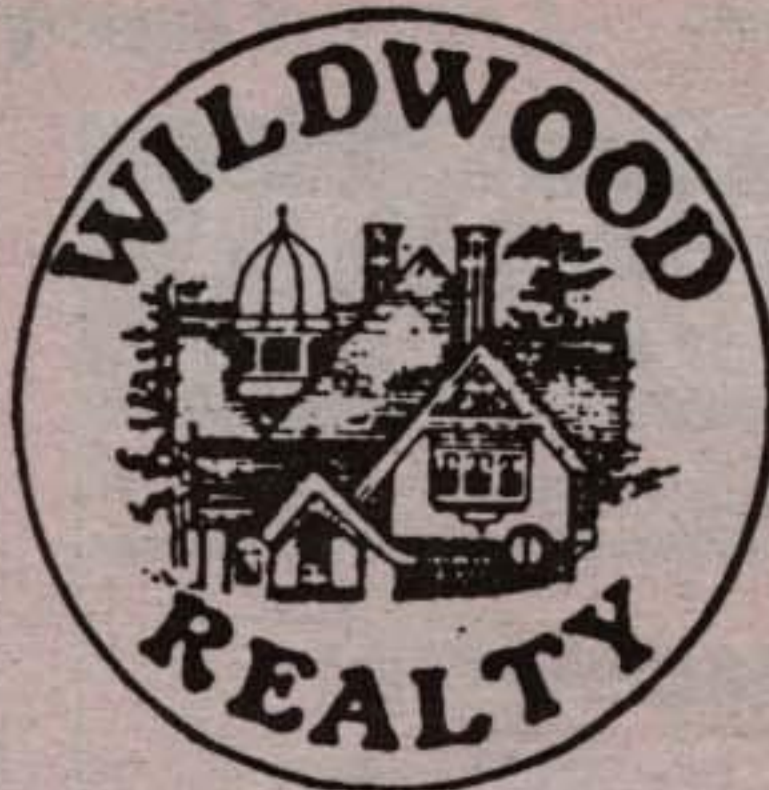


You Are Reading . . .

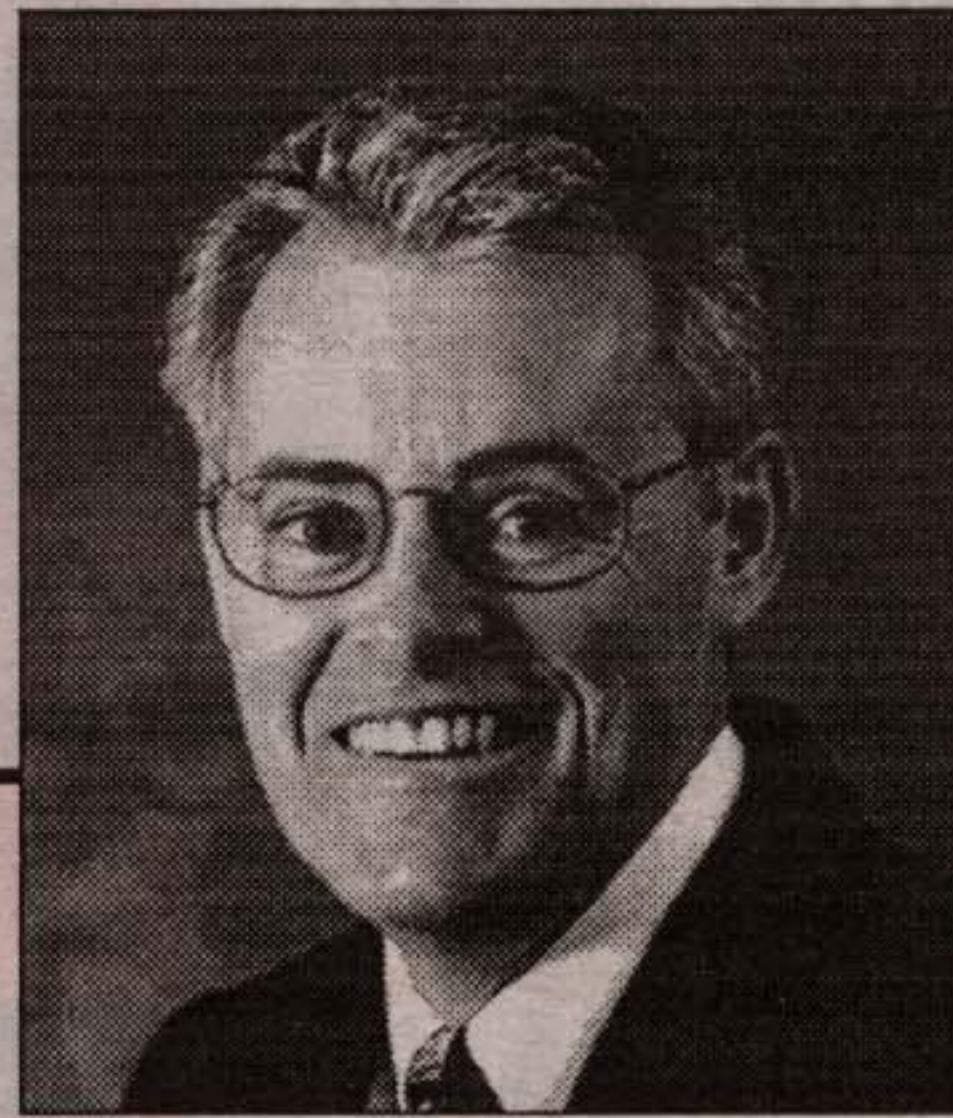
The Independent & Free Press

Real Estate Digest



Wildwood Realty Inc. REALTOR

85 GUELPH STREET, Georgetown
 Georgetown Office
 873-8839 454-8706
 Serving Georgetown Area Since 1970



BRUCE ELMSLIE***
 Broker/Owner

YOUR HOUSE SOLD IN 90 DAYS OR BRUCE ELMSLIE BUYS IT!!!

Shop for your new home with a "GUARANTEE SALE"
 for the one you are leaving behind. (some restrictions apply)
 Here's how it works!!

Allow me to appraise your present property and establish a current market value, based on comparable property sales in your neighbourhood.

"MARKET VALUE" is defined as a highest price estimated in terms of money which a property will bring if exposed to the market allowing a reasonable time to find a purchaser, who buys with full knowledge of all the uses to which it is adapted and for which it is capable of being used.

The agreement with me is to sell your property within a specific period of time. If I am unsuccessful . . . I will buy your house for the agreed price we have established. That's how confident I am in the ability to find a buyer. Should we be fortunate enough to obtain a better price than agreed upon, I will rebate the difference to you.

Wouldn't it be a relief to shop for your new home with "ready cash"? That's how you make a better purchase! A pretty "risky" move for me? Not really! It is my business to sell properties and I've got a whole lot going for me . . . powerful advertising programs to market your property correctly, along with the financial connections to assist you when making the move.

"Let me work for you . . . I have specialized in the marketing of resale properties in the Georgetown area for over 26 years. I started my real estate career with Fobert Real Estate Ltd. in 1970, received countless awards for "top sales achievements", then moved to Re/max as an associate broker and received "top sales awards" three years running. I established "Wildwood Realty Inc." in 1987 and have been very successful in the sale of properties in and around the Georgetown area since that time.

Please contact me if you are planning a move, you will be delighted with the efficient and courteous service my Real Estate Company has to offer.

"WATCH FOR OUR LISTINGS IN THE WEEKEND PAPER!!"

Bruce Elmslie is Committed to satisfaction:

When Your Purchase Your Home Through Me And You Aren't Completely 100% Satisfied For Any Reason . . .
 I'll Sell It for FREE . . . It's Just That Simple.

* NOTICE *

If your property is listed for sale with another broker, please disregard this offer and best wishes for a successful sale.
 This offer is not intended to solicit owners of properties presently on the market.

"I wouldn't sell a house that I wouldn't buy myself"

Got a complaint? Who do you call?

The Ontario Consumer ministry's General Inquiry Unit (1-800-268-1142) refers appropriate complaints from people who believe their rights under Ontario's consumer protection legislation have been violated to the ministry's Consumer Services Bureau (CSB).

At the CSB, experts in complaint resolution help consumers find the best course of action under the given circumstances. The Consumer Services Bureau takes general complaints, about terms of contracts, car repairs, home renovations, collection agencies, scams, natural gas brokers and loan brokers.

The government has set up separate not-for-profit corporations that are in charge of day-to-day licensing, inspections, enforcement, compliance, consumer complaints and public information in their areas of specialization for some specific industries:

Complaints and questions about real estate agents/brokers should be directed to the Real Estate Council of Ontario (RECO) at (416) 207-4800 in Toronto, or 1-800-245-6910. RECO's web site is <http://www.reco.on.ca>.

Technical standards: If you want to ensure the door-to-door heating system repairer who offered to clean and fix your furnace is a licensed professional, call the Technical Standards and Safety Authority (TSSA). The authority is a not-for-profit organization that administers legislation relating to the safety of the province's hydrocarbon fuels, boilers and pressure vessels, upholstered and stuffed articles, and elevators and amusement rides. Call TSSA at (416) 325-2000.

Land (real property) registration: There are 55 Land Registry Offices across Ontario, where records of land ownership are registered and stored. Call the ministry's Real Property Registration Branch at (416) 314-4880 or the General Inquiry Unit at (416) 326-8555 (toll-free 1-800-268-1142). The branch can tell you the location of the nearest land registry office. Your nearest land registry office will be listed in your phone directory's Blue Pages.

ROYAL CITY REALTY

Realtor

(HALTON) LIMITED

Independent Member Broker

**25 MAIN ST. NORTH,
 ACTON**
BUS. (519) 853-2074
BUS. (905) 450-9344

Broker/Owner*** Assoc. Broker** Sales Rep.*



DAMIAN NIKIC
 Broker/OWNER
 Res. 905-873-4686



ANELA PALIC
 Sales Rep.
 519-853-2074



MARVYN MORGAN
 Assoc. Broker
 Res. 905-873-2862



STEPHEN TANCO
 Sales Rep.
 Res. 519-853-2074



BLANCHE DASILVA
 Sales Rep.
 519-853-2074



MARION BROWN
 Sales Rep.
 Res. 905-873-2144

\$169,900 - YOUR OWN PARK

Just move in and enjoy terraced gardens with creek flowing thru. 3 bedroom, spotless house with many desirable features. Call **Damian Nikic*****. RCA8-155

TOTAL PRIVACY - \$295,000

Priced to sell, this custom built home on ravine lot offers all luxurious features, such as 4 bedrooms, main flr. family room, 2 FP, designer kitchen, plus 2 bedroom in-law suite. Call **Damian Nikic*****. RCA8-130

EXCELLENT INVESTMENT IN NORVAL - \$349,000

More than half acre on Hwy. 7 backs onto Credit River. Presently legal non-conforming triplex with approval and zoning for 4250 sq. ft. commercial building in addition to the existing home. Call **Damian Nikic*****. RCA8-156

\$259,000 - CHARACTER PLUS!

Outstanding 2800 sq. ft. 11 room Century home located on a tree lined street with award winning gardens, features: 5 bedrooms, living room with fireplace, oak staircase & pocket doors, 9 ft. ceilings, wide baseboards, original chandeliers and front door with beveled glass, plus a self-contained nanny suite on 3rd floor. Second time offered in 83 years! Call **Steve***. RCA8-151

NEW SUPER INVESTMENT \$610,000

Excellent quality and well maintained 12-plex in desirable Glen Williams. Gross income \$72,000 annually. Tenants pay heat & hydro. Call for more details. **Damian Nikic*****. RCA8-166

ON THE EDGE OF TOWN \$189,900

NEW

Backing on to conservation, 4 bedrooms, main floor family room with walkout and gas fireplace. Rec room with gas fireplace. Plus much more. Call **Damian Nikic*****. RCA8-170

LOTS LOTS LOTS

- Magnificent 1.5 acre lot on Blue Spring golf Course \$145,900
- 10 acres on Hwy. 25 N. of Acton \$99,000
- 40 x 132 ft. commercial lot next to plaza, Main St., Acton \$74,900
- 100 acres Garafraxa, \$209,900

Call **Damian Nikic*****

\$269,000 - CUSTOM DREAM HOME!

SOLD

Stunning cape cod located on a spectacular 50 x 153 ft. ravine lot in a sought after neighborhood, features: massive kitchen with fl/place, 3 sets of French doors, loads of pine w/out to the deck, Liv. rm. with fl/place + oak hardwood, 4 bedrooms, 4 bathrooms, spacious finished rec. rm. w/stove + wet bar, fabulous 2 storey workshop and magnificent landscaping! First time offered! Call **Steve***. RCA8-150

NEAR ALL AMENITIES \$259,000

Mature area of Georgetown 2-3 bedrooms, fully separate units with 2 driveways. Renovated throughout. Call before it's gone. **Damian Nikic*****. RCA8-128

QUIET COURT LOCATION! \$156,900

SOLD

Well maintained family home located on huge, private, pie-shaped lot features liv. room with oak hardwood + bay window, eat-in kitchen with walkout to 2-tier deck + interlock brick patio, finished rec room with pot lighting + 3 piece bath, plus a new gas furnace in 95 & cedar front porch, at an affordable price! Hurry call **Steve*!** RCA8-167

EXCELLENT STARTER \$159,900

Perfect first time or retirement home on huge lot which allows to build a 3 car garage. Mature area of town within walking distance to schools, transportation, or shopping. All thermal windows. Newer gas furnace. Main floor laundry room. Call **Damian Nikic*****. RCA8-168

MINUTES FROM 401 - \$425,000

2.7 acre park like treed lot, custom built residence, 5 bedrooms, fully finished lower level, 2 fireplaces, hardwood and ceramic flooring, oak staircase, ensuite with jacuzzi, pond, plus many more other luxurious features. Call **Damian***** or **Bruce***. RCA8-120

LOG CRAFTED ON 51 ACRES - \$375,000

Located in Belwood area. Huge detached workshop. Trout stocked pond. Plus gorgeous log home. It is hard to describe. Must be seen. Call **Damian Nikic*****. RCA8-165

HOME WITH PRIVACY \$167,900

NEW

Fenced yard backs on to conservation land, near lake and school. Finished basement with walkout, gas fireplace, bar. Kitchen with walkout to deck with magnificent view. Call now. **Damian Nikic*****. RCA8-171

12.6 ACRES WITH CENTURY HOME \$190,000

Amongst luxurious estates in Moffat, large frontage, 2 separate workshops, pond, plus much more. Call **Damian Nikic*****. RCA8-157