

ROYAL CITY REALTY LIMITED

BUSINESS FOR SALE
 Profitable bakery & deli, good income. \$200,000. Direct your inquiry to Steven J. Porter. MO-156

COMMERCIAL SPACE FOR LEASE
 2340 sq. ft., highway exposure, good parking. \$2,000 per month. Call Steven J. Porter for details. MO-155

JUST ADD ONE HOUSE...
 and enjoy. The picture perfect country setting for your new custom home. A large knoll hemmed with trees makes the perfect building site. List price now \$215,000. For your inspection call Steven J. Porter.

64 ONTARIO ST. MILTON
876-1156 or TOR. LINE 826-6390
 DEMAND THE BEST REALTOR

Well-planned communities benefit of new home

Today's home buyers are more knowledgeable and discriminating than ever before, says the Toronto Home Builders' Association.



SERENITY AND PEACEFULNESS
 abounds in the beautiful home each room flows naturally throughout. Beautiful display kitchen with lots of cupboard space to avoid clutter. Fully finished and furnished rec. room, 3-4 bedrooms, master with adjoining sitting room. Landscaping designed for serenity with a variety of trees for privacy, interlocking stone driveway. \$219,900. Vendor transferred - must be sold. Viewing of the home highly recommended. Please call Joyce.

details? please call
JOYCE SCOTT
 BROKER-OWNER
878-1526
 12 years of integrity and satisfaction.



They are informed about the buying process and they have a better grasp of the product than buyers did even just ten years ago.

They take a well-organized approach to buying a home and they demand full value for their money. Today's consumers require excellence and a full spectrum of lifestyle amenities, not only in the new home that they choose but also in the new community where they will be living.

While the house — that is, the physical structure itself — is still at the focus of any buyer decision, the community in which the house is located is also an important factor in making that decision. Increasingly, home purchasers are looking to live in areas that offer wide range of benefits, from easy access to shopping, schools and health-oriented activity areas to consistency in design philosophy and construction guidelines.

Builders and developers use home buyers' concerns as guidelines for planning new communities. However, many of the regulations governing the development of a new community are municipal, and local requirements have a great impact on each project. During the planning stages of a new community, developers and builders therefore work in close co-operation with municipal authorities.

The concept of "lifestyles" is central to a well-planned new community; that services are readily available and that well-equipped playgrounds are within easy walking distance. Further, it means access to new schools that are built to today's standards that include adequate air-conditioning, heating and ventilation systems to ensure a healthier indoor environment for the children.

Swimming pools, playing fields and indoor hockey arenas let families join together with other people from the neighbourhood in cheering for the youngsters, coaching, assisting and getting involved in the community spirit.

For the health-conscious, the outdoor environment of a new community offers fresh air, unspoiled and carefully preserved parcels of parkland, bicycle trails, interlinking walkways and hiking paths. Community fitness centres may provide year-round health services.

Further, a well-planned community assures homeowners that the quality of the community as well as individual property values will be preserved in the long term. A consistency in housing design ensures compatibility and esthetic continuity throughout the development.

REALTY WORLD

W.J. McCrudden Real Estate Inc.
 350 Main Street East, Milton & MILTON MALL KIOSK
 (416) 876-1133 or Tor. Line 845-8888
 24 Hour Answering Service

WE GET RESULTS™

 JACK MCGLOUGHLIN 876-1133	 SUPER STARTER HOME - \$115,900. JUST LISTED 2 bedroom bungalow approx. 1/2 an hour drive from Milton. Home features fireplace & hardwood floor in living room, enclosed porch off kitchen leading to large patio, new roof '88 & upgraded wiring in '88. Close to schools, stores, park & public pool. A great buy for investors, first time buyers or a retired couple. Contact Tracy Kennedy* for more details about #92.	 SIDE BY SIDE! Pictured is one of two executive homes in Campbellville. House shown above is approx. 4,800 sq. ft. with 4 bedrooms, asking \$489,000. The second is ultra modern in design, approx. 3,600 sq. ft. with 5 bedrooms, asking \$279,000. Both are situated on prestigious 1 acre lots. For details & viewings call Tracy Kennedy* about # 70.	 JOANNE V 875-4215	
 TRACY KENNEDY* 847-8762	 COOL BY THE POOL Now that the hot days of summer are with us, enjoy the pool in the private yard of this raised ranch bungalow. 3 bedrooms up & a 4th on the lower level, comfortable finished rec. room with wet bar, 1.5 washrooms. A skip to schools, parks & the GO station. The perfect family home in a desirable neighbourhood. Priced to sell at \$199,500. For your viewing appointment, call Barbara Malleau* about #85.	 EXTREMELY WELL MAINTAINED This brick/aluminum link features three bedrooms, main floor family room, 1.5 baths, fire place, full basement and single garage. Asking \$194,900. Call Wendy Costante* for your appointment to view #5.	 LEE ANN MACKINNON* 878-0287	
 MURIEL TUCKER 878-8227	 BEAUTIFUL CUSTOM BUILT HOME All brick bungalow boasts 5,000 sq. ft. of fine living space plus an in-law suite. Open concept, oak railings & wainscoting, fireplace in master bedroom and in-law suite, built-in desk, headboard & night tables in bedrooms, private entrance to deck with outdoor Jacuzzi spa with ozonator, plus much more! Contact T.S. (Terry) Fulton* to arrange your personal inspection of #68.	 IT'S NOW OR NEVER EXTRA GOOD BUY! Well kept townhouse, backing onto quiet area. New, upgraded front bath, new living room windows which are easy to clean and a newly finished rec. room. All this for just \$119,900. Contact Howard or Jennie Fretz* for more details about #67.	 LEE ANN MACKINNON* 878-0287	
 DICK BELFORD* 878-5682	 COMMERCIAL POTENTIAL Located on bustling Ontario St., this frame home could be an ideal investment for the discriminating person. Because of its close proximity to currently operating businesses it could be the site for possible future commercial zoning. For more details contact Dennis Durante* about #74.	 EXCEPTIONAL QUALITY... ...is evident in workmanship & material used to build this solid brick home in Campbellville Estates. Features too numerous to list here and all for only \$469,900. Don't miss this opportunity. Call Debra Sine* or Jacinthe Bodson* for all the details #49.	 HOWARD FRETZ* 854-8339	
 BARBARA MALLEAU* 878-7488	 A HOME TO BUILD A DREAM ON New home with old world charm in a unique setting surrounded by tall trees. Close to all amenities, yet on a country road, this home will fulfill all your needs for entertaining or getting away from it all. 4 bedrooms, ensuite with Jacuzzi and all the modern features desired by the discriminating buyer. Price - \$375,000. For all the details please call Barbara Malleau* today about #53.	 DRIVE A LITTLE - SAVE A LOT Just a short drive to Acton to view this 4 bedroom, 2 storey with main floor family room with fireplace, 2 washrooms, large lot & an assumable mortgage of \$138,000 @ 11.34% '81 July '94. If you have \$50,000 as a down payment you may qualify to buy this fully detached home that is available immediately. Call Dick Belford* to discuss further #60.	 HOWARD FRETZ* 854-8339	
 DEBRA SINE* 878-8826	 UNIQUE CENTURY STONE HOME Situated on 94.1 acres with 6,000+ sq. ft. of barn space. 3 bedroom home offers broadroom protected pine floors, wood burning airtight stove, high efficiency oil furnace & recently replaced roof. For more details contact W.J. (Jack) McCrudden, Broker, about #24.	 POPULAR HARVEST DRIVE 3 bedroom, 2 storey home offers main floor family room with fireplace, brick & aluminum exterior. Immediate Possession. \$185,500. Don't delay, call Dick Belford* for your personal viewing of #63.	 JENNIE FRETZ* 854-8339	
 SAM NADALIN Associate Broker 878-6708	 FLAUNT THIS ADDRESS Campbellville is the place to live & this home is the answer to your dreams. Thoughtfully designed for your pleasure, this home will please the gourmet cook with its Beckerman kitchen, the entertainer with its unique layout of pool, decks & patios, or the family who likes the quiet life. This home has all the features you demand. Priced at a competitive \$495,000. Call Barbara Malleau* today about #1.	 IMMACULATE TWO STOREY This three bedroom home boasts recently replaced broadroom, ceramic tile in kitchen, two car garage & convenient garage door opener. Listed at \$229,500. For more details or to arrange your personal inspection contact W.J. (Jack) McCrudden, Broker, about #86.	 JENNIE FRETZ* 854-8339	
 WENDY COSTANTE* 876-1133	 CENTURY HOME Easy commuting distance from Toronto, on a quiet country road, this home offers 3 bedrooms, one and a half washrooms and is surrounded by mature trees. With a country style kitchen, main floor family room and laundry, and two car garage, this could be your retreat from the city. Priced to sell at \$319,900. Call Barbara Malleau* today for your appointment to view #64.	 BUNGALOW WITH BASEMENT APARTMENT NEW LISTING. This lovely brick bungalow offers a two bedroom basement apartment with separate entrance, kitchen, living room & 3 piece bath, 50x132 ft. lot, with single garage & two driveways. Asking \$169,900. Contact W.J. (Jack) McCrudden for more details about #91.	 J. MARK MALLEAU, A.C.C.I. Associate Broker	
 IVY DARBIN* 878-4886				 FINN MADSEN 828-2307

CHRISTINE TAYLOR
 JO-ANN MCGILLIEN
 & NATALIE MAER
 *SALES REPRESENTATIVE