

853-2086

G. ALEC  
**JOHNSON**  
LTD.

2 MILL ST. E.  
ACTON  
M.L.S.



**GET STARTED**

An attractive brick 1 1/2 storey home, features 3 bedrooms, dining room, spacious living room and kitchen, large lot, paved drive, close to schools, asking \$53,900.



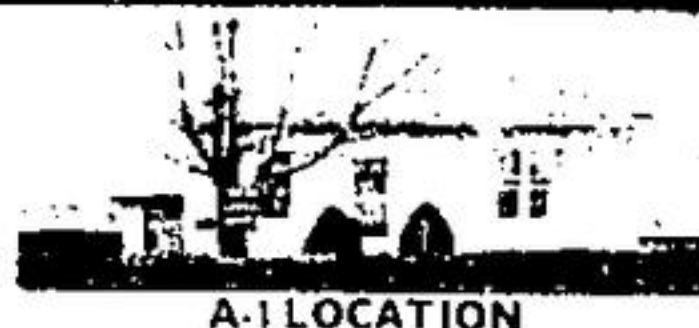
**BOVIS AREA**

Close to 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.



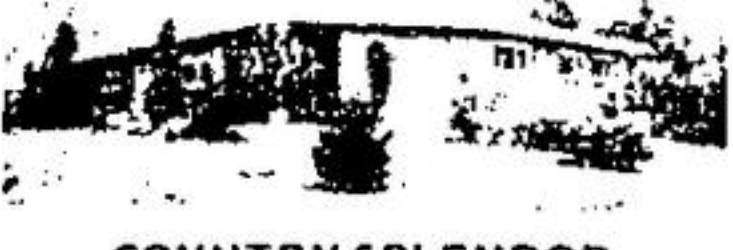
**READY FOR SPRING**

Set on an extra large lot with inground pool, this family home features 4 bedrooms, 1 1/2 baths, family room, 2 fireplaces and more. A must to see at only \$72,900.



**A-1 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.



**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.



**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.



**NEW HOME**

On a 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.



**COUNTRY GEM**

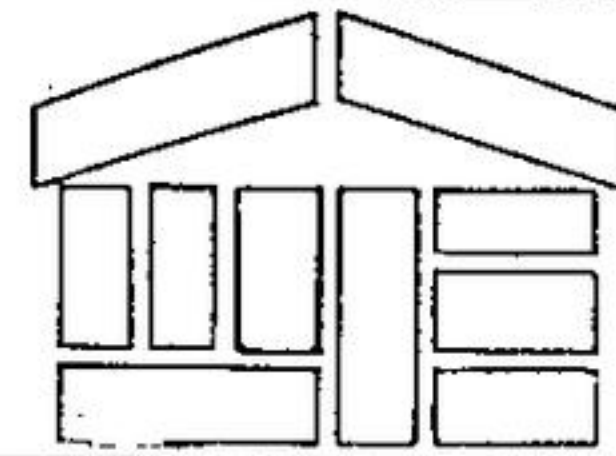
Just listed at only \$73,900. This immaculate brick rancher is set on nice 1/2 acre between Georgetown and Acton. Features include 4 bedrooms, living room and dining area, and kitchen, a lovely rec room with fireplace, broadloom and garage.

**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.

**CONDO SPECIAL**  
End unit townhouse overlooking woods and featuring 3 finished levels including 3 bedrooms, 1 1/2 baths, family room with walk-out and more, only \$40,000. Good financing available.

**OVERLOOKING LAKE**  
Located on a quiet crescent this lovely 3 bedroom bungalow also includes fitted broadloom, living and dining room, master bedroom with patio doors and ensuite bath, a huge partially finished basement and super lot. Only \$63,900.

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



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

AFTER HOURS  
BILL ELLIS - 877-7538  
ROSALIE BARKER - 877-4513



Here is a real Foothills mini ranch near Erin. About 25 acres mixed white birch, cedar and spruce bush—about 4 acres to locate barn, paddock, garage, pool, and more. A unique and most unusual home—board and batten exterior, flagstone floors and vaulted and beamed ceilings, gallery overlooking family room, two monster fireplaces, full length casement windows and more. Not for the conventional. Only for those seeking the unusual. \$94,500. Call Bill Ellis.



Are you "winter dreaming" about that new country home for the summer? We offer a complete assistance program from lot search, house plan selection, builder consultation and required mortgaging. All you look after is moving day! We also look after converting your present home into cash. How about a prime one acre lot near Pineview? Get the details from Bill Ellis.



A scarce commodity in this area. A prime one acre building lot in the Trafalgar-Steeles area. Excellent country location for the commuter. A firm price of \$40,000. Is reasonable on this one. Grab out those cherished new plans and let's look at this lot. Further information by calling Bill Ellis.



Here is a real Texas mini ranch, 4 nicely elevated acres, white ranch fencing with cedar groves. A sharp and spacious all brick ranch bungalow with double garage. A modern 4 stall barn and tack room. A heated 34' x 30' workshop with office. An inground pool... of course. A pond and stream... naturally. Say "Howdy" to Bill Ellis to inspect this \$129,000 gem only a mile from the Village of Erin.

**Parade of Homes**

The mortgage business gradually has become like a variety store with something to suit every taste. This has made possible the purchase of homes by families who would not otherwise have been able to acquire them.

However, unlike a variety store where a shopper may splurge on more articles than needed or wanted, mortgages are tailor made to the needs and preferences of the family buying the house. So contrary to variety store practices, a family doesn't have to buy more mortgage than it needs.

Nonetheless, it is a good idea to shop around to obtain the best interest rate possible and the best counselling possible to be sure the type of mortgage eventually settled on is the one best suited to the needs of the family.

For instance, regardless of the type of mortgage chosen, the longer the amortization period (the length of time required to pay off the mortgage) the more interest will have to be paid. The shorter the amortization period, the less the interest will be over the long haul—but monthly payments will be higher.

The amortization period should not be confused with the "term" for which a mortgage is written. At one time the term and the amortization period were the same. This has resulted in some families still happily paying off mortgages with 6 and 7 per cent interest rates while going rates are considerably higher.

But when mortgage rates began to climb lenders decided to make the term usually for a maximum of five years. At the end of that time the interest rate is adjusted to current rates and renewed for another term. Actually, terms now run anywhere from one to five years.

Not all mortgages run their course. Through transfers to another city, family enlargement, family break-up, higher incomes, or other reasons many families move and existing mortgages are either taken over or the property is refinanced at current interest rates. This gives the

buyer the choice of the type of mortgage best suited to his needs.

**CHANGE IN DIRECTION**  
Until recently there were a number of federal government programs to help families acquire home ownership status, but now these have largely disappeared and been replaced with financial housing aid to the provinces, except for the Graduated Payment Mortgage (GPM) introduced about a year ago.

The federal government also allows a tax-free income tax deduction of up to \$1,000 a year for 10 years to enable families to acquire a down payment for a house, providing the money is invested in a Registered Home Ownership Savings Plan (RHOSP).

The GPM requires a down payment of 10 per cent, but allows the mortgagee (the borrower) to make low payments in the early years of the mortgage. These gradually increase at 5 per cent per year until the end of the tenth year at which time they level out and remain constant (except for mortgage interest fluctuations) for the remainder of the amortization period.

The objection of some individuals to this type of mortgage is that by the end of the sixth year the mortgagee owes more money than he did originally. On the plus side is the fact that the house has probably appreciated in value while the family has been living in it; the family income has probably increased and the family has been able to be in a home of their own much sooner than if they had waited until they could afford a house under conventional mortgage terms.

Based on the rule of thumb that a family should not spend more than 30 per cent of income (before deductions) on home mortgage payments and municipal taxes, under the GPM plan a family earning \$12,400 a year could afford to assume a \$35,000 mortgage at 10 1/2 per cent and pay municipal taxes of \$70 per month, plus monthly mortgage payments of \$240.



**ONCE IN A LIFE TIME OPPORTUNITY,  
INCOME PROPERTY**

Downtown Georgetown, zoned C2 Commercial, excellent investment, won't last. Hurry phone now.

**JUST LISTED**

**COUNTRY PROPERTY AT A PRICE  
YOU CAN AFFORD \$79,900**

Well maintained brick raised bungalow, garage, on almost 3/4 acre treed lot, floor to ceiling fireplace, cathedral ceilings, well situated, excellent view from every window, minutes to town and Go Train. A real buy, make sure you see it this week.

FOR INFORMATION & SHOWINGS CALL RUDY CADIEUX AT 792-8111 OR 877-8244.

IS YOUR HOME ON CPT TV? TWO LOCATIONS TO SERVE YOU BETTER 44 PEEL CENTRE DR., BRAMBLEA CITY CENTRE AND THE KIOSK AT SHOPPERS WORLD PLAZA, BRAMPTON.

**CANADA PERMANENT TRUST CO. LTD.**



**ATKINSON**

H. Atkinson Real Estate Broker  
877-3333



**PARK LIKE SETTING**

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 \$145,000.00.



**CHOICE - COUNTRY HOME**

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

**TOWN LOTS - 4 adjacent**  
in great central location. Buy 1 or 4 call today for further details.



**BRAMBLEA BEAUTY**

3 bedroom brick bungalow with 4th downstairs, 3 appliances included. Finished rec room has fireplace, wet bar. Big yard plus inground pool, all on quiet street. Excellent mortgage. A fabulous buy. Hurry to make your appointment. Asking: \$79,900.

**CALL AFTER HOURS**

Sandy Chamberlain - 877-9854  
Brenda Love - 877-1808



**"PERFECT" "PERFECT"**

A home with everything and we can't wait to show it off! Fabulous features: inground heated pool; big landscaped lot; extra 2pc bath; fireplace; dream kitchen; professionally finished rec room; games room plus other nice surprises. Be first to view this exceptional 3 bedroom brick bungalow.



**SWEETING VISTA**

and a super new home combined to create an exciting property. Features are many but to mention a few should prompt you to make your appointment now eg. 1.28 acres award winning design, REAL PLASTER WALLS, fireplace, finished Rec Room, Rear Deck, etc. Asking only \$84,900.



**PRICED TO SELL**

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. Asking \$44,900.



**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. Asking \$49,900.

**A POSITIVE BARGAIN**  
71 acres with 1300 frontage. Make your own little farm. Asking only \$74,000.

**● HOMES ● TOWN HOUSES**



**CONSULT THOSE  
IN THE KNOW!**



**CANADA TRUST**

**877-9500**

29 Main Street S.  
Georgetown



**FIRST TIME BUYERS**

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



**10% OPEN MORTGAGE**  
Unique 7 room Vintage home on tree-lined Blvd. Retains original charm, with mellow pine floors, deep mouldings, sculptured parlour ceiling, gothic window, dutch door from modern kitchen to garden, walk to Go Train. A must to see. Try an offer with Ila Switzer



Super red brick sidesplit, 300 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.