



BLUE SPRINGS REALTY (Halton) CORP.
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It's The Experience!



JOHN BARTLETT
 ICI Representative
 RESIDENTIAL AND COMMERCIAL



MARILYN WORRALL
 Sales Representative



INDUSTRIAL SPACE FOR LEASE
 Georgetown total 25,000 sq. ft. Units from 3,500 sq. ft. Price \$4.00/s.f. plus \$1.75 T.M.I. 5 yr. lease available immediately. Call John* for details.



12 WALLACE STREET
 Income property downtown Acton. Hwy. #7 exposure. Zoned industrial 25,000 sq. ft. in total. 17,000 sq. ft. leased to four tenants. Owner occupies 8,000 sq. ft. Will move out 90 to 120 days after closing. Building well maintained, net income \$90,000. Current uses: wholesale, warehousing, packaging, offices and dance studio - all tenants on leases. Call John* to arrange viewing. Asking \$869,000.

"PENNIESWORTH" CONSIGNMENT BOUTIQUE
 A charming Georgetown tradition for over 28 years, is being offered for sale. "Penniesworth" hosts select women's and children's clothing as well as accessories, on a consignment basis. Fantastic opportunity for female entrepreneur(s) to own an established business, with hours to suit your lifestyle. Owner has relocated but current manager would stay on. Price of \$26,900. would include all existing store fixtures and some training, if required. Call Marilyn* if interested in details.



LOCATED IN HORSE COUNTRY!!
 Located within 20 minutes of Guelph, Georgetown and 401. This 5 bedroom, 3 bath home would accommodate your growing family. Large principal rooms, as well as lots of finished "extra space" in lower level. The house is situated on 3-1/2 acres of mature hedges, trees, perennial gardens and is well hidden from the road. You won't be disappointed! Offered at \$399,000. Give Marilyn* or John* a call to view.

Housing starts to remain strong in 2004: CMHC

Housing starts are expected to remain strong in 2004, reaching 208,500 units, down slightly from 2003 levels but still their second highest level since 1989, according to Canada Mortgage and Housing Corporation's (CMHC) CMHC Housing Outlook, National Edition report for the second quarter of 2004.

"Low mortgage rates combined with accelerated economic growth and continued strong consumer confidence will contribute to the robust performance of the housing market this year," said Bob Dugan, Chief Economist at CMHC.

"Gradually rising mortgage rates next year and a better balance between listings and sales in the existing home market, will ease new home construction in 2005, when starts are expected to reach 192,200 units."

"Existing home sales, as measured by MLS, will decrease slightly from last year's record levels. Moderate increases in mortgage rates next year, along with higher house prices, will cause existing home sales to continue to edge lower in 2005. As sales moderate, relative to the number of listings on the market, growth in the average price of existing homes will slow from 7.7 per cent this year to 4.2 per cent in 2005."

"Over the medium term (2006-2008), housing starts will continue to decline, reaching 170,000 units by 2008," added Dugan. "The decrease in starts in the medium term will reflect rising mortgage rates as monetary policy moves from an expansionary to a more neutral stance bringing

starts in line with the rate of household formation."

British Columbia is expected to have the highest percentage growth in housing starts nationally in 2004 as stronger economic growth fuels employment and income growth, creating high levels of consumer confidence. It will be one of two provinces with an increase in housing starts in 2005. Starts are expected to reach 30,000 units this year and increase to 30,700 units in 2005.

Expectations for 2004 remain high in Ontario, but slower migration, less spillover demand from existing home markets and a shrinking pool of first time buyers will slow construction. Starts will drop from last year's peak level of 85,180 units to 77,000 units, bringing starts more in line with demographic trends. Levels will continue to drop in 2005 to 71,000 units.

Continued increases in net migration, low interest rates and still tight housing markets will support high residential construction activity in Quebec with 49,500 units in 2004, down slightly from the record high of 50,289 units in 2003. Starts will continue to fall in 2005 to 43,000 units.

In the Prairies, weaker employment prospects, combined with lower migration will cause starts to decline this year. Levels will remain high however, compared with the last decade.

Following the Atlantic region's large gains in housing starts since 2001, new construction is expected to moderate in 2004 and 2005 partly due to softer employment conditions.



Blue Springs Realty (Halton) Corp.
Peter & Yvonne Hrkac *Sales Representatives
(905) 877-5211



PETER HRKAC*
 REMAX HALL OF FAME MEMBER





YVONNE HRKAC*

MAGNIFICENT PARK-LIKE
2.5 ACRES - \$649,900!!



Stunning property with mature trees & lovely gardens in highly desirable area south of Georgetown & close to Mississauga, Brampton and major Hwys. Custom built gracious home has been meticulously maintained & extensively upgraded with quality. Updates include Marley roof, tennis court, vinyl windows, large deck with hot tub, gourmet kitchen with cork floor & built-in appliances, main fl. family room, 3 fireplaces, 3 baths, formal living/dining room with Crown moldings, 4 or 5 bedrooms and much more. Please call for full details.

BRAND NEW ESTATE HOME
READY TO MOVE IN!!



Premium location backing onto woods & open space with town water, gas and cable. Approx. 2600 sq. ft. of "Drop Dead Gorgeous" decor. Stunning open concept design with cathedral ceiling in family room, coffered ceiling with cornice mouldings in formal living & dining rooms, 9' ceilings on main floor & in basement, granite countertops in lovely Oak kitchen and in 3 full baths, stone surrounds around windows, triple car garage and much more.

GORGEOUS EXECUTIVE ON
PRESTIGIOUS COURT - \$559,900!



This stunning customized home is just under 4,000 sq. ft. & set on a massive pie shape lot with inground pool. Tasteful & elegant decor has a grand foyer with marble floors, gourmet Oak kitchen with Jennair stove, formal Liv & Din room with fireplaces, main floor family room, 4 bedrooms, 7 baths, 4 sets of French doors, 2 furnaces, central vacuum, central air & security. Massive rec room with wet bar & fireplace. Sep. contained main floor in-law suite, could be easily converted back. Much, much more. Call for details.

3 ACRE WOODED LOT
ON CUL-DE-SAC



3500 sq. ft. of luxury living. Impressive entry hall is open to second floor & features 4 bedrooms, 4 baths, main floor study, 2 Oak staircases with upgraded pickets & railing, vinyl casement windows, French doors, quality ceramics and 3/4" hardwood on main floor, gorgeous gourmet kitchen, granite countertops throughout and much more. Bonus of town water, gas and cable. Country estate living with town amenities.

SPECTACULAR WOODED
RAVINE - \$579,900



In exclusive enclave of prestigious residences, this impressive & elegant executive home features expansive principal rooms, just perfect for entertaining or for a large family. Soaring 2 storey entry hall with gorgeous designer ceramics & a circular oak staircase leads to 4 generous bedrooms. Spacious family room with stone fireplace overlooks a stunning oak kitchen with a massive breakfast area with walkout to large deck & hot tub. Amazing prof. finished basement has a rec room with stone FP and wet bar, sunken pool table area, exercise room, large walk-in cantina & computer area. Fabulous location - short stroll to parks, schools, scenic walking trails & Credit River.

DESIRABLE MATURE AREA AT
EDGE OF TOWN \$399,900!!



with no homes behind but tall majestic trees. This lovely executive home has been beautifully updated with quality upgrades. Includes replaced roof, vinyl windows, brand new furnace, gas fireplace, central air, central vacuum & new garage doors. Bright greenhouse kitchen with built-in appliances & French door to large deck and lovely gardens. Main floor laundry, main floor family room, oak staircase leads to generous size bedrooms & much more.

MAGNIFICENT & PRIVATE
10 ACRES - \$549,900!!!



Stunning panoramic hilltop views with 5 acres of glorious pine trees. Elegant custom built home with 4 bedrooms, 4 baths, 4 fireplaces & tons of quality upgrades. Premium low windows are only 1 yr. old. Lovely oak kitchen with cupboards galore & 2 skylights. Fantastic solarium with walkout to large deck & hot tub. Convenient mn. fir. laundry & separate mud room with access to 4 car garage. Recently fin. rec. room with fireplace & quality Berber carpet. Impressive slate floor in front foyer & much more.

CUSTOM BUILT -
LESS THAN 1 YEAR OLD



Backing onto woods & open space, this stunning bungalow is loaded with quality upgrades & shows like a model home. Includes granite countertops in kitchen & baths, 9' ceilings throughout, hardwood floors in living room, dining room & master bedroom, 6 jet whirlpool in ensuite bath, gas fireplace in sunken family room. Lovely open concept design with roman pillars, quality ceramic floors on a 45 degree angle, separate side entrance into basement, oversize garage is drywalled & has large windows and much, much more. Too numerous to mention!!