

BUILDING YOUR DREAM HOME IN THE COUNTRY

Everyone we talk to seems to have had this dream – finding that perfect, idyllic vacant lot of 2 to 10 acres in the country and building the home you have always dreamed.

It is not impossible because there are some suitable lots around but finding the perfect lot can be frustrating. Lots are usually priced in the \$150,000 to \$300,000 range. However, getting a building lot is the easy part. After that you really need loads of patience and money to bring this project to fruition.

The first hurdle is getting a mortgage. Banks will usually not finance vacant land or a building project unless you have outside collateral.

Then you engage an architect and draw plans for your new home. But this is a Catch-22 because you do not yet know all the requirements you will have to meet. And when you do, the plans will have to be changed and changed again.

Next you look into getting a building permit and this is where it gets really crazy. Your perfect lot probably has a pond, stream or some kind of watershed. It might come under the jurisdiction of a conservation authority. Also, if the property is situated on land designated as Niagara Escarpment you must satisfy the requirements of the Niagara Escarpment Commission. When you have satisfied all those, you still must deal with requirements of the municipality in order to get a building permit. There are various charges including development charges. Do not forget getting access from the highway to your private road.

At this point you are probably at least six months to a year into your project. Too late to turn back when you consider the investment in dollars and the huge amount of time it has taken so far.

Unless you plan to build with your own resources you find yourself at the tender mercy of a house contractor. You try for the best and find that the best are busy for a long time and don't really need your business any-

REAL ESTATE CORNER



Lynn and John Drewry

way. It is going to cost more than you thought. Construction delays are normal and your project will likely take at least twice as long as you originally thought.

Did we mention well drilling and septic systems? You city dwellers might have taken those facilities for granted. In the country, you become very aware of their importance to your family. Particularly when lightning strikes your water pump (always in the middle of the night) and you are without water until a well contractor can help you.

There is no economic justification for this project and you will wonder at various times whether this was a good idea. Monetarily, it makes far more sense to buy an existing property.

On the other hand it might be worth all the money and trials because it is wonderful to have a custom built home on a prized country property.

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

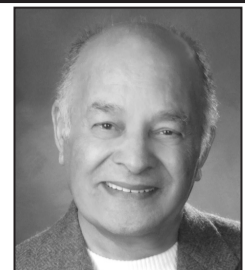
Call The Maan Team and Consider it **SOLD!**



MARY MAAN



EMMA MAAN



TONY MAAN

Because you can't go wrong when you have the right MAAN for the job!

Johnson Associates

HALTON LTD., BROKERAGE

www.TheMaan.ca
www.haltonhomesearch.com

(905) 877-5165



OPEN HOUSE Sunday, April 22 ~ 2-4 p.m.
5383 Fifth Line (Hwy. 124, south on 5th Line)



The Views Are Stunning

Spacious open concept Custom Built Arnie Millar Bungalow. Walkout basement with stone fireplace, loft style living room with picture perfect windows overlooking the countryside.

Call Emma to view.



Maureen Plucinsky B.Sc.

HALL OF FAME

RE/MAX

Real Estate Centre Inc.

Town & Country Sales Representative

(905) 877-5211

1-800-834-5516

Directions & Photos

<http://maureen.ca>



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

~ 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.

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

\$419,900 **I/g POOL**



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

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.

Open House:

Sun 22 April 2-4 PM



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!** MB 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