

# 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

For your chance to win, visit any REALTY WORLD open house or office.

WIN A TRIP FOR TWO TO THE 1992 SUMMER OLYMPICS IN BARCELONA, SPAIN



### NEWLY LISTED

This 4 bedroom townhouse backs onto detached homes; double width back deck & fenced yard. Features to note: finished basement, semi-ensuite bath, programmable thermostat, air cleaner on furnace & single garage. Great family home - Asking \$135,900. Call W.J. (Jack) McCrudden, Broker, to arrange to view #29.

### FOR SALE OR FOR LEASE

**COUNTRY PROPERTY:**  
Newly listed: Beautiful custom built two storey home on over one acre. Master bedroom has 4-pce. ensuite bath, central vac., ceramic flooring, hardwood floors & double garage. Great location for commuters. Contact Joseph Manchisi\* about #39.



### NEW LISTING

Asking \$138,500. Neat and clean home - ready for you to move in! 3 bedrooms, wainscoting in kitchen, bathroom & rec. room, re-carpeted in Sept 91, sliding glass door from kitchen to fenced backyard, finished basement & single garage. Call W.J. (Jack) McCrudden, Broker, to arrange to view #38.



### JUST LISTED

\$124,900. Townhouse with separate dining room, eat-in kitchen, large, bright living room and three good-size bedrooms. For more info. and for your exclusive appointment to view please ask for Stewart Haddon, Associate Broker #41.



### JUST LISTED

3 bedroom townhouse in excellent condition - must be seen. Finished rec. room, wainscoting, upgraded kitchen, walk out from living room to wooden deck, central air conditioning, single garage main floor laundry, 1.5 baths. Condo fee included use of pool, tennis courts and rec. centre in complex. Asking \$145,500. Call Joseph Manchisi\* today to arrange to view #37.

### ONLY \$168,900 CHARMING COUNTRY HOME

1 1/2 storey three bedroom home situated on approx. 1 acre. Bright open concept with skylight, pine floors, main floor laundry room. Stone shed, 19'7" X 13'6" and barn/workshop, 31'6" X 23'4". Great for commuters - only 4 mins. to Hwy. 401. Don't hesitate to come out and see this home, it won't last long. Call W.J. (Jack) McCrudden, Broker, about #26.



### NEED 4 BEDROOMS?

Check out this excellent home. Freshly painted and ready for you to enjoy. New flooring in kitchen and hall, upgraded broadloom and terrific bar in the lower level. Asking \$135,500. Call Gladys Cranford\* or Jo-Anne V.\* to inspect #27.



"SOLD"

### BARTON STREET - COMPLETELY RENOVATED HOME

This immaculate bungalow has much to offer, including an in-law suite in basement, AG pool & deck, sun room, cent. air, upgraded broadloom, hardwood floors, recently finished rec. room, two 4-piece baths, new garage with office and more. Call Joseph Manchisi\* about #19.



### WEEKEND FARM

- 15.7 acres
- Trout pond - Woodlot
- 5-acre orchard
- Farm tax rebate
- 5-bedroom ranch with marble fireplace, sauna, whirlpool and asking \$399,000.

Directions: Hwy. #25 N to No. 15 Sideroad, W to Sixth Line, N of signs.

### 213 LAURIER

Quality brick/alum., side-split with trellised deck off main level family room, ceramic foyer, milk glass/brass fixtures, oak bannister, heatable fireplace, cent. air, and landscaped fenced lot. Now asking \$215,900.



### 370 MARTIN ST.

Backs onto open space and escarpment view, ceramic entrance thru to extended kitchen with patio walkout, convenient one-floor plan with cent. air, cent. vac., 1991 roof and listed at \$183,000.



### DOUG J. BUTSON

Sales Representative

CANADA TRUST REALTY  
639-3355 or 878-2054



### HORSE ENTHUSIASTS!

There are lots of riding trails near this 2 storey, 4 bdrm home. Hardwood floors in kitchen, fresh doors to living room, JG pool, 2 decks PLUS a 24'X50' barn with 5 stalls & tack room, 220 amp, 2 paddocks & a maple bush lot. Call W.J. (Jack) McCrudden, Broker, to view #20.

### VACANT LAND WHISPERING PINES "RURAL" SUB-DIVISION

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 west of Guelph Line. Call Don Petz\* for more information about #143.



### CUT OUT RENT COSTS

Run your own business from home. 1,800 sq. ft. heated workshop and 1,880 sq. ft. storage space and loft. Presently used for carpentry shop. 1,300 sq. ft. brick home, 3+ bedrooms on 9.72 acres. Only \$319,900. Call Jennie Fretz\* for your exclusive appointment to view #18.



REDUCED TO \$124,000

### YOU CAN WALK TO SHOP

... from this conveniently located, 3 bedroom townhouse. Nicely decorated, it features wainscoting in hall, eat-in kitchen, finished rec. room and air conditioning. Only \$124,000 don't delay any longer - call Linda McHugh\* today for all the details and to arrange to view #9.



### CAMPBELLVILLE ESTATE

You'll love this Elegant Executive Ranch Style Bungalow set on a quiet crescent. Property is professionally landscaped with pool, tennis court, hot tub and 5-car garage. House is professionally decorated with only the highest quality of finishes. For more information please call Ron Twiss\* about #21.



### 102 ACRES

This unique property has a gorgeous panoramic view of the Escarpment's Mt. Nemo to the southwest and of Rattlesnake Point to the northwest. 72 acres farmable property presently zoned agricultural. 3 bedroom home on property with oak floors and high ceilings. Property NOT in N.E.C. area, or Green Belt or Parkland designated area. Minutes to Milton, 401 and QEW. For more info call Don S. Petz\* about #77.



PRICE REDUCTION

### 10 ACRES

2 frontage, 3 bedroom 20 year old custom built home. Finished rec. room, 2 kitchens and 2 baths. Beautiful pond. 7 mins. to 401 & James Snow Pkwy. Call Milica (Mille) Bjekic\* for more information about #122.



"SOLD"

### A REAL GEM

Pride of ownership is evident throughout this immaculate townhouse. You'll enjoy the plush, grey broadloom and cherry; bright kitchen with walkout to private yard. Reduced to \$132,800. Call Gladys Cranford\* or Jo-Anne V. about #15.



### RAVINE PRIVACY

This model offers 3 super large bedrooms plus den or 4th bedroom. Main floor family room with picture window and view of treed privacy. \$209,900. Appliances negotiable. Call Brenda Payton, Sales Rep. at 874-3040. 92-2-130



### 35 ACRES, HOME + STEEL GARAGE

Renovated brick & frame alum home. New broadloom, drywall, wiring and windows. Main floor laundry, 2 bathrooms. 77x30 steel building w/concrete floor and hydro. 35 acres located on Hwy. 9 west of Grand Valley with great commercial potential. \$187,900. Call Herb Spitzer, Sales Rep. at 874-3040. 92-2-203

ARTHUR F. JOHNSON & ASSOCIATES LIMITED REALTOR  
247 Guelph St., Georgetown  
874-3040 24 Hr. Pager



### ABSOLUTELY CHARMING

Family home in Oakville. 3,680 sq. ft. separate in-law suite for a total of 8 bedrooms, 2 kitchens, 2 living rooms, & 4 baths! Open concept with custom lead glass double entry doors. Scarlet O'Hara staircase, French doors & more. Call Don S. Petz\* to arrange your appointment to view #12.



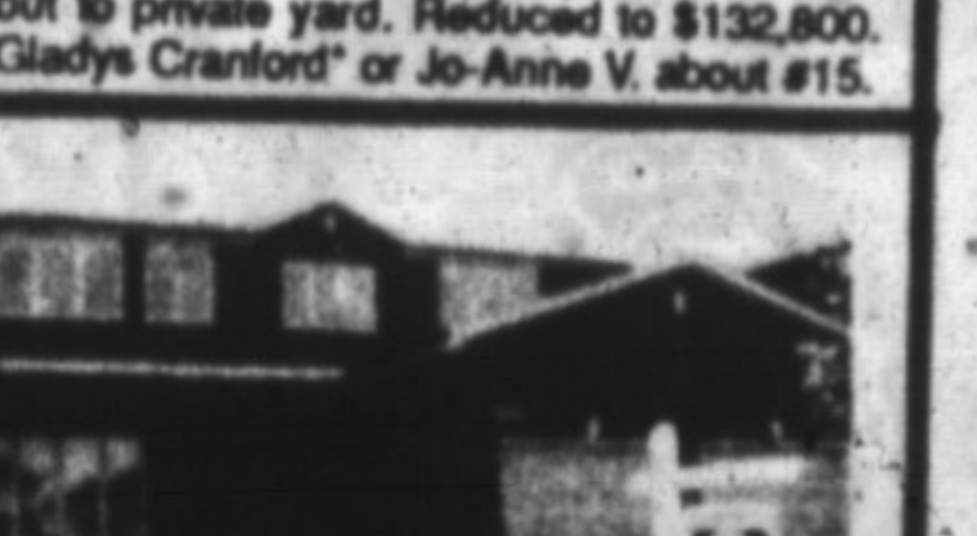
### NOW ASKING \$250,000

... for 17+ rolling acres, a trout stream, three barns, 3+ bdrm angel brick bungalow. Ideal spot for market garden, horses or a hobby farm. Home features: renovated kitchen; Hanover cabinets, upgraded broadloom, two fireplaces, fourth bedroom in basement. Call Milica (Mille) Bjekic\* to view #02.



### GOOD INCOME PROPERTY

Asking \$219,900. Two storey home situated in the country. \$19,200 gross yearly income from two 3 bedroom apartments. Potential Commercial zoning. For more details contact Joseph Manchisi\* about #86.



### BEAUTIFUL OAKVILLE HOME

Detached two storey home features four bedrooms, three bathrooms and main floor laundry room. Oak staircase, upgraded broadloom, 2-car garage, built-in dishwasher and much more. For more details, call Joseph Manchisi\* about #80.



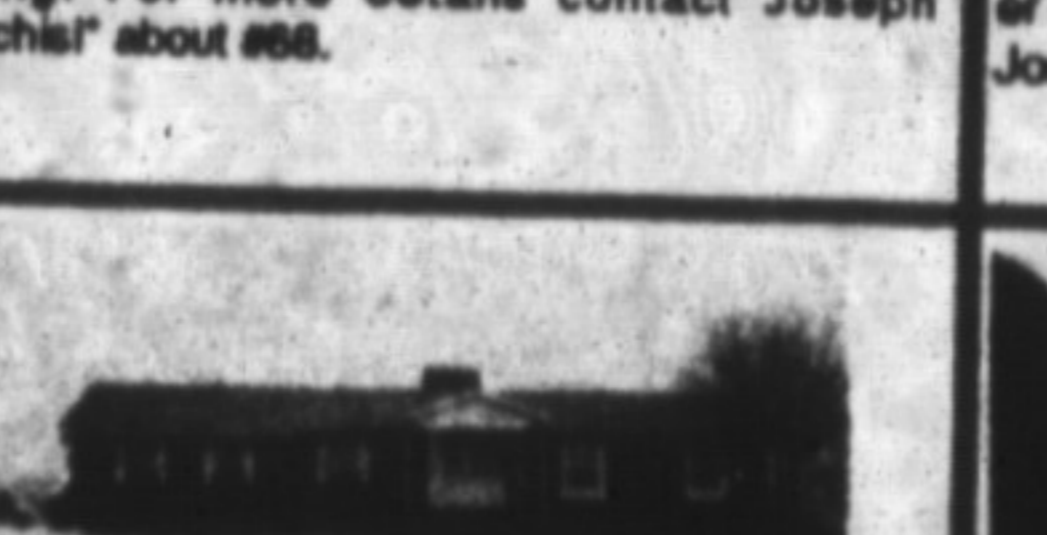
### HORSE FARM

Approx. 1/2 mile stone dust exercise track, NEW drive-through 34'x110' barn: 16 stall stalls, tack room, phone, wash bay, hot & cold water, PLUS a 30' x 60' foaling barn; 3 stalls, groomers quarters, run-in shed, fenced paddocks. 15 yr. old brick home, beautifully remodelled: 3 bdrms, 2 kitchens, 2 baths, living room, dining room, family room, & double garage. All this 31 acres of prime horse land. Call Milica (Mille) Bjekic\* about #154.



### 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 1990 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.



### GREAT FOR ENTERTAINING

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



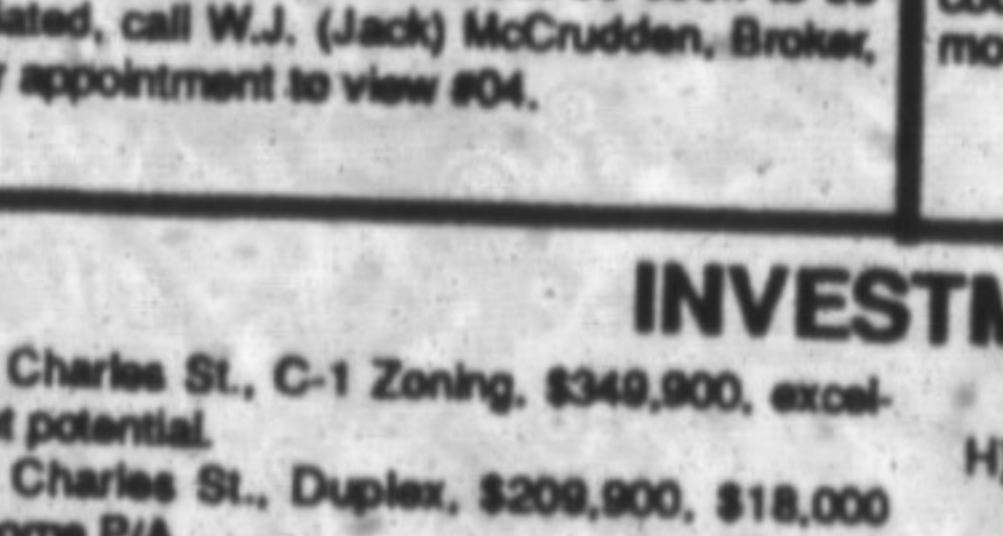
### AFFORDABLE "A" DEAL

Attractive two-family home, fully finished basement, new stove, separate meters. Hamilton Southeast location. Yearly income \$15,680. Must Sell! \$175,000. Contact Milica (Mille) Bjekic\* for full details about #113.



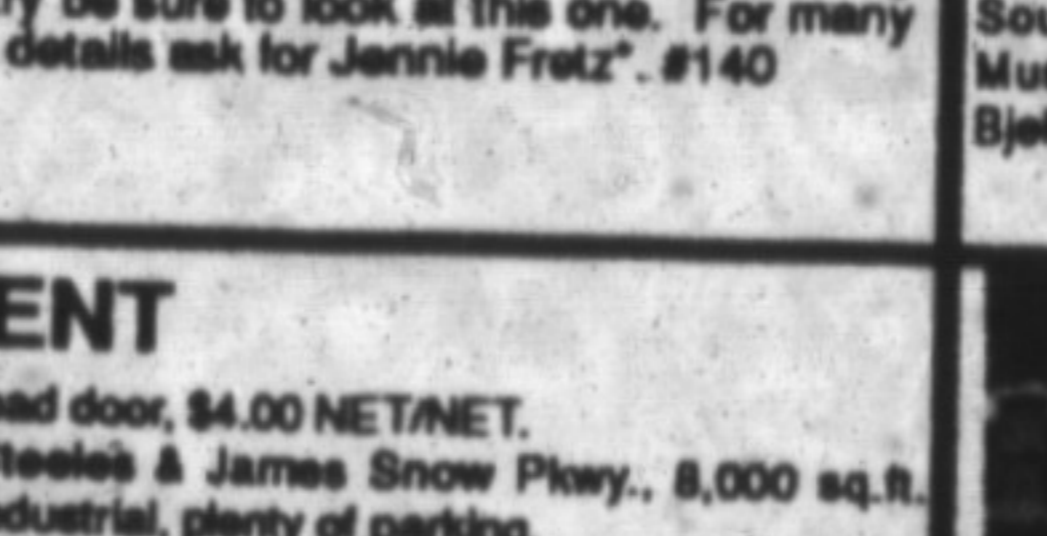
### THINKING OF BEING ...

... YOUR OWN BOSS? Garden Centre with 4 bedroom home and sales areas. You could reap the profits from the Spring Market if you buy this good business now! Please ask for Stewart Haddon\*, Associate Broker, for your exclusive appointment to view or for more details about #72.

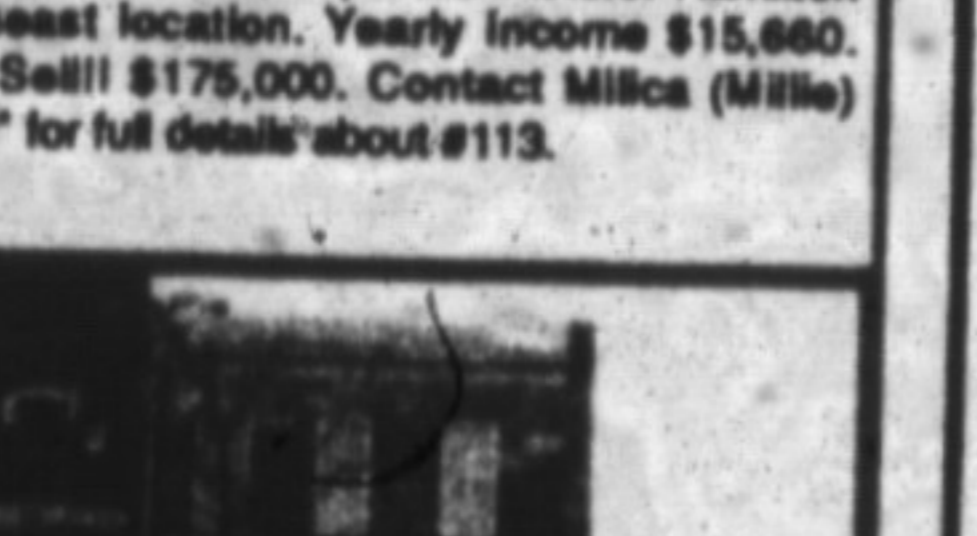


### INVESTMENT

- A) 32 Charles St., C-1 Zoning, \$349,900, excellent potential.
- B) 38 Charles St., Duplex, \$209,900, \$18,000 income P/A.
- C) Main St. Industrial Units 2,600 sq. ft., \$130,000, and 2-1,200 sq. ft. units for lease, immediate possession.
- D) For sale, 10,100 sq. ft., M-2 zoning, Market Drive for \$825,000.
- E) 1 acre +, Nipissing Road, Fully serviced, \$390,000.
- F) Steeles Ave. E., up to 4,000 sq. ft., Vendor will renovate to suit.
- G) Alliance Road, 3,200 sq. ft. 1-drive & 1-dock door, 1-1,800 sq. ft. drive door, 2-1,800 sq. ft.



### JUST A FEW REASONS TO CALL JOSEPH MANCHISI\*, AT REALTY WORLD - W.J. McCrudden Real Estate Inc. 876-1133. (Tor. Line) 845-8888



### INCOME \$33,600

Store leased, apartment leased. In prime location, downtown Milton. Vendor willing to consider taking back a mortgage. Listed for only \$345,000. For more information, please ask to talk to Stewart Haddon, Associate Broker, about #14.

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 ERTLZY\* .....876-1133  
BERT DAVIS\* .....878-2908

W. J. (JACK) McCRUDDEN, BROKER  
DEBRA SINIE\* .....878-9626  
JO-ANNE VAN-SLINGERLAND\* .....875-0215  
ROSS CESCON\* .....878-2755  
DICK BELFORD\* .....878-5692  
CARLO GIANGRANDE\* .....876-1031  
DON PELZ\* .....878-1029  
MILICA BJEKIC\* .....876-1133  
RON TWISS .....876-1133

load door, \$4.00 NET/NET.  
H) Steeles & James Snow Pkwy., 8,000 sq. ft. Industrial, plenty of parking.  
I) Bakery Business, Oakville, \$49,900, "Good Potential"  
J) 6.395 acres with home on First Line, 401 exposure, \$450,000.  
K) 4 bedroom home on Hayward Cres., Nicely Decorated, \$199,900.

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MILTON

*Best Homes*

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