

REALTY WORLD™

W.J. McCrudden Real Estate Inc.

500 Steeles Ave., Milton, Ontario L9T 3P7 & MILTON MALL

876-1133 24 HOUR ANSWERING SERVICE

Tor. Line 845-8888

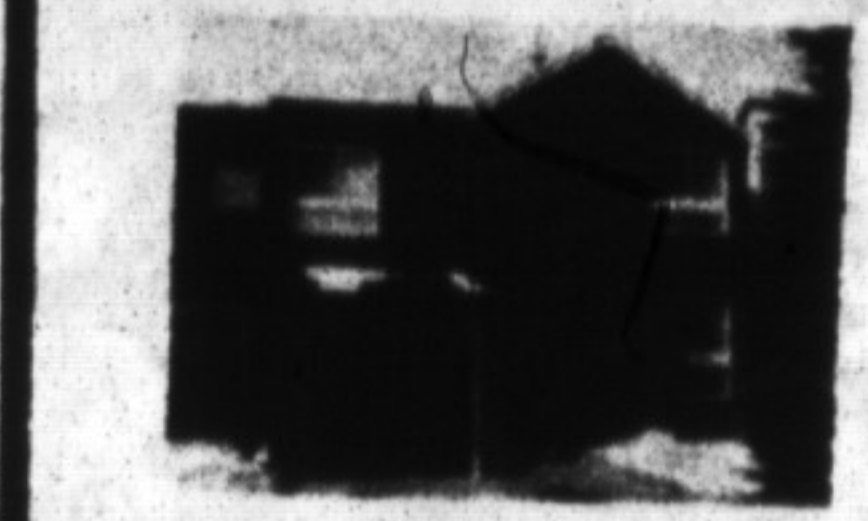
REALTOR

Interested in a home in Cambridge?

FRIDAY, FEB. 21st

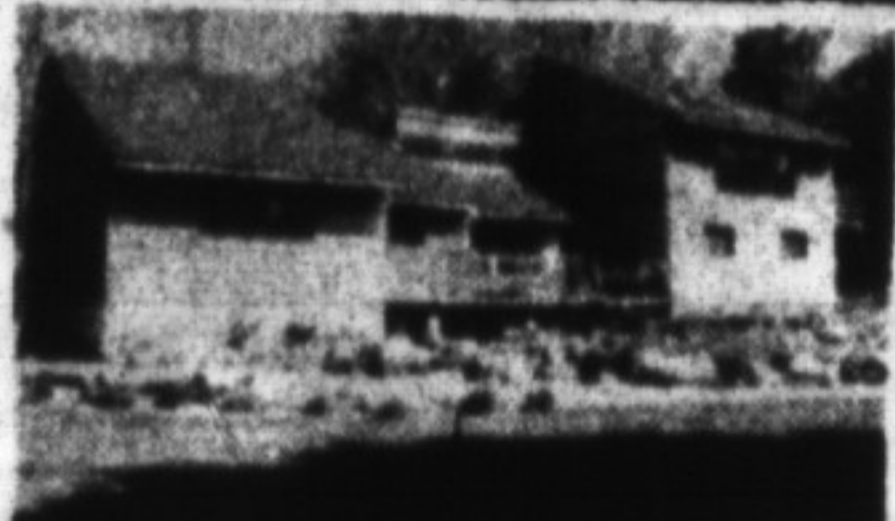
Come to our "CAMBRIDGE DAY"

at our Kiosk in Milton Mall



JUST LISTED - AT A MODEST \$159,900

This home offers 4 bedrooms, large dining area, finished rec. room with sitting area attached. You could sit in the living room and toast your toes by the fireplace to view this home, please ask for Stewart Haddon, Associate Broker, #17.



"TOAD HALL"

Beautiful 5+ bedroom home situated on almost 10 acres with 11 rooms and 5,000 sq.ft. to live in! Maid's quarters, library, study, in-ground pool, gold bath fixtures plus many, many extra features. Vendor very motivated. Must be seen to be appreciated. Call Don S. Pelz* to arrange your appointment to view #11.



ABSOLUTELY CHARMING

Family home in Oakville, 3,660 sq. ft., separate in-law suite for a total of 6 bedrooms, 2 kitchens, 2 living rooms and 4 baths! Open concept with custom lead glass double entry door, Scarlet O'Hara staircase, French doors & more. Call Don S. Pelz* to arrange your appointment to view #12.



FOR THE YOUNG AT HEART

Rates are down and "briars" is up! Call us now and inspect with us... a beauty of a townhouse. Listed for \$134,900. Contact Jo-Anne V.* or Gladys Cranford* today about #15.



APPROVED COMMERCIAL C-1 ZONING

This solid, nicely decorated home is situated near downtown Milton. Property is suitable for Accountants, Lawyers, Engineers, Doctors, Dentists, Architects, etc. List Price \$349,900. Contact Carlo Giangrande* or Joseph Manchia* for more details about #10.



DOWNTOWN MILTON

Income Producer! 36 Charles St., Legal Duplex. 1-1/2 storey, 1,802 sq. ft., contains 2 bedroom apt. on main floor and 1 bedroom apt. on upper floor. Asking \$209,900. Call Joseph Manchia* or Carlo Giangrande* for complete information about #09.



EXECUTIVE AREA NOW \$219,900.

3 bedroom raised bungalow. Fully finished lower level with office or 4th bedroom, 3 washrooms, new windows, central air, central vac, large lot, quiet area. Please contact Linda Ertzy* today to view #130.



JUST MOVE IN...

... to this angel brick 3+ bedroom bungalow. Renovated kitchen has Hanover cabinets, upgraded bathroom, two fireplaces, 4th bedroom in basement. Plus 3 barns, all situated on 17+ rolling acres with a trout stream. Ideal spot for market garden, horses or a hobby farm. Call W.J. (Jack) McCrudden, Broker, for all the details about #02.



GET WARM...

... on those cold winter days, in front of the fireplace in this townhouse. There is also a third bathroom on the ground floor for your convenience. To arrange your personal inspection of this home, contact J. Mark Maltalieu, Associate Broker about #155.



HALTON HILLS - 10 ACRES

Featuring 2 frontages, 3-bedroom custom home built by owner in 1972. Finished rec. room, kitchen and 4th bedroom in basement, 14-ft. deep pond. One bedroom guest house with deck, 7 mins. to 401 & James Snow Pkwy. Call Milica (Millie) Bjekic* or Isabella Stanchich* to view #122.



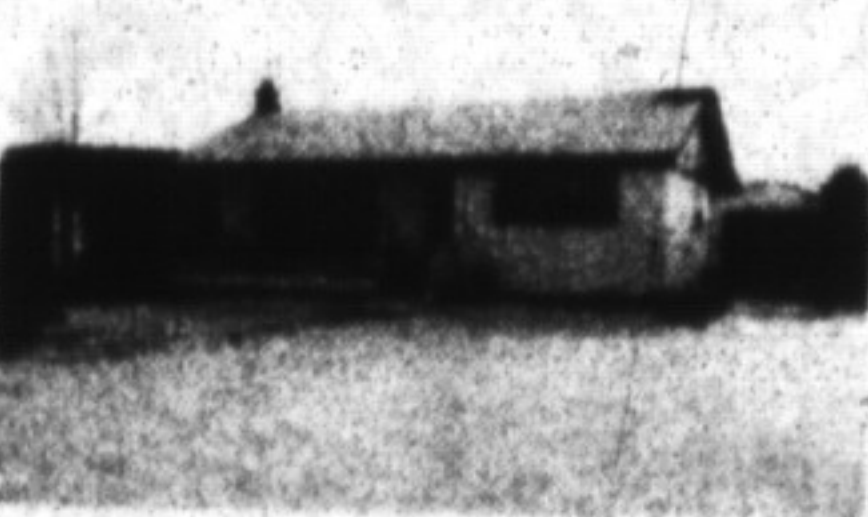
SPACIOUS CAPE COD

3 years young, 3 bedrooms, 3 baths, french doors, main floor family room with fireplace, sliding door to deck, self-contained in-law suite. All this situated on 2.5 acres. Priced to sell & looking for offers! Call Milica (Millie) Bjekic* or Isabella Stanchich* for more information about #119.



GET AWAY FROM IT ALL!

Cottage property at Key Harbour, Georgian Bay, north of Parry Sound. Includes boat, motor and some furnishings. Vendor will take back mortgage. Asking \$85,900. Call Linda Ertzy* for more details about #129.



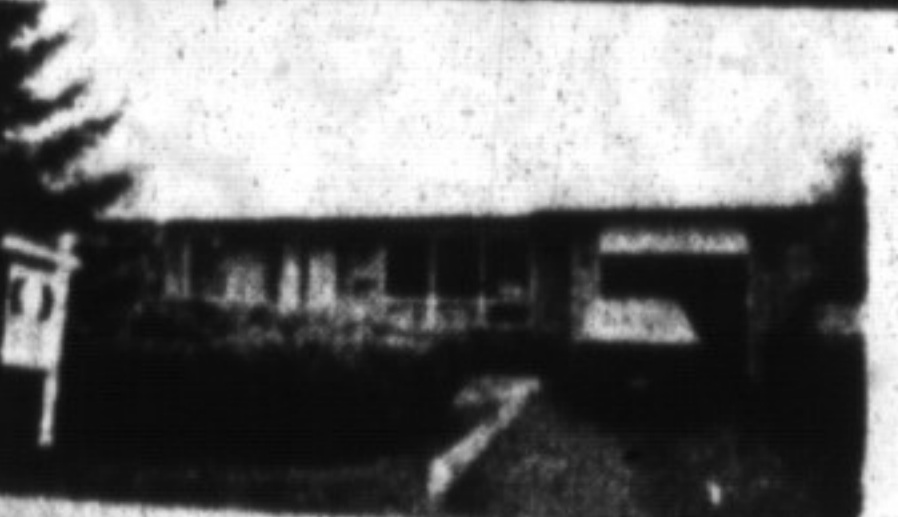
FORGET THOSE CONDO FEES!

Enjoy living in a bungalow on 1/4 of an acre instead! Nicely situated within walking distance of Kelso, in a friendly little rural neighbourhood. Priced right at \$155,900. Don't hesitate to call Jo-Anne V.* or Gladys Cranford* for more details about #08.



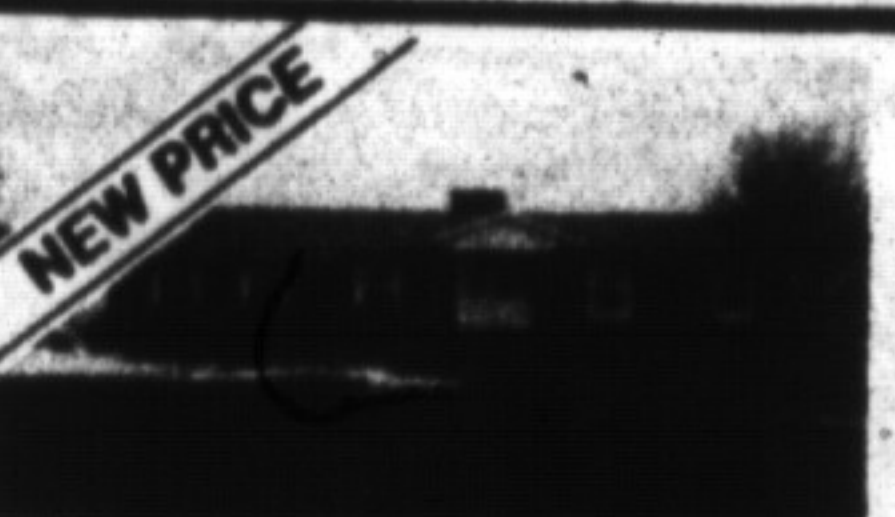
COUNTRY LIVING IN TOWN

Centrally located in Milton, this brick bungalow is situated on an extra large lot. The home offers 3-bedrooms, fireplace, 200 amp. service in '90, extra insulation & more! Finished basement could be converted into an in-law suite. Can you imagine, all this for \$227,000? Must be seen to be appreciated, call W.J. (Jack) McCrudden, Broker, for your appointment to view #04.



\$199,000! WHAT A PRICE!

Bright, Southernly exposed Bungalow with oversized, level back yard. Quiet Fairwood subdivision with easy 2 min. access to 403, OEW & Oatville Plaza. Side entrance to beautifully finished rec. room & 4th bedroom. Priced to Sell! Call Isabella Stanchich* or Milica (Millie) Bjekic* to view #147



ON TOP OF THE WORLD

Magnificent view overlooking Milton right to the Toronto skyline day or night. This view can be enjoyed from the well planned country kitchen, livingroom with fireplace, master bedroom with its own balcony. If you're thinking country be sure to look at this one. For many more details ask for Jennie Fretz*. #140



LOCATED IN MATURE AREA OF MILTON

Close to park, fairgrounds, shopping, etc. Excellent starter home. Extensive major renovations just completed, new oak kitchen, 3/4" oak floors, all new broadband, new high efficiency gas furnace, all new drywall, wiring & plumbing. Call Don Pelz* to arrange to view #149.



YOUR OWN BUSY-NESS

Garden centre on busy Hwy. 7. Contains outside sales area and inside sales area. Four bedroom home. Check this one out - price only \$425,000. Buy now and cash in on the busy Spring market! For more information, contact Stewart Haddon, Associate Broker, about #72.



AFFORDABLE "A" DEAL

Attractive two-family home, fully finished basement, new storms, separate meters. Hamilton southeast location. Yearly income \$15,660. Must Sell! Contact Milica (Millie) Bjekic* or Isabella Stanchich* for details. #113.



INVESTMENT FOR SALE - STORE & APARTMENT.

Store rented, 5 year lease, apartment above store rented, 2 year lease. Combined NET rent \$2,800/month. Asking only \$345,000 for this unique downtown property. For more information contact Stewart Haddon, Associate Broker, about #115.



256 PEARL ST.

Charming older all-brick 3 bedroom home, separate dining room, verandah up front and back, two driveways, four appliances included. Listed at \$159,900. For further details, please call Jennie Fretz* about #153.



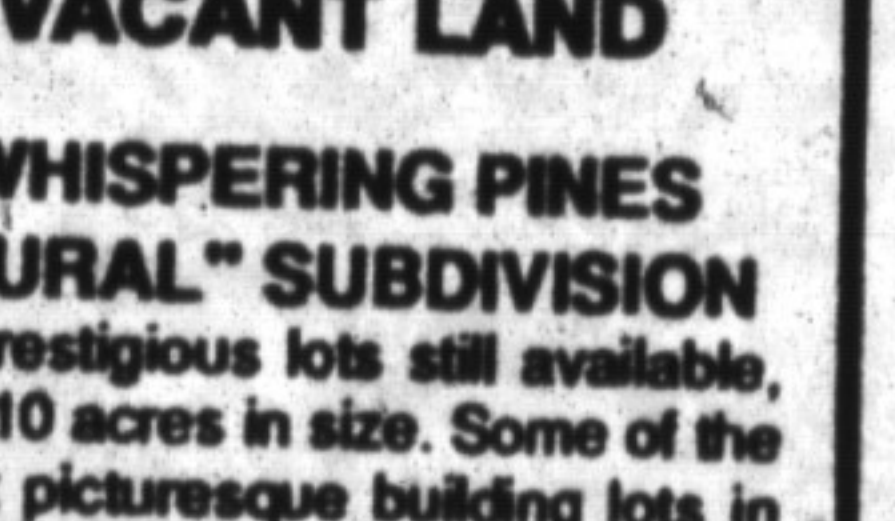
YOU SHOULD SEE...

what you are missing! Listed at only \$219,900. This home has 3 bedrooms, living room/dining room combination. Large rec. room with fireplace and wet bar. PLUS lots more! Please call Stewart Haddon, Associate Broker, to show you 'round #125.



HORSE FARM - CAMPBELLVILLE

1/2 mile stonedust track, new drive-through 36' x 100' barn and second 30' x 60' barn. All situated on 31 acres PLUS a beautifully remodeled home. For full details or to arrange to view, contact Milica (Millie) Bjekic* or Isabella Stanchich* about #154.



VACANT LAND

WHISPERING PINES "RURAL" SUBDIVISION

11 prestigious lots still available, 2 to 10 acres in size. Some of the most picturesque building lots in all of Halton! All lots treed and rolling. Located just north of Hwy. 401 and Guelph Line. Call Don Pelz* for more information about #143.

INVESTMENT

- A) 32 Charles St., C-1 Zoning, \$349,900, excellent potential.
- B) 36 Charles St., Duplex, \$209,900, \$18,000 income P/A.
- C) Stone House, Milton Heights, \$219,900, \$19,200 income P/A.
- D) Main St. Industrial Units, 2,600 sq.ft., \$130,000, immed. possession.
- E) Main St. Industrial Units, two 1,200 sq.ft. for lease, immed. possession.
- F) For sale - 10,100 sq.ft., M-2 zoning, Market Drive for \$825,000.
- G) 1+ acre Nipissing Road, fully serviced, \$399,000.
- H) Steeles Ave. E., up to 4,000 sq.ft., Vendor will renovate to suit.
- I) Alliance Road, 3,200 sq.ft., 1 drive and 1 dock door, \$4.00/net net.
- J) Alliance Road, 1-1,600 sq.ft. drive door, 2-1,600 sq.ft. load door, \$4.00/net net.
- K) Hwy. 25, north of 401, 4,800 sq.ft., C-3 zoning, vendor will renovate.
- L) Steeles Ave. & James' Snow Pkwy, 8,000 sq.ft. industrial, plenty of parking.
- M) Bakery business, Oakville, \$49,000, "good potential".
- N) Bronie St., industrial, 1,600 sq.ft., \$800 P/M TMI included.
- O) 2,300 sq.ft. retail, Mill Street, Milton, \$1,500/month, net net.
- P) Newly renovated 4-bedroom home, Dorset Park, \$195,000, no money down to qualified buyers.
- Q) Four bedroom home on 1 acre, nicely decorated, \$329,900.
- R) 6.395 acres with home on First Line, 401 exposure, \$450,000.
- S) Four-bedroom home on Hayward Cres., nicely decorated, \$216,500.
- T) Mortgages from 8.5%, call for details.

These are just a few reasons to call Joseph Manchia* and Carlo Giangrande* at Realty World - W.J. McCrudden Real Estate Inc. 876-1133 (Tor. Line: 845-8888).

W. J. (JACK) McCRUDDEN, BROKER

- J. MARK MALLALIEU, A.C.C.I. Assoc. Broker
- STEWART HADDON Assoc. Broker, 878-3333
- SAM NADALIN Associate Broker, 878-6709
- GLADYS CRANFORD*, 875-3039
- JOSEPH MANCHISI*, 875-SOLD
- JENNIE FRETZ*, 875-2727
- LINDA McHUGH*, 877-0448
- BILL LENIZKY*, 853-3797

- LINDA ERTZLY*, 876-1133
- BERT DAVIS*, 878-2908
- DEBRA SINE*, 878-9626
- JO-ANNE VAN-SLINGERLAND*, 875-0215
- ROSS CESCONE*, 878-2755
- DICK BELFORD*, 878-5692
- CARLO GIANGRANDE*, 876-1031
- DON PELZ*, 878-1029

- MILICA BJEKIC*, 876-1133
- ISABELLA STANCHICH*, 876-1133
- RON TWISS*, 876-1133
- * Registered Real Estate Salesperson
- Admin Assistant: Christine Taylor
- Secretaries: Jo-Ann McQuillan, Judy MacDonald

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EXTRA! EXTRA!
Read All About It!
FOR SALE \$168,900
7-1/2% MORTGAGE RATE
You just can't tell from the outside. This well-maintained family home offers a unique open concept split level design. Where can you get — cathedral ceilings, ultra modern kitchen cabinets, pine bath, cosy stone fireplace in your "Main Floor" family room — Plus a great spacious rec room for the kids. There's much more! You'll never know unless you call me.
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