


ROYAL CITY
Realty Limited
25 Waterloo Ave., Guelph


*** CANADA GEESE & DUCKS ***



Love the ponds & treed areas of this beautiful 30 acre gentleman's farm just west of Campbellville. Lovingly renovated stone home includes huge family room with fireplace, spacious country kitchen, formal dining room with lovely design detail. 4 bedrooms & lots of extras. Excellent bank barn. \$285,000.

Willie Esery F.R.I., or Louis Guzy
(519) 836-6562 or (519) 836-5302
CALL COLLECT
Royal City Realty Ltd. (519) 824-9050

PRIVATE SALE
Campbellville



Two storey, 2,300 sq. ft. home with aluminum siding on picturesque one-half acre lot; mature trees and shrubs; 3 bedrooms, 2 baths, separate dining room, two corner stone fireplaces, main floor laundry room and family room with walkout to deck; new separate two car garage. PLUS MANY EXTRAS. Appraised value \$136,500.

Asking \$126,500

Telephone 854-0257
Weekends and after 6 p.m. Weekdays




CHARMING HOME
ON TREED LOT IN
QUIET OLDER MILTON

Spacious eat-in kitchen, family room with fireplace and walkout to deck, large dining room and living room with cathedral ceiling, 3 bedrooms, private backyard, close to schools and shopping.

Call
878-5825

REAL ESTATE CORNER



by
Jackie Verdurmen

What difference does it make to my wife and myself how we register the title of our new home? Should it be as "Joint Tenants" or "Tenants-in-Common?"

The feature that most distinguishes "Joint Tenancy," is when two people hold land in "Joint Tenancy" and one of them dies, his interest in the property passes to the other automatically and not to his heirs. This feature is called the "right of survivorship." Tenants-in-Common pass their interest to their estate on death and not to the other persons with whom they share this method of ownership.

What is the average length of time it takes to sell a house in Milton right now?

Based on MLS statistics, the average length is 56 days.

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.

Real Estate

REALTY MARKET SHOWS SIGNS OF STRENGTHENING

The real estate market appears to have passed the low point in the current cycle, and is slowly regaining some strength and vitality, according to J.T. Blair Jackson, Executive Vice-President of CENTURY 21 Canada.

The some 400 offices in the national real estate franchise network reported a nationwide gain of 26 per cent in dollar volume in February over the preceding month and an increase of 17 per cent over the December figures.

Reporting to the Century 21 Real Estate Canada Ltd. Board of Directors, Jackson noted that all regions reported business increases, with some indicating substantial activity.

CENTURY 21 offices in the Atlantic provinces show a 47 per cent rise and the best results since last October. Alberta was up 43 per cent, Ontario 32 per cent and B.C. 26 per cent. The lowest rise was recorded in Manitoba, but even it reported a volume of 10 per cent over the previous month.

Century 21 Real Estate Canada Ltd. just commenced franchise operations in Quebec, and comparable figures are not yet available for that province from the corporation's computer.

"Perhaps even more significant," Jackson added, "is the higher ratio of initial offers to purchase that are now being completed. While the three-year average of completed sales was just over 70 per cent, the ratio dropped to 57 per cent last fall. However, in February, the ratio increased to an astounding 79 per cent."

The explanation, he suggested, is the increasing involvement of vendors in helping to finance purchases. Many offers to purchase now occur only after financing arrangements with owners have been resolved.

"The result is that while there are fewer sales than some months ago, more are actually being completed."

Vendors are also becoming more realistic about asking prices, and purchasers are aware of the financing costs before making offers.

"While the market may not be what it was a year ago, there are unmistakable signs that it has improved over the past month and that gradual strengthening will likely continue into the summer," Jackson said.

A. E. LePAGE
REALTOR

For information on these & other country properties, call JIM NEIL 637-8245 (country office 336-8897).



Britannia/Cedar Springs

4 bdrm. sidplit with cement heated inground pool. Nicely landscaped acre lot with exceptional country view. Large master bdrm. & den on ground level. Asking \$168,900, good mgt.



6,000 sq. ft. of Living Elegance

on superb 10 acre escarpment property west of Milton. Positioned to capture view of Lake and Toronto skyline, this contemporary antique brick home is unique inside & out. Imported wood, beamed ceilings, a luxury custom home.



Rare Opportunity - River Frontage

Nearly 500' on 12 Mile, 5 acres bush & valley, 20 acres garden soil. Superb view, 2,700 sq. ft. contemporary home. 24' x 40' barn or workshop. Britannia Rd. near Appleby. Asking \$248,000.



Stately Home on 25 Acres

Fully renovated & decorated inside & out, this 3,000 sq. ft. 5 bdrm. home just waiting for the active family. 55' x 46' barn plus driveway. Asking \$278,000 & vendor will assist with financing.

Royal City
Realty Limited

876-1156

TOR. LINE
(416) 800-268-5048

ROYAL CITY
Realty Limited

SOLD

The Sign of the Times...



Joyce Scott
878-1526



Bill Currie
878-4944



Eva Gooding
878-1641

446,900 - CITY OF GUELPH 14%

Vendor will hold mortgage for 2 years. Located close to schools, parks and shopping this 2 storey brick home has features you can't afford to overlook. Eat-in kitchen, large dining room and living room. 4 bedrooms, attached garage. Home in excellent repair with hardwood floors throughout. Geoff Glass (519) 824-9050 or (519) 823-2436.

EXCELLENT BUY

Close to Kennedy Road, lovely large 4 bedroom home has 2 pc. ensuite, walk-in closet, dressing area. Large kitchen, close to all schools. Good shopping and a super recreational centre. This home has been priced to sell. Asking \$84,900. For an appointment to view this home call Joyce Scott 876-1156 or Res. 878-1526. G2-70

DETACHED BRICK BUNGALOW

Features: Superb financing at 11% until August 1985. Broadroom throughout, eat-in kitchen, 3 bedrooms, listed at \$76,900. Please call Eva Gooding at office 878-1156 or home 878-1641. M-02

DO YOURSELF A FAVOUR

View this three bedroom backsplit complete with family room, large kitchen, superior landscaping, fenced yard and ideal location. Call Bill Currie 878-1156 or 878-4944. M-01

MUST BE SOLD QUICKLY

Frame vinyl bungalow, 5 small bedrooms, detached double garage on nearly 3 wooded acres, close to 401 and Milton. This is a terrific buy! Owner will take back large first mortgage at 12% interest rate for 3 years. Price drastically reduced to \$89,500. Call Gerry Rotzel, office 877-6296 or home 877-3196. G1-208

NEW LISTING - IDEAL BACHELOR HOME

Unique home overlooking the Credit River in Belthamilton. LR with bright stove and sleeping loft, bdrm with hot tub and bar adjoining. Eat-in kitchen. Recently renovated. Close to Caledon Ski Club. 20 min. to 401. Well treed. Asking \$87,500. Gloria or Cam Eades 877-6296. 2-76

"STATELY OLD HOME"

This fine old home is situated on 25 acres of valuable land in the Twp. of Erin. Large bank farm, close to Trafalgar Rd. Vendor retiring. Asking \$150,000. Call Gerry Rotzel, office 877-6296 or home 877-3196. G1-269

"ARISE AND SHINE"

Shelbourne-Campers only need apply, these 5.8 acres are for recreational purposes only. Grand River flows through the property, gorgeous large Pine and Cedar trees adorn this property. Asking \$18,500. Call Joyce Scott 876-1156 or Res. 878-1526. G2-01

AN EXCELLENT OPPORTUNITY

Brick 4-plex & 1250 square feet Commercial store in downtown Acton. Best investment in town. Asking only \$64,700. Call Gerry Rotzel, office 877-6296 or home 877-3196. G1-229

A POSITIVE BARGAIN

25 acres with 678 foot frontage. Build your own castle and make your own farm, just minutes from Georgetown. Asking \$77,900. Call Gerry Rotzel, office 877-6296 or home 877-3196.

MILTON - ESCARPMENT VIEW

2/3 of an acre 150' frontage paved road. Good homes in area. Minutes from shopping and all schools in Milton. Vendor must sell this property. Asking \$45,000. Call Joyce Scott at 876-1156 or Res. 878-1526. G1-25

LARGE FAMILY WANTED - \$74,500

Excellent 3 bedroom home with large LR, DR and eat-in kitchen. You'll love the main floor family room with fireplace! At. garage and fenced lot. Existing 10 1/4% mortgage of \$50,500! To view, call Gloria or Cam Eades 877-6296. 2-66

LAND FOR THE COMMUTER

Milton-Acton-Georgetown are all within easy reach of these 6.2 acres. 1,000 white 3 year old Pine Trees surround the property. Vendor will consider taking back a 1st mortgage. Don't miss out. Call Joyce Scott at 876-1156 or Res. 878-1526. G2-74

Bayley MacLean A Professional Real Estate Team

826-9380
Toronto Line

REAL ESTATE LTD. 350 Main St. E. Milton 878-0565

SPRING INTO ACTION!

SOLD

BAYLEY MACLEAN REAL ESTATE LTD REALTOR



INCOME IS THE OUTCOME

16 unit complex located in the heart of town. Super mix of commercial and residential. Excellent 5-year financing available. Call Jim Kerr for more information 878-0565.

\$39,900.00

Take advantage of this low, low price and buy yourself a home. Super end unit with walkout from kitchen. Try \$4,000 down and it could be yours. Call Jean Thomson, 878-0565 or 878-0767.

YESTERDAY'S SNOW DRIFT IS TOMORROW'S FLOWER BED

You will enjoy watching spring bloom in your garden. This beautiful 3 bedroom house has a finished rec room with fireplace, main floor family room, children's playroom, 2 bathrooms, good financing, plus much more. To view call Rejane 878-8262, or Janice 878-2349 or 878-0565.

SETTING OF A GEM

3 bedroom 1 1/2 storey home, has family room with fireplace. Nestled among 6 acres of mature maple trees. 20' x 40' inground pool, plus many other surprises. To view call Jack or Bonnie, 878-0565.

FOR LAND SAKE!

- 8.6 acres
- well, septic system
- hydro, telephone line
- 2 pond sites
- fully fenced
- Call Bonnie or Jack 878-0565

THE ANSWER

Thought you couldn't afford to buy this year? Yes you can! Lovely 3 bedroom home close to a park and school. Features two fireplaces, eat-in kitchen and a fully fenced yard. For more information, call Wendy or Terry 878-0565.

SHOWN WITH PRIDE

- 4 bedroom backsplit
- Kitchen with bay window & central vac
- Family room with fireplace
- Upgraded kitchen cupboards, flooring and broadroom.
- Call Bonnie or Jack, 878-0565

DEBT DEFYING

4 bedroom, 2 storey with fireplace in the living room. Kitchen, foyer and dining room floors finished in neutral colored ceramic tile. Spiral staircase in oak as well as oak trim and wainscoting. Call now for more details on the excellent financing and additional features of this home. Jackie Verdurmen 878-0565.

PUT SOME PAST IN YOUR FUTURE

Come, see all the unique features of this 2-owner home: wood wainscoting, leaded lites, pocket doors, high ceilings, wood floors, antique lamps, all bedrooms have walk-in closets. Call for much more information - Jim Kerr - 878-0565.

TOWNHOUSES

For Rent - \$500.00 per month - Milton
\$650.00 per month - Mississauga
Immediate possession - call Jackie Verdurmen 878-0565.

BRAND NEW 3 or 4 BEDROOM LINK HOMES

Available with many features and excellent financing. For more information call Janice or Wendy 878-0565.

HOP TO IT

3 bedroom semi with fireplace. Large kitchen, fully fenced yard and mortgage 11% till June 1985. Call Bonnie, 878-0565.

HOMES ARE LIKE SHOES

Better if they fit. Check the features on this home and see if they fit your needs. 3 bedrooms, 2 baths, wood burning stove in main floor family room, large eat-in kitchen with w/o to deck. Large back yard with fruit trees. Call Janice or Wendy at 878-0565.

PUT ON A HAPPY FACE

We have the home for you with an assumable 11.75% mortgage, three bedrooms, a separate living-dining room and an eat-in kitchen. For more information call Terry or Wendy 878-0565.

DRASTICALLY REDUCED

- 3 bedrooms, living room, dining room
- large kitchen, large fully fenced lot
- \$60,000 mtg. at 13% till '85
- For more information call Jack or Bonnie, 878-0565.

\$62,000.00

is the price of this ALL BRICK BUNGALOW situated in the older part of Milton on a lot 50 x 132. For more details call Wendy or Terry 878-0565.

HOMES ARE LIKE SHOES

This tastefully decorated home features 5 bedrooms, upgraded carpet, a large kitchen with a walkout, main floor den, finished basement, a large lot and a small greenhouse. For more details please call Wendy Bahm 878-1156 or 878-0565.

COMPARE PRICES

and you will see the value packed into this lovely 4 bedroom home. Extra large lot and quiet crescent location. What a buy at \$92,900! Call Jean Thomson, 878-0565 or 878-0767.

BAYLEY MACLEAN'S PROFESSIONAL REAL ESTATE TEAM

Darleen Williams	878-1731	Jack McCrudden	878-6955	Jean Thomson	878-0767
Jim Kerr	878-0565	Stella Parton	622-1122	Jackie Verdurmen	878-0565
Terry Chuchmach	878-5359	Jack Seavey	844-8913	Bonnie Watson	878-2274
Rejane Petroff	878-8282	Bob Martin	878-6996	Janice McMaster	878-2942
				Wendy Bahm	878-1156

89 ONTARIO ST. N., MILTON 876-1156