

THE ECONOMY HEATS REAL ESTATE

March Results Prove It

Recently, The Globe and Mail reported "that the Canadian economy is suddenly looking a lot hotter." It goes on to say:

"A potent confluence of events suggest money is flowing fast and thick in Canada, pressuring prices and stimulating economic growth."

Part of the driving force for this is enormous government spending committed in recent budget announcements.

The economy is one of the most powerful influences on the real estate market. While a strong economy does not encourage lower interest rates it does provide the capital and confidence for investment.

The mortgage market continues to become more competitive with recent announcements providing better mortgage funding for investment properties. Now high ratio lending to 90% is available and full income from the investment is taken into account in calculating the debt ratio. This combined with longer amortization periods (up to 40 years) make this an awesome opportunity for owners of income properties. If you would like to know more call us and we will refer you to a top notch mortgage broker.

Furthermore, Re/Max Ontario recently reported that: "entry-level buyers continue to be a driving force in real estate. Their undaunted enthusiasm is expected to translate into sales at or ahead of last year's record levels in the Spring."

It continues: "Low interest rates and

solid economic performance in most major Canadian centres have also played a substantial role in providing purchasers with the confidence to go out and buy their first home."

Locally, homes are selling very well and we seem to be enjoying a buoyant market. The number of sales this year to March over last March has increased slightly. However there were fewer listings. More listings are needed to take advantage of this market.

Remember, listing a home can be done by any agent....Selling at a great price can only be done by excellent Marketing, Pricing and Negotiating.

We encourage you to send us your questions and ideas for future articles at john@lynnandjohn.ca or 905 873-0440.

Lynn and John are with Re/Max Realty Specialists Inc., Brokerage, one of the largest Re/Max franchises in Canada with 5 offices and over 490 sales representatives. Lynn and John work and live in Georgetown and have enjoyed a successful business in real estate during the last 12 years. John is a Broker and Chartered Accountant (FCA).

REAL ESTATE CORNER



Lynn and John Drewry

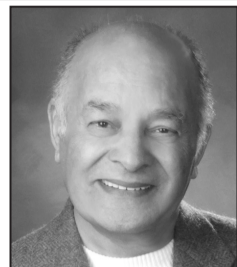
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Location, Location, Location

\$319,000

Great Georgetown South Home

Beautifully landscaped, mature trees, concrete walkway, patio area and garden pond. This 3 bedroom, 3 bathroom home comes complete with updated kitchen, finished basement with pine wainscoting, wet bar and built in entertainment centre. Close to all amenities.

Call Mary or Tony to view.

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Directions & Photos

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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. \$775K



Live in unique work of Art

Acton: 98 Church St., Halton Hills

\$429,900

I/g POOL



Halton Hills: 13425 Fourth Line

"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 132'ft !!

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 9 vehicles. In-law potential. NE corner 7.

~ 12 min to Georgetown & GO



~1.6Ac

NEW

Halton Hills: 25 Southwinds Drive

Gracious ~ 2800 sq ft, 4 bedrm. Lot includes treed area to W. Kit o/l Family rm with gas FP. Hrdwd floors. 9' ceilings. 2 of 3 garages are now insul, heated workshop. MBR with whirltub & sep shower. Cedar deck. Pool (16' x 32' x 4'). Garden shed. Beautifully landscaped.

NEW



Georgetown: 4 bdrm

\$284,900

Detached 4 bdrm, 2 wr, family home on 50' x 117' lot with mature trees. Hrdwd on main & upper levels. Excellent floor plan. Upgrades: furnace, roof shingles, washroom, CAC, DR sliding glass door, deck, laundry sink & taps, kit countertop & floor. Huge rear yard.

~ 10 min to Georgetown & GO



~10 Ac

Halton Hills: 13669 27th Side Road

Awesome log home + separate 3 car coach house on ~10 acres in mature forest in NEC backing onto Scotsdale. Built with wood, stone & granite. Great craftsmanship. Two independent geo-thermal furnaces. Private! Fenced in-ground pool. Beautifully landscaped.

Industrial/Res M1



SHOP!

~ 1 Ac

PARK YOUR TRUCK @ HOME!

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

Outside Storage

M2



1.77Ac

Brampton: 2400 North Park Drive

Explosion proof on corner lot, 213ft x 283ft. Zoned M2. 1.77ac, with fenced outside storage. Approx 8000 sqft: 6000sq ft industrial & 2000sq ft office. Large lunch rm. Near Airport Rd & 407. Across the road from Crysler.

NEW



~12.5 Ac

Halton Hills: Access from 27 Side Rd

Awesome treed parcel with creek along the S border, Bruce Trail along the East border, wire fence along the N border. ROW over 2 properties. To view the property, take the Bruce Trail. No well. 2006 survey. No conditional offers. G.S.T. is "in addition to" the price.



75' x 160'

Acton: 288 McDonald Blvd. Superb custom built, 11 year old, 3 bdrm, 3 washrm on huge mature

lot, 75ft x 160ft. 8+5 finished rms. ~ 1800 sq ft on main level. Great rm with hardwood floor & gas FP. 3/4" oak hardwood floors in MBR, hallways & sun room. Sun room & solarium! MF laundry. Finished bsmt with library, den, play rm, WR, computer nook & media rm. CAC, CVAC & security. Lot line is 57ft beyond rear fence. Landscaped. Park many. Rare find.

1.4 Ac Zoned Automotive



Industrial M1

Erin: 2 Hi-Teck industrial facilities, (130' x 80' & 40' x 80'), a total of 14,400 sq ft (~800 sq ft office), 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. 16+ ft clear. 7 drive-in doors, 1 pick-up door, 6 man doors. 3 WRs. Lunch rm. 600 volts, 200 amperes, 3 phase. Drilled well. Septic, 2002. Paved driveway & pkg lot. Fenced. 2 gates. Security. 401, Trafalgar Rd N, East on 17 SR, n/s. Adjacent acre, \$85K