



Suite 500  
10 Kingsbridge Garden Circle  
Mississauga, Ont.  
(416) 568-4858 (Bus)  
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**POWER OF SALE  
ERINVIEW ESTATES**

3/4 acre up to 1 acre Estate Lots, Located near Erin. Treed, panoramic views, walkouts, conservation area, **MUST BE SEEN!!!**

Six individual lots being sold under **POWER OF SALE** Asking only \$85,900 per lot, **MUST BE SOLD!!!** MAKE AN OFFER!!

Call Robert May  
**John H. May Realty/Ltd.**  
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**HOME WORDS**

... about home ownership today

Now that mortgage rates are lower than they've been in almost 30 years, many renters throughout the province are opting to become first-time homeowners. With this combination of record rates, lower home prices and government home-buying incentive programs, it's not surprising that first time home purchasers presently account for as much as 50 per cent of the turnover in the resale real estate market.

If you're interested in becoming one of these statistics — or even if you already own a home and are thinking of trading up or down, it's important to have a pretty good idea of what you want, so you can zero in on the location, price range and type of home that's right for you.

By identifying these important factors early enough in your home search, you'll be able to save yourself a lot of time, effort and frustration.

**Location**

Location is deemed to be one of the most important factors in making any real estate purchase. If you live in a large urban centre and you're into commuting, you may want to opt for a suburban or even rural setting.

Suburban areas tend to be somewhat newer than the core areas of cities and while prices may not be substantially different from those of "downtown," you can often get more for your money — like additional square footage, larger rooms, bigger lots, and in some cases, unique settings — like ravine lots.

Rural areas are also attractive to many home buyers because they tend to

This article is provided by local Realtors and the Ontario Real Estate Association (OREA) for the benefit of consumers in the real estate market.

be much more picturesque and peaceful. Depending on where you work, this may be an attractive option for you. If so, your budget will likely buy you much more in a rural setting than any other area.

If you're into urban living and you work in the heart of a city, urban communities tend to offer the broadest range of housing types, generally at the highest prices. People are generally willing to pay more to be close to their workplaces as well as all the other amenities a large city offers.

And when zeroing in on your choices, don't forget that smaller cities and towns have a great deal to offer as well. There are numerous self-contained communities throughout the province that offer a pleasant, somewhat slower-paced alternative to life in the "big city."

In addition, taxes and home prices tend to be lower in these areas. But keep in mind that there aren't as many types of homes available and the number for sale may be limited.

**Identify Features You Need**

Once you've decided on the general geographical location you'd like to live in, it's time to narrow down your needs so that you can zero in on the home of your choice. For instance, if your family is outgrowing your present apartment or home, you know you're going to require something bigger and more comfortable — possibly with more bedrooms and perhaps a second bath.

In addition to your needs, you should also consider your wants — things you'd like to have if you can afford them and if they are available. As you think about the kind of home to buy, your strategy should be to find a home within your price range that fulfills all of your "needs" and as many of your "wants" as possible.

Once you've done this, prepare a shopping list on paper, arranging these items in order of priority. The time you take to think about these things now will prove invaluable later on during

you initial discussions with a Realtor.

**Match Needs and Location**

The next step is to match the type of home you'd like to buy with the locations that appeal to you the most. You may discover that similar types of homes have prices which will vary a great deal from one location to another. Or perhaps the home you want may not be available in all areas.

For instance, if you're determined to purchase a large, old heritage home, you won't find it in a newer housing development. On the other hand, if large bedrooms and several baths are a priority, you may be unable to find a home that meets your needs in an older part of town where the homes might be smaller.

**Other Factors to Keep in Mind**

When focusing on location, also keep in mind other important factors like the proximity of schools, access to public transit, shopping facilities and so on. Take your lifestyle into consideration and the things that could enhance or detract from your daily enjoyment. Then add these preferences to your needs and wants shopping list.

Once you've done this, it's time to start scouting around. Drive around the communities you're interested in to see what they're like on a day-to-day basis. You might find they are noisier or quieter than you think. You'll also want to see how well-maintained the properties are.

During these scouting sessions, you'll also become more aware of potential drawbacks like railway tracks, major highway noise, or large industrial or manufacturing centres.

As well, you'll no doubt become aware of "open houses" in the area. These provide you with the ideal opportunity to view some homes and to meet with Realtors hosting these events. Chances are that you'll select a Realtor from among those you meet at these open houses. You'll find the services of a Realtor invaluable in helping you locate the home that's right for you.

GORDON B.  
**Dawe**  
Real Estate Broker

|                   |                 |          |
|-------------------|-----------------|----------|
| GORD DAWE         | Broker/Owner*** | 856-4195 |
| SUZANNE ROBERTSON | Sales Rep*      | 856-2596 |
| ALEX GLENN        | Sales Rep*      | 853-0923 |
| MICHELE DAWE      | Sales Rep*      | 856-4195 |

25 MILL ST E ACTON **853-3790** MULTIPLE LISTING SERVICE

**4-PLEX GEORGETOWN \$299,900**  
Excellent investment features 4 2-bedroom apartments separately serviced & well maintained. Call Michelle\* or Suzanne\*. D92-137

**HOME OWNERSHIP CAN BE YOURS**  
End unit \$107,000. Features 3 bedrooms, living & dining combination with walkout to fenced yard, full basement. Check it out with Alex Glenn\* at 519-853-0923. D92-136

**GEORGETOWN COUNTRY 2 ACRES - \$299,000**  
This quality built brick home offers privacy plus. Fireplace in sunken family room, sunken living room, walk out to 16' x 24' cedar wrap around deck. Oak kitchen, ceramic foyer - upgrades everywhere!!! Call Michelle\* or Suzanne\*. D92-133

**ACTON - 16 HILL ST. - \$154,000**  
Move right into this professionally decorated brick bungalow. Renovated lower level provides in-law suite with separate entrance. This is a home with many upgrades and is a must to see. Call Michele Dawe\* or Suzanne Robertson\* D92-134

**\$235,000** **\$198,500**

**BUILDER IS OFFERING 5 NEW APPLIANCES WITH THE PURCHASE OF AN ALPINE HOME.**  
We have two choice lots available on Lou's Blvd. In Mill Run in Rockwood. Building plans can be customized by our design team to suit all your discriminating tastes! The "Wellington" and the "Edgehill" are two of our popular models. "Quality, Craftsmanship and Service" We stake our reputation on our satisfied customers! Please contact Suzanne Robertson\* or Michelle Dawe\* to assist you in your selection 853-3790 / 856-2596 D92-126/125

**OAKVILLE LOCATION \$149,900**  
Everything is right on this 3 bedroom, bright cozy home. Lot 40 x 120. Forced air gas heating. Take a look! Please call Suzanne\* or Michelle\* at 853-3790 or 856-2596. D92-129

**PRESTIGIOUS AREA**  
With a view of the lake, this fine solid home offers you all the amenities. The park is at your door, only one block from shopping. It offers 3 bedrooms, modern spacious kitchen, 2 pc. washroom on the main floor and woodburning stove in LR. Call Alex Glenn\* for an appointment at 519-853-0923 or 853-3790. D92-130

**COMMERCIAL STORE**  
4,500 sq. ft. downtown high traffic area. It offers income from two residential apartments. Call Alex Glenn\* 853-0923 or 853-3790. D92-131

**REDUCED TO \$169,900**  
This home in Everton is a must to see. It offers you 3 bed on main fl. 2 bed down for that growing family. Walkout from low level. Private & Peaceful describes this tastefully decorated home on large lot (112 x 192') backing onto conservation land. Call Suzanne\* or Michele\* D92-127

**BUILD YOUR OWN HOME**  
10 acres - JUST \$98,900  
Rockwood  
Call Suzanne\* or Michele\* D92-115

**CALEDON CLASSIC**  
\$1,800,000. 1868 character. 64 acres in superb location. Property also has log house, board & batten office and staff building plus pool, bank barn and drive sheds all on the Niagara Escarpment. 92-2-288

**PROVEN PERFORMANCE SOLD**

**ARTHUR F. JOHNSON & ASSOCIATES LIMITED REALTOR**

877-5165 874-3040  
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Erin Res.

**MARTHA SUMMERS**  
Sales Representative

**ONTARIO HOME WEEK ~ SEPT. 27 - OCT. 3, 1992**  
"Home Ownership: Catch the Opportunity" Please let me explain how you can do this!!

**TOWN YET COUNTRY - ERIN**  
Fabulous views of Erin Hills. Custom builders home with 12 ceilings, bright spacious country kitchen, full finished lower level with stone fireplace & walkout. \$349,000. 92-2-310

**OPEN HOUSE SAT. OCT. 3, 2-4**  
Open concept on 2 acres with fabulous views. 22nd Sideroad Erin between 8th and 9th Line. 92-2-281

**OPEN HOUSE SUN. OCT. 4, 2-4**  
5 acre hobby farm with 4 bedroom home in excellent repair and 5 stall barn. 5 Sideroad Erin between 8th and 9th Line. \$245,000. 92-2-397

**CHEL TENHAM VILLAGE CHARMER**  
\$259,000. 325' frontage on quiet road. Large 2+ garage/workshop. Freshly decorated with pine main floor family room with woodstove, stone fireplace in LR, walkout from master bdrm. to pool area. A must to see. 92-2-440

**AFFORDABLE COUNTRY 3+ ACRES**  
Recently constructed 2 bdrm. home with sunroom, vaulted ceilings, skylight, main floor laundry and walkouts from both bedrooms. Value at \$185,000. 92-2-454

**EXECUTIVE FREE HOLD TOWNHOUSE**  
\$163,900. End unit, 70' frontage, fireplace, flagstone patio, shows well. 92-2-466

**CALEDON COUNTRY CLASSIC**  
Solid brick, 3 car garage, open concept, reclaimed brick fireplace, finished lower level with fireplace and walkout plus 28' x 28' workshop. 92-2-420

**BUILDER'S DESIGN**  
\$419,000. Superb design with country living in mind. Sunken hot tub, full nanny suite, marble and hardwood are the basics here. A must to see. 92-2-436

**TERRA COTTA - 25 ACRES**  
715' frontage on King St. - Location Plus! Bright clean family home with finished lower level with fireplace. Oak kitchen with walkout to rear yard. Ceramics, whirlpool, plus more. 92-2-424

**CALEDON CLASSIC**  
\$1,800,000. 1868 character. 64 acres in superb location. Property also has log house, board & batten office and staff building plus pool, bank barn and drive sheds all on the Niagara Escarpment. 92-2-288

**LOOKING FOR AN INVESTMENT?**  
Adjacent Mistywood Subdivision on Hwy #24 at 1st Line East, Caledon. 49 acres with proposal for subdivision. 92-2-390

**ERIN HOBBY FARM**  
10 acres, 24' x 40' barn with drive thru access, bright 3 bedroom home with vaulted ceilings, woodstove in living room, finished rec room. 92-2-275