

TWO MORE ROYAL LePAGE ADVANTAGES

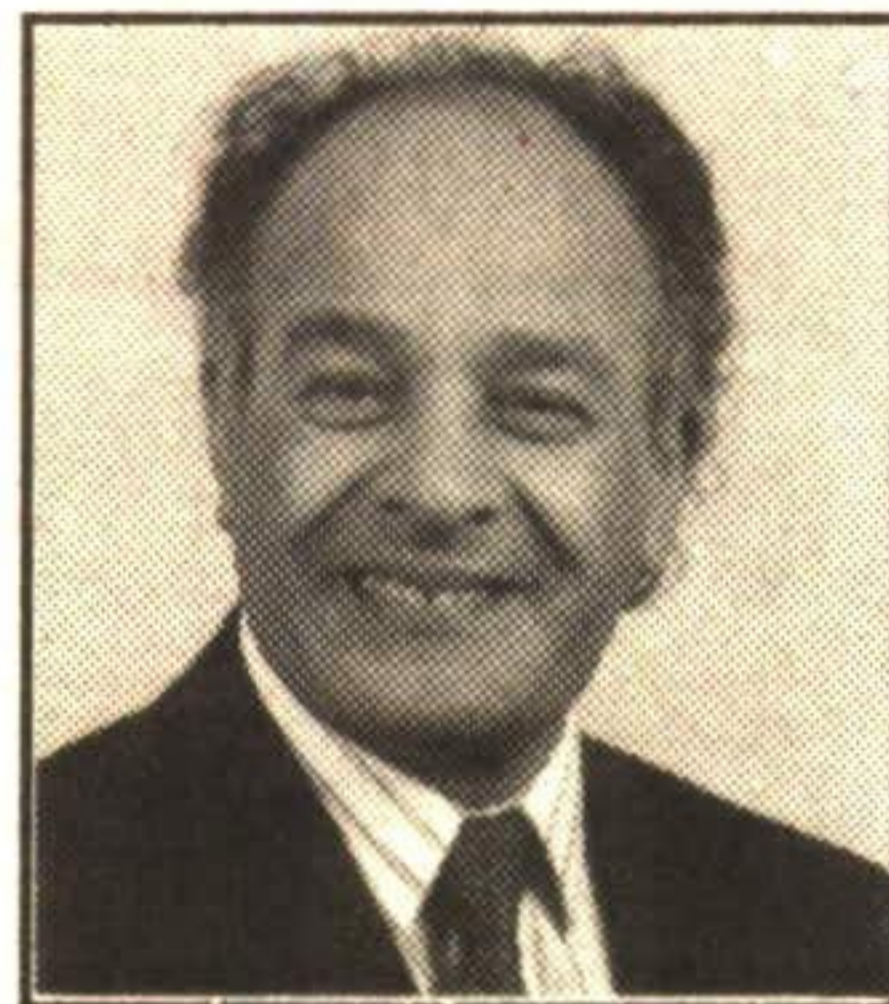
PRESIDENT'S GOLD
WINNER AGAIN!



Mary Maan
Sales Representative*

Besides Home Match, InfoHome, and the only Broker in town to be a Member of Toronto Real Estate Board as well as Brampton Board.

EXPOSING YOUR PROPERTY TO OVER 24,000 AGENTS



Tony Maan
Sales Representative*

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Royal LePage Real Estate Services, Realtor - 170 Guelph St., Georgetown

\$449,000 LUXURIOUS COUNTRY BUNGALOW WITH EXCEPTIONAL 3100 SQUARE FOOT WORKSHOP



• 5.4 rolling acres with fabulous views in all directions • Property professionally landscaped and fully fenced • Tennis Court • Well over 5,000 sq. ft. on two gracious levels • 4 bedrooms, 4 bathrooms, 2 fireplaces • Central air • Intercom system throughout • 200 amp service • Included are dishwasher, fridge, stove, garbage compactor, washer, dryer and water softener • Workshop has pine-lined office, 2pc washroom, 220 amp service - a must to view!! **Mary Maan*** 31-72

\$195,000 - ERIN



Newer home, upgrades galore, landscaped, 18 x 20 deck, fenced yard, master bedroom ensuite, fireplace in living room. Have to see it to appreciate the value. **Mary Maan*** 31-70

\$78,000 - ERIN



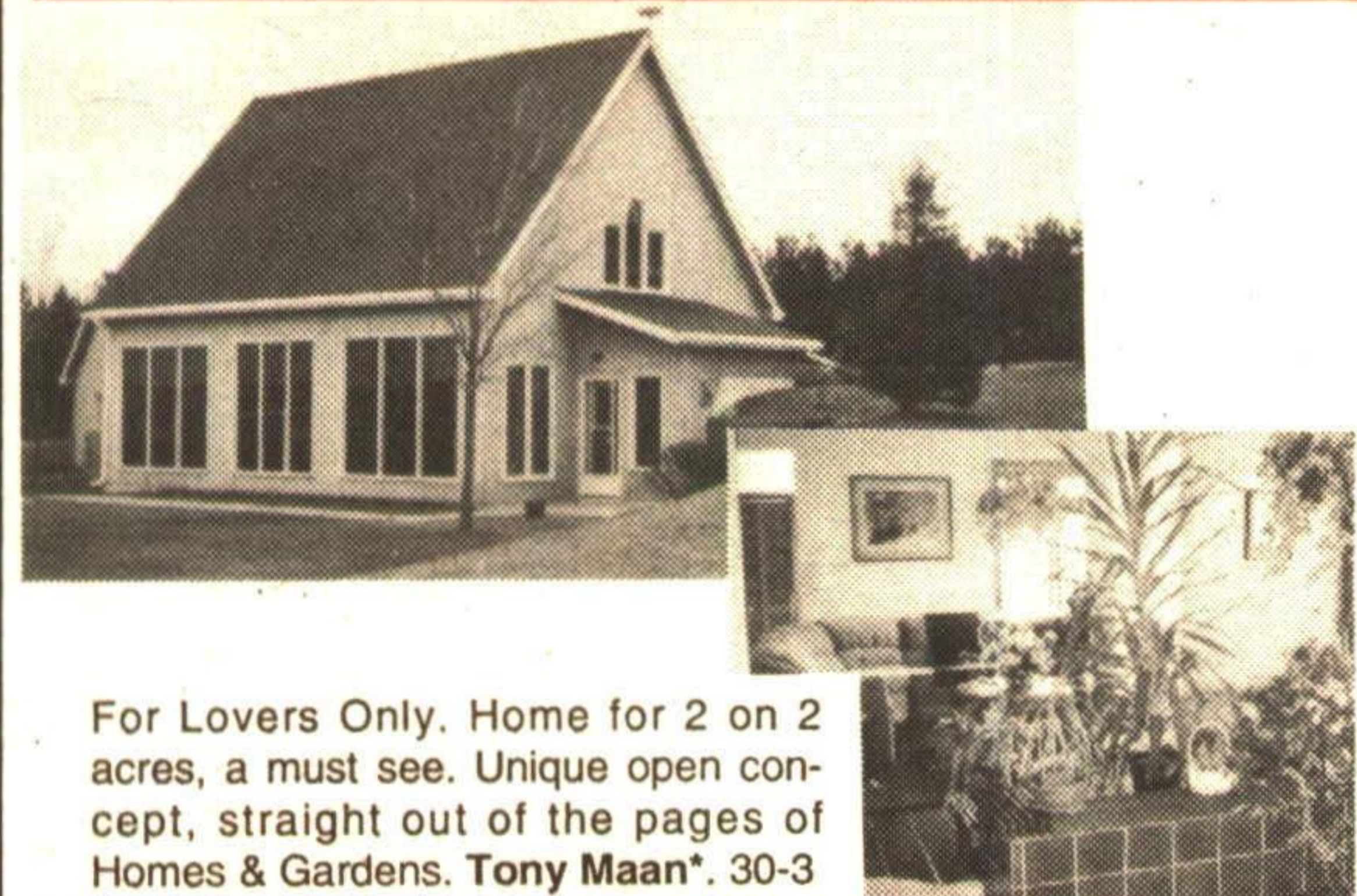
Lovely 3 bedroom mobile home on 88' x 145' lot. Cul-de-sac location in Stanley Park. Think about the low mortgage. **Mary Maan*** 31-75

\$235,000 - GEORGETOWN



5 acres, minutes from town, spacious bungalow, needs T.L.C. Priced to sell. So close to town. **Mary Maan*** 31-71

\$195,000 - HILLSBURGH



For Lovers Only. Home for 2 on 2 acres, a must see. Unique open concept, straight out of the pages of Homes & Gardens. **Tony Maan*** 30-3

\$319,900 - GEORGETOWN



2 kitchens, large well maintained home on 1-1/4 acre landscaped ground. Pool, tennis court. Double garage - country location. **Tony Maan*** 30-1

\$195,000 - HILLSBURGH



Country setting, bungalow set well back on a large lot with mature trees. 4 bedrooms, finished rec room, rugs laid over beautiful hardwood floors to protect from the dog. **Mary Maan*** 31-74

\$395,000 - HALTON HILLS



Threat of firm closing down. Lost your job, why not work for yourself & eliminate all these worries. Profitable family run fruit market showing excellent potential for increase in sales due to its location in future growth area (residential & commercial) on a very busy Hwy. 7 & 22nd Side Rd. intersection. Corner 1-1/4 acre access from both roads. Car park large enough to take 100 cars. Business & Property - Rare Opportunity. **Tony Maan*** 31-70



Real estate challenge

Local members of the Brampton Real Estate Board assembled recently as they made preparations to take part in the CrownLife Participation Challenge, Wednesday, June 2 at Cedarvale Park. The realtors will be challenging each other for the greatest turnout, to be added to the town's numbers. On hand for the photo were, (from left) Damian Nikic of Royal City (Halton) Realty, Finn Poulstrup of Arthur F. Johnson and Associates, Gary Brand, of NRS Brand Realty, Jim Akers of Countrywide Al-Pro Realty and Allan Robertson of Royal LePage. **TED BROWN Independent/Free Press**

Survey says...

House prices down

According to the Spring 1993 issue of the Royal LePage Survey of Canadian House Prices, released in early April, the median price of a three-bedroom bungalow in the Toronto area has slipped another 2.5 per cent in the past year to \$205,000; and four-bedroom executive homes have dropped 5.3 per cent to \$270,000.

The Royal LePage Survey of Canadian House Prices is the largest, most comprehensive study of its kind in Canada, with information on seven types of housing in more than 250 neighborhoods across the country.

Data dates back to the mid 1970s.

In the Brampton area, the average detached bungalow was selling for \$172,000 in April. Last year the same home cost \$175,000, a drop of 1.7 per cent. In Georgetown, the same bungalow last month sold for \$163,000, while a year ago it sold for \$165,000 - a drop of 1.2 per cent.

A two-story executive detached home fared even worse - price wise - in Georgetown. Last year the aver-

age selling price for this style of housing in Georgetown was \$255,000. In April, the same home sold for \$230,000 - a drop of 9.8 per cent.

The executive detached home price didn't slip as much in the Brampton area. Last year this kind of housing sold for \$203,000, while this year prices were set at \$200,000, a drop of just 1.5 per cent.

Prices of standard two-storey homes remained fairly stable in Brampton and Georgetown; falling only 1.9 per cent and 1.1 per cent respectively. In Brampton such a home sold for \$157,000 in April; and in Georgetown for \$178,000.

Prices of standard townhouses fell in both communities. In Brampton, a basic townhouse sold for \$117,000 in April, 4.1 per cent less than a year ago. In Georgetown, the price was \$127,000, 2.3 per cent less than last year.

Prices of senior executive homes in Georgetown fell a whopping 12.3 per cent; from \$325,000 a year ago to \$285,000 in April. In Brampton, they fell 3.4 per cent, from \$290,000 to \$280,000.

Home Hunters Scorecard

Like some other real estate firms, Canada Trust Realtor provides potential home buyers with a 'Home Hunters Scorecard' to help them keep track of differences between several homes viewed on the same day.

The scorecard helps home buyers keep track of prices, styles and features, so after touring several homes, buyers have a concise, accurate summary of each home.

And home sellers should keep in mind what features and aspects are of prime importance in the minds of buyers. They include such information as heating costs, lot size, special features such as central vacuum, security, central air conditioning, and whether or not appliances are included.

If you're selling your home, imagine yourself armed with this 'scorecard' and wandering through your home for the first time.

Will it be a selling feature if your kitchen and laundry appliances are included in the sale, but are dirty or not in perfect working order?

If potential buyers or their real estate agent asks how much it costs in a typical year to heat your home, or your pool, or how much you spent on your electrical bills last year, do you have this information at your fingertips?

Is your garage so crowded with junk that it's hard to imagine a car fitting in it?

Does the fencing around your yard sag and look badly in need of paint?

Just put yourself in the buyer's shoes and take a tour through your home and yard. There are likely several easy and inexpensive ways you can spruce up your home for that all-important buyer 'scorecard'.