

Real Estate

GIVING YOU OUR TIME
25
 FOR 25 YEARS

MITCHELL REAL ESTATE

BRAMPTON, BRAMALEA, MILTON

**REAL ESTATE
 CORNER**
 by
Jackie Verdurmen

My mortgage is at 10 1/2% now but is coming due in August. Should I sell my home now and buy one with a better mortgage or try to pay the higher rate of interest in August?
 No doubt that the renewal rate in August will be higher than it is now. If you are otherwise happy with your home, discuss the various alternatives with your mortgage company. For example, between now and August you might be able to save a lump sum to apply to the principal of your loan, thereby possibly retaining similar payments to what you now have. Alternatively, you might discuss lengthening the amortization period of your mortgage or paying your mortgage payment on a weekly basis which some firms are prepared to implement. If you would like to sell your home as it no longer meets your requirements due to changes in your lifestyle then it would be wise to sell it.

We have our house listed for sale and my husband wants to have a sign on the lawn, but I don't want the neighbours to know. Is it really as important as the real estate agent suggests?
 Yes, it is very important. Your neighbours will quickly discover that your house is for sale whether you have a sign or not, but a potential purchaser driving through the area would never know, yet the purchaser, before calling on a sign has already decided that he likes the general area and the exterior appearance of the house, thereby making him a very good prospect.

I have had my townhouse listed with two different companies and nobody has been able to sell it. Let alone bring customers to see it. What do you suggest?
 Generally in cases like this the asking price is too high. Try lowering the price if you really want to sell. It usually works.

I listed my property with a local real estate firm in November 1982 and haven't heard from them since they put the sign on the lawn. Is this normal? I have been tempted to call the agent but haven't as yet. I hope that this is not "normal", but I do know that some agents are a little lax in keeping in touch with their vendors. Give the agent a call and suggest they keep in touch with you every week or two or whenever your property is shown.

We are planning on listing our property but can't decide whether to list with one company exclusively or put it on the Multiple Listing Service. We would like to save the extra money by going the exclusive route. Is this wise?
 In most cases no. You are more than compensated by going MLS since considerably more agents will have all the details on your home available to them. In this area the Multiple Listing Service provides every agent with an updated book each week listing all MLS properties. Clients can then sit down with an agent and actually preview all the properties that they are interested in. If you go exclusively with one company your home and the details of your property would be excluded from this book. The extra money spent on going MLS is usually well worth it.

Questions on Real Estate may be sent to Real Estate Corner, c/o The Canadian Champion. When necessary, Jackie Verdurmen will check with the experts to answer your inquiries.



Miller Real Estate Ltd.



17 Wilson Drive 878-8495

Toronto Line 821-4764

Member Broker

500 Laurier Avenue 878-1696

Country Property Line 878-7272



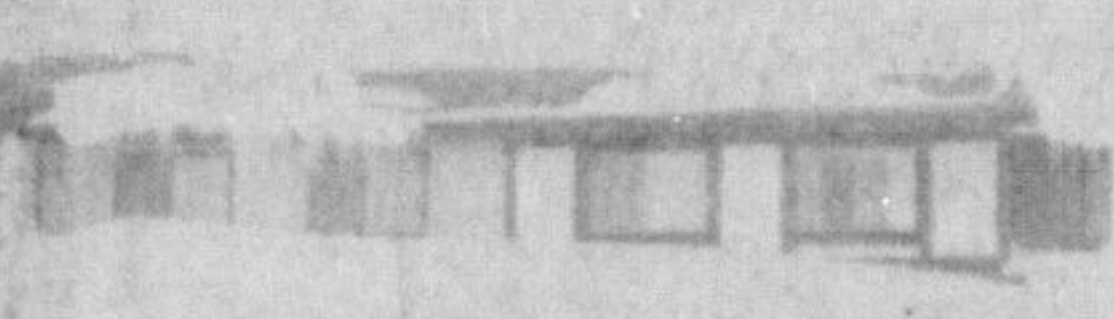
PRICED TO SELL

4 bedroom, 2 storey home. Main floor family room. Inground Pool. Quiet Court, within walking distance to GO Train. List Price \$85,900.



LOOKS TOO GOOD TO BE TRUE

Fully detached, immaculate 4 bedroom backsplit. Quality built with lots of extras. Kitchen overlooks spacious family room with brick fireplace. 4th level for future development. \$105,000 with 4 yrs. financing.



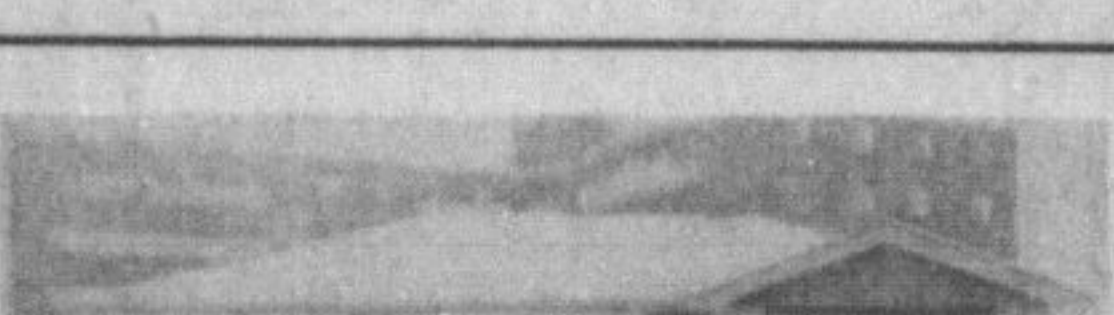
SUPER 4 BEDROOM TOWNHOUSE

Don't let this one slip by, come and view this great buy. Good financing, asking \$46,900. Worth investigating today. Please give us a call.

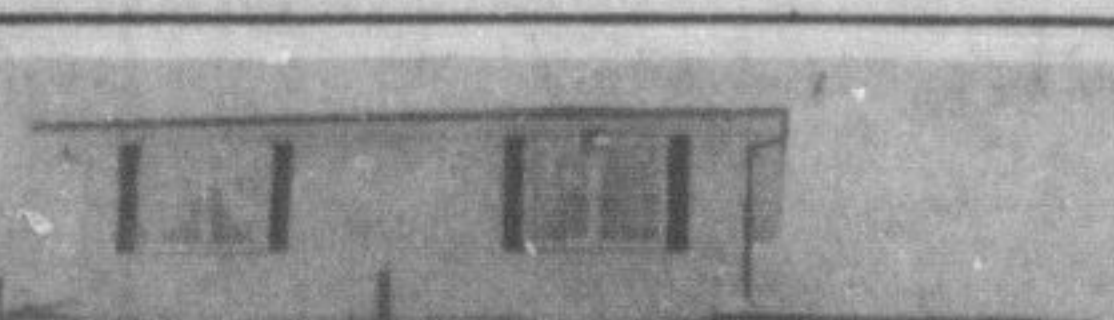


\$116,900.00

North Milton. \$69,000 at 13 1/4% till 1985. 6 acres with 3 bedroom raised ranch. 2 fireplaces. Very large family room with walk-out.



CHILDREN ARE WELCOME! In fact, children are needed to make this large house a happy home—4 bedrooms—2 bathrooms, oversized fenced lot and much, much more for only \$91,900. OPEN HOUSE FEBRUARY 28, SUNDAY 24, 264 BOUSFIELD.



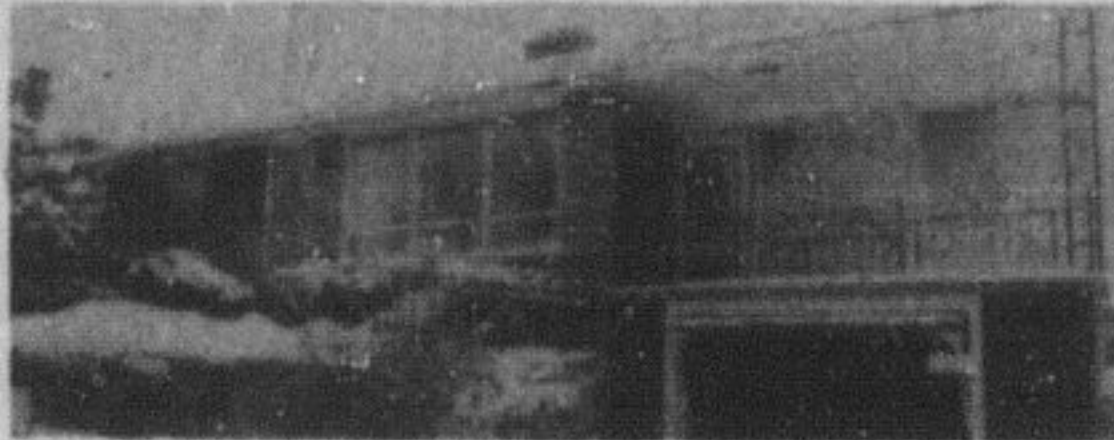
VENDOR SAYS REDUCE!

Asking \$79,900 for this lovely 4 bedroom home. Features 4 pc. 2 pc. Roughed in fireplace in Rec. Room, (waiting for your finishing touch) and much more. Mortgage of \$54,000 at 13 1/2% till Mar. '84. Don't miss it.



LIVE IN STYLE

In this spacious 4 bdrm. home, main floor laundry & family room. Walk out to deck by Kitchen or family room to a nice in-ground pool. Central air & deck by Kitchen or family room to an in-ground pool. Central air & vacuum. Kool fire heat pump furnace for the energy savers. Listed at \$127,500.



COUNTRY DREAM COME TRUE

3 bedroom brick bungalow on 1 beautiful acre. Stone F/P. Finished Rec Rm. Florida room, and barn for your horse. Asking \$129,900. To view please give us a call.



COMPANIONS

Young all brick backsplit would like to meet personable family for quiet fireplace conversations and intimate dinner parties. Only those who would need four bedrooms and have \$30,000. down need apply. Reply today and we'll arrange a meeting place.



THE PRICE IS RIGHT

It's been reduced on this 3 bedroom raised bungalow situated close to schools, shopping, and the Go Station. A Large 10 1/2% mortgage till July 1983.

JUST REDUCED TO \$63,000. Semi has 2 separate apartments, just right for investment purposes.

JUST LISTED—\$129,900. Good possibilities for this building, previously a restaurant and tavern, located on Main Street. List of equipment at Listing Broker's Office.

THIS HOME HAS IT ALL Country Living, Close to 401, 1/2 acre lot, in-ground pool, finished family room with fireplace, asking \$119,000. Don't Wait too long—give us a call today.



JUST LISTED

This home has every imaginable convenience—central air, central vacuum, air cleaner, 4 large bedrooms, main floor family room, etc. All for only \$132,500.



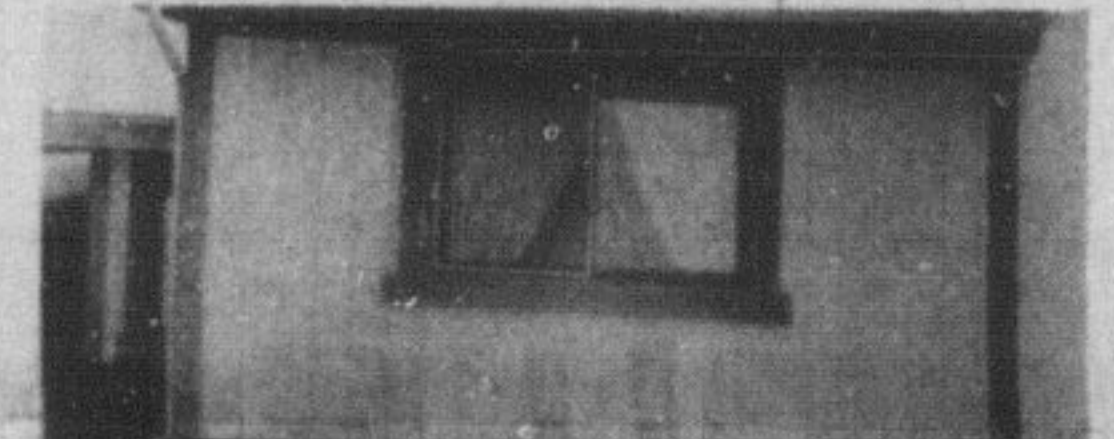
IN THIS HANDYMAN'S HAVEN, LOOK AT THE DOLLARS YOU'LL BE SAVING!

Country Bargain \$75,000, 3 bedroom bungalow 75% finished on 10 scenic acres with trout stream, pond and maple bush. Excellent financing.



YOU DESERVE A BREAK TODAY

This spacious 4 bedroom backsplit has an eat in kitchen, dining room, finished family room with a fire place. Large lot. \$52,000 at 11% till November 1984.



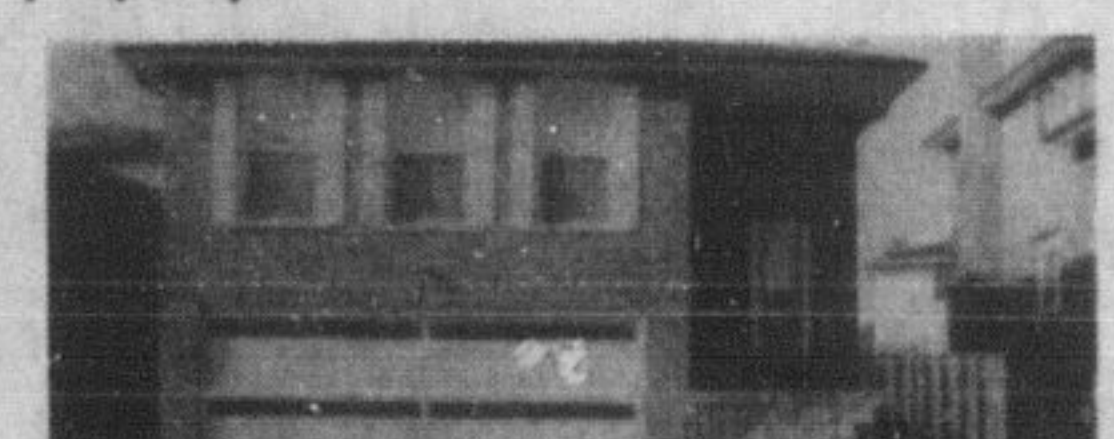
INVEST YOUR MONEY—OWN

Have a look at this lovely 3 bedroom townhouse, finished family room and study or 4th bedroom. Centrally located to schools and shopping. Asking \$40,900.00



WEST MILTON

Reduced to \$139,000. Lovely self-contained 1 bedroom apt. for the in-laws or rent out and help with the mortgage. Main house is approximately 2 years old. With 4 bedrooms, 2 baths, family room with fireplace. Large Large 1st mortgage at \$91,000. at 11% until 1984. Nice country property.



SOMETHING FOR EVERYONE

A cozy family room with fireplace, central air, 3 or 4 bedrooms, 2 full baths, large bright kitchen and affordable financing at 11 1/2%.



OPPORTUNITY IS KNOCKING AT YOUR DOOR

And this spacious 3 bedroom home is too good to be true. On a large treed lot 10 min. from Milton it offers built-in stove and oven in eat-in kitchen, 4 pc., 2 pc., flexible floor plan, good basement with work shop, play room and cold room. Asking \$69,500.



SACRIFICE

50 acres, new steel barn, 42 x 140, frame barn, 50 x 96, 3 bedroom home, \$210,000. Excellent financing.

MITCHELL REAL ESTATE



We have the time for you



CHARMING, TWO STOREY HOME

Eleven rooms, two washrooms, main floor laundry room, three garages and situated on a large, treed lot. Priced at \$94,900.00. Call Ross Cescon.



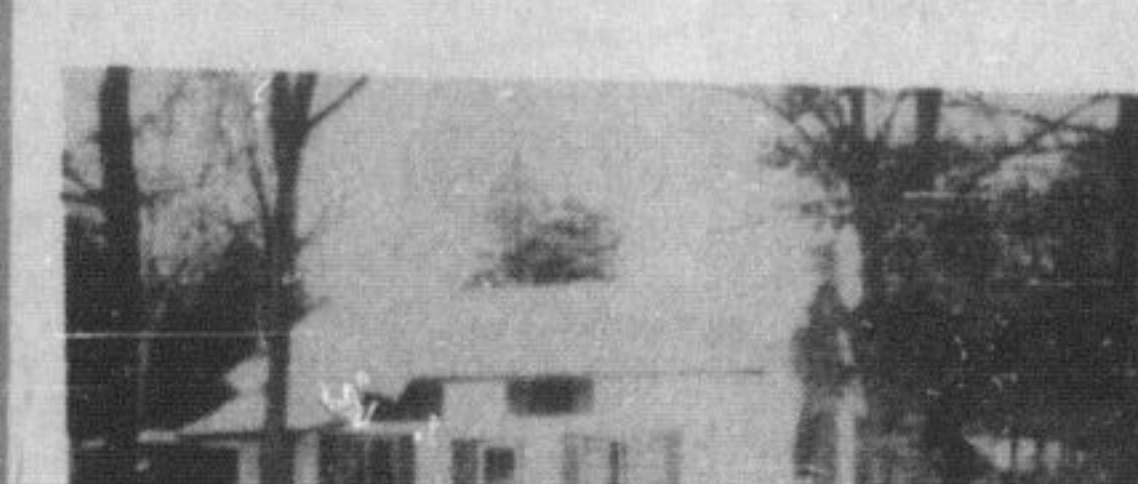
BRICK BUNGALOW

Two bedroom home, tastefully decorated & broodloomed throughout, with a new kitchen, cathedral ceilings, central air, and finished recreation room. Asking \$69,900.00 Call Clayton Hackenbrook.



11% UNTIL 1984

Three bedroom home located only minutes from the Q.E.W. Four appliances, three bathrooms, and a garage, plus attractive mortgage of \$60,500.00. A terrific buy at \$94,900.00. Call Clayton Hackenbrook.



A SUMMER PLACE IN THE SUN

Charming, four bedroom home with a one acre pond for fishing and swimming and three acres of bush for exploring and learning about nature. Large, natural fireplace. To inspect this superb property, call Pauline Hobbs.



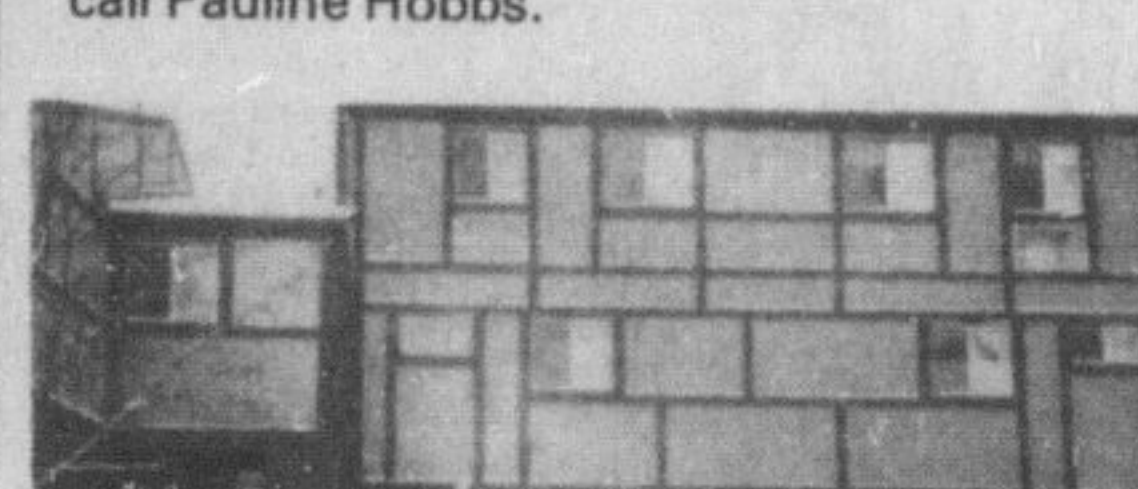
ENTERTAIN FAMILY & FRIENDS

... in your elegant, separate, dining room. Large, central greeting hall will take you to a main floor family room with cozy fireplace. All preparations for your guests will be a joy in this step-saving kitchen. Please call Pauline Hobbs for all details.



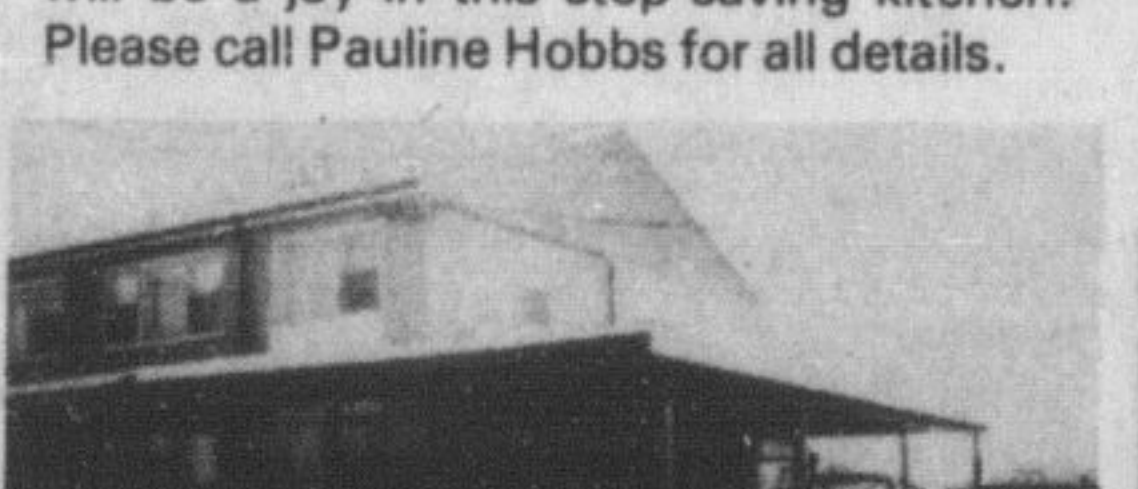
\$79,900.00!!

This lovely three bedroom home has parquet flooring and plenty of room. Located on a quiet street close to shopping and Go Train with an extra large, well landscaped lot and affordable financing! Call Clayton Hackenbrook.



SPOTLESS TOWNHOME

Three bedroom home with two bathrooms and a finished basement. Refrigerator, stove, washer, dryer, and drapes are all included. Come out and see it with Linda Mullin. Asking only \$51,900.00.



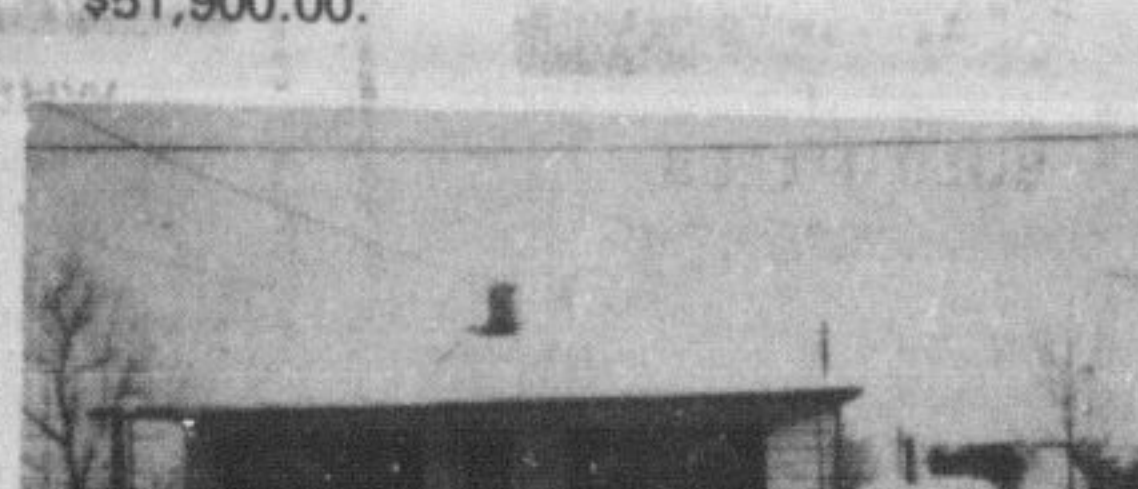
HUGE LOT—LOVELY HOME

Two storey home with good sized bedrooms, large kitchen, and large, covered deck. Vendor will hold a mortgage! Asking \$58,500.00. Ask for Pauline Hobbs.



CLASS!

This executive, two storey home has four bedrooms, 3 baths, wood burning fireplace, and double garage. Phone and ask about the excellent mortgage details. Asking \$143,900.00. Call Ross Cescon.



11% MORTGAGE UNTIL 1984!!

Three bedroom bungalow situated on a large lot. Finished basement complete with extra kitchen, 4th bedroom, and 4 piece bath. Well maintained home with detached garage; plenty of room for expansion. Call Clayton Hackenbrook. Asking \$73,500.00



TWO STOREY, BRICK SEMI

10% MORTGAGE UNTIL 1983! Presently this home is used as an investment property; it has two apartments bringing in a good income. Huge lot appliances, and listed for only \$71,900.00 this home is a super buy! Call Clayton Hackenbrook.



ON AN AVENUE OF LOVELY HOMES...

... is situated this lovely, three bedroom, brick bungalow. Recreation room, extra bathroom, and large, concrete patio add to this bright, cheery home. Asking \$91,000.00. For appointment, Call Mike Ledwith.

TO RENT
 Large executive home on 2 acres in rural area close to Milton and Burlington. Call Linda Mullin.

RURAL ESTATE—HEAR THE COWS MOO
 This 1/2 acre lot is located in the south east farming area of the Town of Milton. Very few lots are available in this prime commuter location.

\$34,900.00—FULL ASKING PRICE!!
 Good mortgage can be assumed. Three bedrooms, plus a recreation room. A lovely townhouse. Call today!

141.9 ACRES
 What a location—within minutes of Q.E.W. Large bank barn and implement buildings included in the price. Approximately 25 acres hard bush, balance workable and fenced. Call Pauline Hobbs.

MINUTES FROM HWY. 401
 FIVE ACRES, drilled well, and good location near Milton. All we need is you and your plans for the home you always wanted. Call Clayton Hackenbrook. Asking \$69,900.00.



Pauline Hobbs, E.A. Mitchell Representative

WANTED

I have waiting buyers for:
 1) 3 bedroom, brick bungalow with garage and/or small barn. 5-10 acres, Milton area.
 2) Country home, preferably 4 bedrooms, garage, and main floor family room. East of Milton on less than 2 acres.
 Please call Pauline Hobbs at 878-4118 or 878-2020 (pager 391).

PRIME LOCATION — M-2 ZONING
 3.9 ACRES INDUSTRIAL. Rail siding available. Asking \$75,000 per acre. Call Pauline Hobbs.

STEELES AVENUE
 Ultra-modern industrial building. 1,600 sq. ft. units at \$333.00 per month. Call Ross Cescon.

EXCELLENT POTENTIAL
 87 acres of gently rolling land 1/4 mile from Highway 401. This property has two frontages and borders on commercial land within 15 minutes of Milton. Mortgage assistance is available. Call Clayton Hackenbrook.

GUARANTY TRANSFER SERVICE
 Coast to Coast Referral System

24 hour telephone service in Milton

Giving You Our Time For 25 Years
E.A. MITCHELL LTD. REALTOR

MILTON
 310 MAIN STREET
 456-1453

BRAMPTON
 44 QUEEN ST. EAST
 451-6232

BRAMALEA
 44 PEEL CENTRE DR.
 792-2555

MILTON 878-4118



- | | |
|-------------------------|------------------------------|
| William Miller 878-8495 | Bruce Best 878-1834 |
| Margaret Boyd 335-1774 | Betty Brading 878-6716 |
| Freda Lawrence 878-4980 | Anne Ling 878-7168 |
| Wolfgang Fioch 844-1950 | Jane Warner 853-2918 |
| Sandi Kinsale 878-2674 | Judy Morrison, Sec. 878-8495 |
| Carol Free 335-4486 | Jean Ramsay 335-8144 |
| Jackie Beeton 878-8025 | Steven Sowsun 271-1284 |
| Bill Pollard 878-7709 | Bernice Mutch 654-0359 |
| Marian Cowan 878-5271 | Scott B. Prior 878-3308 |

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 NUMBER 1 TOP SELLER, MLS
 CENTURY 21™**

EACH OFFICE INDEPENDENTLY OWNED AND OPERATED