

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

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

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



\$175,900

Just Listed: Clean home, large eat-in kitchen, large living room / dining room, 3 bedrooms plus den or fourth bedroom. Fenced back yard. To view or for more info, please ask for Stewart Haddon, Associate Broker, #42.

COUNTRY TREASURE
Newly Listed: Three-bedroom cedar bungalow with cathedral ceilings and picture windows in living room, main-floor walkout to balcony, ground level basement walkout. Nature lovers' paradise with towering trees and sparkling stream out back! Contact Bert Davis* to arrange your personal inspection of #43.



4-BEDROOM TOWNHOME

Backing onto detached homes, with 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.



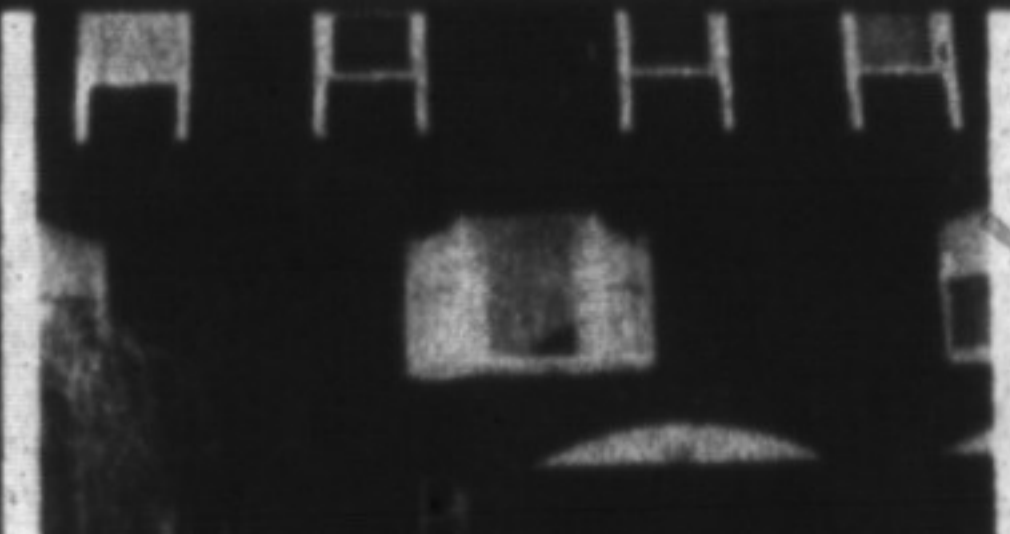
FOR SALE OR FOR LEASE

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



READY FOR YOU TO MOVE IN!

Neat and clean home - asking \$138,500. 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 view #38.



TOWNHOUSE - \$124,900

Featuring 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.



EXCELLENT CONDITION
MUST BE SEEN!

3 bedroom townhouse with finished rec. room, wainscoting, upgraded kitchen, walkout from living room to wooden deck, central air, single garage main floor laundry, 1.5 baths. Condo fee includes use of pool, tennis courts and rec. centre in complex. Asking \$145,500. Call Joseph Manchisi* today to view #37.



TOAD HALL - 10 AC. - 20 S.R.

Vendor highly motivated to sell - beautiful Georgian brick two-storey, 5,000+ sq.ft. with 6 bdrms, 7 baths, fully fin. basement, pool, large lot, hardwood floors, four fireplaces, 3-car garage, gold fixtures, plus many extra upgrades. To arrange your personal inspection, call Don S. Pelz* about #11.

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.



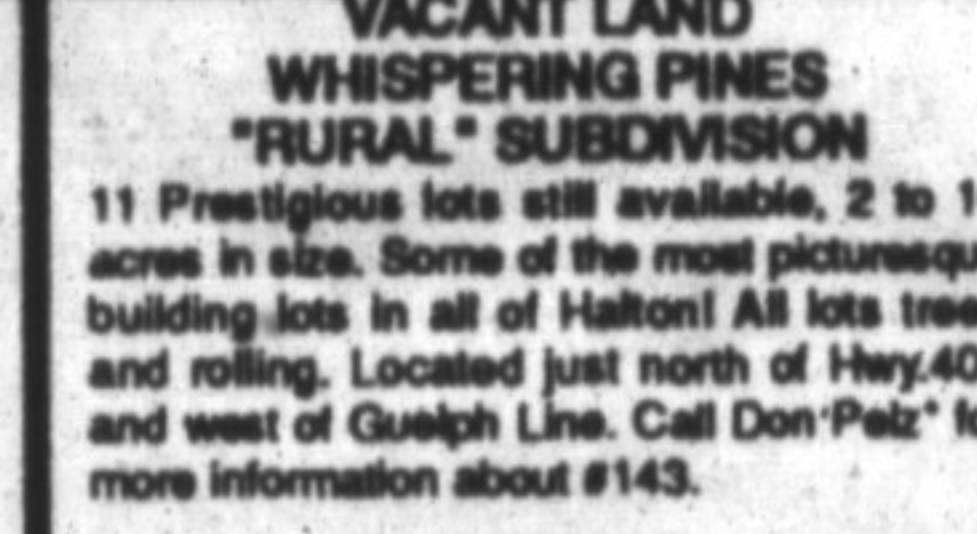
NEED 4 BEDROOMS?

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.



HORSE ENTHUSIASTS!

There are lots of riding trails near this 2 storey, 4 bdrm home. Hardwood floors in kitchen, "French" doors to living room, UG pool, 2 docks 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" 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 west of Guelph Line. Call Don Pelz* for more information about #143.

FISH & CHIP SHOP

Successful business in busy plaza can be yours for only \$59,000! Sit-in restaurant (approx. 1,500 sq.ft.), has been in operation for over five years. Includes all equipment. Call W.J. (Jack) McCrudden, Broker about #001.



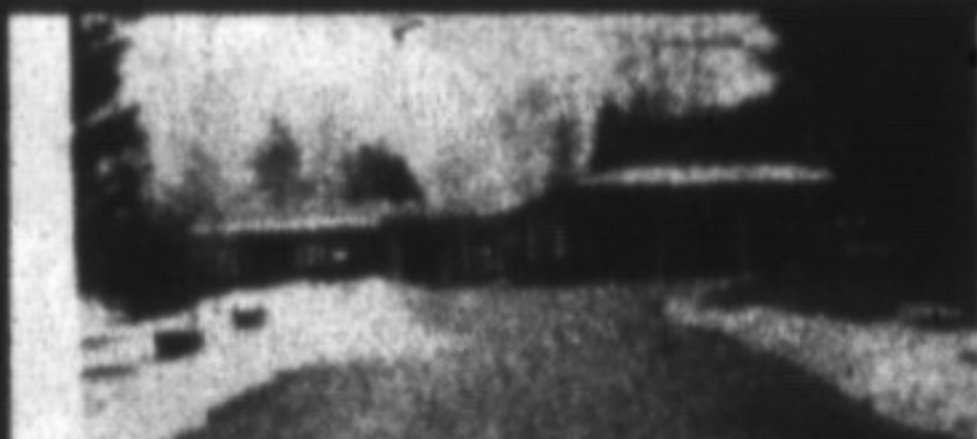
CUT OUT RENT COSTS

Run your own business from home. 1,800 sq.ft. heated workshop and 1,880 sq.ft. storage space and lot. Presently used for carpentry shop. 1,300 sq.ft. brick home, 3+ bedrooms on 0.72 acres. Only \$319,900. Call Jennie Fretz*, for your exclusive appointment to view #18.



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 #90.



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 bdrm 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. Pelz* about #77.



10 ACRES

2 frontages, 3 bedroom 20 year old custom built home. Finished rec. room, 2 kitchens and 2 baths. Beautiful pond. Approx. 3 mi. north of 401 & James Snow Pkwy. Call Milica (Milica) Bjekic* for more information about #122.



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, & 4 bath! Open concept with custom lead glass double entry doors, Scarlet O'Hara staircase, French doors & more. Call Don S. Pelz* 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 (Milica) Bjekic* to view #02.



GOOD INCOME PROPERTY

Asking \$219,900. Two storey stone 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 #68.



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.



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, 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



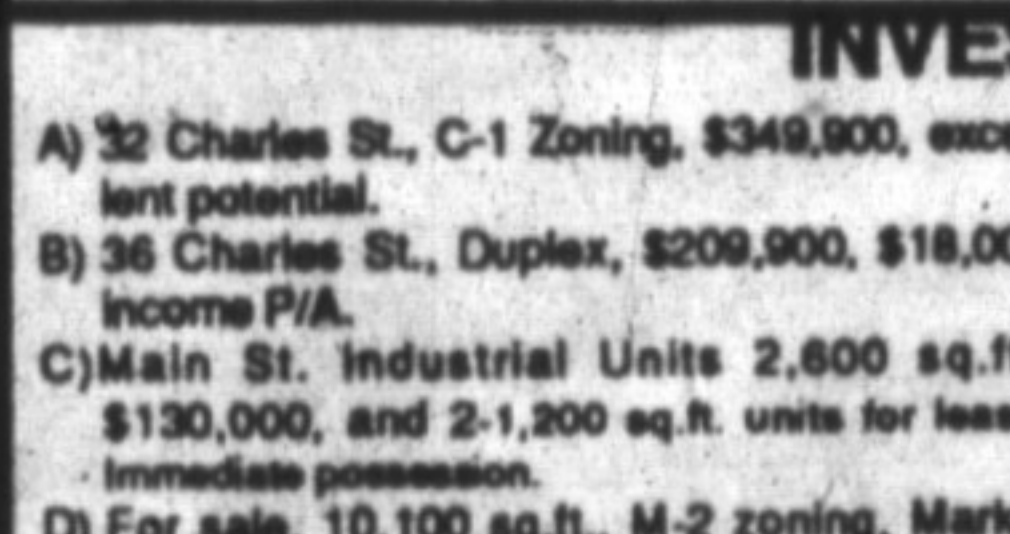
AFFORDABLE "A" DEAL

Attractive two-family home, fully fin. basement, new storms, separate meters. Hamilton Southeast location. Yearly income \$15,800. Must Sell! \$175,000. Contact Milica (Milica) Bjekic* for full details about #113.



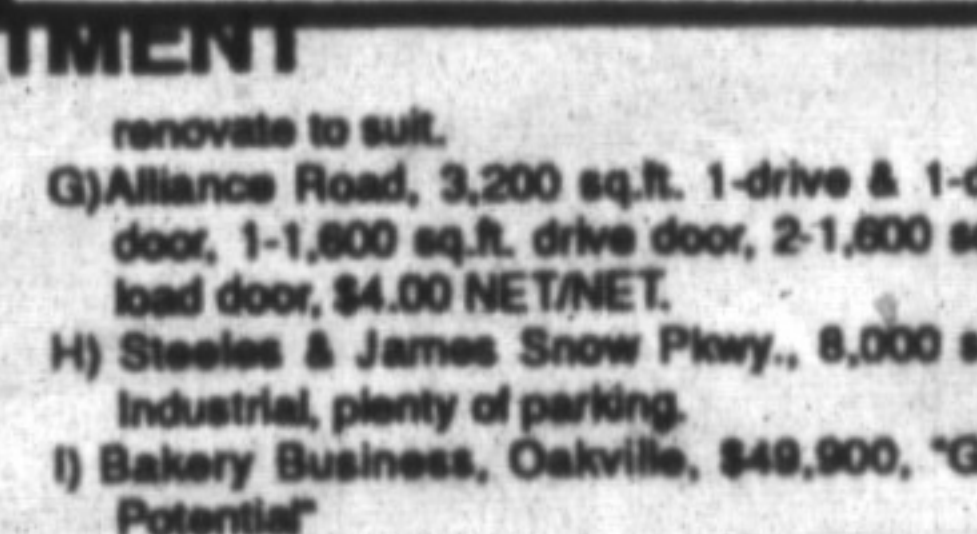
THINKING OF BEING ...

... 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.



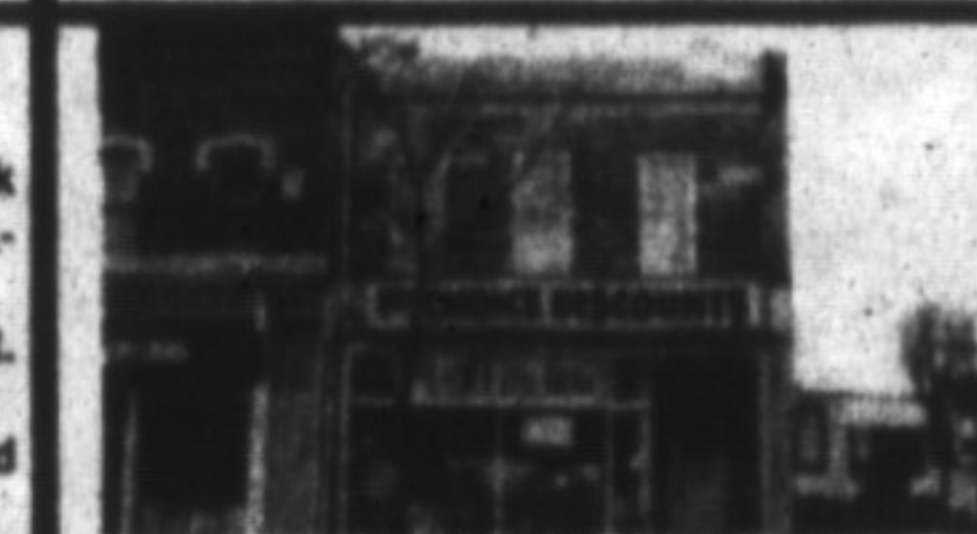
INVESTMENT

- A) 32 Charles St., C-1 Zoning, \$349,900, excellent potential.
- B) 36 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, \$399,000.
- 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. load door, \$4.00 NET/NET.
- H) Steeles & James Snow Pkwy., 6,000 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, \$459,000.
- K) 4 bedroom home on Hayward Cres., Nicely Decorated, \$199,900.

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.

W. J. (JACK) McCRUDDEN, BROKER

- STEWART HADDON Associate Broker..... 878-3333
- SAM NADALIN Associate Broker..... 878-5709
- GLADYS CRANFORD*..... 875-3039
- JOSEPH MANCHISI*..... 875-SOLD
- JENNIE FRETZ*..... 875-2727
- LINDA McHUGH*..... 877-0446
- BILL LENIZKY*..... 853-3797
- BERT DAVIS*..... 878-2908

- DEBRA SINE*..... 878-9626
- JO-ANNE VAN-SLINGERLAND*..... 875-0215
- ROSS CESCON*..... 878-2755
- CARLO GIANGRANDE*..... 876-1031
- DON PELZ*..... 878-1029
- MILICA BJEKIC*..... 876-1133
- RON TWISS*..... 878-4056

* Registered Real Estate Salesperson



Planning your home's landscape

A garden plan will assist in controlling expenses on your 1992 garden. It will also help ensure the time and money invested in your home landscape is well spent. According to the Canadian Garden Council, a well-landscaped home can add anywhere from 7-14 per cent to the selling price of a home.

Most homeowners think a professional landscape plan is out of reach for them. They envision such a plan requiring a visit by a landscape architect and the owners' needs, problem areas, and desires and dislikes be thoroughly discussed.

True, it is most important that the family's present and future needs be considered, and that building in flexibility and staging in the garden plan will take time.

However, there's no reason homeowners can't perform many preparatory steps, thus saving valuable professional time.

To this end, the Canadian Garden Council has a Garden Planning Kit available to homeowners from participating garden centres at no cost.

The kit is basically a three-part package consisting of: an introductory section with instructions on how to draw a simple rendering of your garden, using recognized symbols; a detailed questionnaire designed to have the homeowner make basic decisions as to what kind of garden is desired and what features needed; and grid paper on which to draw the garden, as it relates to the house with space to include at least one photo of the garden as it exists.

With the questions answered, the homeowner then takes the kit back to the garden centre where it was obtained, or if obtained from the Council, to a local landscape/garden centre.

A garden plan can then be developed in a short period of time, and at very little cost. In most cases, the garden centre offering the service will provide the planning at no cost if a certain low expenditure level on the plants is achieved.

If you are hoping to make major landscape changes or alterations to your lot this year, now is the time you should be giving thought to some of the key questions in the kit.

MILTON

Best Homes

A METROLAND PUBLICATION
IAN OLIVER
Publisher

Advertising: Neil Oliver (Manager)
Real Estate Sales Rep: Andrea Boyle
Retail Sales Rep: Debbie Pells,
Ted Lindsay, Don Hayward
Who Does It: Belinda Beasley

Published by:
The Canadian Champion
at 191 Main St. E.,
Milton, Ontario L9T 4N9, 878-2341

Advertising is accepted on the condition that, in the event of a typographical error, that portion of the advertising space occupied by the erroneous item, together with a reasonable allowance for signature, will not be charged for, but the balance of the advertisement will be paid for at the applicable rate. The publisher reserves the right to categorize and reject advertising.

In the event of typographical error, advertising goods or services at the wrong price, goods or services may not be sold. Advertising is merely an offer to sell and may be withdrawn at any time.