

CMHC: Housing starts will remain strong over next two years

Housing starts in Canada are expected to reach 205,500 units this year, according to Canada Mortgage and Housing Corporation's (CMHC) second quarter CMHC Housing Outlook, National Edition report.

"Continued employment and income growth will sustain current housing market expansion throughout this year," said David Weingarden, Senior Economist at CMHC. "Construction will remain strong into 2004, with housing starts reaching approximately 193,000 units. The slight decline in 2004 starts will be due in part to expected mortgage rate increases.

"A steady economy will mean only a slight dip from last year's record high MLS® existing homes sales. Rising mortgage rates later this year and next, and higher house prices will mean fewer sales in 2004. As sales moderate, relative to the number of listings on the market, average resale price growth is expected to slow to 5.3 per cent this year and 4.9 per cent in 2004.

"Over the medium term (2005-2007), housing starts will decline, with levels around 180,000 in 2007," added Weingarden.



Ontario starts will also be higher this year due to continued strength in the provincial economy and the labour market. Multiples in particular will be strong this year, especially in Toronto. Lower migration will dampen starts in 2004.

CONDO For Sale In Acton

Featuring:

2 bedrooms, ensuite laundry room. All new oak kitchen cupboards, ceramics in kitchen and diningroom. Parquet and broadloom and much more! \$5,500. Down payment.

Call

Cindy at

(519) 853-3894

or Roy Megna, Assoc. Broker,
Megna Real Estate & Insurance Ltd.

1-866-558-5518



Maureen Plucinsky B.Sc.

HALL OF FAME

Town & Country Sales Representative

RE/MAX

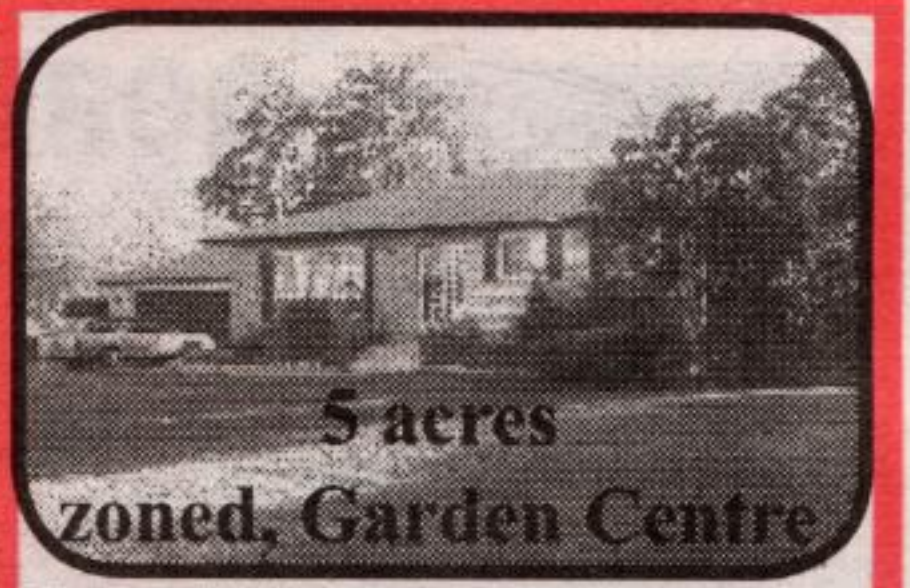
Blue Springs Realty (Halton) Corp.

(905) 877-5211

1-800-834-5516

Directions & Photos

<http://maureen.ca>



5 acres zoned, Garden Centre

Halton Hills: zoned for Garden Centre. 3+1 bdrm home, barn (30'x40'), drive shed (21'x50'), 3 car carport (21'x40'). Veg garden, 2 ponds & rd through treed area. Ninth Line S of Georgetown, w/s.



Georgetown: In Park Area!



NEW
Gracious 4 bdrm home adjacent to parkette in desirable Park area. Renovated kitchen overlooking large Family rm with wood burning FP & walkout to patio. Rec rm with pine wainscot-

ting & built-in desk. Hair salon. Door from garage into home. Clean, non-smoking. Original owner. Landscaped & fenced. Beautifully maintained. Upgraded: kitchen cabinets, patio doors, hrdwd floors, brdrm, 2 piece, shingles, siding, driveway, sprinkler system, etc. Walk to hospital, library, grade & high schools, parks, shops in old downtown, bank & GO.



Milton: Treed Estate Subdivision, 2ac



NEW
Curb appeal. Superb 4 bdrm, 3 WR home built to R-2000 standards on a treed, private estate subdivision lot. Kit & Fam rm with full Southern exposure. Hrdwood floors in LR, DR, Family rm, hall & bedrooms. Ceramics from foyer through kitchen with oak

cabinets, island, breakfast bar, double pantry, eating area & walkout to flagstone patio, fire pit & private yard. Professionally finished basement with pot lights, high end broadloom & woodstove. Excellent drilled well. Curved, paved driveway. Oversized garage, 24' x 24'. Many perennial plants & mature trees provide lovely landscaping. \$459,800



Georgetown S: 55 Donaghedy Drive

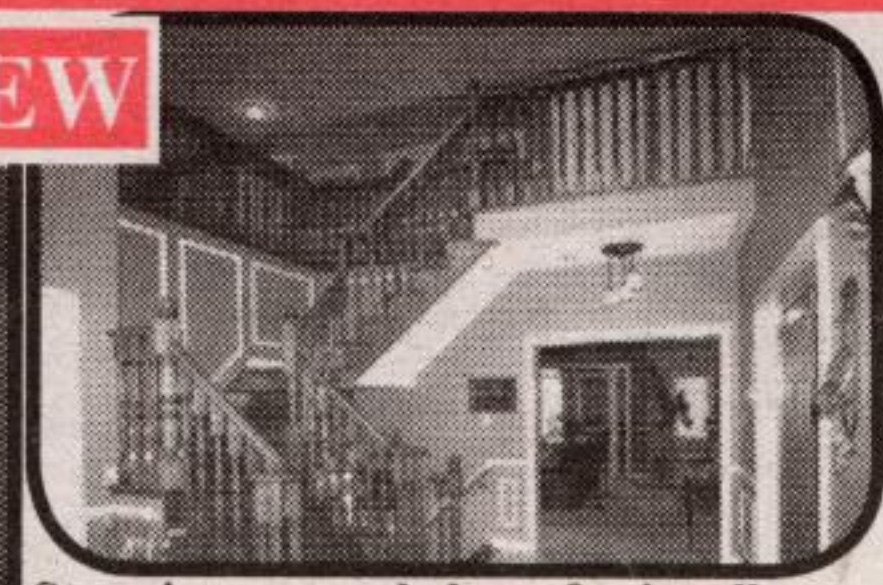


NEW PRICE
Beautiful Fernbrook (3,052 sq ft), 4 bdrm home on a most desirable street. Stunning foyer with patterned marble floor through hallway & Dining room. Kitchen with ceramic floor, center

island & large eating area with walk-out to huge custom deck with built-in seats. Family room with FP & picture windows. MBR w 2 walk-in closets & 5 pc ensuite with sep shower. CAC, CVAC & security. Brick path to fenced rear yard with waterfall & fish pond. This home is 1 home away from Barber Drive Park on the quiet side of the park. Asking \$398,500



Georgetown: Open concept/Stewart's Mill



NEW
Stunning, upgraded, professionally decorated, open concept home with inviting front porch on premium lot. 2 gas fireplaces with blowers, 9' ceilings, wainscoting, cornice moldings,

French doors, pot lights, wood blinds, columns, sheltered patio area & landscaping. Custom maple kitchen with breakfast bar & greenhouse eating area with walk-out to deck. Kit overlooks the Fam rm w FP. Solarium off family room. MBR with whirl tub & sep shower. Dark room & roughed in washroom in basement. Beautifully decorated. \$497,900



Inglewood, Caledon: 5bdrm, 1.5 acre



NEW
Exquisite Alba Stone brick, 5 bdrm, 4+washrm, 4 car gar on 1.5 acre with municipal water & nat gas! Granite, hrdwd & ceramic floors. Grand foyer with granite floor & finely crafted solid

oak staircase w open risers & twin balconies spanning 3 floors. Open concept LR, raised piano conservatory & DR. Kitchen with large breakfast area o/l solarium & Family rm with coffered ceiling, wall of windows & gas FP. Huge MBR w opulent ensuite & w/o. Low "E" vinyl windows. 1000+ft TREX deck with spa. Gorgeous landscaping. Fab views. 20 min to airport.



Georgetown Corporate Lease: \$3000/mo+

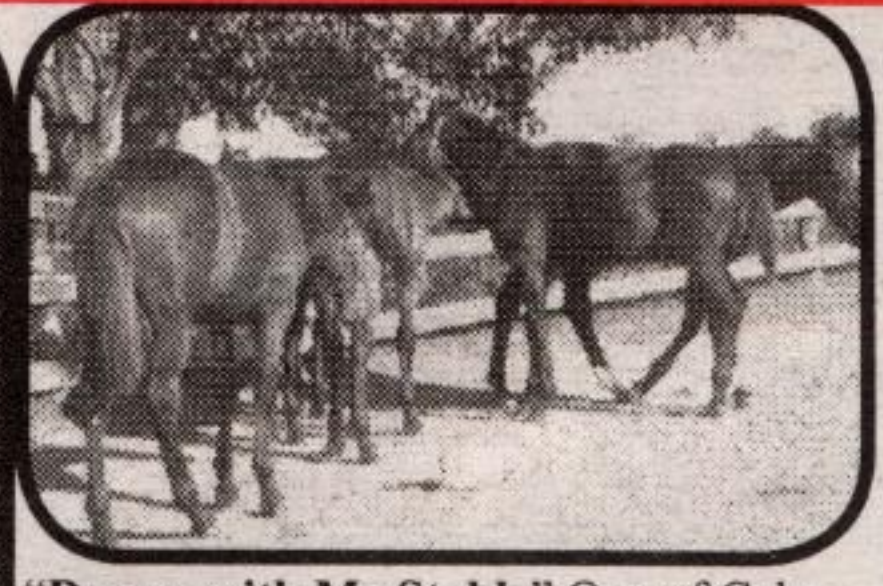


NEW
FOR LEASE
Exquisite 4+1 bdrm country estate near Trafalgar Rd & Hwy 7. 30-40 minutes to Pearson International Airport. Bring credit check with application. No pets. Non smokers, only.

\$3000/mo plus utilities: electricity, propane & salt. Lawn care & snow removal at the expense of the lessor. Kit appliances (not washer & dryer) supplied by Lessor. Finished lower level with games rm, media rm, office, play area & bdrm. Home is on well & septic. Great grade school in Limehouse. Minutes to Georgetown high schools & all amenities. 1 or 2 year lease.



Caledon: 19726 Mountainview Rd.



~186 acres
"Dream with Me Stable" One of Caledon's finest thoroughbred/standard bred race horse facilities with ~49 stalls (24 of which are inside an indoor arena), 4 large barns & a new office/lab/breeding

barn. 3 tracks (5/8 mile oval thoroughbred track inside standard bred track & a 900 metre straight track with a slight rise), a 6 horse computerized walker/runner, many oak & electrical fenced paddocks, 2 wells, 3bdrm, 2x4pc house & 2 staff trailers. 2 road frontages. Gently rolling land with unobstructed view. Mountainview Rd, S of 9.



JENNIE STANHOPE*

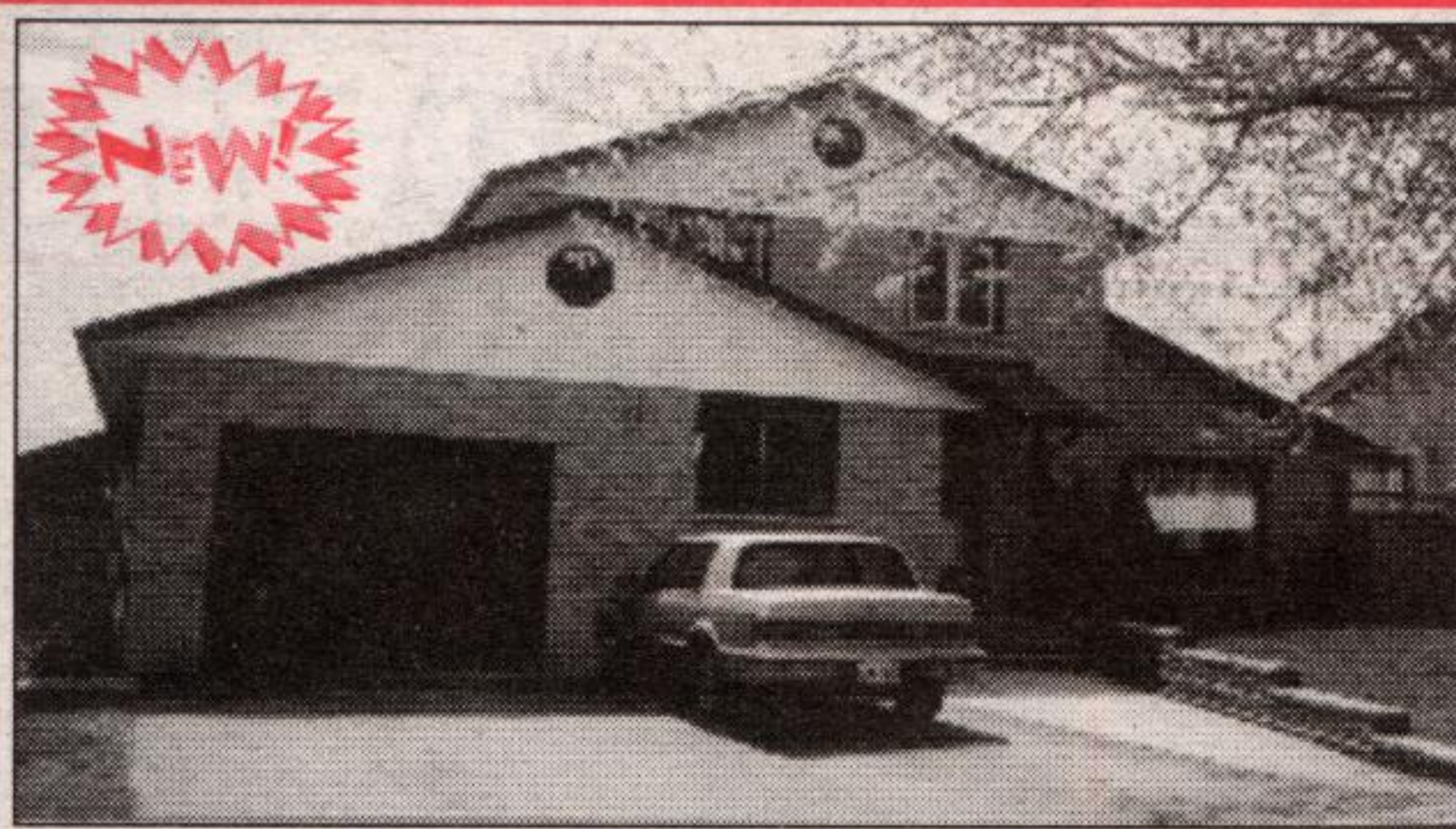
*Sales Rep.

RE/MAX

Blue Springs Realty (Halton) Corp.

TOLL FREE 1-888-656-4348

TO VIEW THESE HOMES ON THE INTERNET GO TO www.jenniestanhope.com



COUNTRY LIVING IN GUELPH

Gorgeous landscaped lot on dead end street backing onto greenspace. Cottage in town with cedar deck, inground pool, water garden and patio. Three bedroom 1500 sq. ft. home with fireplace, formal dining room and more. **ONLY \$219,900.**



NEW PRICE \$387,500
EXECUTIVE HOME ON MATURE LOT
Four bedroom gracious home with dramatic front hall and sweeping staircase. Main floor office, laundry room and 2 piece. Updated flooring, freshly painted and professionally finished rec room. Fenced landscaped lot on mature crescent.



NEW PRICE \$299,900
SUMMER FUN FOR THE FAMILY HERE
Spacious 4 bedroom home on large fenced lot with finished basement family room with cathedral ceiling, eat-in kitchen, large mud room and access to 2 car garage. Four spacious bedrooms with ensuite from master bedroom with jacuzzi tub. Gorgeous inground pool for summer fun.



TEN ACRES OF HAVEN
Custom built 2400 sq. ft. home with hardwood floors, updated kitchen, cathedral ceiling, ceramic tile flooring and loft family room. Beautiful property with pond plus 2000 sq. ft. workshop with heat and hydro. Only \$429,900.



SUPER STARTER OR INVESTMENT IN GUELPH
Brick 3 bedroom bungalow close to Guelph University. Updated bathroom, some hardwood floors and full basement. Lots of storage in kitchen with updated flooring. Landscaped lot, freshly painted and parking for 3 cars. Call Jennie* to view. \$159,900.