

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



CAMPBELLVILLE COUNTRY MEADOWS
Enjoy the country living and the advantages of a tight-knit community. Spacious foyer, luxury hardwood flooring, custom kitchen cabinets, breakfast room overlooks pool & patio, well-to-wall fireplace in family room, ensuite bath to master bedroom features marble floors & Jacuzzi, total of 6 bedrooms plus finished loft. For information about additional features please call Joseph Manchiol' #74.



IMMACULATE CONDITION!
Two storey, 4 bedrooms, main floor family room and kidney shaped swimming pool - relax and enjoy! Close to tennis, hockey & beautiful facilities. For your personal viewing call Jennie Fretz* or Don Peitz* about #66.



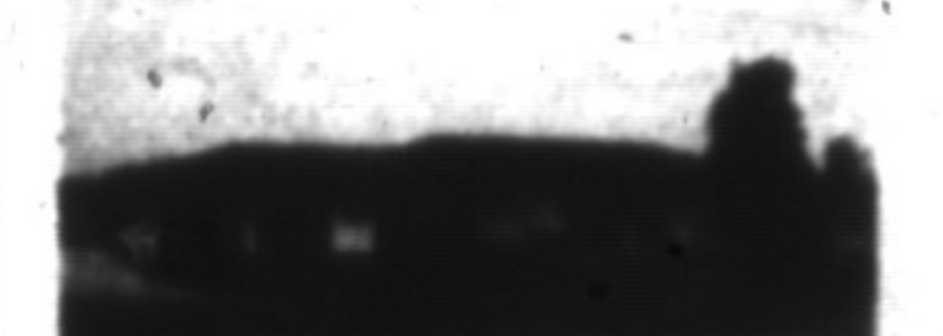
SO MUCH TO OFFER
Four bedrooms, finished basement, corner F/P in living room, attractive eat-in kitchen, A/C pool with decking, court location - these are just a few features this home offers your family. Asking \$199,900. For more details call Gladys Cranford* about #65.



\$189,900 OPPORTUNITY
This home is your opportunity to own a piece of country in the middle of Milton! The home is located close to shopping, schools, park, doctors, transit and still allows you to have the privacy of country property. Buy now and enjoy the rest of the summer in a private, beautiful setting! For more details call W.J. (Jack) McCrudden, Broker about #68.



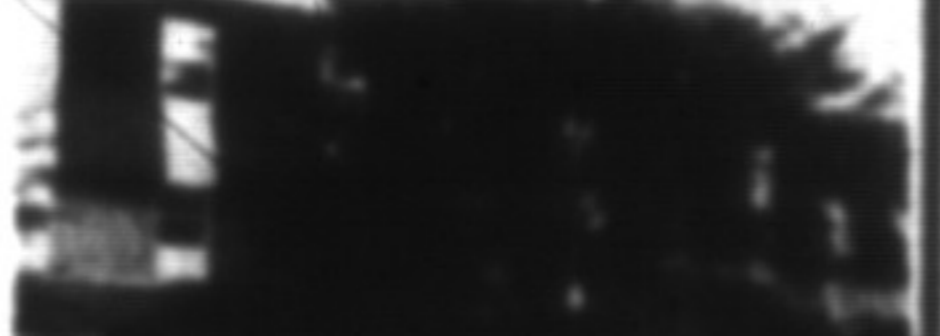
LAURIER AVE. - \$174,500
Brick/Aluminum 2 storey home with garage. 3+ bedrooms, extra bedroom in finished basement, fireplace in living room, central air & upgraded broadloom. Private entrance to basement, could be used as an in-law suite. To arrange your personal inspection, please call Joseph Manchiol' about #64.



HEY! LOOK ME OVER!
Well maintained 4 bedroom ranch-style brick bungalow, close to golf course facing equipment. Finished top-to-bottom, central air, wheelchair accessible through 2.5-car garage. 5 mins. from 401. \$319,900. Call Jennie Fretz* for more details about #63.



SUPER LOT - SUPER BUNGALOW
You'll get that country feeling living in this quality built home. 3 bedrooms, eat-in kitchen, finished rec. room in basement with well-to-wall fireplace. New roof, new C/A and new furnace. Offered at \$219,500. Call Gladys Cranford* today to arrange to view #66.



\$122,900
Shorts St. Townhouse backing onto detached homes with large lots, fenced patio, three bedrooms, finished basement with additional bedroom, single garage and central vacuum. To arrange to view this home call W.J. (Jack) McCrudden, Broker about #61.



\$255,900 - BURLINGTON
Situated in Maple Community this 2,340 sq.ft., all brick executive home boasts loads of upgrades: hardwood, oak staircase, central air, skylight and more. 5 years young. Priced for quick sale. Contact Milica (Mille) Bjekeic* to view #60.



NOW \$439,000 DERRY ROAD - 11 ACRES
Two-storey brick home features 4 bedrooms, large eat-in kitchen, family room with wood-stove and 2 baths. Property has 856-ft. frontage and 3 out buildings: barn, storage & chicken coop. Call Milica (Mille) Bjekeic* for all the details about #62.



WHY RENT? BUY - \$129,900
3 bedroom townhouse offers finished rec. room with hardwood floor, walk-out from kitchen to attractive interlock brick patio. Upgrades include new roof, new living room window & new garage door. Call Gladys Cranford* to view #57.



\$199,900
Lovely three bedroom plus, raised bungalow with lots of extras. Immediate Possession. Close to schools and shopping, and situated in a quiet neighbourhood. Call Linda Erty* to view #59 today.



\$185,900 - PRIVATE TREASURE
Custom built two-year-old, 3 bedroom, bungalow. Features include: ground level walk-out, cathedral ceilings, two extra bedrooms and the ULTIMOST IN PRIVACY! Please call Bert Davis* to view #43.



LAURIER AVE. END UNIT
Now Asking \$129,800. Well maintained two storey, 3 bedroom townhome, facing Laurier. Eat-in kitchen, detached garage with entrance from garage into a fenced yard, central air. Fridge and stove included in asking price. For details contact Jennie Fretz* about #55.



5 ACRES - 2 STOREY HOME - BARN
4 bdrm home situated on rolling, wooded land with a stream. 32' x 60' - 6 stall barn with tack room. Home offers W/O from living room to deck & IG pool, finished basement with wet bar, cold call, concrete driveway, 3-car garage & much more! For your exclusive appt. to view call Joseph Manchiol' about #54.



CLOVER PARK - \$189,900
3 bedroom brick/aluminum 2 storey features W/O from dining room to deck, 4 piece ensuite bath, fireplace, main floor family room & double garage. All window coverings, water softener, fridge, stove, washer & dryer included. Call Arnie Hanenberg* to arrange to inspect #48.



NOW ONLY \$127,800!
Price reduced for quick sale. Step to take a look at this affordable, attractively designed home. 3 BR townhouse features a country-style kitchen with ceramic floors & walk-out to patio. Upgraded carpet & freshly painted, ready for you to move in! Call Jo-Anne V.* or Gladys Cranford* today about #46.



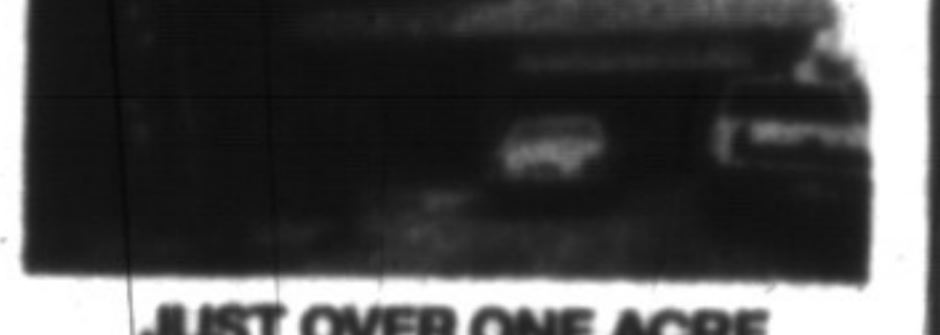
CHARMING & ELEGANT ESTATE HOME
Beautiful executive ranch-style bungalow. Set on 2 professionally landscaped acres in Campbellville. Features too numerous to list here. Call Ron Teles* for all the details and your viewing appointment. #21.



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



MUST SELL! CARLISLE-\$249,900-17 ACRES
Large 3 bedroom brick bungalow features combination dining room/living room with fireplace, authentic barn board shelling and more. For more details call W.J. (Jack) McCrudden, Broker or Milica (Mille) Bjekeic* about #52.



JUST OVER ONE ACRE
Country home boasts eye-catching foyer with beautiful ceramic floor leading to kitchen with bleached oak cupboards. Gleaming hardwood floors leading to bedrooms. Up-to-date decor throughout. Completely separate apartment, ideal for extended family. Call Joseph Manchiol' today to view #36.



\$495,000 - 10 ACRES HALTON HILLS
Two frontages & a beautiful pond! Situated approx. 3 miles north of 401 & James Snow Pkwy. 20-year-old custom-built home with 3 bedrooms, 2 kitchens & 2 baths. Call Milica (Mille) Bjekeic* about #122.



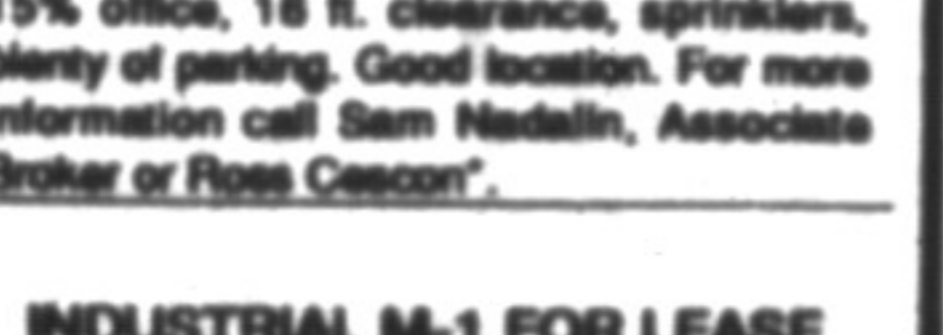
102 ACRES
Unique property with gorgeous panoramic view of escarpment's Mt. Name to the SW & Rattlesnake Point to the NW. 72 ac farmable, presently zoned agricultural. 3 bdrm home with oak floors & high ceilings. Property NOT in NEC, green belt or parkland designated areas. Mins. to Milton, 401 & QEW. For more info call Don S. Peitz* about #50.



READY FOR YOU TO MOVE IN!
Neat and clean home - Asking \$139,500. 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 arrange to view #58.

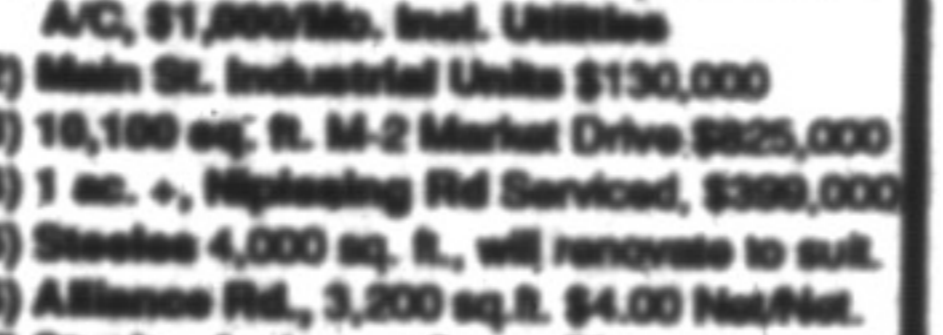


RETAIL, LOCATION, LOCATION, LOCATION!
Corner position, good exposure, ideal for many trades. For Sale or For Lease. Vendor would consider taking back a mortgage. For more details and for your exclusive appointment to view please ask for Stewart Haddon, Associate Broker, #14.



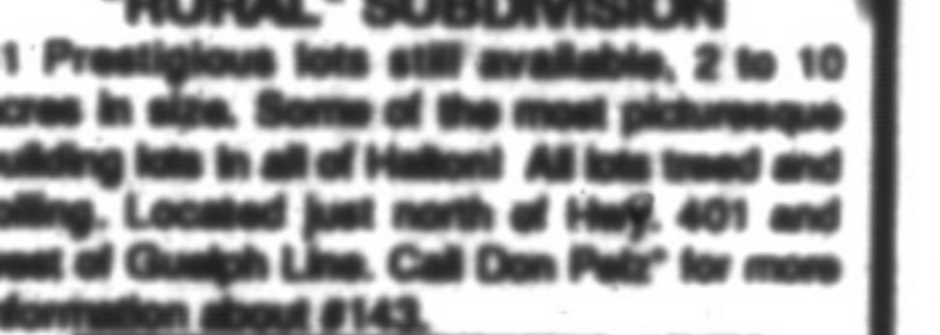
INDUSTRIAL SPACE
For rent. Units from 2,100 sq. ft. and up. 15% office, 18 ft. clearance, sprinklers, plenty of parking. Good location. For more information call Sam Nadalin, Associate Broker or Ross Cescon*.

INDUSTRIAL M-1 FOR LEASE
Situated across from GO station on Main Street. 1-1,200 sq. ft. unit, \$4.50/sq. ft., 1-1,200 sq. ft. unit with 25% office space, \$4.50/sq. ft. and 1-2,400 sq. ft. unit with 25% office space, \$4.50/sq. ft. Call Jennie Fretz* for details. #51.



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 Peitz* for more information about #143.

FISH & CHIP SHOP
NOW ASKING \$48,000. Successful business in busy plaza. BR-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 #501.



Call JOSEPH MANCHIOL' for details about the following:
1) AVAILABLE IMMED. 3 Br. Apt. Main St. A/C, \$1,999/mo. Incl. Utilities
2) Main St. Industrial Units \$130,000
3) 16,188 sq. ft. M-2 Market Drive \$825,000
4) 1 ac. +, Highway Rd Serviced, \$399,000
5) Steeles 4,000 sq. ft., will renovate to suit.
6) Alliance Pk., 3,200 sq. ft. \$4.00 Net/ft.
7) Steeles & James Snow Pkwy., 6,000 sq. ft., Industrial
8) Hayward Cres., - Nicely decorated, \$199,900
9) Good Income Property, - \$219,900, 2 storey stone country home, \$19,200 P/A.

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SAM NADALIN Associate Broker 876-6799
GLADYS CRANFORD* 876-3939
JOSEPH MANCHIOL' 876-0163
JENNIE FRETZ* 876-2727
LINDA McHUGH* 877-0448
BILL LENIZKY* 833-3797

BERT DAVIS* 878-2908
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DON PELZ* 878-1029
MILICA BJEKIC* 876-1133
RON TWISS* 876-4056

NORALEE HYMUS* 876-0254
ROSE MARIE SAUNDERS* 876-1029
DICK BELFORD* 876-3692
ARNIE HANENBERG* 825-3881
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W. J. (JACK) McCRUDDEN, BROKER
REALTY WORLD-CANADA PROUD SPONSOR OF THE CITY OLYMPIC TELECAST
CTV

Kitchen tops the list of value

For homeowners looking for projects that will add to or maintain the value of a house, kitchen renovation tops the list, say Canada's professional residential real estate appraisers.

Other projects may add to the owner's enjoyment of the house, but can't be counted on to add value.

In a survey of residential appraisal specialists across Canada conducted by the Appraisal Institute of Canada, kitchen renovation was first on the list of common projects.

Overall, the appraisers said that the goal of any renovation project should be to "improve appeal and utility". Projects that were lifestyle choices, such as a swimming pool or a basement recreation area, should be done only for the owner's enjoyment of the house, not to improve or maintain value for resale, they said.

If homeowners are planning to sell the house soon after renovation, then the best choices for maximum recuperation in payback value, in order, are:

- * kitchen renovation
- * bathroom renovation
- * interior decorating
- * exterior painting
- * new windows and doors.

The survey results showed several interesting regional differences. Appraisers in British Columbia noted that due to the relatively mild climate, features that would reduce energy costs were not important. In Ontario, Quebec and the Maritime provinces, however, these features did rate highly.

What did make a difference in provinces west of Ontario was the quality of interior decorating. "It's particularly important in a slow market," said an appraiser in Saskatchewan.

STELLA PARTON
REAL ESTATE LIMITED
BUS: (416) 878-7470
HOME: (416) 878-7470

PRICED RIGHT!
Smart 2 bdrm. bungalow. Upgraded kitchen & dining rm comb. LR & large heated front porch. 4 pce. bath. A pleasure to show & an excellent buy \$139,900
WANTED - I have a client looking for a 3 bedroom bungalow to buy or lease.
Stella Parton 878-7470

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IAN OLIVER
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Advertising: Neil Oliver (Manager)
Real Estate Sales Rep: Tracey Lyons
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

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