

Legal tips for buying a home

For most people, buying a home represents the biggest financial transaction of their lives. Unfortunately, hidden pitfalls and unexpected expenses can accompany the excitement of finding the right property. The following tips can help unsuspecting buyers avoid these problems.

Before signing an agreement to purchase a home, buyers should find out the amount of the municipal realty taxes on the property under consideration. Taxes can range from one property to the next, and there are sometimes even differences between similar properties. Discovering that the taxes are substantially higher than expected after the purchase a home can throw the best budget into disarray. Buyers can usually find out a property's realty taxes by consulting their real estate agent.

Buyers should also consider making a conditional purchase agreement on a home until they receive a satisfactory report from a professional home inspector. This service is highly valuable, particularly for older homes and can reveal hidden defects such as asbestos or even termites.

By hiring a qualified, experienced home inspector, buyers can clear up any concerns they may have about the physical condition of the property.

By making the purchase of the home conditional on a satisfactory home inspection, with the buyer having the ability to waive the clause, any major defect will void the contract unless the buyer chooses to proceed.

Moveable items can also cause major disagreements between vendors and pur-

chasers. The general rule is that fixed items stay with the property, and moveable items go with the seller. If buyers want a moveable item to stay on the property, such as customized draperies or the attachments to a central vac system, they should include it in the agreement. If the vendor then removes the item, the buyer will have the agreement as proof to support their claim that it should have been left in the home, which makes it much more likely that the vendor will return the item.

Buyers should also get a legal opinion before signing an agreement to buy a home. A lawyer can provide advice about things such as including conditional clauses that will benefit the buyer, in areas such as financing, inspection, insurance, water tests, and the sale of the buyer's present home.

As well, a lawyer can address specific concerns and point out clauses that might create unexpected or unfair results. By detecting potential legal problems before signing the agreement to buy, buyers can reconsider the purchase from an informed viewpoint.

Provincial law societies provide lawyer referral services for people searching for a real estate lawyer, or a visit to lawyers.com can provide both legal information and the names of local real estate lawyers.

By approaching the purchase of a home with caution, and getting professional help to reduce the likelihood of unpleasant surprises, buyers can purchase the home of their dreams with an easy mind.

By Natalie Fraser, LL.B.



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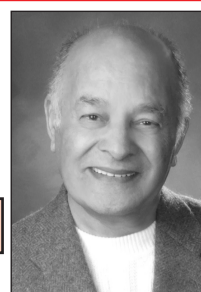
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OVERLOOKS THE PARK...\$349,000

Right on the edge of the park district overlooking Cedarvale Park. Large character home - main level has a family room with open woodburning fireplace, walkout to the inground pool, 2 offices and a library, large living/dining rm combination with another walkout to the extra large fenced garden with many mature trees. Oak stairs and landing leading to the upper level with 4 fair-sized bdrms; all with hardwood floors. High visibility - ideal for home-based business. Call Mary* or Tony* for viewing.



LUXURIOUS EXTENDED FAMILY HOME...\$479,000

What's your wish list, it's all here, over 3000 sq. ft., ceramics, strip oak hardwood floors, French doors, solid oak staircase, huge upgraded kitchen open to family room with gas fireplace, upgraded trim, crown moulding, spacious wide hallways, lower level finished as 2 bedroom nanny/extended family apartment with another kitchen and a walk out, 5 pc bathroom and a rec room. Just move in with your parents or in-laws ... Call Mary* or Tony* to view.



ARBROGLEN EXECUTIVE...\$649,000

Mattamy built executive home, exclusive one of a kind upscale neighbourhood, surrounded by woods, greenery, parks, golf course and a rippling stream, appr. \$80,000 spent on upgrades not counting premium paid for the ravine, just under 3000 sq. ft. of pure luxury, hardwood and ceramics on the main level, extra large kitchen with butler's pantry, main level family room with gas fireplace, walk out, high ceilings, pot lights, numerous upgrades, too many to mention. Call Mary* or Tony* to view.



Maureen Plucinsky B.Sc.

HALL OF FAME

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Directions & Photos

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NEW PRICE

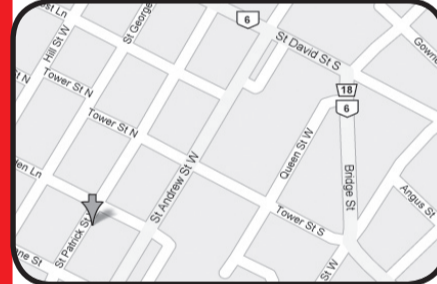


"Moorecroft". 1896!!

Impressive central hall. LR with hrdwd fl, curved wall & FP. Library with pocket doors, hrdwd fl, b/in bookcase & stained glass! 4+ bdrms. 3 WRs. Bsmt with rec rm, 3pc & wine cellar. I/g pool. 2 car garage Lot: 132ft x 132ft !!

Live in unique work of Art

Acton: 98 Church St., Halton Hills



Fergus: 420 St Patrick Street West

2 adjacent serviced lots, each 41' by 114', in centre of Fergus. Perfect for walk-out. Survey & plans are available. \$95,000 each. Both to be sold at the same time. For zoning & more information, please call the TWP of Centre Wellington: (519) 846-9691

Banquet Hall/DR/Coffee Shop



1 Ac **Extra Land for Expansion** **Frontage on 2 roads**

Meaford: 365 Sykes Street (Hwy 26)

Fine dining 35 km West of Collingwood. Walk to Georgian Bay. Prominent location on Hwy 26. Turn key operation. **Banquet Hall seats 100; DR seats 120; Coffee Shop seats 33.** ~5000 sq ft on 1 ac of prime commercial land. Excellent condition. Well designed kitchen & work area. **Municipal water, natural gas & sewers!** Large paved pkg lot.\$725K

\$399,900



Worth a Drive to Acton

Halton Hills: 13425 Fourth Line

0.5ac:Unique octagonal design. 3+1 bedrooms, 3+washrms, 2 kitchens. LR with FP. Huge rec rm. Fam rm with wood stove. Recent windows, CAC & metal roof. In ground, heated, **cement pool (20' x 40')**, fenced & landscaped. Parking for 12 vehicles. In-law potential. NE corner 7.

3 yrs old **1Ac**



Natural gas! Municipal water! Paved road! High speed internet!

Erin: 5394 Eighth Line

Guildcrest home/03 ~ 1650sqft. **Paved rd. Nat gas & mun water! Tertiary septic!** Open concept. **MF laundry.** Work shop/den in bsmt. **Owned HWT & WSft. CAC & CVAC.** 200 amp. **Rogers cable & hi-speed Sympatico,** available. Near Erin. 15 min to G'town & GO.

Industrial/Res M1



NEW **PARK YOUR TRUCK @ HOME!** **~1 Ac**

Rockwood: on Hwy 7: Home + Shop

Zoned **Rural Industrial** Large, 5+1 bdrm, 3 wash-room home on ~1 acre, W of Acton. New windows, doors, eaves/soffits, deck, attic insulation, natural gas furnace, 200 amp, CVAC & survey. LR with wood burning FP. Large kitchen. Fam rm with w/o to deck, door to laundry room/3 pc & gar. **Shop (~35' x 17').** Ground prepared for new 4000 sq ft shop. \$499,000

Dream Shop/Offices/Games Rm Separate Barn



5.25 Ac **GARAGES FOR 7 CARS!**

North of Rockwood: + Shop & Barn

Fab 5.25ac estate w over 4000 sqft of living space. **Barn (40' x 24')** w 3 oak horse stalls. **Out building (2,700sq ft w heat & CAC)** divided into: **games rm (756 sq ft); shop (1270 sq ft)** w 2 offices & 2pc & **utility gar (675 sq ft)**, all in excel condition. Loc on private parcel w **stream & 2 ponds.** Just N of Oustic & 5 min E of Fergus. ~35 min to Georgetown & GO.

NEW



Professor's Lake Area!

Brampton: 15 Pottery Crescent

High demand area! **Resort style living at Professor's Lake!** Gracious brick 4+1 bdrm home with finished bsmt. **2 kitchens.** Spiral oak staircases up & down. **Skylight!** Eat-in kit o/1 Family rm with FP. **Lower level: kit; bdrm; DR/LR with wood stove; 4pc with jet tub & sep shower.** CAC. CVAC. Attractive concrete fence. Hi-eff furnace/06. Shingles/99. \$398,500

NEW PRICE



Close to 401 & 407

Halton Hills: 8413 Eight Line

S of Georgetown: **Just N of Steeles, 401,407 & Miss.** Mature treed lot, 125ft x 292ft. All brick bungalow. 3 bdrms, 2 WRs. Double garage. Renovated eat-in kit. Oak cabinets. **DR & LR with walk out to deck overlooking a mature forest.** Excellent location.

NEW



6 + 4 bdrms!

Port Credit: 1072 Enola Ave, Miss.

2 year old, spacious stone & brick home, on 58' x 132' lot near Cawthra & Lakeshore. 2 kitchens, 6+4 bdrms, 6 washrooms. Beech hardwood floors. Separate entrance to bsmt. 9'+ ceilings on all 3 levels. Bay windows, pot lights, granite counter tops. Park 6+. Walk to Lake, plaza, schools, park, marina & waterfront trail. \$629K Below assessment!!!!!!!!!!!!

1.4 Ac Zoned Automotive



Industrial M1

Erin: 2 superior **Hi-Teck industrial facilities,** (130' x 80' & 40' x 80'), a total of 14,400 sq ft (~800 sq ft office) on 1.4 acres, zoned M1 with outside storage. Crane rails for 3 ton cranes. Heated

with infrared natural gas radiant heat. Reinforced concrete floors. R20 in walls, R30 in roof. Fans. **Mercury vapor lights.** 16ft clear. **7 drive-in doors, 1 pick-up door, 6 man doors.** 3 washrms. Lunch rm. **600 volts, 200 amperes, 3 phase.** Drilled well. **Septic, 2002. Paved driveway & parking lot. Fully fenced. 2 gates.** Security system. Extra insulation in the 40ft x 80 ft building. Rare zoning at this price. **Hwy 401,** Trafalgar Rd N, East on 17th SR, Erin, N side. Approx 30 min to 401 at Miss Rd. **\$865,000.** Far below replacement cost. Lease: \$4/sq ft +TMI