

WHAT A PRICE
3 bedroom bungalow, real solid beginners home. Needs some fixing and has the makings of inlaw suite downstairs. Only \$56,900. Call Jon. 767.
\$56,900

LOVE THAT SPACE
Large garden lot. 14 ft. master bedroom, his and hers closets and lots of additional space in this 2 storey 4 bedroom home. The 8 1/2 percent mortgage can be assumed. Priced just reduced to **\$74,900** 765.

COUNTRY LIVING
3 bedrooms on main floor of this clean bungalow, located just 5 minutes from 401. Ski or skido from your own backyard. Extra bedroom plus 4 p.c. bath downstairs. Claudette will show. 763.
\$69,900

TWO FOR ONE SALE
3 bedrooms up, plus complete one bedroom suite downstairs. Bright livingroom, eat-in kitchen, everything nicely decorated. Look at this price, asking only **\$58,900** 764.

COUNTRY LIVING
5 bedroom sidesplit with 2-4 p.c. baths, large solarium entrance hall, in law suite in basement, inground pool with deck and patio arranged on a large landscaped lot. 766.
\$82,900

QUIET LIVING
On a quiet court, 4 bedroom 2 bathroom home set on a large fenced lot with patio and inground pool. Also a gas BBQ. Home must be seen to be appreciated. Good financing. Let Matt show it. 767.
\$67,900

Century 21
Jon Zorge Real Estate Inc.
MEMBER BROKER
10 MOUNTAINVIEW RD. S. GEORGETOWN
ANNY DRISCHLER 877-9349 MATT TODD 877-4590
AL CURRIE 877-4133 JON ZORGE 877-5345
CLAUDETTE LAGRANDEUR 877-7427
877-0155 457-2624

ONE OF THE BEST DEALS
in Georgetown. Four bedroom sidesplit, roomy entrance hall, family room plus rec room waiting to be finished with the panelling already there. Call now for this real bargain. 768.
\$65,900

CAPTURE THE SUN
Hillside building lot. Southern exposure. Ideal for solar panels. Approved for building permit. 769.
\$39,900

HERE'S SOMETHING DIFFERENT
3 bedroom home on 1/2 acre hillside lot. Kitchen and cozy family room with Franklin stove on lower level. Detached 2 car garage. New mortgage available. Call Jon to show this \$71,900 home. 770.
\$71,900

REDUCED FOR QUICK SALE
Ten acre property approved for building permit. Front part clear, trees and bush at the rear. Asking \$41,900. Located just north of Georgetown. 771.
\$41,900

COZY AND WARM
And very comfortable 3 bedroom "Alcan Sidesplit" Lovely finished rec. room with bar, T.V. corner and extra washroom. Love that finished patio and beautiful landscaping. Now reduced to \$68,900. See Jon. 772.
\$68,900

CENTURY HOME
On lovely treed lot in quaint old village setting. Modern kitchen but gracious old pine throughout the rest, marble fireplace. Small barn. Workshop included. 775.
\$105,000

PRICE CONSCIOUS?
Then this is for you. Almost new 2 storey home. 3 bedrooms, 2 baths, basement lovingly finished. Owner has bought and wants to see an offer. Call Al. 773.
\$64,900

A MILTON MUST
See this perfect sidesplit. Double garage, fireplace in rec. room, eat-in kitchen with dishwasher. Broadloom throughout. Minutes from 401 hwy. for easy commuting. Reduced to \$75,900. Contact Claudette. 774.
\$75,900

\$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. 776

\$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. 777

Canada Trust
877-9500
Realtor

CENTURY HOME
Would make a beautiful boutique. You enter this beautiful home with a spacious foyer and it's open stairway that leads to three interesting bedrooms. This estate home needs someone to bring it back to life with its formal dining room, living room with marble fireplace, 2 kitchens, den, fenced yard, and detached garage. Could be income property or commercial. Asking \$69,000.

NEED MORE ROOM?
You can't afford it? Guess again. This 4 bedroom beauty is priced at only \$42,900. It features 1 1/2 baths, dining room, eat in kitchen, full basement with rec room, attached garage, fenced yard. Want to see it? Please give us a call.

RANCH BUNGALOW
We are offering country living at its best. New ranch bungalow on scenic lot. This home features a beautiful cherry kitchen that puts the end to household doudrums. Beautiful main floor family room with woodburning fireplace. This is a real family man's home. Priced at \$129,000. If you are looking for country property now is the time to give us a call at 877-9500.

JUNIOR EXECUTIVE
Let's talk business. You do a great deal of entertaining, or you would like to, but you haven't got the room - then take a look at this 4 bedroom right side split. Very large, comfortable living room, main floor family room with 2 piece bath and walk out. Rec room in basement, large fenced yard, double paved drive, attached garage and it is in Georgetown. Priced at only \$69,900.

POLZLER REAL ESTATE LTD.
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COUNTRY PROPERTY SOMEONE? HAVE YOUR CHOICE!!!

	ASKING PRICES
1/2 acre lot - 4 bedroom, fireplace, double garage.	\$92,500.00
3/4 acre lot 4 bedroom, main floor family room - swimming pool.	\$94,500.00
2 acre lot - 5 bedroom, main floor family room & laundry room.	\$135,000.00
2 1/2 acre lot, 3 bedroom, main floor family room, 2 fireplaces - very private.	\$128,000.00
10 acre lot - almost 3,000 sq. ft. of modern living, 2 fireplaces- 4 stall steel barn.	\$139,800.00

PLUS MANY MORE FOR YOU TO CHOOSE FROM. FOR DETAILS CALL RUDY CADIEUX 877-8244 - 453-8454.

PARADE OF HOMES HALTON HILLS & AREA

By MACK PARLIAMENT
Director of Publications
Canadian Real Estate Association

While it is customary to look ahead in anticipation of fulfilment of dreams, it is advisable to look back over one's shoulder now and then to see if what has been accomplished in the past warrants optimism about the future.

The statement is as applicable to housing as any other unfulfilled dream or aspiration. And a review of the accomplishments of Canada and Canadians in the housing field gives one good ammunition to be optimistic about the future in this country.

For, unlike European countries, Canada has produced more than 80 per cent of its present housing stock since 1920. Or to put it another way, less than 20 per cent of all housing of all types is more than 60 years old.

Even more striking is the fact that more than 65 per cent of all the housing has been built since 1945 and that more than a quarter of it has been put in place in the last decade.

The happy result is that Canada boasts a great diversity of housing of all types, of all ages and of all sizes with the total now exceeding 7 million units.

This is a far cry from 1920 when the grandparents of today's generation of tenants and homeowners occupied only 1,202,350 housing units from the Atlantic to the Pacific. In our provinces there were fewer than 50,000 homes and only Ontario and Quebec had more than 100,000.

Of course, the population has undergone a remarkable change since 1920 when there were only 8,788,000 persons occupying the country's 3.8 million square miles. Boosted by immigration, this had more than doubled by 1960 by which time the number of housing units had also almost doubled. The country's present population is just over 23 million.

Industrialization fostered new employment opportunities and, aided by heavy foreign investment, new mining frontiers were opened; new oil fields developed and vast hydro-electric projects initiated. The St. Lawrence Seaway - long an unfulfilled dream - became a reality, and a booming economy accompanied by a high standard of living became accepted as the norm.

Since then there have been some remarkable changes - for the worse. Growth in the economy has slowed and unemployment has reached 8.3 per cent of the labor force, its highest peak since the Great Depression. Inflation has grown from a minor inconvenience into an ugly monster which even the omnipotent Anti-Inflation Board can't tame. Some people now believe it won't be overcome within their lifetimes.

The labor unions have become even more powerful and have been able to win inflationary wage settlements and disrupt the economy. Government have not only intervened more and more in the economy and the lives of individuals but have also grown in strength. There are now more than 1,250,000 persons on their payrolls.

Yet through violent swings in the economic cycle, high unemployment, inflation and other difficulties, housing construction has moved steadily forward to the point where it is generally agreed Canadians are among the best housed people in the world if not the best housed people on earth.

Average weekly earnings in 1961, for instance, were \$78.24. The spring average weekly earnings were \$243.44 and climbing. In 1961 the average existing home had a price tag of \$14,125, while the average price of a new house financed under the National Housing Act (NHA) was \$14,888.

Although wages more than tripled so did the price of houses. Today, however, there are some units - both existing and new - which are being marketed at less than the corresponding gain in wages. At the same time there are others priced above that figure. In short, there is a wide range of prices, just as there is a wide range of housing types and styles.

Over the past year the scales have been tipped more favorably in the direction of the prospective home owner. Interest rates have fallen from a high of 12 1/2 per cent to 10 1/2 percent. The price of existing housing rose about 6 per cent during the 12 month period ending in March. However, this was below the corresponding increase in average wages and inflation. The latter rose 7.6 per cent during the same period.

The number of properties listed for sale through the Multiple Listing Service (MLS) during the first quarter of 1977 was 23.7 per cent higher than in the corresponding period a year earlier.

On the new home scene there was a surplus of unsold units on the market at the end of last year. One study estimated there was a year's supply of empty new housing units in Ontario, which should keep prices in line.

Blair Jackson, executive vice-president of the Canadian Real Estate Association, echoed this view on a national basis in the resale field. A buyers' market exists, he said, "with a greater variety and selection for buyers to choose from, with prices actually a better value than at this time a year ago."

Yes, statistically, at last, Canadians have every right to be optimistic about the future as suggested earlier. If they can match the level of accomplishments of the past, there is every reason to believe the steadily growing benefits of being a Canadian will continue - not only in housing, but in other aspects of the good life.

It must be remembered, however, that 60 percent of the population did not become home owners without some financial sacrifice. Neither will the remaining 40 percent if home ownership is their goal.

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NEW HOMES! ERIN HEIGHTS! ★

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DROP OUT AND SEE THE MODEL HOMES THIS WEEK END OR CALL US FOR A LEISURELY INSPECTION ANYTIME.

TAKE DUNDAS ST., W. OFF MAIN ST. IN ERIN AND WATCH FOR THE SIGNS.

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