



# REALTY WORLD

W.J. McCrudden Real Estate

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

876-1133 24 HOUR ANSWERING SERVICE

Tor. Line 845-8888

REALTOR

call our office for more information and price sheets

200 ANNUAL  
MAY 24<sup>th</sup> 1992  
NORTH HAVON ASSOCIATION FOR THE DEVELOPMENTALLY HANDICAPPED

**JUST LISTED - \$132,900**  
**WOODWARD-WILSON AREA.** This townhouse offers 3 bedrooms, family room, convenient main floor laundry room, three appliances & all blinds included. An added bonus is the pool and Rec. Centre. To view please call Ron Twiss\* about #47

**5 LEVEL BACKSPLIT**  
4 bdrms - extra room in finished basement suitable for 5th bdrm or den, sep. dining room, main floor family room w/fireplace, garage entrance to house, rec. room w/jacuzzi & sliding glass door to backyard, double garage & more! Please call W.J. (Jack) McCrudden, Broker, about #45.

**ENJOY THE PARK...**  
...and this attractively designed townhome. It features country style kitchen with ceramic floors and walk-out to patio, up-graded carpet. Freshly painted. Asking \$129,900. Call Gladys Cranford\* or Jo-Anne V.\* to arrange your personal inspection of #46.

**A GOOD INVESTMENT**  
Check out this 2 storey Action duplex. Rent both apartments or live in one while rental income from other helps to pay your mortgage. Property consists of one 3 bedroom apt. on main floor and one cozy 1 bedroom apt. on 2nd floor. Shared double car garage. Asking \$169,900. For more info. call Gladys Cranford\* about #23.

**2.5 AC. - FLAMBOROUGH.**  
\$334,900  
Custom built, four bedroom Colonial home on wooded court. Decor and colour choices as if out of a showcase of homes magazine! Must be seen. Call Milca (Mille) Bjekic\* to arrange your exclusive appointment to view #25.

**SUMMER BY THE POOL**  
This 2 storey brick/aluminum home offers three bedrooms, sliding door to completely fenced yard with above ground pool, decorated to the modern taste. Located near all amenities. \$194,900. Call W.J. (Jack) McCrudden, Broker, to arrange your appointment to view #44.

**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 call Ron Twiss\* about #21.

**CHILDS DRIVE - \$129,900**  
Nicely finished - neutral decor throughout, 3 bedroom townhouse with single garage. Finished basement, laundry room beside kitchen, fridge and stove included. Don't hesitate to call W.J. (Jack) McCrudden, Broker, today for your appointment to view #32.

**DECEPTION!**  
is the key word here! Don't be fooled - this is definitely not just a "Drive By". Only 2 years old, this 3 bedroom bungalow is a nature lover's paradise. Listed at \$199,900. Contact Bert Davis\* for more information about #43.

**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, living room 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.

**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.

**102 ACRES**  
Unique property with gorgeous panoramic view of escarpment's Mt. Nemo to the SW & Rattlesnake Point to the NW. 72 ac farmable, presently zoned agricultural. 3 bdrm home with oak floors & high ceilings. Property NOT in NEC, green belt or parkland designated areas. Mins. to Milton, 401 & QEW. For more info. call Don S. Pelz\* about #77.

**FOR SALE OR FOR LEASE**  
**COUNTRY PROPERTY**  
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.

**4 BEDROOM TOWNHOUSE**  
Backing onto detached house 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 Call W.J. (Jack) McCrudden, Broker, to arrange to view #29.

**READY FOR YOU TO MOVE IN!**  
Neat and clean home - Asking \$138,500. 3 bdrms, 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.

**Retail Store,**  
misses/children, including stock @ \$20,000

**10 ACRES - GRIMSBY - \$579,000**  
4,100 sq.ft. luxury residence. Open foyer with suspended staircase leading to 5 bedrooms. Master bedroom has a fireplace & 5 pce. ensuite bath. 9 skylights. Higher than average basement with a huge rec room with 25 ft. bar. Triple attached garage, large deck, 40' X 40' enclosed inground pool. Quality workmanship. Extra 5,000 sq.ft. outbuilding. Contact Milca (Mille) Bjekic\* to view #30.

**"TOAD HALL" - 10 AC. - 20TH SR.**  
Vendor highly motivated to sell - beautiful Georgian brick two storey, 5,000+ sq. ft., with 6 bedrooms, 7 baths, fully finished basement, pool, large lot, hardwood floors, four fireplaces, 3-car garage, gold fixtures, plus many extra upgrades. To arrange your personal inspection of this home call Don S. Pelz\* about #11.

**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 townhome with 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 includes use of pool, tennis courts and rec. centre in complex. Asking \$145,500. Call Joseph Manchisi\* today to arrange to view #37.

**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 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.

**MUST SELL!**  
\$229,900-17 ACRES PLUS  
... a large 3 bedroom brick bungalow. Situated in Carlisle, ideal location for horses or hobby farm. A Great Buy! For more details call W. J. (Jack) McCrudden, Broker 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.

**\$565,000 - HALTON HILLS - 10 AC.**  
Situated on the corner of 4th Line & 10th Sideroad, approx. 3 miles North of 401 & James Snow Pkwy. is this 3 bedroom, 20 year old custom built home. Finished rec. room, 2 kitchens & 2 baths. 2 frontages & beautiful pond. Try your offer! Call Milca (Mille) Bjekic\* about #122.

**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.

1) 3 Bdrn Home - \$900/mth + 2/3 utilities and 1 Bdrn basement apt. - \$650 + 1/3 utilities. Situated in the heart of Milton.  
2) 32 Charles St., C-1 zoning, \$349,900. Excellent Potential.  
3) 36 Charles St., - Duplex, \$206,900, \$18,000 income P/A.  
4) Main St. Industrial Units 2,800 sq. ft. - \$130,000 AND 2-1,200 sq. ft. units for lease, Immediate Possession.  
5) For sale, 10,100 sq. ft., - M-2 zoning, on Market Drive for \$825,000.  
6) 1 acre +, Nipissing Road - Fully serviced, \$399,000  
7) Steeles Ave. E., up to 4,000 sq. ft., Vendor will renovate to suit.  
8) Alliance Road, 3,200 sq. ft. - 1-drive & 1-dock door, 1-100 sq. ft. - drive door, 2-1,600 sq. ft. - load door, \$4.00 NET/NET.  
9) Steeles & James Snow Pkwy., 8,000 sq. ft. - Industrial, plenty of parking.  
10) Bakery Business, Oakville, \$48,900 - "Good Potential".  
11) 6.395 acres with home on First Line - 401 exposure, \$459,000.  
12) 4 bdrms. home on Heyward Cres., - Nicely Decorate, \$199,900.  
**JUST A FEW REASONS TO CALL JOSEPH MANCHISI\*, AT REALTY WORLD - W.J. McCrudden Real Estate 876-1133 (Tor. Line: 845-8888)**

**VENDOR TAKE BACK**  
Vendor will consider taking back a mortgage at an attractive rate. Store with apt. above, listed at only \$345,000. Income approx. \$33,600. Please ask for Stewart Haddon, Associate Broker, for more details about this Main St. investment. #14.

**PROFITABLE**  
... business PLUS 4 bedroom home. Check it out and purchase soon, then reap the large profits of the bedding plant market. Please ask for Stewart Haddon, Associate Broker, for more information about #72.

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  
BERT DAVIS ..... 878-2938  
DEBRA SINE ..... 878-9626

W. J. (JACK) McCRUDDEN, BROKER

JO-ANNE VAN SLINGERLAND\* ..... 875-0215  
ROSS CESCON\* ..... 878-2755  
CARLO GIANGRANDE\* ..... 876-1031  
DON PELZ\* ..... 878-1029  
MILICA BJEKIC\* ..... 876-1133  
RON TWISS\* ..... 876-4056  
NORALEE HYMUS\* ..... 875-0254



## Best Homes

Your Milton Real Estate Marketplace

For more information call Tracy Lyons

878-2341

**COUNTRY STYLE**  
\$194,900. Lots of room for the growing family! Backs onto park, hdwd. plank flrs., sunken family room, C/A, en suite, many upgrades. Call ....

**PAUL McCUAG**  
338-6550  
for your private showing.

**Countrywide**

**SIXTH LINE FARM**  
15.7 acres with new orchard, spring pond, paddock, woodlot. Plus 5 bdrm ranch containing sauna, hot tub, marble F/P, greenhouse kitchen. Value priced @ \$399,000 with Farm Tax Rebate.

**MILTON**  
370 Martin St. @ \$183,000  
Backs onto green space, with 3+bdms, 1991 roof, all thermo windows, enlarged kitchen, ceramic floor.

**273 LAURIER NOW \$211,000**  
Former model home w/4 finished split levels, white bdrms, pine doors & railings milkglass fixture, brass accents, trellised deck off mlevel lam., rm w/FP.

**Retail Store,**  
misses/children, including stock @ \$20,000

**BURLINGTON**  
2488 Newport St.  
Buff/salmon BRICK 2 storey on ravine & creek 4 bdrms, deck, M/F fam., gas F/P, ensuite, \$249,000.

**DOUG J. BUTSON**  
Sales Representative

**CANADA TRUST REALTY**  
639-3355 or 878-2054

**Canada Trust Realty**  
Canada Trust Realty Inc., Realtor

**NEW LISTING**  
960 FRONTAGE ON HWY. 25  
Just n. of prop. 25/403 interchange. Potential commercial use, ask agent.

- 11.7 acres
- 10 min. from Oak., Milton, Burl., 401
- 2200 sq. ft. 4-bdrm. house and 4000 sq. ft. mfr/shop included.

JUST LISTED AT \$995,000.

**1/2 AC. REDUCED**  
Corner Hwy. 25 and Burnhamthorpe, West. 2 entrances onto property. 4-bdrm. bung. total 7+3 rooms.  
• sep. bsmt. entrance  
• bsmt. finished incl. kit., liv. rm., bdrm. or

- ideal for:
  - veterinary/kennels
  - craft shop
  - chiro/doctor
  - landscaper

parking for 10 cars plus. Reduced to just \$249,000.

**SCOTT DENTON, sales rep.**  
**CANADA TRUST REALTY**  
338-2201 pager  
Milton 825-2818