



## THE SANDS OF HALTON HILLS

Halton Hills Premier Condominium Residence

Georgian Model

Six acres of Landscaped Grounds

- Outdoor Leisure Centre with Decorative Pond
- Shuffle board
- Horseshoe Pitch
- Indoor 55' x 25' Swimming Pool
- Hot Tub
- Library
- Party room
- Workshop
- Fully Equipped Exercise Room

- Overlooking Upper Canada College grounds
- Two bedroom with ensuite - 4 pc bath
- 2 pc. with shower
- All window coverings
- Five appliances
- Double parking
- Low floors
- Locker
- W/o to large balcony
- Immediate possession

Asking \$238,900

### ONE BEDROOM - "THE MUSKOKA"

1 bedroom suite (Muskoka model) in the Sands condominium - parking, storage. Immediate possession available. Asking \$188,500. Call Fred\* today.



**FRED HARRISON\***

\*Sales Rep.

(905) 873-6218 (905) 454-1100

Visit us at <http://www.fredharrison.net>



PROFESSIONAL

REALTY INC.

## Zero down payment mortgage offers benefits, but has drawbacks

With highly intense competition in today's mortgage marketplace, financial institutions are coming up with even more innovative ways to attract customers than they have in the past.

We have been offered cash back on our mortgages and even points that will earn us free flights or merchandise. We have seen mortgages for the self-employed, assuring us of an easier application process.

The latest mortgage offering is the "zero" down payment mortgage which can be an ideal product for those consumers who have an excellent credit history, but have not yet saved up the required minimum down payment. This type of mortgage is now available because the Canada Mortgage and Housing Corporation no longer requires that a minimum five per cent down payment come from the consumer's own resources.

As of March 1, 2004 the down payment can come from any source such as lender incentives and borrowed funds. Some financial institutions are offering homeowners either the 5% for the downpayment as cash back, which can only be applied towards the down payment, or allowing customers to borrow the 5% for the downpayment. In either situation, the consumer is virtually obtaining their mortgage without using any of their own resources.

Sounds like a great opportunity, doesn't it? Well, there are a few drawbacks that people shopping for mort-

gages should consider.

- This type of mortgage carries a higher insurance premium than a regular high-ratio mortgage (financing up to 95% of the property value), which is an added cost to you.

- The qualification criteria is very strict. You must have a high credit score (680 beacon score) and an excellent credit history.

- There is less variety to choose from. This type of mortgage is usually offered on a fixed-rate closed mortgage with a limited number of terms. In most cases, rate discounting or reward points programs are not offered.

- The less money you put down on your home, the higher the carrying costs of your mortgage. However, if you are able to make a bigger down payment, you will not only lower your mortgage insurance premiums (default insurance is charged on mortgages with a downpayment of less than 25% of the property value), but the total cost to finance your home will be reduced.

How do you know if a "zero" down payment mortgage is right for you? The best way to find out is to schedule and appointment with your personal banker. Your personal banker can complete a financial needs assessment with you that can help identify not only the right mortgage, but the right financial plan, for you.

—News Canada



**RE/MAX**

Blue Springs Realty (Halton) Corp.

905-877-5211

1-800-834-5516

For more go to [www.lizcrighton.com](http://www.lizcrighton.com)



Liz Crighton, Sales Rep.

905-702-7694

Bonnie Sturgeon, Sales Rep.  
519-833-2099

NEW



"REPRODUCTION VICTORIAN IN ESTATE SUBDIVISION" \$399,900

Village of Erin! 5 yr old home truly better than new! Original owners have constantly upgraded this lovely house both inside and out. Over 1/2 acre lot, professionally landscaped. Beautiful large and sunny deck. Inside large spacious rooms and hallways, immaculately kept, 3" wide oak floors and ceramics throughout the main floor. Large eat-in Kitchen opens to Family room with gas f/p. Main floor laundry, finished basement. Walking distance to town. MLS#X460864 175-04



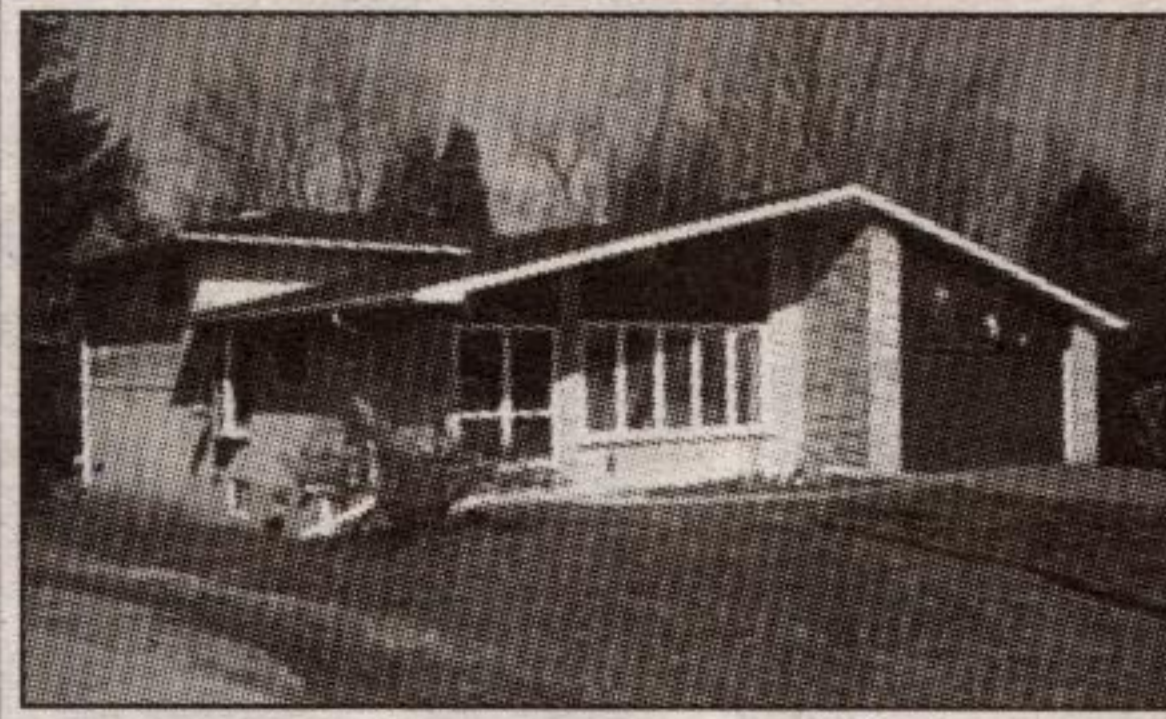
IMMACULATE 3 BEDROOM BACKING ONTO STREAM

This is what living in a Village is all about! Quiet street, with totally private big backyard, with a little stream running through the back, walking distance to everything, school, park, community center, stores. This spacious 3 bedroom home is beautifully maintained and all the good things are done. New roof, many new windows, newer furnace and central air, upgraded new bathrooms, bright and sunny country kitchen. Bring your family - you will love it. Enjoy the summer in the country! MLS#X449239 154-04



10 ACRES, HOME, POND AND SHOP \$599,000

Open concept executive home built and lovingly maintained by current owners. This 4 or 5 bedroom home is beautifully situated on 9.94 acres with views of the pond and woods beyond from almost every room. Cherry hardwood floors, top grade kitchen, vaulted ceilings, wrap-around deck with numerous walkouts fill this home with sunlight. 1500 sq. ft. metal clad shop. MLS#X435068 116-04



MUCH BIGGER THAN IT LOOKS! \$349,000

Quiet country atmosphere with all the convenience of town! Large 5 bedroom backsplit in Erin. Family-oriented neighbourhood backing onto conservation. Many trails & birds. Features include hardwood floors, gas fireplace, central air, 2 full baths, 2 eat-in kitchens, 6 car driveway, 2 car garage, new windows, roof, eaves & soffits. 2 family potential! A must see! MLS #X416434 084-04

Alan McPhedran, \*Sales Rep.

**RE/MAX**

Blue Springs Realty

(Halton) Corp.

Rockwood

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



\$349,900

47 ACRE HOBBY FARM

47 acres located N of Dufferin Rd. 3. 35 workable, mixed bush. Butler Stream runs thru property. Well kept 1200 sq. ft. 3 bedroom, 2 bath bungalow. List price \$349,900.



NEW LISTING

\$489,000

LIVE AT THE LAKE

Builder's own custom 3 bedroom, 3 bath bungalow on 1.06 acre lot overlooking Lake Belwood. Exceptional quality and finishing both inside and out. Walkout basement, indoor hot tub, putting green and T-Boxes. Must be seen to be appreciated. \$489,000.



\$495,000

EXCEPTIONAL COUNTRY PROPERTY WITH SHOP

17 acres on 2nd Line just N of Ospringe. Custom built 3/bed/3bath home. 8-10 acres. Pasture/Workable, 40 x 80 Shop/Barn. Shop is heated & insulated w/sep 200 amp service. Year round stream, 5+ acres reforested. Great for a variety of uses. Shows 10+++ Call Alan McPhedran @ 1-888-656-4348.



\$289,000

RETAIL/MULTI-FAMILY

Good commercial building downtown Rockwood. Approximately 1400 sq. ft. retail/commercial space with 2 washrooms. 1-3 bedroom apartment, 2-1 bedroom apartments. Good return on investment.