

# Slow market affects home sales at Mill Street subdivision

BY DOUG HARRISON  
The Acton Tanner

If you've had trouble spotting bulldozers and hard hats in the new Birchway Place subdivision this summer, there's good reason — houses aren't selling and Solmar is saving their advertising dollars through a slow sales period.

Solmar began construction on its 62 units (west of St. Joseph's school) last summer and as of Friday, all but four had been sold. The remaining 21 lots in that community belong to Baycliffe Homes. As of Monday, 10 of those units remained unsold.

"They're starting to sell really fast now," said Baycliffe Homes consultant Mike Flaxmeier.

"Several homes have been constructed and listed for sale, but

we're not actively promoting them. We've sold out most of the lots, but the market is so slow in Acton," says Solmar Homes public relations co-ordinator Joanne Lovering, downplaying the rumour that Solmar had gone bankrupt. "It's not a large market area like Mississauga.

"And unfortunately the real estate market this spring was the worst in seven years for sales."

She adds that by flashing (lowering) prices, the values of houses already purchased would lower. "There are no plans for that, but I think sales will come again."

Lovering says a half-page of black and white advertising in *The Toronto Star* costs over \$8,000.

"We also did a lot of local advertising," she comments. "It's got to the stage where everyone knows about it."

Most of the Solmar houses range in price from \$164,900 to just under \$200,000. However, some residents are irked at an additional \$10,000 fee for lakefront units.

"I'm very pleased with the house, but we're supposed to have grass between the house and Fairy Lake and instead there are weeds. It's not pleasant at all," says Birchway Place resident Eileen Dix, who last September moved into a two-storey house with her daughter and son-in-law.

"But I like the walk back-and-forth into town and we have friendly neighbours."

All the units are single-family dwellings, either bungalows, raised bungalows or two-storey homes.

Excellent floor plans and the location (proximity to Fairy Lake and Prospect Park) are the real selling features of these homes, Lovering says.

"If you want the latest features," she continues, "this is where to go. These have main floor laundry rooms, ensuite bathrooms and high efficiency furnaces."

Lovering says the advertising campaign will heat up again in September "when people are in the mood to buy."



FLOWER POWER! John Street resident Mary Lemon shows off a unique backyard sunflower last week. The single plant features nine beautiful flowers. (Doug Harrison photo)

## Vandals hit town garden

This should be a joyous time of year for Acton's Community Garden. But a senseless episode of vandalism and theft last week has volunteers and gardeners shaking their heads.

The fence protecting the Wallace Street garden was busted, while the gate and two posts were smashed. Many vegetables were stolen from "just about every one of the 30-odd plots," reported Garden Treasurer Madge Turner.

"It's disgusting, really," commented Turner, who said that cabbages, cucumbers, onions, tomatoes "and even some potatoes" were stolen.

It was the second time this summer the garden has been hit by vandals.

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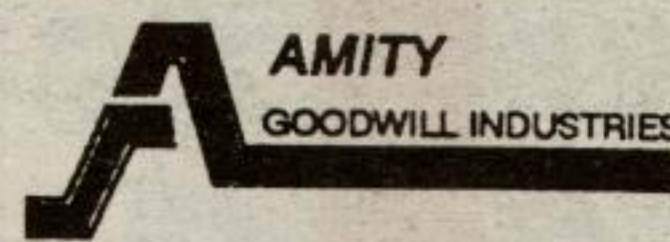
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Suitable for all ages

Join the park interpreter as we explore the world between day and night. The "Twilight Zone" is a world filled with mystery; a time when our senses begin to fail us, and the creatures of the night start to emerge as those of the day seek shelter. Come discover the wonders of the "Twilight Zone."

### NATURE'S MEDICINES

Sunday, August 27, 1 pm to 4 pm  
Cost: \$5 per adult, \$3 per child  
Suitable for adults and children (10 yrs and older)

Natives and pioneers used local plants to treat everything from a toothache to upset stomach. Discover more about nature's medicines on a forest hike with a staff naturalist. The program will include making and sampling some refreshing, vitamin-rich tonics.

In 1995, the Credit Valley Conservation Authority is presenting a series of Sunday programs at Terra Cotta Conservation Area. The programs are either full day or half day events and most are suitable for both children and adults; appropriate age levels are listed in the program descriptions. A few programs are offered on both Saturday and Sunday. All programs start from the Visitor Centre in the Terra Cotta Conservation Area. For information or to register call (905) 877-9650 Ext. 22.

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