



Heather (Whiting) Scotland\*\*  
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Associate Brokers

**RE/MAX BLUE SPRINGS REALTY (HALTON) CORP.**

**Acton Office**  
**519-853-2086**  
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**1-888-833-1945**



Heather & Leigh  
support the  
Children's Miracle Network

Visit

[www.homestore.ca/Toronto/HEATHER&LEIGH](http://www.homestore.ca/Toronto/HEATHER&LEIGH)  
for full feature sheets & colour pictures

**Private Setting**

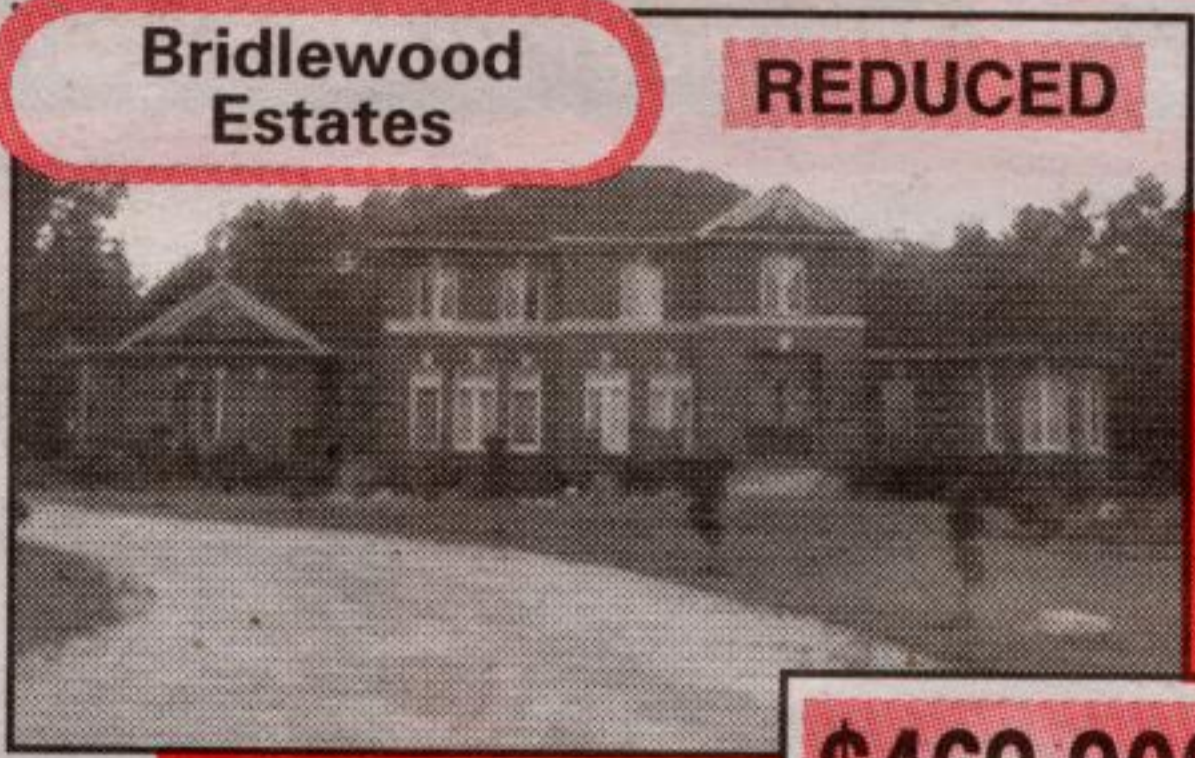


**\$449,900**

Custom build, 3000 sq. ft., 4 bedroom sidesplit with 5.9 acres of seclusion, pond & conservation.

MLS#LU3676

**Bridlewood Estates REDUCED**



**\$469,900**

Custom 3000 sq. ft. 4 bedroom home on 2.59 treed acres with library plus family room with fireplace.

MLS#L70393

**New, Updated & Upgraded REDUCED**



**\$269,900**

Gorgeous backsplit w/main floor family room; 3+1 bedrooms; 3 baths; 2 fireplaces; 3 skylights; 2 car garage; pool. Must see!

MLS#LU2784

**A Little Bit of Heaven**

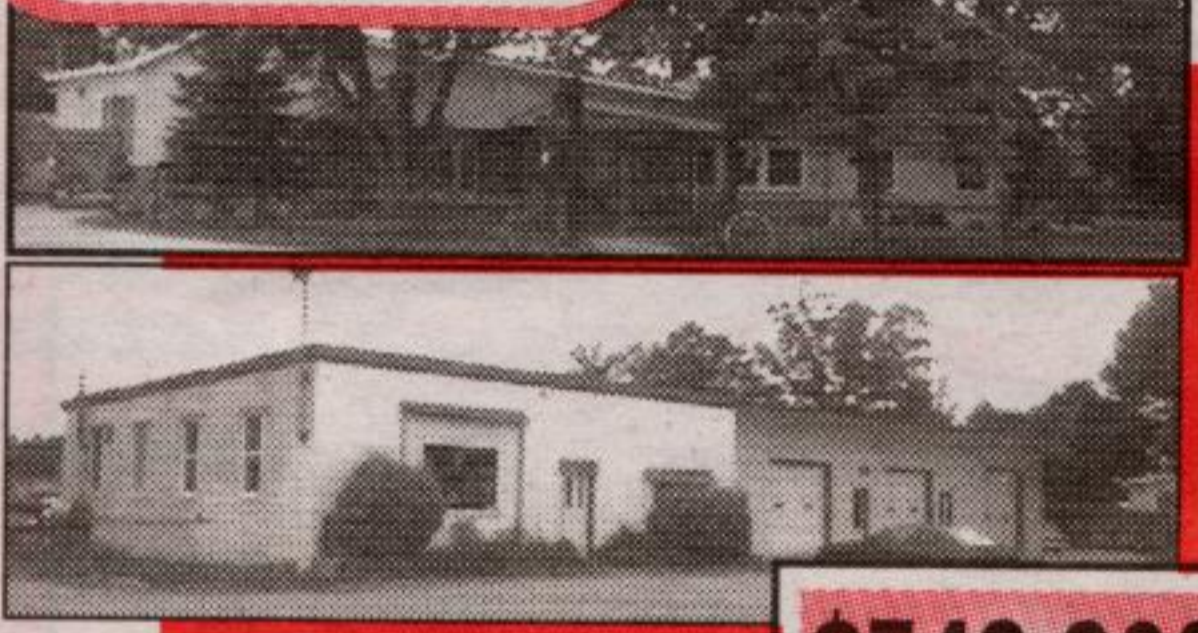


**\$350,000**

Private treed setting, 31 acres; 3 bedrooms, 2-1/2 baths; oversized garage. Needs T.L.C.

MLS#LT9363

**Industrial/ Residential**



**\$549,900**

3 acres of M1 w/5 bays & outside storage + 3 BR bungalow w/1 BR apt. Private lot w/highway access.

MLS#LT0880 MLS#AK1426

**Commercial/ Residential**



**\$249,900**

.9 Ac of C2-1 highway commercial w/workshop + 4 BR home, many uses, good location.

MLS#LT2000/AK1854

**Ravine on the Park RENT TO OWN**



**\$166,900**

Solid brick bungalow w/hardwood floors. 3 BR's, 1.5 baths, w/o bsmt.

MLS#LS0612

**In-Laws on 10 Acres**



**\$429,000**

Super 2 family set up with their own living rooms, bedrooms and basements. Pool and workshop.

**Investment Triplex**



**\$199,000**

Excellent return on this updated legal triplex with 3 BRs, 2 BR & 1 BR apts.

MLS#LQ5119

**Building & Business**



**\$239,900**

Approximately 3000 sq. ft. historic building includes 85 seat restaurant and a bachelor apartment.

MLS#AJ1813

# Options for first home buyers

With so many housing options, price ranges and neighbourhoods to choose from in many communities these days, first time buyers are in a prime position to enter the real estate market.

As a first time buyer, it's important to keep in mind that double car garages, fireplaces, family rooms, powder rooms, walk-in closets, etc. all add big dollars to the price of any home. What all this means is that your first home may be significantly smaller, require a longer commute to work and some elbow grease on your part to clean and fix up. But, as your equity builds, you will be able to trade in this home for a better one. It may take several trade-ins over a period of years, but eventually you can realize the home of your dreams.

## Down payment the key

The key to getting started for most first time buyers is the initial down payment. This is the part of the purchase price you have to put down as cash—usually 25 per cent of the purchase price for a conventional mortgage or as low as five per cent (see below). Saving up for a down payment and keeping up with the monthly payments (mortgage, utilities and property taxes) may require you to make significant changes in your spending and lifestyle habits.

One of the best ways to save for a down payment is by taking advantage of government programs available to first time buyers. Enlist the services of a real estate professional to help you understand how these programs work.

## RRSP Home Buyers Plan

The federal government's RRSP Home Buyers Plan allows eligible taxpayers to withdraw up to \$20,000 per person (\$40,000

per couple) tax free from their plan to buy a qualifying home. However, you have to pay back every year at least 1/15th taken out until it is all paid back, or there will be a tax penalty.

## Ontario Home Ownership Savings Plan

This is a provincial program which provides tax credits on annual contributions to an Ontario resident earning less than \$40,000 a year (or less than \$80,000 per couple) who has never owned a home. While there is no limit to the amount you may deposit in the OHOSP, you can only receive tax credits on annual contributions of \$2,000 (\$4,000 per couple) or less. Depending on your income and money you invest, you can earn up to \$500 individually or \$1,000 a couple in tax credits a year. The plan must be closed a home purchased by the end of the seventh year. Otherwise you must repay your OHOSP tax credits with interest.

## CMHC five per cent down

The Canada Mortgage and Housing Corporation's five per cent down mortgage program is available to both first time buyers and those who have already owned a home. This benefits buyers who can afford the monthly payments, but would have trouble saving for a larger down payment.

Under the program, CMHC may insure the mortgage on your home (against default in payments) for up to 95 per cent of the lending value of the home. The cost of this mortgage insurance depends on the value of the house and the size of the loan (eg. 1.25 per cent of the mortgage loan for 20 per cent down payment to 3.75 per cent for five per cent down payment). This amount can be added to the mortgage or paid on a monthly basis.

—Ontario Real Estate Association



**JACK ZITMAN\***  
Sales Rep.

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**905-874-3051**

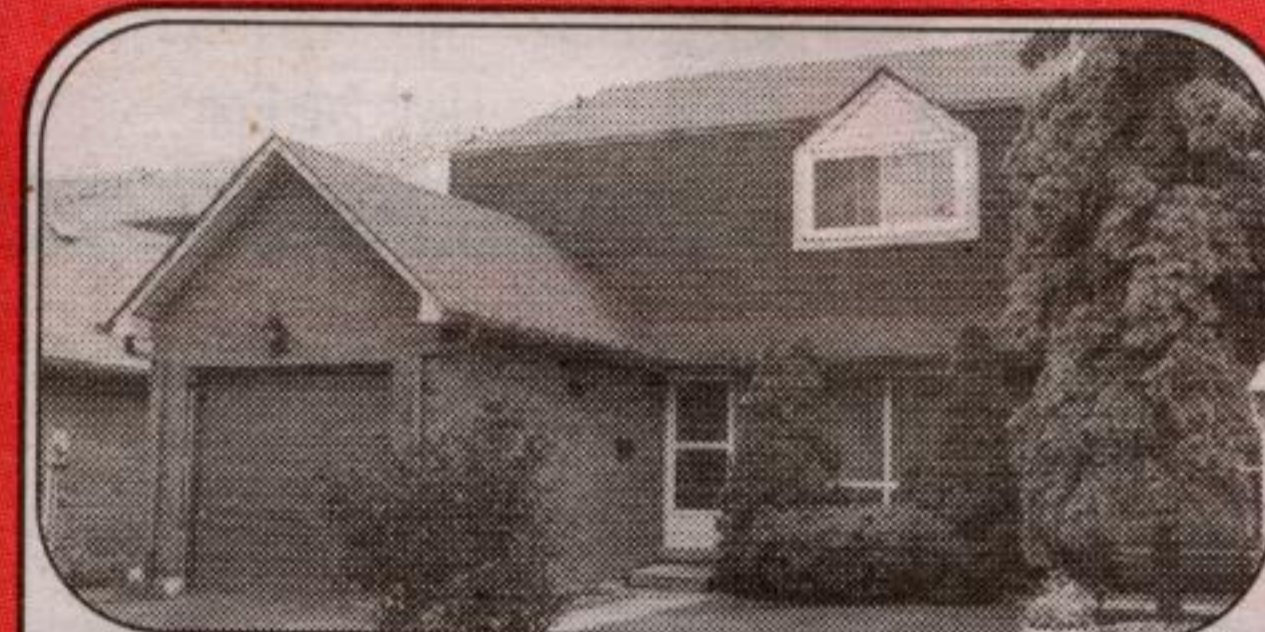
[www.remax-bluesprings-on.com](http://www.remax-bluesprings-on.com)

Serving Georgetown & Surrounding Area Since 1978



**BEAUTIFUL HOME ON QUIET STREET**

Lovely family home on prestigious street in South Georgetown. Tribute built - 2458 sq. ft. / 2 storey, 4 bed., large eat-in kitchen/breakfast area. Elegant LR/DR with French doors & natural stain Oak floor, family room with fireplace & w/o to deck, mstr bdrm, 5 piece ensuite. Fenced lot. Call Jack for more details. Priced at \$309,900.



**SPACIOUS SEMI - QUIET COURT**

Spacious 3 bdr Great location on a dead-end court in Heart Lake. Eat-in kit., dining room w/o to deck. Upgrades incl. - windows, shingles, doors. Mature lot, fenced yard, garage. Close to all amenities. \$179,500.



**OPEN CONCEPT MEADOWVALE TOWNHOUSE**

Great location for this multi-level family home. Eat-in kitchen, w/o to deck. Separate LR/DR. 3 bedrooms. Rec room with broadloom. Brick floor to ceiling gas FP. Includes appliances. \$164,900.

**\$252,000**



**FABULOUS 4 BEDROOM COUNTRY SQUIRE**

Special backsplit with dble car garage, main floor family room with gas FP, hardwood floors under broadloom, w/o to covered patio on private, mature lot. Updated windows, roof, furnace, garage door & front door entrance. Shows like a



**GREAT INVESTMENT OPPORTUNITY**

4 plex in Acton (10 min. to Milton). 2 gas furnaces installed 1999. 2x2 bed. apts. & 2x3 bed apts. Tenants pay own utilities. Call Jack\* for details. \$264,900.