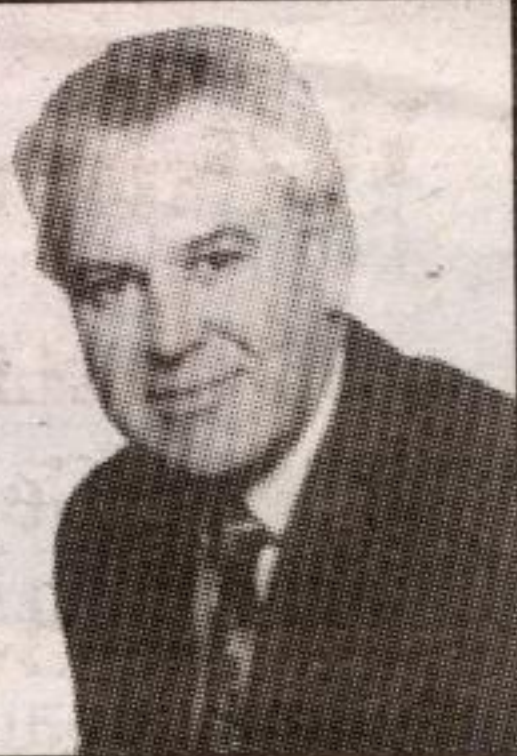


**Alan McPhedran, \*Sales Rep.**



Blue Springs Realty  
(Halton) Corp.  
Rockwood



**519-856-4348** Toll Free: 1-888-656-4348



**NEW**

**5191 1ST LINE - ERIN \$398,000**

3 acres, this property has it all. 1600 sq. ft. renovated and updated bungalow, 32 x 40 heated/insulated shop with 2 large lift doors, 24 x 24 barn with 4 stalls, 2 paddocks, spring fed "bass" pond. Call **Alan McPhedran\***.



**NEW**

**\$279,000**

**6th SDRD - CENTRE WELLINGTON  
55 ACRES - VACANT LAND & BUSH**

50 acres good workable land and approx. 5 acres hardwood bush located 10 minutes from Guelph. Good building sites - high and dry - create your own estate. Call **Alan McPhedran\***.

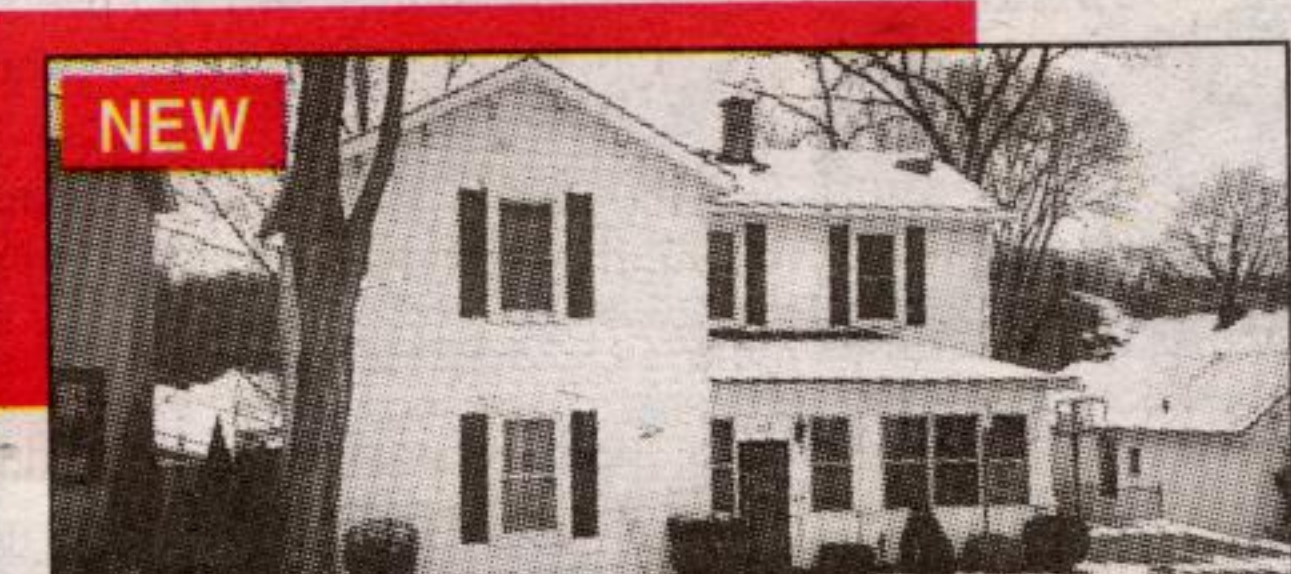


**NEW**

**\$399,900**

**127 PARKVIEW LANE, ROCKWOOD**

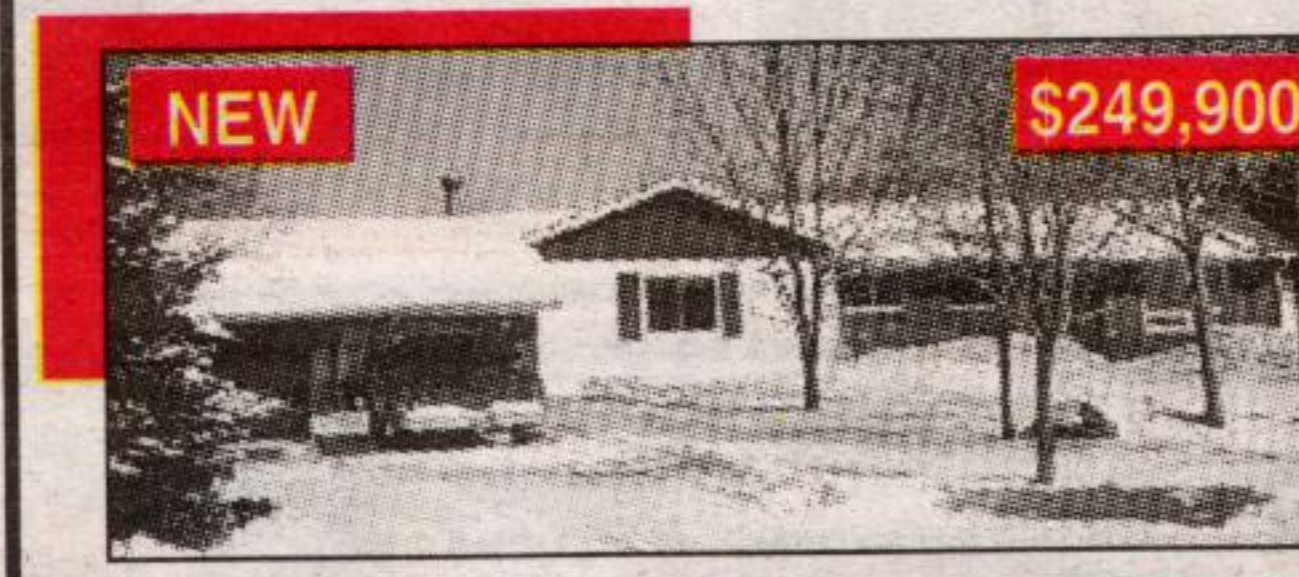
Superb 5 bedroom family home, 2800+ sq. ft., hardwood/ceramic floors, main floor laundry, formal LR & DR, fenced yard, inground pool & hot tub. Bring the family. Call **Alan McPhedran\***.



**NEW**

**INVESTMENT OPPORTUNITY - GUELPH**

2-3 bdrm units (1200+ sq. ft. each) and 1 bdrm in bsmt. Show well, excellent for family and income or as investment property. Call **Alan McPhedran\***.



**NEW**

**\$249,900**

**COUNTRY BUNGALOW - WELLINGTON RD. 44**

Excellent property in Rockwood. 2 bath bungalow with a recently renovated spacious (new) eat-in kitchen, main floor family room, private treed lot. Call **Alan McPhedran\*** @ 888-656-4348.



**\$127,900**

**WEST END CONDO - GUELPH**

3 bedroom, 2 bath, well kept condo in Guelph's west end @ 90 Ferman Dr. Walkout basement, very private, good complex. Call **Alan McPhedran\***.



**NORINNE KILGOUR** Sales Representative



BLUE SPRINGS REALTY  
(Halton) CORP.

360 Guelph Street,  
Georgetown

**905-877-5211** or 1-800-834-5516

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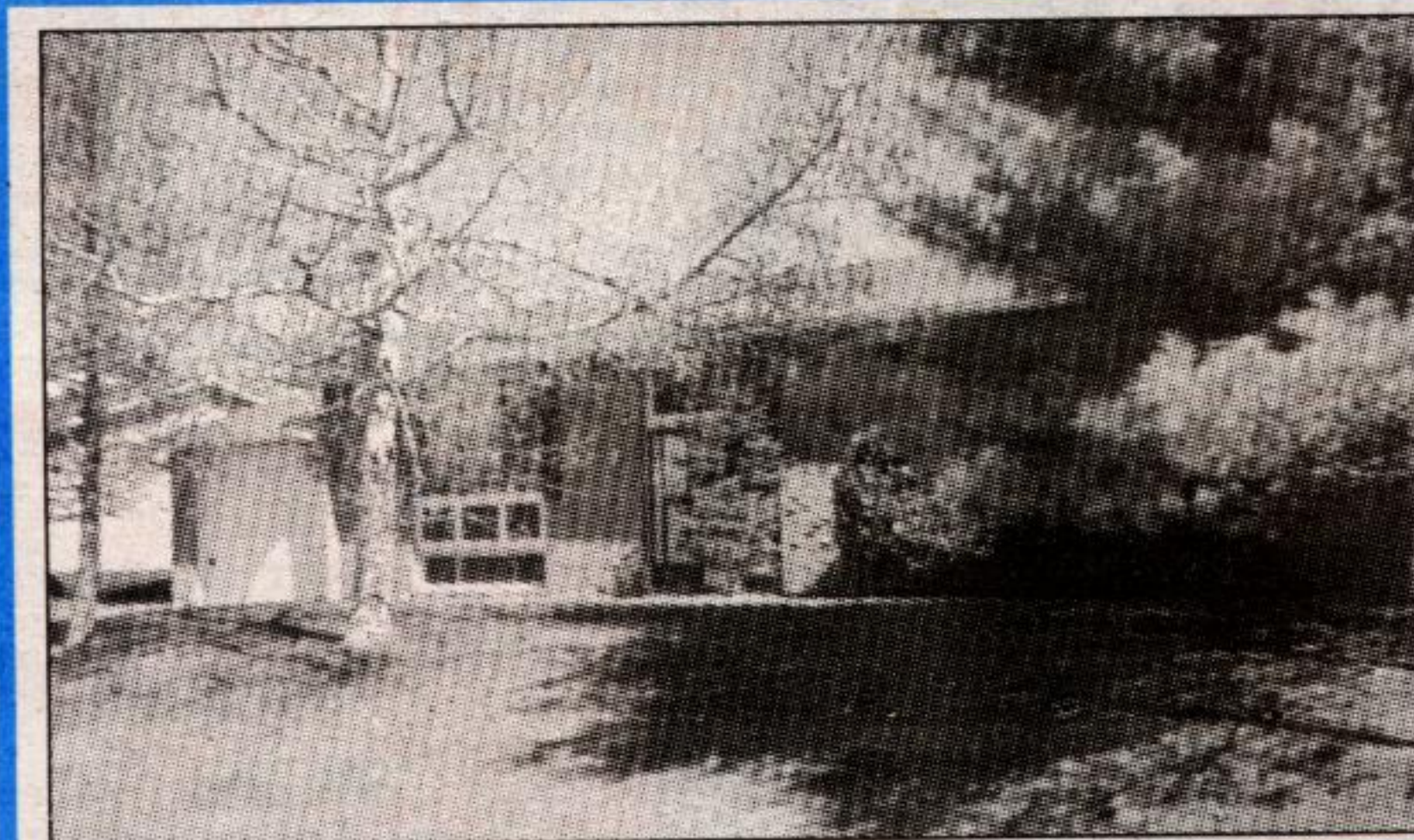


**NEW**

**QUIET STREET**

**\$232,700**

Only in Hillsburgh. 4 bedrooms, double garage with lots of parking. Close to Community Centre and trails. Great place to bring up a family. Call for further information.



**PERFECT FAMILY HOME**

**\$214,000**

This is the least expensive home on the market in Hillsburgh. 3 bedrooms + 1 in finished basement. Corner fireplace in living room. Short walk to school, churches & shopping. Call for an appointment before it is too late.



**GREAT HORSE FARM**

**\$539,900**

Located north of Burlington on 10 acres. This property has a 50' x 60' bank barn containing 9 box stalls and 8 standing stalls. Three are 7 wooden paddocks and a steel turnout as well as pasture and some bush. The home is a 1 1/2 storey 3 bedroom with a main floor in-law suite. Call today to view.

## Canadian 2003 housing market expected to remain strong

The Canadian housing market is expected to remain strong this spring and for the rest of the year, according to a panel of real estate experts assembled by Century 21 Real Estate Canada Ltd. to assess the outlook for spring home sales.

Even if economic recovery in the U.S. slows, it would not necessarily be bad for the Canadian housing market because it would probably help keep interest rates low.

Speaking to Century 21 brokers and staff across Canada in a webcast from Toronto recently, the four panelists concluded that consumer confidence in Canada—the most important factor in the health of the housing market—has not been significantly eroded by any recent developments.

But some members of the panel cautioned that a number of factors could emerge and cause consumers to pull back. These include terrorism in the U.S., slower economic growth, and a deterioration of diplomatic and trade relations between Canada and the U.S. due to Canada's position on the war.

Moderated by Don Lawby, president of Century 21 Canada, the panel comprised Peter Norman, Vice-President of Toronto-based Clayton Research, which specializes in real estate economics, Carl Gomez, an economist with RBC Financial Group, and Dave Weingarden, senior economist with the Canada Mortgage and Housing Corporation (CMHC).

Lawby says the panel provided an authoritative assessment of all factors likely

to impact the housing market this spring.

Lawby says only two factors are likely to have a significantly negative impact on the Canadian housing market: an increase in terrorist attacks in the U.S., which could undermine consumer confidence, and significantly higher interest rates.

"If market conditions remain relatively stable, we expect house prices to increase by seven to eight per cent this year. Unit sales will probably remain fairly constant due in large part to the shortage of inventory. It's still a strong sellers' market in most regions."

Weingarden said the housing market is being driven by strong fundamentals. "Higher employment rates over the past year were a major boost for the market, and interest rates are still at historic lows, although we expect the Bank of Canada to raise rates by another 100 basis points during the course of the year."

Weingarden said CMHC expects a modest decline in unit sales of about 4.5 per cent this year and an average price increase of approximately five per cent compared to nine per cent in 2002.

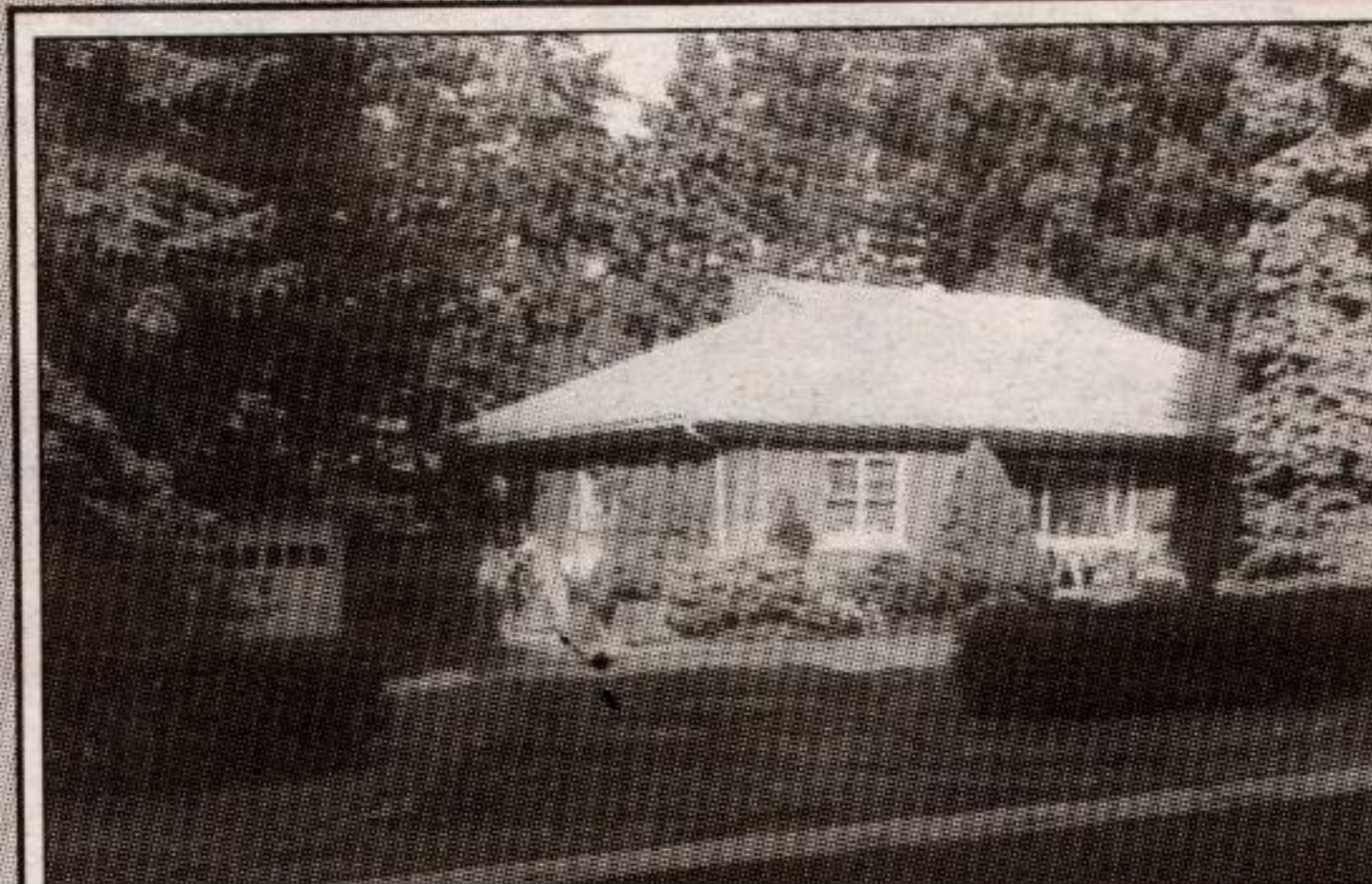
Lawby says the best way for buyers to deal with current market conditions is to be prepared to make quick decisions.

"In many cases, buyers simply don't have the time to spend a few days thinking about whether to make an offer on a home they like. They need to be prepared, they need to be pre-approved for a mortgage, they need to do their homework to avoid making a bad decision, and they need to have confidence in their realtor."



**ROCKWOOD  
REDUCED \$299,900**

Spacious 4 bedroom with eat-in kitchen, main floor laundry and a family room with a real fireplace. Heated inground pool surrounded by patio area.



**ROCKWOOD  
INVESTMENT**

242 feet of frontage suits subdividing into three parcels. Existing bungalow has upgraded heat, kitchen & roof., water softener. **\$269,900.** Vendor will rent back

**HOUSE FOR RENT - \$1500 FIRST & LAST**

Rural Eramosa just north of #24 Hwy. 3 bedroom raised bungalow. 1 acre.

**BUILDING LOT**

**\$72,900.** 0.21 acre, 120+X150+ triangle in town with water, sewer, gas & cable available to site.

**Orval S. Gates,  
Real Estate Broker**

**519-856-2526**

**1-877-288-8812**