

**REAL ESTATE CORNER**

by Jackie Verdurmen



I recently had the opportunity of buying a house with an excellent mortgage on it. Unfortunately I had to wait for funds to arrive from England and in the meantime someone else had bought the house. Is there anything that can be done in such a situation rather than lose the house?

There are several avenues open to you in such a situation. For example you could have borrowed the money for a period of time or ensured that the closing date would be after you received the funds. The simplest answer would probably be to make your offer conditional upon receiving the funds by a certain date. If the condition is a reasonable one, most owners would be willing to accept such an offer.

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

**NOW LEASING THE HERITAGE SQUARE**

17 Commercial or Office Spaces, Now Available Plus Two Upper Floors Ranging From 3,000 Sq. Ft. and up. Prices Start At \$275.00

This includes all utilities, heating, hydro, air conditioning, water and sewage, plus maintenance. For more information call 878-6594 after 6 if possible.

**PRIVATE SALE**

**Campbellville Area**

Ranch style bungalow on 1 acre picturesque lot. 3 bedrooms, 4th bedroom or den, main floor family room and laundry room. PRICED FOR QUICK JUNE SALE \$79,000

854-2216 days 854-2464 evenings

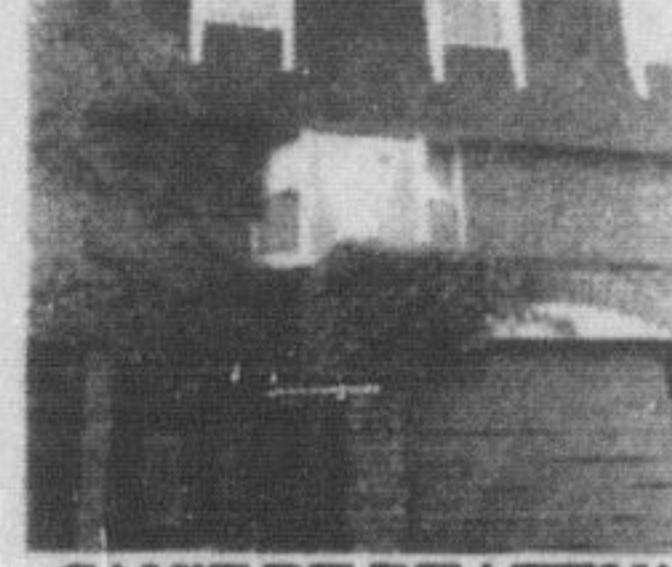


An International Network of individually owned & operated real estate offices



\$77,900

Just listed a 3-bedroom home, large eat-in kitchen with walk-out to rear patio, broadloom throughout. \$53,800 mortgage at 10 7/8% 'til Dec. 28/84, carries for \$516 P.I.T. Cheery, spacious and immaculate home on quiet avenue. Please call VAUGHAN THOMAS 842-4800 or 827-9120. RE/MAX of oakville ltd.



CAN'T BE BEATEN!

I have several 3-bedroom townhomes. 2 & 3 bathroom models, large eat-in kitchen, separate dining room, pleasant surroundings. \$4,290 down and balance on 3-year mortgage at 3% below current rate. Asking \$42,900. Call VAUGHAN THOMAS at 842-4800 or 827-9120. See below.



\$675,000

150 Acres in Milton. Call VAUGHAN THOMAS 842-4800 or 827-9120. RE/MAX of oakville ltd.

# RE/MAX

An International Network of individually owned & operated real estate offices

**GO FOR IT! BUY NOW!**  
SHOP THROUGH THIS LIST FOR A GOOD BUY

- 005 — \$123,500 — 3-bed. bungalow on almost 1-acre of land. Many extras.
- 007 — \$96,000 — 4-bed. side-split, immaculate home, show for sale.
- 006 — \$98,900 — Spacious 3-bed., air conditioned home on lrg. lot, shows well.
- 008 — \$79,900 — 2-bed. house on good-sized lot, zoned commercial.
- 004 — \$52,900 — Lrg. 3-bed. townhouse, central air, fenced yard, 9 1/4% mortgage.
- 001 — \$51,900 — Lrg. 3-bed. townhouse, excellent condition, 10 1/2% mortgage.
- 00A — \$44,900 — Pleasant, 3-bed. townhouse, fenced yard, small down payment secures.
- 003 — \$44,500 — 10 1/4% mortgage, 2-bed. condo., immediate possession.

For any of the above, call JUNE JELL now at 842-4800 or 878-3686.



MULTIPLE LISTING SERVICE

**1982 M.L.S. AWARDS**

The President and Directors of the Oakville Real Estate Board would like to extend congratulations to the following members for their outstanding A.P.S. achievements.

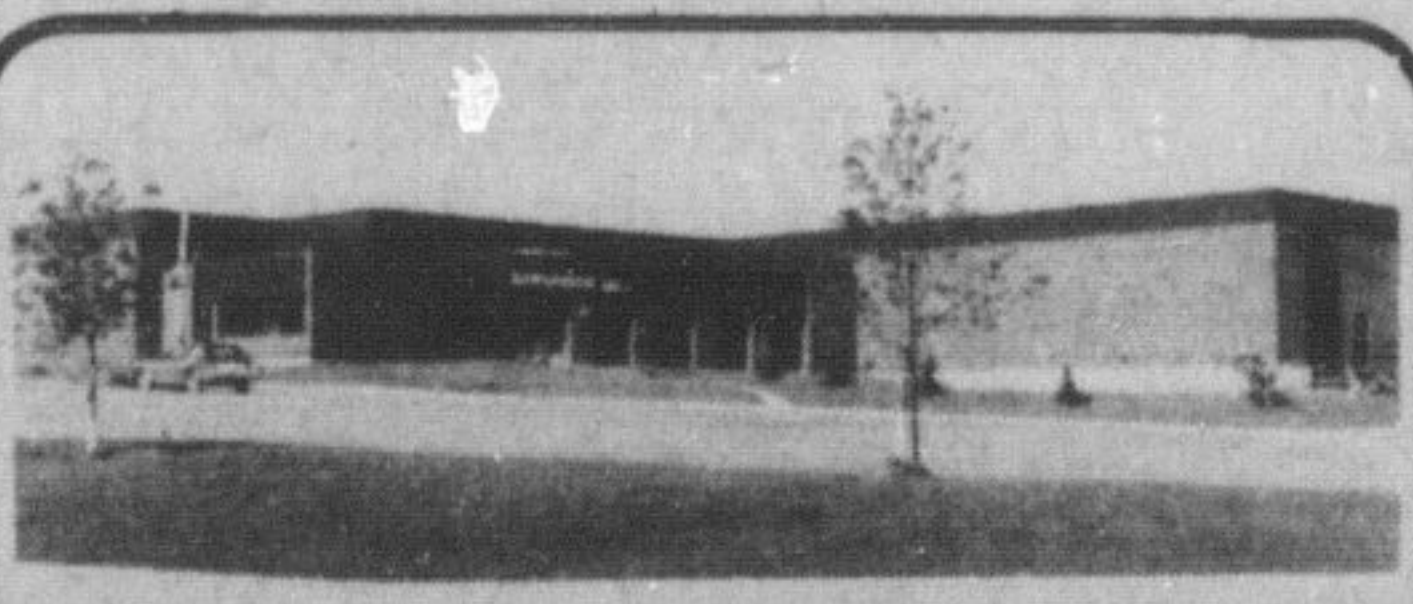
**For the month of March, 1982**

- Inge Winther ..... A.E. LePage (Ontario) Ltd.
- Vaughan Thomas ..... Re/Max of Oakville Ltd.

**For the month of April, 1982**

- Aly Noel ..... A.E. LePage (Ontario) Ltd.

The Oakville Real Estate Board



**PUT YOUR FAITH IN OUR STORAGE**

We treat items to be stored with the exacting care you should expect from a warehouse operation as modern and efficient as Rawlinson's. Our palletized system ensures that your possessions are handled only once — all your things are stored together. 24-hour security is provided by a direct-to-police alert network. Our warehouse is fully sprinklered and the alarm system is monitored by the Fire Department. Vault space is available for valuables. Your most prized possessions are safe with us. Pick up and delivery can be arranged. Providing easy access to all major traffic arteries, our warehouse is near the Hwy. 401 - Dixie Road interchange.

"Roll with Rawlinson. We're on the move."

**RAWLINSON**

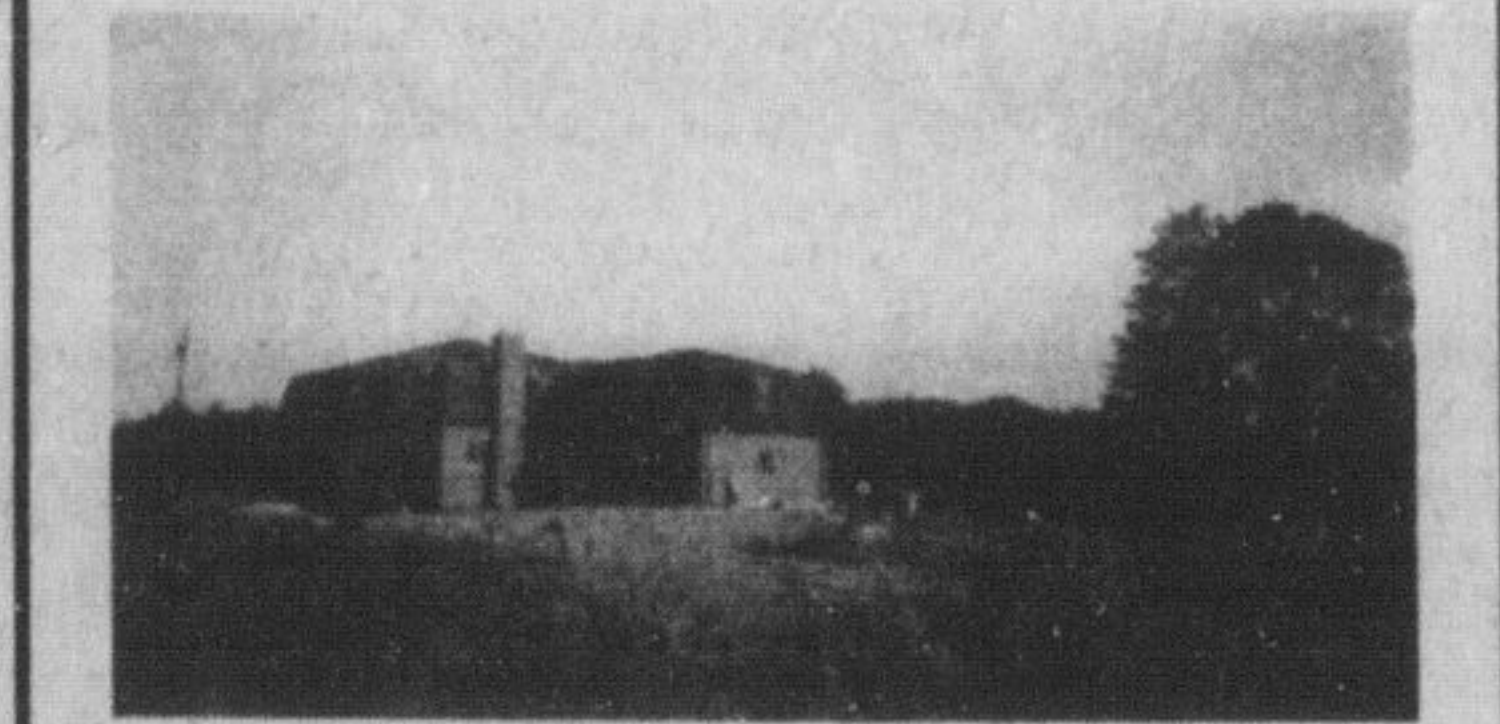
MOVING AND STORAGE LIMITED  
1035 RONSA COURT, MISSISSAUGA  
Mississauga 624-3510, Oakville 845-8118  
Member ALLIED The Careful Movers

**the Permanent**



**4 BEDROOMS PLUS DEN**

\$85,900. Family home — Owner anxious to sell. Call for appointment today. KAYE KESTERTON 842-1920 or 827-9343.



**BRAND NEW — ON 25 CRES**

3 miles north of Acton. 4-bedroom brick home with 2 1/2 bathrooms, roomy studio over garage, family room with hearth & fireplace. Quality materials & construction. To view, call KAYE KESTERTON 842-1920 or 827-9343.

Canada Permanent Trust Company, Realtor  
351 Church St., Oakville  
842-1920

TORONTO May 26, 1982 — Royal Trust Real Estate has announced a joint agreement with Merrill Lynch Realty (MLR)/Network 50 of the United States to exchange and facilitate across-the-border residential placement referrals, including sale, rentals and home-finding.

This joint agreement represents what is believed to be one of the first major international associations between nationwide real estate brokers in the two countries. Together, through this expanded base of sales representatives, these two firms will provide access to properties in both Canada and the U.S. to an estimated 20,000 clients requiring across-the-border referrals.

Royal Trust is one of the largest residential real estate companies in Canada with an income of over \$164 million from real estate sales in 1981. With more than 4,100 representatives in 185 offices, it operates in all provinces.

MLR/Network 50, a real estate-related subsidiary of Merrill Lynch & Co., was formed in September 1981 to service all MLR sales associates (MLRA) in placing referrals. A complete nationwide broker-to-broker system, it includes all MLRA firms, which comprise the U.S.'s largest residential real estate company, with more than 7,500 sales associates in 35 markets nationwide.

The expanded concept of service represented by this international agreement is also a marketing tool, expanding Royal Trust's ability to list and sell clients' homes as well as help them find a home in a new area. Served by Royal Trust Corporate Relocation Services, a leader in Canadian relocation services, the system will make home-finding for transferees quicker and easier as well.

Royal Trust, a leader in the residential real estate industry, provides a full range of corporate trust, financial, investment, pension, real estate, and other management,

OUR REAL ESTATE COVERS THE MARKET FOR YOU.



**MUST SELL**

Owner offers \$5,000.00 interest free loan & will assist with financing. 4 bedrooms, 3 bathrooms, main floor family room, with barn beam mantel fireplace, large premium lot backing onto parkland. Priced below market value at \$117,000.00. If this home is for you call Joey Cram 878-8495 or 878-3287.

CENTURY 21 MILLER REAL ESTATE LTD.

**Canada Trust Realtor**

83 TRAFALGAR RD., OAKVILLE — 845-7122

\$48,500 — 12 1/4% MTGE.  
TO OCTOBER '84  
CORAL KINGWELL, res. 842-0756.

\$53,900 — 10.5% MTGE.  
TO 1984  
HAROLD BAXTER, res. 844-3428.

**Royal Trust** THE SIGN THAT SELLS

**878-8188** 476 STEELES AVE., MILTON

TOR. LINE 826-9707

ROYAL TRUST CORPORATION OF CANADA, REALTOR

**COME ON IN — THE WATER'S FINE**  
Cool off at end of day in your pool. 2 storey has 4 bdrms, den, unspoiled bsmt. \$89,900. K. Newell 878-5339.

**HUGH SUTHERLAND CUSTOM**  
brick on 25 acres of the most beautiful maple bush. 3 bedrooms, 2 fireplaces, hardwood floors. Pat Lambert 878-0980.

**FAMILY BUSINESS REDUCED**  
Dry cleaning receiving, good lease, books available, excellent location, now only \$12,500. Ken Newell 878-8188.

**11.6 ACRES WITH U DIG TREES**  
Super bung. featuring living room with fireplace and w/o pond, mature trees. S. Haddon 878-3574.

**TOP QUALITY EXTRAS \$104,900**  
Finished, even the laundry rm! 3 large bdrms, rec room with wet bar. Owners transferred. K. Newell 878-5339.

**DORSET PARK DETACHED**  
3 bdrm backsplit, quiet court, central air, good mtg, reduced to \$73,900 for quick sale! S. Burse 878-8188.

**CHOICE OF TWO BUNGALOWS**  
Country, outbuildings, south of 401, 3 bdrms, rec room, each listed at \$74,900. Choose, then make an offer! A. Newell 878-5339.

**SPACIOUS & SPECIAL**  
Enlarged from builders orig. plans this 4 bdrm backsplit has many quality extras super fin! H. Boon 878-1252.

**ABOUT 90,000 AT 12% 3 YEARS**  
2 storey, 4 bdrms, living rm with fireplace, separate dining room, 1.25 acres with mature trees. S. Haddon 878-3574.

**LABOR — LESS DAYS**  
await you when this bright and airy 3 bdrm raised bung. becomes yours. Vendor asst. fin. avail. H. Boon 878-8188, 878-1252.

**MOVING UP?**  
Fully detached 2 storey on large fenced lot contains, 4/5 bdrms, separate dining room, 2 baths. \$78,900. Call A. Newell 878-5339.

**ONLY \$87,900 FOR THIS**  
ranch with an oversized double garage, on a large lot. Don't wait on this one. Call Audrey Newell 878-5339.

**HORTICULTURE/ INVESTMENT**  
22 acres in prime area, sandy loam soil, 1 1/2 storey house, near Mississauga boundary. 10% mtge 5 yrs. \$269,000. Ken Newell 878-5339.

**HOBBY FARM**  
on 10 rolling acres. Partially wooded, barn plus driveway. Excellent financing. 3 bdrms. Pat Lambert 878-0980.

**CENTRAL TO MORE THAN**  
park, schools, GO, arena, has 4 bdrms, 2 fireplaces & more. \$99,000. Call Audrey Newell 878-5339.

**CONVENIENT SCHOOLS, AREA**  
fairground, downtown location. Go with this 3 bdrm backsplit with excellent financing. Ask for Audrey 878-8188.

**\$126,000 DOWN TO \$109,000**  
4 large bdrms, main floor family room with fireplace. Near Go, 401, arena, schools. Call Audrey Newell 878-5339.

**OWN & OPERATE**  
your own hunting-fishing camp. 400' lake frontage. 9 cabins, house & store, boats. Gowanda. Lynn Gordon 854-2719.

**FOR RENT — 3 BDRM**  
with main floor family room with brick FP. Appl. avail. Asking \$675 per month. Hazel Boon 878-8188, 878-1252.

**EXTRA SPECIAL & REDUCED**  
Reclaimed brick bungalow on 4 plus escarp. acres. Plus indoor pool, whirlpool sauna, 3 f.p.'s. Call Ken Newell 878-5339.

**COZY 4 BDRM HOME**  
with veranda for lazy summer nights - backs onto lovely park. \$59,900. Denise Kerlake 878-8188 876-1735.

**POOL KOOL \$89,900**  
Time for a change, deck off kitchen, 3 plus bdrms. Rec room with FP, large lot plus changing rooms. S. Haddon 878-3574.

**TOWNHOMES FROM \$43,900**  
End units backing open space. Try \$3,000 down — good mtgs. Call S. Burse 878-8188, 878-1038.

**4 BDRM UNIT**  
At 650 Childs Dr. including appliances, \$51,500.

**3 BDRM UNIT**  
With 75% financing, \$44,000.

**3 BDRM END UNIT**  
With eat-in kitchen, \$43,900.

**CALL DENISE KERLAKE 876-1735**  
**OR LYNN GORDON 854-2719.**

**SKOPIT HOMES**

# MILTON

20 MINUTES FROM METRO • CLOSE TO GO TRAIN

## LOW DOWN PAYMENT

We make it easy to own your own home

**LIVE "FREE" for 4 months!!**

you only pay for utilities.

**LOW DOWN PAYMENT PLUS \$5,000 Gov't. Loan PLUS \$5,000 Builders' Loan, Interest-Free**

### Large quality homes

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Close to parks, school, sports centre, shopping & GO TRANSIT.  
6 Models to choose from.  
All Models 1,600 Sq. Ft. Or More

- 3 & 4 bedrooms
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**R. M. LOWE** real estate limited broker  
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