



ACTON OFFICE
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ROCKWOOD OFFICE
519-856-4348
TORONTO LINE
905-874-3053



Gord Dawe
Assoc. Broker



Michele Dawe
Sales Rep.

OVER 35 YEARS OF EXPERIENCE SELLING HOMES IN YOUR AREA



\$139,900

GREAT FAMILY STARTER

Great starter, 3 bedrooms, family room, eat-in kitchen, close to schools, shopping, family neighbourhood. Reduced to sell. Please call Michele*. RMRW94-074



JUMP RIGHT IN TO THIS ONE!
Inground pool - Large raised bungalow, Solarium, finished basement with bar & air-tight stove. Master with ensuite & walk-in closet. Large Living & Dining area. Great family neighbourhood \$164,500. Please call Gord** or Michele*. RMRW94-042



\$184,900

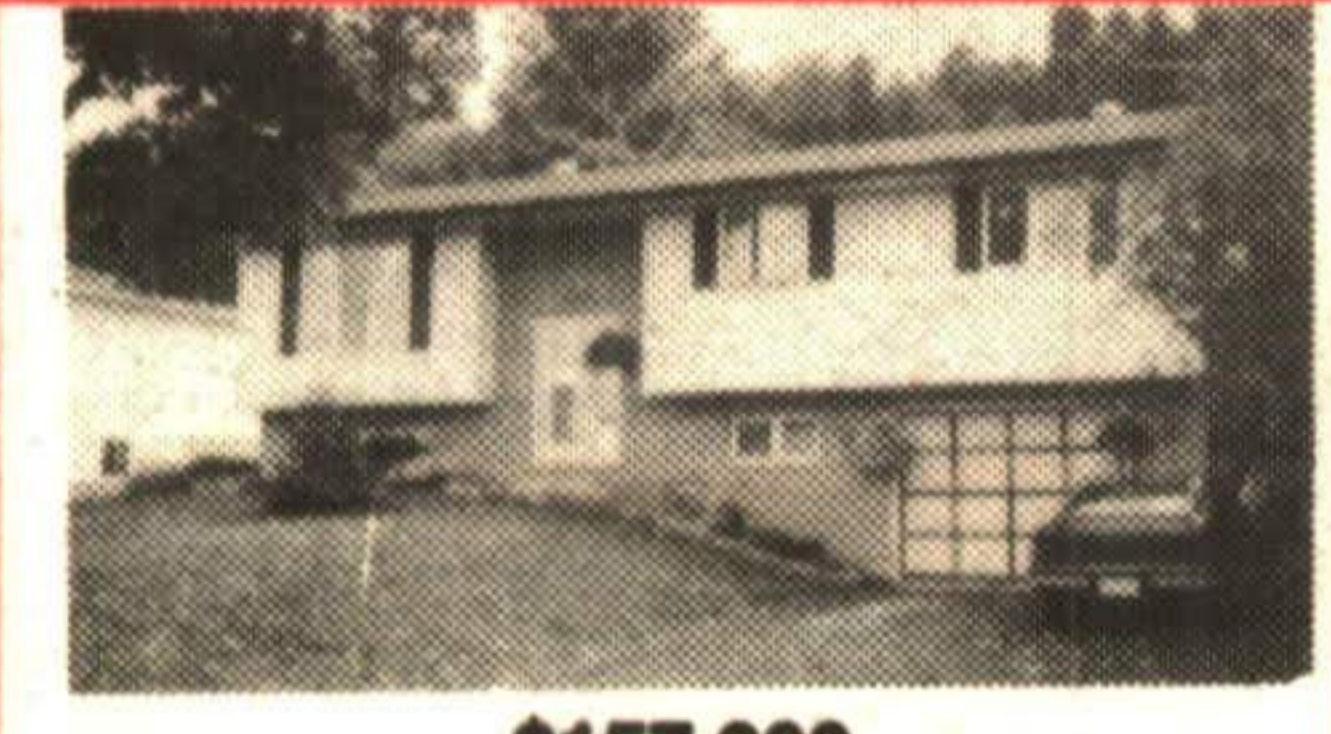
TASTEFULLY DECORATED STONE HOME

Quaint stone cottage. Deep sills, old fashioned tub. Pleasant blend of old and new. Private back yard. Close to the river. Please call Michele* or Gord**. RMRW95-036



CLASSIC HORSE FARM

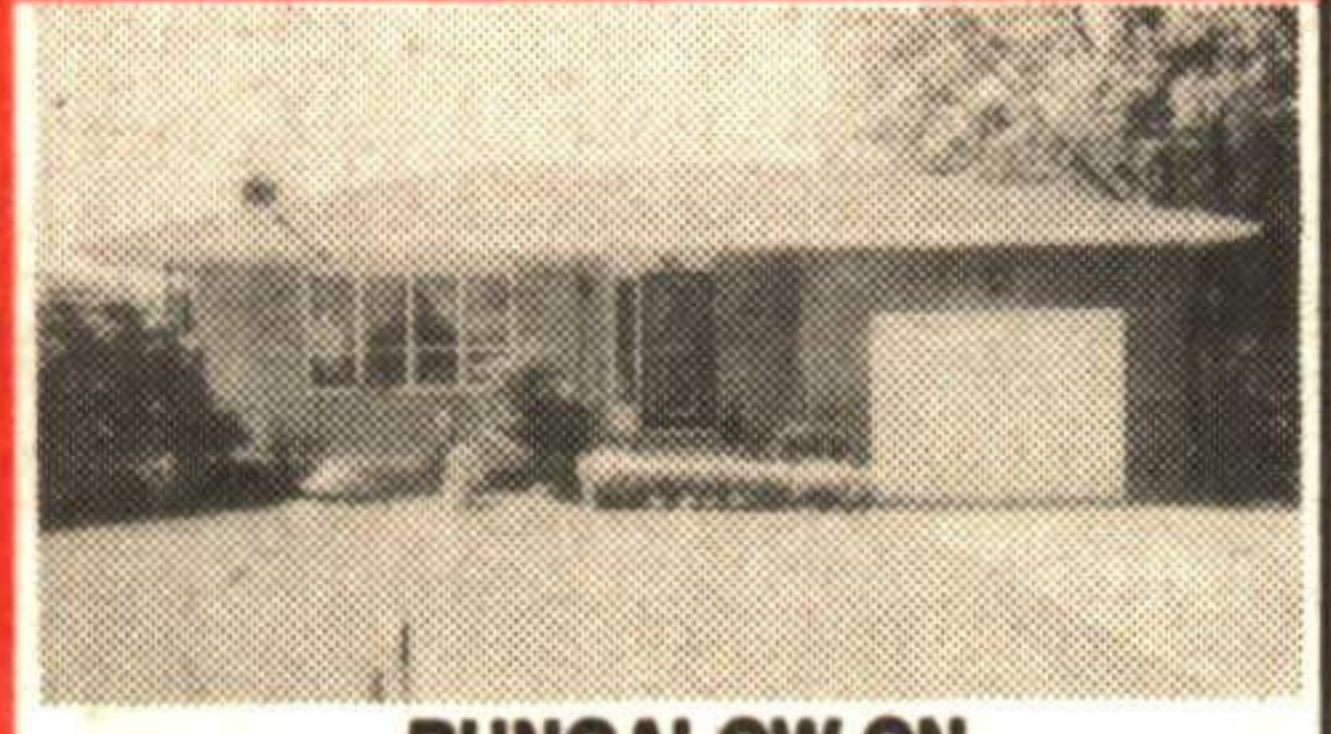
15 acres. Top of the line arena with viewing loft & 10 box stalls - sand ring - 6 paddocks. Large 4 bedroom home, 2 bay garage with offices, stocked pond. Excellent facility. Call Michele* or Gord**. R94-069



\$157,900

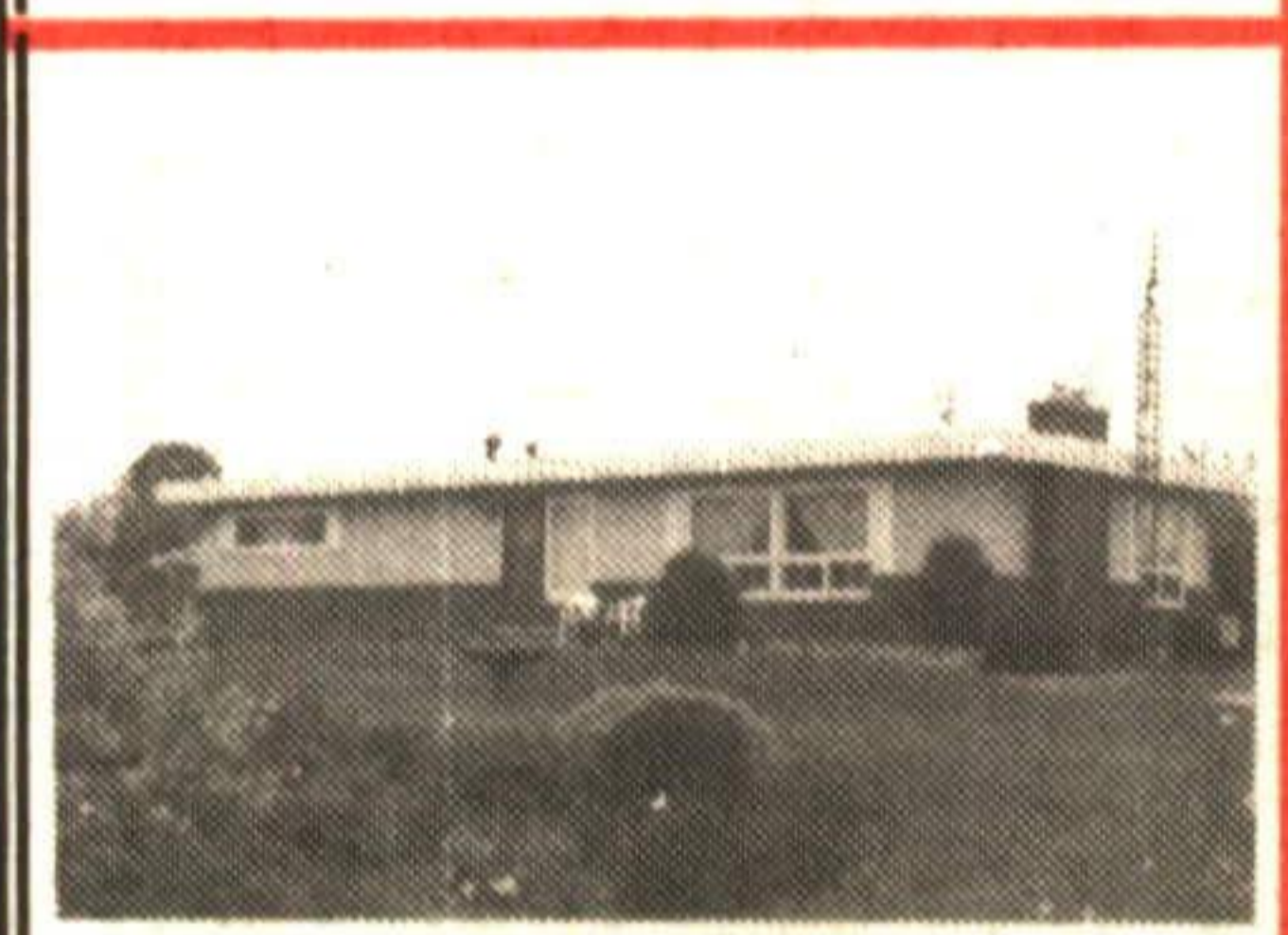
ALL YOU NEED IN A HOME

Village of Rockwood. Great backyard, eat-in kitchen with walkout to deck. 3 bedrooms plus 4th down, rec room, office & 2nd bathroom. Call Michele*. RMRW94-066



BUNGALOW ON CONSERVATION LOT

Conservation lot, 272 ft. deep backing onto Richardson Creek. Quality brick bungalow. Plaster construction, finished basement. Professionally landscaped. Please call Michele* or Gord**. \$169,900. RMRW95-010



WHAT DOES \$249,000 BUY?

11 acres, shop, 30' x 80', greenhouse, large 2500 sq. ft. 10 room bungalow. 10 minutes north of 401. Call Michele* or Gord*. RMAC95-045



GREAT COUNTRY \$209,000

2.8 acres, 500' frontage, brick bungalow, 3 plus bedrooms, large rec room with woodstove, fireplace insert in living room, covered patio 26'x17', walkout to 17'x31' inground pool, detached garage & shop 27'x22'. 10 minutes north of Milton. Call Gord*. RMRW95-017



QUALITY & AREA

Prestigious brick bungalow, walkout to deck from DR, finished rec room, 3+1 bedrooms, tastefully decorated and landscaped. Please call Gord** or Michele*. \$194,900. RMRW95-026

"TO BUILD YOUR DREAM - 10 ACRES" Pond site available. Partial clearing. \$79,900. Call Michele* RMRW95-009

Guide recognizes excellence

More new home builders in the province provided outstanding customer service despite disappointing economic conditions according to the recently published 1995 Home Buyer's Guide to After Sales Service.

Published by the Ontario New Home Warranty Program (ONHWP), the 1995 Home Buyer's Guide shows the percentage of registered home builders with the highest (excellent) rating nearly doubled over the previous year, with a respectable eight per cent gain compared to 1994. ONHWP's 5,425 builders of record sustained superior after sales service, with 1,730 builders earning an excellent rating in 1994. All excellent rated builders receive ONHWP's Seal of Excellence certificate which is often prominently displayed in their sales centres.

Available free of charge, the 1995 Home Buyer's Guide recognizes excellent rated builders who continuously maintained a top rating for the past five and 10 years by awarding one and two star symbols respectively. Of the 1,730 excellent rated builders, 22 per cent or 374 builders achieved an excellent rating for the past five years and 11 per cent or 186 builders maintained their excellent rating over the past 10 years.

"By refining the 'excellent' rating category and awarding stars to builders who have a long and proven track record of good after sales service, ONHWP has provided new home buyers with more information to help them make better decisions when choosing a reliable builder," says Aubrey LeBlanc, President/Registrar of ONHWP.

The Home Buyer's Guide is a practical research tool which provides new home buyers with an alphabetical listing of builders and tips on warranty coverage and the entire home buying process from choosing a reliable builders through to the pre-delivery inspection.

The 160-page booklet acts as a report card marking builders on their after sales service with either excellent, above average, average or below average grades. The ratings are based upon a builder's after sales service history with ONHWP over the past three years and are not a judgment of the quality, design or workmanship. The total number of possessions is tallied against the number of chargeable conciliations.

ONHWP defines a chargeable conciliation as a dispute between the homeowner and the builder where ONHWP finds the builder responsible. Many builders (3,125) are not rated because they have not been in business long enough or they did not build enough homes to qualify for a rating.

Of the 5,425 registered Ontario builders listed in the 1995 Home Buyer's Guide 3,868 were active, 1,557 were inactive and 106 were part of multiple listings. Builders who register more than one company but market under one name account for the difference between the total number of listings and the number of registered builders.

In total, 1,798 ratings were grouped as follows in comparison with 1994 figures:

- * 1,730 excellent ratings, an 8 per cent increase
- * 8 above average ratings, no change
- * 22 average ratings, a 47 per cent increase
- * 38 below average ratings, a 65 per cent increase

To obtain your free copy of the 1995 Home Buyer's Guide to After Sales Service contact your ONHWP office - West Central (serving Regions of Niagara, Hamilton-Wentworth, Halton, Peel, Dufferin, Grey, Bruce: Steve Wheaton - Regional Manager (905) 455-0500, 2 County Court Blvd., Suite 435, Brampton, Ontario L6W 3W8 or call toll free 1-800-668-7504.

Beat the Crowds -- Buy Now!



\$242,000

Refresh yourselves -- in the lovely inground pool & enjoy summer evenings overlooking the lovely ravine lot. Walk out basement is fully finished. Fireplace & sunroom -- a real family home. Call Dianne** & Doug**. 95-2-292



\$209,000

A large ranch type bungalow. 3 bedrooms, oversized family room, living room with fireplace & hardwood floors. 1.7 acres of country property, close to town. Call Doug** & Dianne**. 95-2-294



\$175,900

Financing at 6.95% for 3 years is available for this home. Approx. 1350 sq. ft., walkout basement to ravine lot, overlooks Fairy Lake. Contact Doug** & Dianne** Now. 95-2-343



\$188,900.

Financing at 6.95% for 3 yrs. is available for this home. Raised bungalow with an interesting design. Family room with gas FP. A basement with lots of potential. Quick talk to Doug** & Dianne**. 95-2-344



\$169,000

Charming older home, most windows replaced, loads of original wood work, trim, wainscoting & flooring. Large eat-in kitchen. Tin ceiling in gracious dining room - a lovely home to showcase your antiques. Call Dianne** & Doug**. 95-2-364



\$189,900

A country home with easy access to Hwy. 401. Comes with tennis court & pool. Also has a potential in-law apartment with separate entrance. Large rooms - a home with good potential. To view call Doug** & Dianne**. 95-2-381

Get the Facts!

Call: Doug & Dianne** Penrice**
Associate Brokers

ARTHUR F. JOHNSON & ASSOCIATES
LTD., REALTOR

877-5165

