

REALTY WORLD

W.J. McCrudden Real Estate

500 Steeles Ave., Milton, Ontario L9T 3P7 & MILTON MALL
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3RD ANNUAL
MAY 24 - 26, 1992
NORTH HAVON ASSOCIATION FOR THE
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 <p>\$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</p>	 <p>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.</p>	 <p>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.</p>	 <p>A GOOD INVESTMENT Check out this 2 story Acton 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 \$189,900. For more info. call Gladys Cranford* about #23.</p>
 <p>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 Milica (Mille) Bjekic* to arrange your exclusive appointment to view #25.</p>	 <p>SUMMER BY THE POOL This 2 story 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.</p>	 <p>CHARM AND ELEGANCE Best describes this beautiful executive estate. Ranch-style bungalow set on a quiet crescent in Campbellville. Two professionally landscaped acres includes pool, tennis court, hot tub and 5 car garage. House is professionally decorated with only the highest quality of finishes. Please call Ron Twiss* about #21.</p>	 <p>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.</p>
 <p>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.</p>	 <p>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.</p>	 <p>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.</p>	 <p>102 ACRES Unique property with gorgeous panoramic view of escarpment's Mt. Nemo to the S/W & Rattlesnake Point to the N/W. 72 ac farmable, presently zoned agricultural. 3 bdrm home with oak floors & high ceilings. Property NOT in NEC, green belt or parkland designated areas. Mtns. to Milton, 401 & QEW. For more info. call Don S. Pelz* about #77.</p>
 <p>\$214,900 - MUST SEE! Immaculate bungalow features a beautiful family room with huge windows - the perfect setting for your garden-sitting room! Fruit trees and large outbuilding in rear yard. Call W.J. (Jack) McCrudden, Broker, for your appointment to view #04.</p>	 <p>4 BEDROOM TOWNHOUSE 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! Call W.J. (Jack) McCrudden, Broker, to arrange to view #29.</p>	 <p>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 Manchi* about #39.</p>	 <p>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 #36.</p>
 <p>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 Milica (Mille) Bjekic* to view #30.</p>	 <p>BEAUTIFUL OAKVILLE HOME Detached 2 story 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 Manchi* about #90.</p>	 <p>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</p>	 <p>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 Manchi* today to arrange to view #37.</p>
 <p>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.</p>	 <p>MUST SELL! \$229,900-17 ACRES PLUS... Sited in Carlisle, ideal location for horses or hobby farm. A Great Buy! For more details call W. J. (Jack) McCrudden, Broker, to view #02.</p>	 <p>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 Manchi* about #68.</p>	 <p>\$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 Milica (Mille) Bjekic* about #122.</p>
<p>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.</p> <p>FISH & CHIP SHOP Now asking \$49,000. Successful business in busy plaza. Sit-in restaurant, approx. 1,500 sq. ft., has been in operation for over five years, includes all equipment. For more details please call W.J. (Jack) McCrudden, Broker about #001.</p>	<p>1) 3 Bdrm Home - \$900/mth + 2/3 utilities and 1 Bdrm 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, \$209,900, \$18,000 income P/A. 4) Main St. Industrial Units 2,600 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., 8,600 sq. ft. - Industrial, plenty of parking. 10) Bakery Business, Oakville, \$49,900 - "Good Potential" 11) 8.265 acres with home on First Line - 401 exposure, \$450,000. 12) 4 bdrms. home on Hayward Cres., - Nicely Decorated, \$199,900. JUST A FEW REASONS TO CALL JOSEPH MANCHI*, AT REALTY WORLD - W.J. McCrudden Real Estate 876-1133 (Tor. Line: 845-8888)</p>	<p>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</p> <p>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.</p>	

W. J. (Jack) McCrudden, BROKER

STEWART HADDON Associate Broker..... 878-3333	JO-ANNE VAN-SLINGERLAND*..... 875-0215
SAM NADALIN Associate Broker..... 878-6709	ROSS CESCON*..... 878-2755
GLADYS CRANFORD*..... 875-3039	CARLO GIANGRANDE*..... 876-1031
JOSEPH MANCHI*..... 875-SOLD	DON PELZ*..... 878-1029
JENNIE FRETZ*..... 875-2727	MILICA BJEKIC*..... 876-1133
LINDA McHUGH*..... 877-0448	RON TWISS*..... 878-4056
BILL LENIZKY*..... 853-3797	NORALEE HYMUS*..... 875-0254
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SEMI SWEET
Popular 3 bdrm with large master bdrm, fireplace and private rear yard.

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2.9 acres, outside storage, full services, 100% financing. 3.0 acres, corner lot, high profile location.

COMMERCIAL SPACE
Approx. 1600 sq. ft. in new building. Excellent shape, high profile location.

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JUST STARTING OUT??? THE PERFECT STARTER
Cozy 3 bedroom End Unit Townhouse has huge master with semi-ensuite, finished rec rm, central air, main floor washroom, sliding walkout to huge deck, playground for the kids. Open House Sunday, May 24, 1-4 p.m. Come have a look-you'll love it! To view call Gerry MacDonald Bus. 416-792-7222 or Res 416-877-1108.

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OPEN HOUSE SUNDAY MAY 24, 1992 FROM 2-4 P.M.
Country living, great location, 1521 Lower Baseline, just east of 8th Line. Set on 1/2 acre, beautiful mature trees. Features: 4 bedrooms, finished rec room, hardwood floors, tastefully decorated. \$289,900. Helen Hardy* 878-8101.



OPEN HOUSE SUNDAY MAY 24, 1992 FROM 2-4 P.M.
Exceptional country home \$349,900. 9870 Hwy. 25, North of 401. Set on a gorgeous 1 acre ravine lot. Features 11 rooms, 3 bathrooms, fireplace, beautifully landscaped. Helen Hardy* 878-8101.

