



ROYAL CITY REALTY

Realtor **SERVING ROCKWOOD/GUELPH & SURROUNDING AREAS** Independent Member Broker



\$119,900 CENTRAL GUELPH
Offering 3 bedrooms, brick construction and an extra-deep lot, this home is an excellent value. John F. Ross school area. This one won't last! Call Wayne!
RCG-55

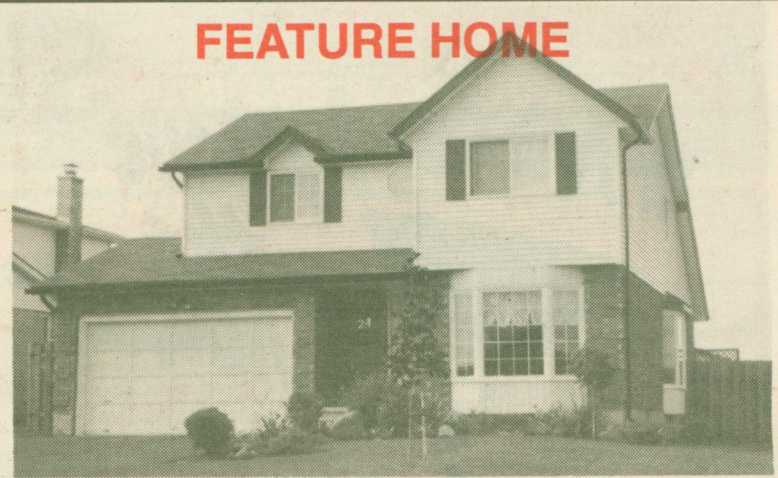


\$159,900 QUIET GUELPH LOCATION
This pretty property is located near the St. Joseph Hospital in a well-established quiet neighborhood. Close to schools. Some of the features are: spacious country kitchen, 4 bedrooms, updated bathrooms, gas heat and fireplace and close to Exhibition Park. A lovely sparkling home. Call Wayne!
RCG-54



WAYNE SAUNDERS*
Sales Representative
A ROYAL CITY TOP "10" PRODUCER
offering integrity and experience to meet your needs.

Office: (519) 824-9050
Res: (519) 856-9184



FEATURE HOME

\$199,900 WELL BELOW REPLACEMENT COST
Located in the south of Rockwood this home was built for the present owners. Extensive landscaping and many upgrades. Skylights and an impressive Masonry fireplace in the family room, ceramic flooring, and hardwood flooring enhance the beauty of this home, not to mention the picture perfect inground pool! Call Wayne now!
RCG-51



\$259,900 JUST FOR YOU
This 4 year old home located 3 miles from Acton and 14 miles by Hwy. 25 to the 401 is placed on 4.96 acres of rolling land. A lovely mature setting with maples across the front and mixed bush to the rear and an 80 ft. pond. Open concept of 2 x 6 construction with R20 walls & R40 ceilings the home is tasteful & a pleasure to view. Call Wayne!
RCG-46



\$214,900 PRIVATE AND PRETTY
Located 1 mile south of Guelph and just off the Harlan, this impressive property offers privacy, extensive mature grounds, 2 paddocks, pony barn, an abundance and variety of mature trees plus a 2 storey well built brick home with a double garage. Sound interesting? Call Wayne!
RCG-50



\$385,900 SERIOUS ABOUT HORSES?
Located just west of Acton in Horse Country, this 28 acre riding establishment features 60 x 120 indoor arena, 39 boxstalls, updated barns, 2400 sq. ft. residence 3 years old, 7 paddocks, 150 x 220 sand ring, oak fencing, and a stream thru property. Call Wayne!
RCG-52



\$184,800 JUST 9 MONTHS OLD
Located on a quiet street with easy Expressway access this 1640 sq. ft. home is a pleasure to show. Heating is by gas as is the fireplace in the professionally finished rec room with a 2 pc. bath adjacent. A quality built home on an oversized lot. Definitely a "10". For a viewing of this property call Wayne!
Other Guelph properties are available.
RCG-50



\$299,900 SPACIOUS COUNTRY CHARMER
2.6 acres of heaven only 20 minutes to the 401 or 10 minutes east to Guelph. 24 x 32 ft. 4 year old workshop, 400 amp service, central air, 4 bathrooms, in-law suite in basement with full walkout, 5 bedrooms, family room with fireplace, den with fireplace, plus a huge deck. The list goes on and on. This 12 year old custom built quality 2600 sq. ft. home has it all! Be first, call Wayne!
RCG-47

VACANT LAND
\$249,900
46 acres mixed bush at rear with pond sites 18 minutes from the 401 and five minutes from Acton.
RCG-48

\$85,900
1 acre just north of Rockwood. Scenic property with levies paid and ready for your new home.

\$159,900
3.6 acres on Hwy. 7. Level with many uses & excellent exposure.
Call Wayne*.



\$239,900 PUSLINCH IS PERFECT
Excellent 401 access from this 10 acre property featuring a brick 11 year old 2700 sq. ft. bungalow with large principal rooms, real value.

MOVING? Call for Free Real Estate Info Covering the U.S.A. and Canada
1-800-523-2460 Ext. C777-45

SEE US FOR

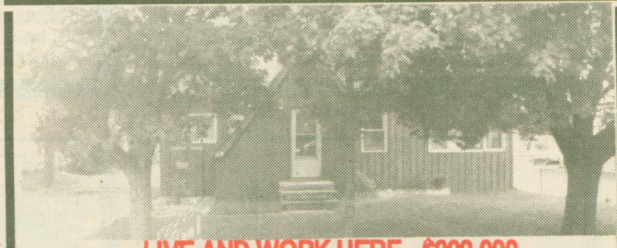
BUSINESS OPPORTUNITIES



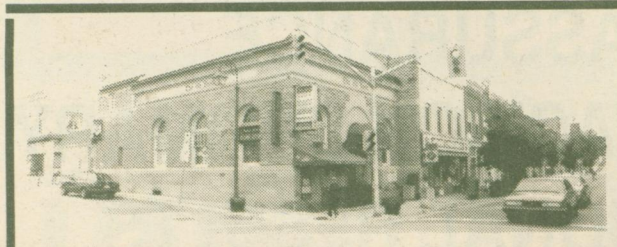
COMMERCIAL BUILDING - \$249,900
On Hwy. 25 Hillsburgh - 3 year old free standing brick building. Contains 1,000 sq. ft. showroom, 900 sq. ft. office and storage area, as well as a two bedroom apartment. Call NORINNE KILGOUR, Sales Rep. for further particulars 877-5211 or Res. 519-855-4214.
RM281-91
RE/MAX SUBURBAN (91) INC.



\$214,900 - INVEST IN ROCKWOOD
This commercial building offers 2 apartments plus a completely renovated retail store. Presently rented month to month. Call Wayne Saunders, Sales Rep. for details at 1-519-824-9050.
RCG-53
ROYAL CITY REALTY (GUELPH) LTD.



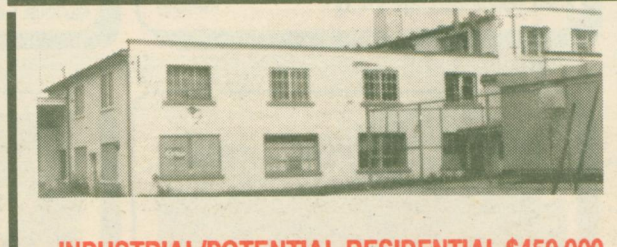
LIVE AND WORK HERE - \$299,000
This recently renovated and upgraded 3 bedroom home with metal clad workshop and highway frontage enjoys M-2 industrial zoning. Just think of the possibilities and call HEATHER (WHITING) SCOTLAND, Associate Broker at 853-2086.
RMAC92-77
RE/MAX BLUE SPRINGS REALTY (HALTON) CORP.



INVESTMENT OPPORTUNITY \$449,000
This commercial building has a 1 bedroom apartment plus other rental space for added income. For details call PETER HRKAC or JACKIE GREENWOOD, Sales Reps. at 877-5211.
RM090-92
RE/MAX SUBURBAN (91) INC.

ARE YOU LOOKING FOR A PLACE FOR YOUR BUSINESS?

These realtors can help you locate a commercial property to suit your needs!



INDUSTRIAL/POTENTIAL RESIDENTIAL \$450,000
Currently 18,000 sq. ft. M-1 industrial building. Excellent location for infill redevelopment to higher density residential. For more particulars on the many opportunities this property offers please call HEATHER (WHITING) SCOTLAND** 853-2086.
RMAC92-50
RE/MAX BLUE SPRINGS REALTY (HALTON) CORP.