

MOVING DAY - A NEW ADVENTURE

For most of us moving day is one of the high stress points in our lives – so many details, movers going to and fro and trying to keep the kids happy or at least safe—Wow! Finally, all your belongings are packed in the truck, you think of your memories in the home you are leaving, drop a tear or two and start on your new adventure. Feeling that the worst is over, you arrive at your new home with the moving truck and find that the sellers have just begun to move out. Actually, it is worse than that—they have hired one small truck and have to make multiple runs to their new home in the country. (This actually happened to us).

Meanwhile you are paying a gazillion dollars per hour while your movers and truck sit idle and it is really hot and everyone has substituted snarls for conversation.

What could you have done to prevent this? Well, let's explore the legalities – not that it will do you much good. The Agreement of Purchase and Sale says: "Upon completion, vacant possession of the property shall be given to the Buyer unless otherwise provided for in this Agreement". That means that you own the house when your lawyer hands you the keys because the deal has closed and title has passed. The sellers are trespassing on your property. Can you call the police? Call your lawyer? Then you realize that no legal action is going to solve this problem today. All you can do is compromise and take the kids for a big Mac.

People experienced in moving will not plan to move in on closing day. It is wise to allow time for the sellers to move out then you can do any last minute cleaning or painting and move in a day or two later. It is even wiser to communicate with the seller's sales representative ahead of time to find out exactly what their moving plans are and make sure they realize that when the deal closes they are no longer entitled to be in your house. You can ask your lawyer to request the seller's lawyer

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Lynn and John Drewry

to explain this to his client because most people do not understand.

If you do not move in on closing day, then you have several options depending on when you have to move out of your current dwelling. If this happens on the same day as your purchase, perhaps you can make arrangements to keep your belongings on the truck overnight and delivered the next day. If you have sold a house and it is closing in a few days or more you will probably need to arrange bridge financing which means you must finance your purchase until the proceeds of your sale are available. Bridge financing has become much more common in recent years.

Whatever you choose, try to give yourself a break on moving day and reduce the stress on you and your family. After all it is an adventure and can be fun.

We encourage you to send us your questions and ideas for future articles at john@lyn-nandjohn.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).

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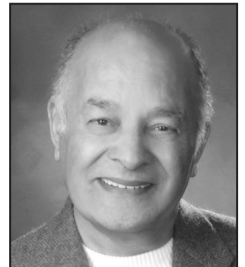
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Banquet Hall/DR/Coffee Shop



**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

"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. 1/g pool. 2 car garage. Lot: 132ft x 132ft !!



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, **concrete 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.

~ 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 Chrysler.

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