

WILLIAM
ELLIS
REAL ESTATE LTD.
877-6917



Watch the winter wonderland from this cozy six acre mini ranch near Erin. The horses are secure in the modern barn. The pond and pool, now frozen, will be ready for your spring use. Asking \$129,000.00. Come see it!



Christmas in the country. Wood from your own bush to keep the fireplaces roaring. The vaulted ceiling family room will take a 20-foot tree. A rustic, casual country life style is yours for \$96,500.00. Close to Erin village. Details from Bill Ellis.

★ Reduced to \$61,900.00 to sell in December. You can tell this book by its cover! The interior of this grand old home has had all the fixing and fussing done to match the sharp exterior. If you have \$6,000.00 down, you can take over the existing low rate mortgage. Don't miss the chance of a lifetime. Call Bill Ellis.

★ Don't lose your head over finding a place to hang your hat! Here is that 4th bedroom that you have been needing. Here is that extra three-piece bath you have been wanting. Here is that 150-foot lot to give you the elbow room you require. Oh sure...there is a pool with this air-conditioned home. Price reduced to sell now. This is it! 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 31 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 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. ALG
JOHNSON 853-2086
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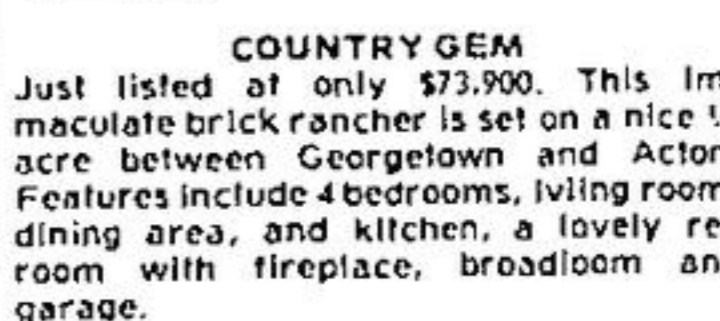
BOVIS AREA
Close to all schools and shopping and set on an attractively landscaped lot, this 3 bedroom bungalow also includes a 5pc. and 2pc. bath, rec room with fireplace, finished laundry room and workshop and a spacious kitchen and dining room with walk out to large deck, garage. Asking \$63,900.



COZY STARTER
For only \$44,900 you get an all aluminum exterior, large living room with Franklin fireplace, two bedrooms, full basement, new insulation throughout and a nice lot. An economical home to maintain and operate.



TRADESMAN'S DELIGHT
With this property you can live and work at the same location! On over 1/2 acre in town this property also includes a spacious 3 bedroom home with many extras plus a 60' x 30' insulated workshop or industrial building. Call for all the details. Asking \$79,900.



COUNTRY GEM
Just listed at only \$73,900. This immaculate brick rancher is set on a nice 1/2 acre between Georgetown and Acton. Features include 4 bedrooms, living room, dining area, and kitchen, a lovely rec room with fireplace, broadloom and garage.

50 ACRE FARM
On a main Hwy. close to Acton this one won't last at only \$137,500. 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 details.

LOW DOWN PAYMENT
Open to offers, asking \$54,500. This 3 bedroom split level also features 1 1/2 baths, broadloom, living and dining room, divided basement and garage.

COUNTRY SPLENDOR
Set on 3 picturesque acres between Acton and Georgetown. This lovely custom home features cathedral ceilings, family room with patio doors, living room with fireplace, 1 1/2 baths, rec room and more. A must to see at only \$93,500.

**IS BRAMPTON BETTER FOR YOU?
PRICES ARE JUST AS GOOD!!!
SEE FOR YOURSELF THIS WEEKEND
INSPECT THESE TWO FANTASTIC BUYS.
"TWO PRESTIGE LOCATIONS"
BOTH OVER 2000 SQ. FT. LIVING SPACE
BOTH SLIGHTLY OVER \$100,000.00**

PEEL VILLAGE
4 Bedroom, 3 bathroom, main floor den, 20 x 40 heated inground pool, covered patio, most wanted centre hall plan.

NORTH WEST OF SHOPPER'S WORLD
4 Bedroom, 3 bathroom, main floor family room, main floor laundry room. A real beauty.

**GEORGETOWN SUPER BUY
ASKING ONLY \$70,900.**
3 Bedroom, 2 bathroom, family room, rec room, den or 4th bedroom, large lot backing onto green belt, crescent location, immaculate inside and out.

COUNTRY YOUR NEXT MOVE
You won't regret it if you inspect this better than new, 3 bedroom with large kitchen, family room and master bedroom, on 1/2 acre, smack between Georgetown and Brampton. Priced at a low \$84,500.

FOR INFORMATION AND VIEWING CALL 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

Realtor

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.

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 driveway. For appointment call 877-9500

Super red brick sidesplit, 200 sq. ft. of living space. Beautiful landscaped 1 acre lot. For the price the house is super. Central air conditioning & central vacuum. Quality broadloom. Many extras. priced at \$79,900.

HOMES ● **TOWN HOUSES**
● **RENTALS** ● **CONDOMINIUMS**

**CONSULT THOSE
IN THE KNOW!**

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

ATKINSON

BEAUTIFUL BRICK BUNGALOW
Beautiful brick bungalow on quiet crescent just off Delrex. 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 \$61,500.

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 \$134,900.00.

OPEN HOUSE, COME ONE, COME ALL DEC. 9th between 1-4p.m. to view this lovely 3 bedroom brick and siding house on over an acre, including fireplace in finished rec room, upper deck from kitchen and real plaster walls. Follow Halton Road 3 north to Ballinlad, turn right at Shorthills store and the house is between the 8th and 9th line on the south side.

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

COZY COUNTRY LIVING
For just \$74,900, enjoy the super fireplace and view from the large living room of this 3 bedroom sidesplit located on 1/2 of an acre, also large kitchen, finished family room. Must be seen.

NO MORTGAGE PROBLEMS
9 1/2 per cent first mortgage due in 1994 and vendor will take back a second. Lovely backsplilt with 3 bedrooms, large eat-in kitchen and a cozy family room. Immediate possession. Asking \$48,500.

10 1/4 PER CENT 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 convenience. 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.

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

PRICED TO SELL
\$44,900
Older home in Glen Williams needs some work. Lovely hillside lot over 1/2 acre. BE quick, be first for this good buy. Immediate possession.

CALL AFTER HOURS
Barbara Jennings 877-2143
Brenda Love 791-2747
Sandy Chamberlain 877-9856