

# PARADE OF HOMES

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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 1,302,350 housing units from the Atlantic to the Pacific. In four 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. This 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 per cent. The price of existing housing rose about 5 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 28.7 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."

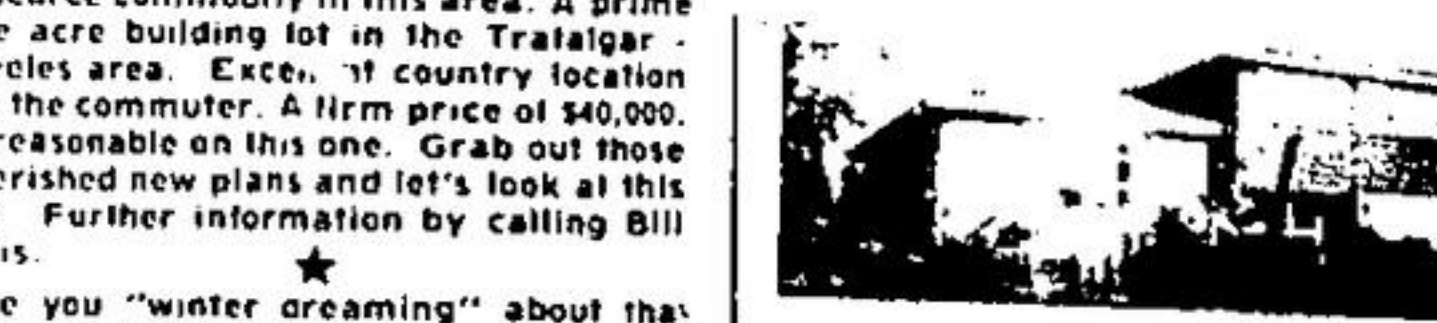
Yes, statistically, at last, Canadians have very right to be optimistic about the future as suggested earlier. If they can match the level of accomplishments of the past, there is every reason to believe the steadily growing benefits of being a Canadian will continue - not only in housing, but in other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

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

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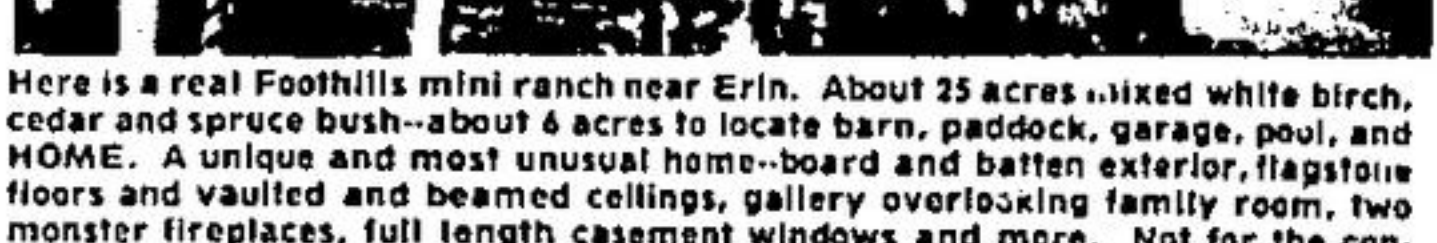
Here is a real Texas mini ranch. 4 nicely situated acres, white ranch fencing with cedar groves. A sharp and spacious all brick ranch bungalow with double garage. A modern 4 stall barn and tack room. A heated 36' x 30' workshop with office. An indoor pool - of course. A pond and stream - naturally. Say "Howdy" to Bill Ellis to inspect this \$129,000 gem only a mile from the Village of Erin.



A scarce commodity in this area. A prime one acre building lot in the Tratalgar-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.



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 mortgage. 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.



If children run in your family, this spacious four bedroom home is your answer. Features like an extra three piece bath, super kayak pool, big 150 ft. lot and more make it a must for your inspection. Asking \$71,900. I bet your family will fit fine here! Call Rosalie Barker.



Here is a real Foothills mini ranch near Erin. About 25 acres, mixed white birch, cedar and spruce bush - about 6 acres to locate barn, paddock, garage, pool, and HOME. 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. \$96,500. Call Bill Ellis.

**JUST LISTED**  
**COUNTRY PROPERTY**  
**AT A PRICE YOU CAN AFFORD**  
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Well maintained brick raised bungalow, garage, 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.

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In a townhouse complex that has everything going for it. No maintenance-excellent board of directors that keep costs to a minimum - \$35.00 per month for common expenses - 10 per cent mortgage - 3 bedrooms - 2 bathrooms - glass sliding doors from the rec room - borders on a wooded area in Acton and Best of all the price beats anything comparable...in the high 30's.

**ON THE EAST SIDE OF ACTON**

Friendly, quiet area in the Bovis subdivision. All the homes here are well cared for and this one in particular. The decorating is new and the broadloom is updated. There is a walkout with pool. The downstairs rec room is unspoiled and there's a walkout from the den to an attached garage. \$62,900.00

**CENTURY STONE ON 2 ACRES**

In the Guelph area on hwy. 7 sits this beautiful stone home with many outstanding features. Six rooms with family room - 2 baths and completely renovated - plus - further expansive area used as two separate apartments. Add to this a fruit market which generates \$150,000.00 in business per year. More information available on any of the above

BY CALLING KAY MAXWELL (519) 836-4500 or 853-0508 after 9 p.m.

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**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.

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

**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.

**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.

**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.

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**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.

**TOWNHOUSE WITH A DIFFERENCE**  
3 bedroom townhouse decorated in the old farmhouse flavour. Barnboard wainscotting 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**  
7 1/2 acres with 1950 frontage. Make your own little farm. Asking only \$76,000.

**"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.

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

**BRAMALEA BEAUTY**  
3 bedroom brick bungalow with 4th downstairs. 5 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.

**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 1/4 of an acre. Also large kitchen, finished family room. Must be seen.

**SWEEPING 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. 1.38 acres award winning design. REAL PLASTER WALLS, fireplace, finished Rec Room, Rear Deck, etc. Asking only \$86,900.

**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 \$46,900.

CALL AFTER HOURS  
Brenda Love - 877-1608  
Andy Chamberlain - 877-7856  
Elaine Chatten - 877-3579

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**Realtor**

**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 Ita Switzer

**FIRST TIME BUYERS**  
We have a beautiful 1 1/2 storey 3 bedroom brick home & the price is \$33,900. Full basement with paneled rec room and fourth bedroom or den. Large landscaped yard, detached garage, paved drive. For appointment call 877-9988.