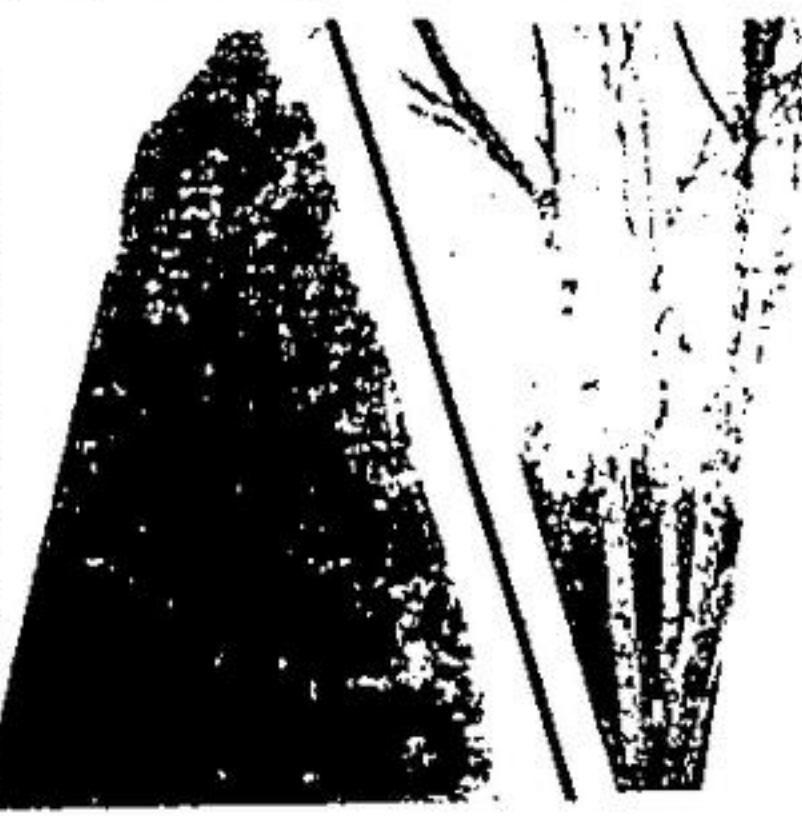


WILLIAM  
**ELLIS**  
REAL ESTATE LTD.  
877-6917

This cedar grove is only one of many forming a back drop setting for this exceptional mini ranch. You could not imagine a better setting for home and pool, barn, paddock and shop. Elevation, view, sunny exposure, shelter from the north winds. It's all there. Security for your family on this terrific six acre property is assured. \$129,000. Call Bill Ellis.



These white birch are only a few of the dozens on this 30 acre hideaway, near Erin. Cut your own Christmas tree for the holidays in this unusual home. Sky-lights, vaulted ceilings, a gallery with ladder, barn beams and massive fireplaces are your bag—call now. Only those seeking the unique. Not for the conventional. All for \$98,999, including pool, stream, pond, and barn. Call Bill Ellis.



The row of, now barren, poplars stand guard over the still pool. But listen - do you hear the splash of blue water? - the laughter of children? The tinkles of ice cubes? A winter fantasy - of course! But fantasy can become reality at 79 Moore Park. Mom's spacious home at Dad's affordable price. Call Bill Ellis for details.

Be master of all your survey. Build your eagle's nest atop the escarpment on this superb 25 acres of mostly hardwood forest. The present owner has had extensive work done to establish a road to the crest and create a clearing. This executive homestead is only 10 minutes from town. Land will never sell cheaper than it will right now. Call Bill Ellis.

Impossible to get some acreage at a reasonable price? Don't believe it! Come and walk this exceptional 22 acres in Erin Township. About 7 acres of mixed bush, balance meadow. A reasonable asking price of \$34,900, with mortgaging. This is value! Call Bill Ellis.

## Parade of Homes

By Mack Parliament  
Director of Publications  
Canadian Real Estate Association  
Living in the country with the second largest land area in the world (about 4 million square miles) gave Canadians a feeling that they could use it indiscriminately.

But large tracts of the land are uninhabitable as parts of the rocky Great Canadian Shield or the ice-covered Arctic. Only a band of approximately 200 miles across the country's southern border is where most of the more than 23 million Canadians are concentrated. All of which means that despite what appears on the surface to be an almost inexhaustible supply of land, the supply is, in fact, finite and must be used with great care. It must also be remembered that an estimated 292,000 square miles are taken up by the lakes dotting the Canadian map.

Some of it must be saved in its natural state, like the world-famous Algonquin Park; some must be used for roads, railways, recreation, factories, office buildings, farms, orchards, industries, such as the forest industry and finally some must be used for homes.

There is no question that traditionally home ownership is deeply rooted in Canada where 61 per cent of the families own their own homes. In Newfoundland this figure rises to more than 80 per cent.

The tradition has also been that in the minds of those aspiring to home ownership, the single family home on its own piece of land represented their coveted ideal.

But the population of Canada, like most other countries is not static, it is growing steadily and has nearly doubled since World War II. This, of course, has put added pressure on land available for housing and one only needs to look at the ever-increasing proportion of the cost of the land to the house-land package, which represents

the mind's-eye picture of a home, to realize how precious a resource the land is. Twenty years ago the land component of the house-land package represented only 17 per cent of the price tag. By 1978 the proportion had risen to more than 33 per cent. That is the national average, but in some centres it is as high as 50 per cent.

**THREEFOLD ADVANTAGE**  
As the cost of servicing land rises, as suitable development sites in urban centres become scarcer and as "no-growth" groups become more vociferous, the cost of residential land can only go one way - up.

Families who now own their own single family houses with space between themselves and their neighbours may consider themselves fortunate indeed, for three reasons. They have acquired some of a fast diminishing resource; they have a hedge against land inflation and they have a singular form of housing, while pressure is building toward higher density. In addition, they have acquired privacy, which will be a saleable commodity worth an ever-increasing premium as time marches on.

For greater density of housing units, and hence less breathing space per person, is an almost assured fact of the future.

Of course, land is not the only diminishing natural resource. Declining oil reserves accompanied by sharply rising prices are subjects of incessant concern to governments and consumers alike.

Tying only the pattern of these two resources together—land and oil—the future pattern of housing inescapably emerges as one of higher density, which will economize on the use of both.

Low cost oil was one of the factors which encouraged low density and exurban residential development. High cost oil will militate against it and foster denser forms of housing where public transportation is more readily available and distances by car shorter.

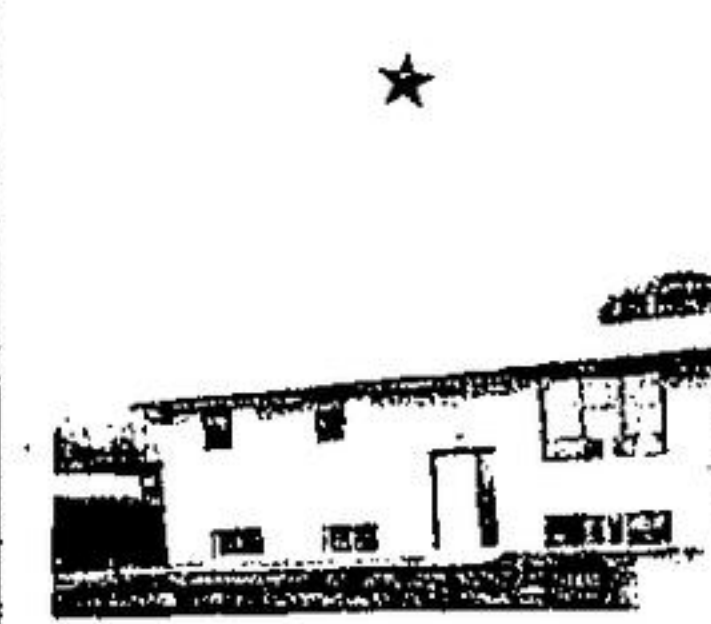
G. ALLEN  
**JOHNSON** LTD. 853-2086  
7 MILL ST. E. ACTON



**A LOCATION**  
On an extra large lot close to all schools this immaculate home would be ideal for a retiring couple or newlyweds. There's two bedrooms, living room and kitchen, full basement, garage, extra insulation and all aluminum exterior. Asking \$52,900.



**BOVIES AREA**  
Close to all schools and shopping and set on an attractively landscaped lot, this 3 bedroom bungalow also includes a 5 pc. and 2 pc. bath, rec room with fireplace, finished laundry room and workshop and a spacious kitchen and dining room with walk-out to large deck, garage. Asking \$63,900.



**NEW HOME**  
On large lot in scenic Rockwood, this quality home's features include, custom kitchen cabinets, upgraded broadloom, quality tiled bathrooms, 2 x 6 exterior walls to cut heating costs, insulated divided basement and much more. A lovely home for \$56,900. Good mortgage.

**50 ACRE FARM**  
On a main Hwy. close to Acton, this one won't last at only \$17,500. The owner will hold mortgage with interest below current rate. This property features a lovely 4 bedroom, 2 storey brick home, a large barn, a spring pond and 50 slightly rolling acres. Call today for all details.

**25 PRIME ACRES**  
Located on a paved road minutes from Acton, gently rolling, 6 acres of hardwood bush plus 5700 young white pine and red and white spruce. This property would make an ideal site for your dream home. Asking \$55,000. Vendor will hold mortgage.



**JUST LISTED**

**LOW 8 1/4% LONG TERM MORTGAGE**



This home has been freshly decorated inside out. Has upgraded broadloom, basement is professionally finished. The yard is completely fenced and the patio has a privacy fence. Best of all it has a court location backing onto green belt. Tempting? Call me to see it before it's too late. R. Cadieux 792-8111 or 877-8244.

IS YOUR HOME ON CPT TV? TWO LOCATIONS TO SERVE YOU BETTER 1/2 PEEL CENTRE DR., BRAMALEA CITY CENTRE AND THE KIOSK AT SHOPPERS WORLD PLAZA, BRZMPTON.

**CANADA PERMANENT TRUST CO. LTD.**



**CANADA TRUST**

**877-9500**



A large 4 bedroom two storey brick home for that executive who just loves to give dinner parties & lots of room for overnight guests. A real family man home, beautiful pannelled rec room with Franklin fireplace. Large back yard, asking \$74,500.



Beautiful 4 acre estate with inground pool. Beautiful play yard for the young and young at heart. The ranch bungalow is fantastic. An executive's dream and the price is right at \$124,000. If you are looking for high quality and a fantastic buy, give us a call.



**FIRST TIME BUYERS**  
We have a beautiful 1 1/2 storey 3 bedroom brick home & the price is \$53,900. Full basement with pannelled rec room and fourth bedroom or den. Large fenced yard, detached garage, paved drive. For appointment call 877-9500

**HOMES** ● **TOWN HOUSES**

● **RENTALS**

● **CONDOMINIUMS**



**CONSULT THOSE  
IN THE KNOW!**

**H. Atkinson Real Estate Broker  
877-3333**



**ATKINSON**



**OPEN HOUSE**  
AT 52 McGillivray  
Saturday, December 2  
12-3 P.M.

Beautiful brick bungalow on quiet crescent just off Detrex. Three bedroom home beautifully decorated throughout. You can assume the present mortgage or vendor will take back a new first to sell. Come have a look. Asking \$41,500.



**LITTLE RANCH**

On 9 1/4 acres. Excellent value at \$95,300.00. Barn suitable for 4 or 5 horses. 3 bedroom house, huge kitchen main floor laundry, 2 fireplaces, sliding glass doors from dining room to large deck. Call for an appointment.



**FREEDOM LOVERS**

Pay attention to this privacy and fabulous views are key notes of this unique Custom Built Home, situated amid Rolling Hills on 2 acres with rushing trout stream running through. A large addition has been added for a Granny Suite or may be part of main house. Inground pool with big cedar deck, huge storage shed and so many extras. Come and see, call to-day. Asking \$124,900.00.



**COZY COUNTRY LIVING**

For just \$74,900, enjoy the super fireplace and view from the large living rooms of this 3 bedroom sidsplit located on 1/4 of an acre, also large kitchen, finished family room. Must be seen.



**HAVE YOUR OWN PRIVATE PARK**

With this stately Victorian home located on 3 acres of good garden soil, with plenty of mature trees. Call for an appointment to view this lovely home today. Asking \$165,000.00



**STEWARTTOWN HOME**

With the most functional floor plan for a large family home, we have seen for sometimes. Great traffic patterns are the keynote of this 5 bedroom home. Main floor family room and lovely oak floors are featured. Come and see the lovely view of North Halton Golf. Asking \$120,000.

**NO MORTGAGE PROBLEMS**  
9 1/2 per cent first mortgage due in 1994 and vendor will take back a second. Lovely backsplitt with 3 bedrooms, large eat-in kitchen and a cozy family room. Immediate possession. Asking \$68,500.



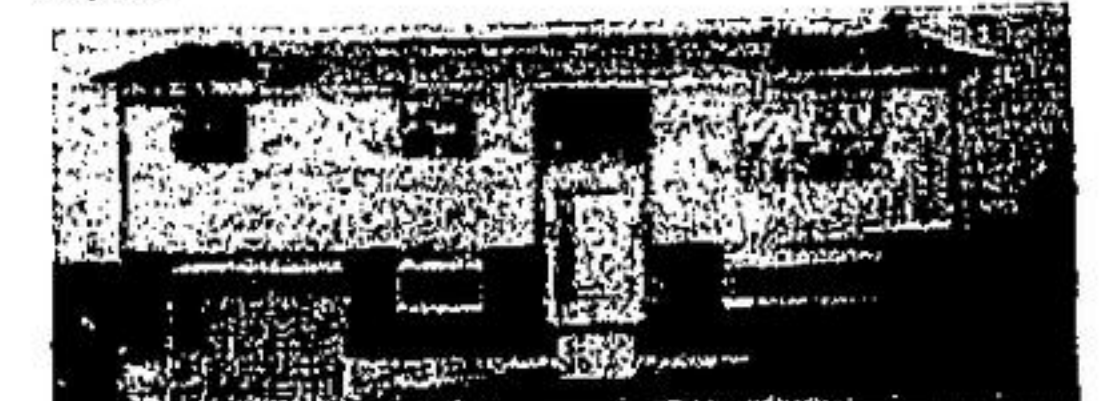
**10 1/4 PERCENT FIRST MORTGAGE**

and have your best Christmas ever in this spacious Split Level home. Room for all your family and friends in the main floor family room and big lower level Rec Room. Extra 2 pc. washroom located off huge foyer is an added concidence. Don't miss this exceptional buy.



**TOWNHOUSE WITH A DIFFERENCE**

3 bedroom townhouse decorated in the old farmhouse flavour. Barnboard wainscoting and bar in the rec room; Swimming pool, tennis court and sauna. Fee includes cable TV and water. Call now for an appointment. Just \$49,900.



**CHRISTMAS IN THE COUNTRY**  
Enjoy the festive season in this lovely 3 bedroom home on an exceptionally large lot (over an acre). See the view from the upper deck leading from the kitchen. Picture yourself beside a crackling fire in the finished family room. This new brick and siding home with carpeting and REAL PLASTER waits can be yours for only \$84,900.00. Call now for an appointment.

**LOTS OF ACREAGE**  
31 Acres with huge frontage, lots of room to roam. Asking price: \$87,900.00

**PRICED TO SELL**  
\$44,900

Older home in Gian Williams needs some work. Lovely hillside lot over 1/2 acre. BE quick, be first for this good buy. Immediate possession.

**CALL AFTER HOURS**

Glenda Murray 877-1874  
Barbara Jennings 877-2143  
Brenda Love 791-3747  
Sandy Chamberlain 877-9856