

JOYCE SCOTT REAL ESTATE INC. **JSR**



"MULTI-PARKING"

is one of the prime features of this 3 bedroom bungalow. Beautiful rural setting. Other prime features: it is on **TOWN WATER**, school bus route and close to town. Asking \$199,900.



"IMMEDIATE POSSESSION"

\$189,500 is the asking price for this bright attractive 3 bedroom home. Eat-in kitchen overlooks well maintained **PARKLAND**. Rustic brick fireplace enhances living room. Close to schools/shopping & Go-Train.

OTHER LISTINGS

- 571 Joyce Blvd., Milton, \$209,000.
 - 316 Evergreen Cres. (luxury) Oakville, \$321,900.
 - Commercial Multi Parking (with home) Hwy. 24 frontage, Rockwood \$350,000.
- For further details on the above properties, please call Listing Broker.



Independent Real Estate Brokers Association

JOYCE SCOTT
BROKER-OWNER
878-1526



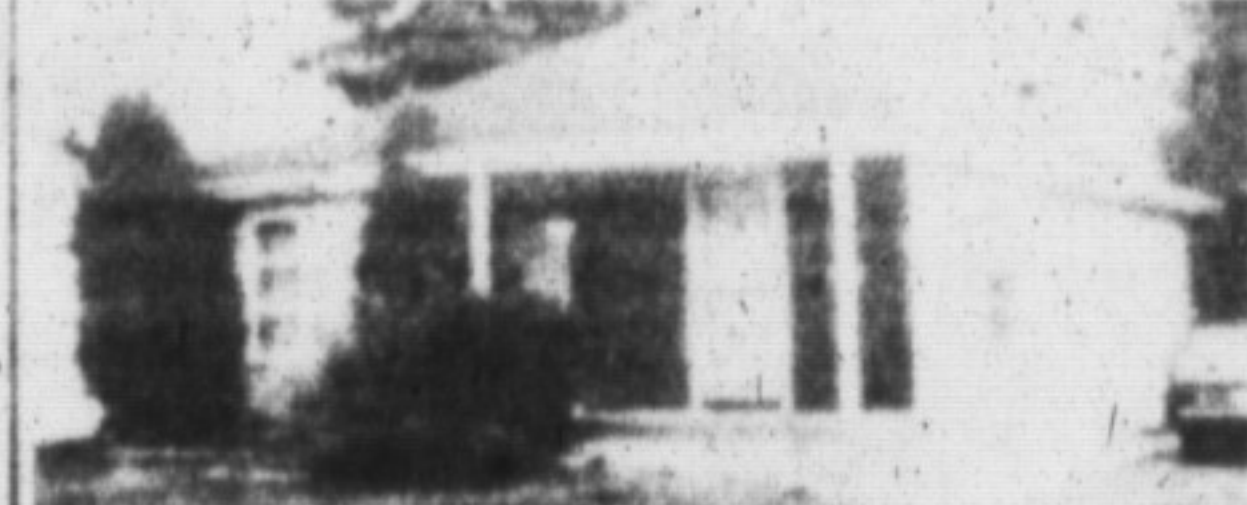
Member of Multiple Listing Services

12 years of integrity and satisfaction



MARY GOEBEL
SALES REP

Georgetown 453-1108, Erin 454-2732
Caledon 451-7302, Rockwood 455-2110



"DON'T JUDGE A BOOK BY ITS COVER!"

Just step inside and see the renovations. The basement is beautifully finished with in-law possibilities. Upstairs has 3 1/4 hardwood. French doors & tasteful decorating. Roof, windows & furnace have all been replaced. E0773



"A RARITY!"

A treed lot right in the centre of "old Georgetown" for only \$75,000. Purchaser to pay severance cost. E0667

Renovation contract protects homeowners

A standard Residential Renovation Contract is now available to homeowners from the Toronto Home Builders' Association (THBA).

The standard contract is designed to "protect homeowners from tailgate renovators, and to eliminate the confusing legalese found in many other contracts," said Lou Frustaglio, chairman of the THBA Renovation and Redevelopment Council.

Subjects covered include: Description of Work, Performance of Work/Standards, Payment, Timing, Permits, Insurance, and the resolution of any disputes.

The standard contract's introduction is timely in light of the proposed federal Goods and Services Tax, which will boost renovation costs by 7 per cent come Jan. 1.

There could be a flurry this fall and winter as homeowners and renovators rush to beat the tax. This may result in disputes

over projects that run past Dec. 31," said Frustaglio. Many of the problems faced by homeowners in regard to renovation can be traced to poorly written contracts or even worse, no contract at all.

Endorsed by the Metropolitan Toronto Licensing Commission, the standard contract is easy to understand, thereby minimizing the possibility of misunderstandings between homeowners and renovators.

Marilyn Lister, president of the Consumers' Association of Canada, praised the contract as a move in the right direction. "Anything that helps consumers in their dealings with trades is welcomed by our association," she said.

For more information on renovation, or to obtain a copy of the Standard Residential Renovation Contract, call the THBA's Housing Information Line — 391-HOME.

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

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WENDY COSTANTE 878-1133

KAY WYNNIE (518) 802-2724

STEWART HADDON Associate Broker 878-3333

WELL! WELL! WELL!
WELL Appointed - tongue & groove oak floor, Jacuzzi, 2 floor to ceiling fireplaces, wrap around cedar deck, potential nanny suite & 3 car garage. WELL Priced - \$414,000 for 2,750 sq. ft. of country comfort on 3/4 acre lot. WELL Located - close to Mississauga, Oakville & Milton, easy access to 401. Contact Kay Wynne for more details or private viewing of #115.

.341 WILSON DRIVE
NOW REDUCED TO \$149,900...
...with super financing that allows this 3 bedroom townhouse to carry for under 1,000.00 per month. Call now and find out more! Please ask for Dick Belford, #55.

CLOSE TO ALL AMENITIES
Two storey brick/aluminum home featuring 3 bedrooms, 3 baths, sliding glass door to patio, 8 x 22 deck, upgraded carpet in family room, double garage, all situated on a fully fenced pool size lot. Asking \$249,900. Contact W. J. (Jack) McCrudden, Broker, to arrange an inspection of #111.

RENTING? WHY?
This 3 bedroom townhouse could be yours. It offers a single car garage, 1 1/2 baths and a finished basement. The Best Feature is the PRICE - ONLY \$127,500. Please call Diane Gibbons for your personal viewing of #121.

PROSPEROUS FRANCHISE AVAILABLE
NEW LISTING - Asking \$30,000 for this turn key operation. No experience necessary - training can be provided. To learn more about this business opportunity contact W.J. (Jack) McCrudden, Broker about #110.

REDUCED \$179,900.

HESITATE AND MISS
ADD UP THE PLUS'S
- Four bedrooms - Three bathrooms - Supreme solid vinyl windows - cozy fireplace - Central air and central vacuum Call Jo-Anne V. for your personal tour of #73.

BEAUTIFUL COUNTRY SETTING
This superb property has numerous features to offer: spacious foyer, large windows overlooking sweeping countryside, pine cupboards in kitchen, main floor family room with oak parquet floor, beamed ceiling, brick fireplace & slider to deck, main floor laundry room, double garage, pond in front and woods out back. Contact Ross Cascon or W.J. (Jack) McCrudden to view #99.

"GREEN ACRES"
LESS THAN 2 HOURS FROM MILTON - 17 acres of Peace & Tranquility. Peaceful river wanders through this scenic piece of property. Listed at \$34,900. Contact W.J. (Jack) McCrudden, Broker, for more details about #35.

BEAUTIFUL COUNTRY HOME
This 1.5 storey home has been extensively updated. Features 3 bedrooms, full basement, new fence & deck, 16 x 32 built in pool, detached 2.5 car heated garage and more. Asking \$239,000. For all the details contact W.J. (Jack) McCrudden, Broker, about #107.

NO MAINTENANCE FEES
1,100 SQ. FT. FOR LEASE - Office space in new plaza in Campbellville. Call J. Mark Mallalieu, Associate Broker, for more details about #98.

OAKVILLE EXECUTIVE
2,705 sq. ft. all brick 2 storey home with 4 bedrooms, parquet flooring throughout, built-in dishwasher, 3 baths, double glazed wood thermo windows, series 800 doors, fireplace, air conditioning, double garage, central vacuum, main floor family room, and the list goes on! Asking \$329,900. To arrange your personal inspection contact W.J. (Jack) McCrudden, Broker, about #104.

LET NATURE SURROUND YOU
In this unique custom built home. Nestled in the trees in Carlisle, this home has all the amenities of an executive home in the natural surroundings of a cottage. Within commuting distance from the city, this home can be your weekend retreat. Call Barbara Mallalieu today for details on this lovely home that's priced at \$369,900. #53

AWAITING YOUR INSPECTION
Quiet family neighbourhood, within walking distance to schools & shopping. Minutes to other amenities like the GO station & 401. 3 generous bedrooms, master has semi-ensuite, separate dining room, galley style kitchen & oversized garage are just some of the features of this very affordable home. \$184,900. Call Barbara Mallalieu to view #51.

SUPER 3 BEDROOM BACKSPLIT
...on a fully fenced landscaped lot awaits a family. Includes finished lower level with wet bar in family room, eat-in kitchen with built-in dishwasher & generous cupboard space, upgraded broadloom, single garage, oversized double drive & more. Financing at 11 1/4% until June 1992. Asking \$198,900. Contact Tracy Kennedy or Debra Sine for all the details about #40.

UNIQUE CENTURY STONE HOME
Situated on 94.1 acres with 6,000+ sq. ft. of barn space, 3 bedroom home offers broadloom protected pine floors, wood burning airtight stove, high efficiency oil furnace & recently replaced roof. Now asking \$349,000. For more details contact Kay Wynne about #24.

POSSIBLE IN-LAW SUITE
NOW \$219,900. Lovely 3+ bedroom split level home. Finished basement features 4th bedroom, bath & games room. Home boasts: family room with fireplace & slider, main floor laundry, 2 cedar lined closets, tool shed, apple trees, fenced yard and double garage. Contact Kay Wynne to view #72.

WE'RE NOT KIDDING YOU
Well maintained backsplit backs onto quiet treed area features 3 bedrooms, ground level without from finished laundry room, 2 piece bath adjoining the rec. room, garage & more. Listed at \$168,800. Call for your personal viewing with Howard Fretz or Jennie Fretz, #84

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ALEX FINNIE 878-9188
LINDA MCHUGH 877-0448 *SALES REP

ROSS CASCON 878-2756

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