## ONHWP: helping builders create consumer confidence

Thome is the largest purchase they will ever make. Even so, research with new home buyers has confirmed a lack of awareness about what is involved in building and buying a new home.

As a result, it is not surprising that the Ontario New Home Warranty Program (ONHWP) has determined the number one reason that new homeowners call ONHWP or their builder about warranty concerns is a failure to meet consumer expectations.

To promote more meaningful relationships between builders and their customers, ONHWP has designed a variety of tools to prepare consumers for what to expect as they move from shopper to buyer to owner. All of these tools have been captured in a builder communications manual entitled Creating Consumer Confidence Through Builder Excellence, which has been distributed to over 1,500 builders across Ontario.

Open the Door to New Home Ownership is a publication available to builders and their sales staff to help guide shoppers through the various stages of new home ownership, so that their customers know what to expect if they choose to buy a new home. A sister publication, Buying A New Condominium: What You Need to Know, has been developed specifically for new condo shoppers.

• When a shopper decides to purchase a home, builders need to clearly tell their

customers what to expect between signing the Agreement of Purchase and Sale (APS) and moving in. Warranty Protection in Ontario and A New Home Buyer's Checklist are available to help builders educate buyers about warranty coverage and what's involved in the Pre-Delivery Inspection (PDI). In addition, From Our Hands to Yours, a video created by the Greater Toronto Home Builders' Association and ONHWP, is available to builders to give their customers an even greater understanding of what to expect during the PDI.

After move-in, ONHWP provides What Every New Homeowner Should Know and A New Homeowner's Guide to Septic Systems directly to new homeowners to help them properly maintain their home and understand their warranty protection.

In addition to these publications, ONHWP has developed a multimedia presentation entitled Delivering on the Promise, in which top builders in Ontario share their solutions and techniques to increase customer satisfaction and avoid customer complaints. This multimedia has been incorporated into a 'Top Ten Warranty Callbacks Workshop' offered to builders across Ontario.

For more information about the Ontario New Home Warranty Program, visit www.newhome.on.ca or call the Toll Free Information Line at 1-800-668-0124.

-News Canada

(905) 450-9344

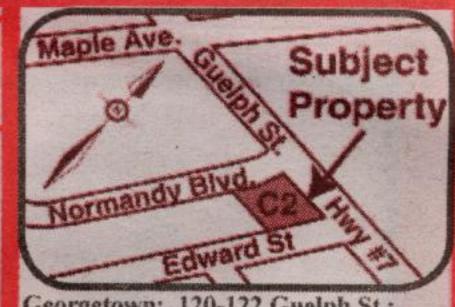
## HALL OF FAME Town & Country Sales Representative

Maureen

Blue Springs Realty (Halton) Corp.

(905) 877-5211 1-800-834-5516

Directions & Photos http://maureen.ca



Georgetown: 120-122 Guelph St.:
Brick building & 3 homes. Zoned C2.
General Commercial. 3 road frontages.
Perfect for a drive through business.
\$675,000. EXCELLENT LOCATION.



Erin: First Line, 98ac with 2 barns

Scenic, rolling, arable land with creek, pond & 5+ ac of bush. Nicely set back from a quiet rd is this 7yr old, 2700+sq ft x 2 home with very large principal rooms. Great kit w walk-in pantry, hickory cabinets, center island & eating area with walk-out to pool. Solid vinyl windows. 3 car garage (2 in tandem). 2 front doors, one to lower level.

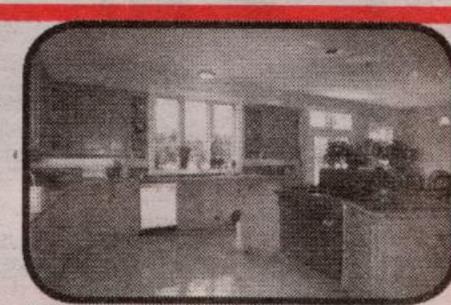
In-law potential. Heated, inground.

In-law potential. Heated, inground. fiberglass pool+hot tub, separately fenced. 2 steel barns(1 open span), with hydro & water, suitable for horses. Low tax. A perfect place to retire to. \$699,000

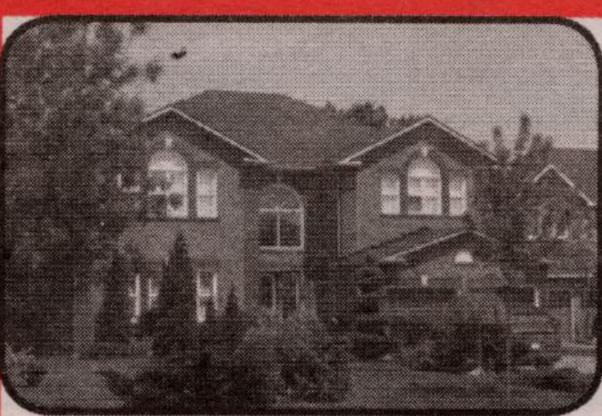


Milton: 4150 Fifteenth SR, 10.73ac

Custom, 5 bdrm, 4 WR,
~6000 sq ft ~ 7yr old
senior executive home on
10.73 ac. <10 min to
401 at the Guelph Line.
Grand foyer with gorgeous designer ceramic
floor, solid oak double
staircase & cornice molding. Huge kit with
oak cabinets, centre island
with brk bar, picture windows & w/o to deck.
Fam room w stone FP &



LR w marble FP. MBR with huge 6pc ensuite & FP. 10' ceilings on MF; 9' on 2nd floor. 4 car gar w service pit. 2 geo thermal furnaces. Lower level prepared for 2 WRS, kit & 2FP. Great value.



Georgetown South: 31 Hamilton Cr.

The gem of Georgetown
South. No expense has
been spared. On a huge,
private premium ravine
lot. Totally upgraded &
finished. Perfect for year
round enjoyment. Large
kitchen, with walk-out to
deck, centre island o/l
the huge fam room. Fabulous walk-out lower
level with huge picture
window, Murphy bed, kit,
WR, games rm, oak wet



In ground pool w waterfall, hot tub in cedar enclosure, cedar gazebo, shed & deck. Deck & staircase w wrought iron spindles. No work to be done. Just enjoy

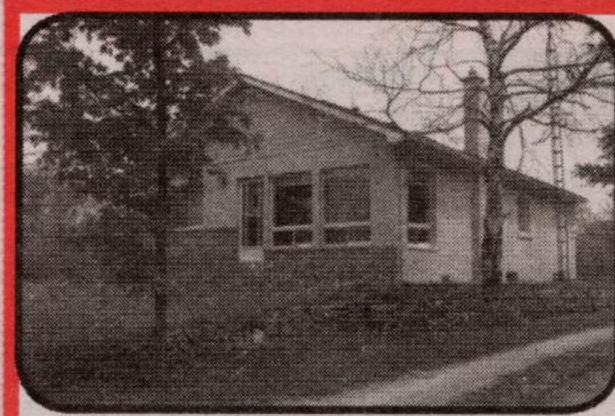


Halton Hills: 5th Line, Georgetown

Stunning park-like setting with stream, pond,
gardens & mature trees.
Raised bungalow with
double garage, circular
driveway & R of W
over neighbor's driveway.
Family room addition
with propane fireplace &
large windows overlooks
the incredible topography.
Upgraded windows
upstaris. Kirchen o/l
Family Room. Huge rec

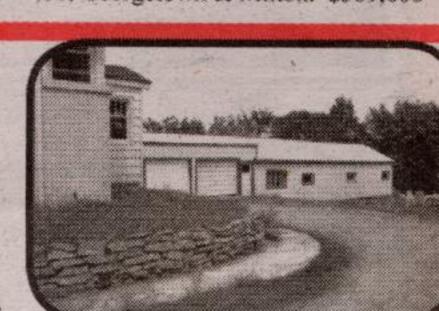


& airtight insert in FP. Office with large window. Main WR with whirl tub & separate shower stall. Just minutes to Hwy 401. Georgetown & Milton. \$369,000

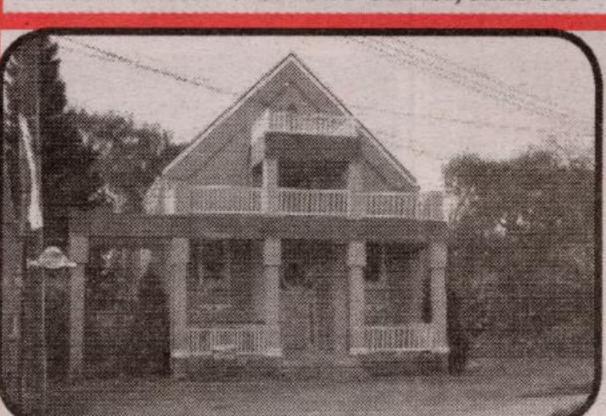


Halton Hills: Crewson's Corner, 32nd SR

2+1 bedroom home on a lovely private 1 acre property with mature trees, fruit trees & a stream. Detached garage/ shop with heat/hydro. 1 room of shop is insululated. West of Acton, East of Crewson's Corner. Backs & sides onto conservation. Creek runs across the rear corner. Large dining room, living room & 2 large bedrooms.

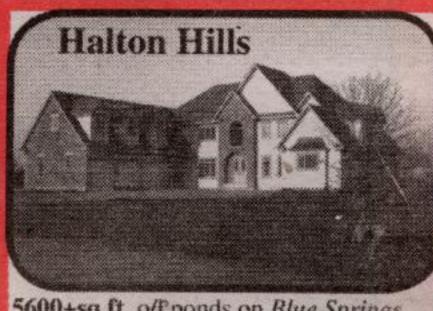


Lower level has I small bdrm & a large recreation room with a walk-up to the yard. Forced air oil heating. Hwy 7 W of Acton, N(right) at Town Line, under tracks, East to home on s/s. \$239,000



Georgetown: Central Com. C-2

Awesome century
church 1876. Renovated
over past 4 yrs. Over
4700 sq ft of living, office
or business space. Zoned
central commercial- C2.
Two lofts overlook main
floor. 1+ kit, 4 washrooms, Parking for ~12
cars with free parking lot
across the road. Walk
to Main Street. Suitable
for professional offices &
business uses. \$369,900



5600+sq ft, o/P ponds on Blue Springs
Golf C. 5 bdrm, 5 WRs, 4FPs, GRm w
vaulted ceiling. Kit granite c tops, slate
floor, 48" Jenn-air & maple kit cabinets.
MBR 5 pc ensuite w FP! W/o bsmt.



Milton: 20+ ac loc on quiet rd 15 min N of 401 at Guelph Line. F 871.36 by 1009.5 Suitable for equestrian facility. Drilled well (2001), 20 gal/min. Partial driveway. Site plan available. \$299,900

NEW
Terra Cotta: 25 ac. Gorgeous, treed,

Terra Cotta: 25 ac. Gorgeous, treed, rolling. Located: NE corner of King & Miss Rd. Reforested. 2 entrances. Industrial hydro & town water available. Survey, 1998. Not in NEC. \$359,000+



Halton Hills: ~ 1 Acre \$120,000
Treed Building Lot backing onto
conservation area. Quick access to
Hwy #7. West of Acton. Excellent
well. No GST payable. Paved road.

## New web site for home buyers One of the most comprehensive sources of information for prospective

One of the most comprehensive sources of information for prospective buyers of new homes and condominiums is the Ontario New Home Warranty Program's (ONHWP's) web site, at www.newhome.on.ca. It helps make preliminary decision-making easy by dividing information into the three most common consumer groups: new home shoppers and owners.

ONHWP is also participating in the Canadian Consumer Information Gateway (www.consumerinformation.ca), a federal government initiative aimed at providing Canadians with access to the information, resources and tools they need to make better decisions about goods and service.

GEORGETOWN \$144,900 Fireplace ACTON \$189,900 Carport Large addition, updated Parking kitchen w/skylights **GRAND VALLEY** \$189,900 SUPER STARTER! **150 ACRES FARM** \$129,900 Amaranth E Little Town Line ACTON BUILDING LOT - \$54,900 ROYAL CITY **MARVYN** Realty (Halton) Ltd. **MORGAN**\* (519) 853-2074

Associate Broker\*

