 877-9349
AUDREY DAVIES 877-8357
MATT TODD 877-4590
AL CURRIE 877-4133
ARLENE SHORTILL 877-6639
JON ZORGE 877-5345

PARADE OF HOMES HALTON HILLS & AREA

By Mack Parliament
Director of Publications
Canadian Real Estate Association

There is no doubt that the preservation of Canada's past as represented by vintage buildings is alive and well and gaining steam with each passing month as appreciation of our heritage grows.

Many such prizes have been turned into museums. Others have been restored, furniture of the period acquired and then opened to the public to vividly depict the life and times of our ancestors.

But like everything else moderation should be of paramount consideration. Museums and other restorations used as government-run attractions don't pay taxes like privately-owned buildings do. Therefore, while it is desirable to preserve good examples of the architecture of yesteryear, it is also desirable to make them pay their way. Other properties have to make up the difference which non-tax paying properties escape.

The answer is not to stop rescuing and restoring vintage buildings, but to

assimilate them as viable, tax-paying showplaces catering to a variety of social, commercial, industrial and residential uses. There is no question that we should be proud of and cherish the prizes of the past, but not to the extent that so many are the responsibility of government that funds cannot be found to keep them in a proper state of repair and they are allowed to fall into decay like some of the architectural treasures of Italy.

If history repeats itself there there is every reason to believe that it would - a government bureaucracy charged with overseeing publicly owned historical buildings would grow as the number of buildings maintained by the public purse grew. Puffing the cost of ownership, bureaucracy and preservation together to say nothing of property taxes lost, could add a new burden for already overtaxed Canadians, which they don't need, much less want.

Is it not better then to have most of Canada's heritage buildings, which started out in private hands remain in private hands although not necessarily the same ones put to useful purposes and paying their way in property taxes?

The Canadian Real Estate Association (CREA) thinks so and supports the

preservation of historical and architectural buildings. It also readily concedes there are many buildings of historical or architectural significance which should remain in the public domain. Some of these could be renovated and put to new uses, others could be rejuvenated and restored to their former uses, adding a new flavor, elegance and reminder of Canada's colorful past to the area in which they are located.

The Canadian Real Estate Association is interested in learning about single buildings, groups of buildings, whole city blocks, or neighborhoods, which are candidates for a new lease on life. The Association is also interested in learning about such buildings, publicly or privately owned, which have been rescued from obscurity, or renovated, or put to new uses, or for which future plans are being formulated, or which have been remodelled and put to new uses. Correspondence should be addressed to Alec Murray, Canadian Real Estate Association, 99 Duncan Mill Rd., Don Mills, Ont. M3B 1Z7.

With this and other information the Association plans to encourage a preservation program with the cooperation of local

real estate boards which would result in lasting benefits to communities. There is no desire or intention on CREA's part to conflict with the work of other public spirited groups which also want to preserve Canada's heritage.

However, the expertise of real estate practitioners and their various specialties should be extremely valuable in any projects undertaken.

There are other aspects of recycling existing structures which should not be overlooked. One is that we are being conditioned to switch from a consumption and throwaway society to a conservation and preservation society to protect our dwindling non-renewable resources.

Some of the nation's architectural masterpieces could never be duplicated at a cost which would make them economically viable. But they can be recycled and put to new uses at a fraction of their replacement cost. It must be remembered there are countless examples of modern architecture anyway, but historical examples are becoming fewer and fewer. This raises the question: Why tear down a structurally sound vintage building to replace it with another modern one if there are no other important benefits?

Many of these well built structures can become proving grounds for new methods of conserving energy, not only through imaginative interior but through proper insulation and correcting energy hungry features. Some may lend themselves to installation of renewable energy sources for a large portion of their needs.

At the very least retention of existing buildings will preserve familiar surroundings, prevent disruption of sections of streets or neighborhoods and provide employment during the recycling process. The recycling process is also an antidote for urban sprawl, which in some areas has got out of hand. The infrastructure is already in place for existing buildings and this is another expense which can be avoided.

Some projects are too large for a single principal to undertake or the cost and length of time to bring the finished project on stream dictate a joint approach or partnership either among private entrepreneurs or as a government-private enterprise partnership.

One such project in Saint John, N.B., will take five years to complete and cost an estimated \$46 million. All levels of government will participate as well as private enterprise. An economic, social and physical revitalization of St. John's central area is the anticipated result and is a textbook example of the advantages of taking the best of the past and combining it with the realities of the present.

The project "will not only open up the waterfront for public access, revitalize historic buildings and renew the central area, but will also create many opportunities for employment," comments Michael Landers, M.P. for St. John-Lancaster.

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