

Real Estate Outlook

Sands condo hot sellers

By CHARLIE GIBBS
Herald Special

Preparations are now being made for the construction of one of the highest buildings in Halton Hills.

The Sands is the name given to a condominium apartment building to be built just off Highway 7, behind Capital Ford and near the Georgetown Motor Inn in Georgetown. The Sands will be a 16-storey building, higher than most other highrises in the Halton Hills area.

The building and grounds will take up a total of six acres, hold 158 units and have three floors of underground parking said Millie Adams, who is the Century 21 real estate agent responsible for the project.

Other features of the condominiums are: an indoor pool, whirlpool, exercise room, meeting and party rooms, lockers, a tennis

court, barbeque and picnic area.

"We have a children's playground, but no children," Ms. Adams said. The Sands also boasts air conditioning, a choice of one or two bedroom suits, and sunrooms.

From the beginning of sales, The Sands has been 90 per cent sold, with prices ranging from \$91,500 to \$135,000. There are only upper level apartments left available.

For the most part, people who have bought condominiums in The Sands are current Georgetown couples who are either just buying their first residence, or are moving from a large house into a smaller surrounding, due to a grown up family. "They are good people," Ms. Adams said. "Good Georgetown people".

The builder of the project is Frank Zupet, who is based in Burlington. Mr. Zupet approached town council about three weeks ago and the pro-

ject was approved shortly thereafter. In the next few weeks, preparations will include arranging temporary telephone lines, roads and power needs. Construction is expected to start in a few weeks, and should last 1 1/2 years.

"It's a big job," Mr. Zupet said. "It's probably one of the highest buildings in the area."

"The Sands will require about 50-70 people, ranging from plumbers to electricians to construction workers, for the job."

Mr. Zupet has been involved in similar projects across the province of Ontario, and was responsible for the 89-unit senior citizens residence on Hwy 7 and Maple Avenue.

"It's a standard job," Mr. Zupet said, "but they're all a little bit different."

The architect of The Sands is Mr. Boris Lebedinsky and he is based in Toronto.

Respect for law

Respect for Law Week is coming up May 24 to 30. On the request of the Georgetown Optimist Club, the town made the proclamation Tuesday night.

Respect for Law week is intended to focus public attention on the contribution of dedicated law enforcement officers and the need for citizen concern and involvement if crime is to be controlled.

The Optimist Club sponsors and supports programs aimed at combatting crime and disrespect for law.

Tax write-offs

The town has written off \$50,558 in taxes for 1986.

Some is due to bankruptcy (\$4,160), fire (\$175), changes from commercial to residential (\$5,527), businesses changing hands or ceasing to operate (\$38,130), or error (\$1,809).

Only \$282 in taxes were uncollectable, according to the report from the town treasurer this week.

The closure of Beardmore Tannery in Acton in September meant a loss of over \$23,000 for the year. That was the single largest loss to the town.

Poisoning requires immediate attention

Bad weather outside usually means playtime inside for children, but home can be a far more dangerous place than the great outdoors.

Children are often unpredictable, so spend a few minutes learning how to deal with common accidents, especially poisoning.

A poison is simply anything not intended to be eaten as food, from paint flakes to vitamin pills, machine oil to medicine. Pre-schoolers are learning about tastes: they don't know sweet from sour or bland from spicy—only that the world is full of new and different tastes.

It doesn't help that varnish pours like table syrup or grouting compound looks like flour. If parents take pills to feel better, a toddler wants the whole bottle. Headache pills, household bleach and tranquilizers are the most prevalent child-poisoners.

Make a thorough search around the house to clean up potential trouble spots. For example, adults with hobbies often leave things lying around. Lock them up out of reach. The same goes for indoor cleaning products.

Poisoning requires prompt action. Ask your neighbourhood pharmacist to explain the categories of poison treatment so you'll be prepared.

For example, some poisons can be neutralized or diluted. Some can be vomited while others should not. Teach yourself what action to take at home and where to go for professional help. If you do have to take a poisoned child for treatment, remember to take the poison container with you.

Buying home can be scary

Buying a house can be a scary business — especially the first time.

Even people accustomed to handling large amounts of money for others can be overwhelmed by the personal investment required to purchase a home. And, because so few of us can pay cash, buying a home means taking on a substantial debt, probably for the better part of our adult lives.

For most people, the purchase of a home will probably prove to be the largest single financial transaction they will ever undertake.

A mortgage is the key financial agreement that can make a house purchase possible. Canadian banks have become the largest single source in Canada for residential mortgages. In 1985, Canadian banks approved 257,164 residential mortgage loans. This amounted to \$13.3 billion in new mortgages for that year.

Canadian banks entered the mortgage business in 1954. The explosion of young families with children, during the Baby Boom years following the Second World War, led to the enactment of legislation which allowed banks to lend on security of mortgages for the first time. Revisions in the Bank Act of 1967 made it possible for chartered banks to increase substantially their participation in the mortgage market.

Today, banks hold more than \$40 billion of residential mortgages and have become specialists in the business of helping customers purchase homes. Experienced bankers are often involved as consultants from the first steps in the search for that elusive castle.

Anyone considering buying a home can benefit from information available from the banks on the subject of residential real estate. Some banks publish booklets including worksheets which, when completed, can provide a good idea of how to fit home ownership into your financial circumstances.

Bank staff are prepared to discuss, in a thorough manner, mortgages and the process of application for a mortgage.

Armed with this knowledge, entering into a mortgage will be a less intimidating experience.

Before a mortgage loan can be approved, the lender must have enough information about your character and capacity to pay. Do you pay your bills on time? Is your income stable and sufficient to handle the mortgage payment? The lender must also assess whether the property offers good security for the loan. You, as the borrower, must be prepared to provide verifiable financial information before the loan can be approved.

The loan officer processing your application for a mortgage must consider a host of complex factors. To-

day's real estate markets have spawned all sorts of exotic creatures such as condominium apartments and co-operative housing.

A considerable variety of mortgage terms and conditions has also been introduced creating more options for the borrower. Would you prefer a fixed-rate mortgage where the rate of interest is set or a variable-rate mortgage where the interest rate changes as money-market conditions change?

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Show this fantastic 4 bedroom, absolutely mint condition, family area off kitchen for kids, private backyard w/dack. Great location, call Mike today! 7221

YARD SALE: 86 RIVER RD., MAY 9 & 10, STARTING 8:00 A.M.

PLEASE NO SOONER, MORNING ONLY!

HOUSES NEEDED. Call Mike for a personal and free evaluation of your home. (Not intended to solicit homes already listed)



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