

MILTON'S

# Best Homes

A METROLAND PUBLICATION

**IAN OLIVER**  
Publisher

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**REALTY WORLD™**  
**THE RESULTS PEOPLE™**

## 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

\*Registered  
Real Estate  
Salesperson



**COUNTRY \$119,900!**  
Two bedroom starter home in Kilbride. Lot size: 67' x 174' irregular. Contact Bill Currie\* to view #128.



**CHURCHILL AVE.**  
Three bedroom bungalow, finished basement features family room with fireplace, A/C, garage, 1/2 pool on beautiful landscaped grounds. Asking \$199,000. Call W.J. (Jack) McCrudden, Broker to view #132.



**THINKING OF CONDO LIVING?**  
Call Wayne Casson\* and ask him to show you a three bedroom condo apartment complete with a balcony, in-suite laundry room and two washrooms. Listed "For Sale" at \$139,900. #132.



**PRESTIGIOUS HOME**  
2 storey home boasts elegant great room with four sided fireplace in centre, 20' vaulted ceiling, circular staircases to balustrade on second floor, solid oak kitchen cupboards, Jenn-air B.B.Q., 18'x24' heated inground pool and more! Contact Jennie Fretz\* for complete details about #127.



**DESIGNED FOR A YOUNG FAMILY**  
Located on a quiet street with an oversized backyard, this home boasts 3 large bedrooms, open concept family room beside eat-in kitchen. Parks include C/A, C/V, new broadloom, modern decor. Check it out! \$214,900. Call Gladys Cranford\* today to view #130.



**PRIVATE PARADISE**  
Spacious raised bungalow nestled against Niagara Escarpment with panoramic view of Toronto sky line. 3+ bedrooms, 4 w/o's to balcony + front room to lawn, 3 baths, F.P., cert. vac., Jacuzzi, stream & pond. \$399,000. Call Jennie Fretz\* #125.



**SUPER FAMILY HOME**  
Located in rural area, 3 bedrooms, 3 baths, finished basement with unique wood bar, 1/2 pool, fenced tennis court plus more amenities. Separate entrance to basement ideal for in-law suite. \$199,900. Call W.J. (Jack) McCrudden, Broker to view #116.



**BRONTE STREET**  
Great starter home. Asking \$155,900 for this 1.5 storey, 3 bedroom home. Situated in mature section of town on 58' x 110' lot with 1/2 pool. To view #134 please call W.J. (Jack) McCrudden, Broker.



**DON'T MISS THIS!**  
Immaculate three bedroom home with three washrooms, upgraded windows and finished rec. room. NOW ONLY \$119,900! Call Bill Currie\* to view #124.



**REDUCED, REDUCED**  
Beautiful adobe, set on 10 acres, for sale. 3 fireplaces, pool, air conditioning, 5 sky lights, hot tub, sauna, 3 bedrooms & much more. Listed at only \$349,000. Call Joan Tattre-Hollings\* for your previewing of #93-0112.



**EASY COUNTRY LIVING**  
Now asking \$309,000 for this very modern tri-level, sunken LR has cathedral ceiling with indirect lighting, dream kitchen with pantry & centre island, plenty of baths, Jacuzzi & many more amenities that will make life in the country more pleasurable. Call W.J. (Jack) McCrudden, Broker to view #88.



**LOOKING FOR COUNTRY?**  
Try this three bedroom bungalow with finished basement, large country kitchen with walk-out to deck, located in desired area with a lot size of 102' x 237'. Listed at \$349,000.00. Make an offer. Call Gladys Cranford\* for your viewing of #75.



**GREAT VALUE**  
For only \$216,500 you could own this spacious 4 bedroom home complete with large kitchen with walkout, main floor family room with fireplace, comb. living & dining rooms, central air, inground pool, furnace '92 & more! Call Bill Currie\* to view #119.



**152 COMMERCIAL STREET**  
This home could be yours for only \$144,900. It carries for around \$1,200 per month! It has a good size eat-in kitchen & main floor family room. Lot size 50' x 125'. Move-in condition. For complete details about #16 call Joan Tattre-Hollings\*.



**SUPER FAMILY HOME**  
On desirable crescent. Nicely decorated with many upgrades. Large family room with fireplace & walkout to fully fenced yard, den/office with walkout to side patio, hot tub and much more! \$249,500! To view #71 please call Barbara Mallelaie\*.



**GREAT BUSINESS OPPORTUNITY**  
...Yes, even in these hard times! Well established, flourishing, ever growing, firewood business on 16+ acres, with potential to expand. Very spacious home with 3 bedrooms, main floor laundry, family room w/o to deck & much more! Call Jennie Fretz\* to view #103.



**CHARMING CENTURY HOME**  
Now Asking \$259,000. Situated in central Milton this home has been beautifully restored. It offers 4 bedrooms, 3 baths, stone fireplace, pine floors, huge kitchen, family room & more! Call W.J. (Jack) McCrudden, Broker, to view #92.



**FIFTH LINE & MAIN STREET**  
Log home on 5.25 acres has 4 bedrooms, main floor family room with fireplace, large country kitchen, spa room and reduced to \$399,000. Give Joan Tattre-Hollings\* a call for more info. about #66.



**328 WOODWARD AVENUE**  
Three bedrooms, eat-in kitchen, separate living & dining rooms, den, large porch and 50' x 132' lot. \$159,900. To view #67 please call Bill Currie\*.



**CUSTOM BUILT CAPE COD HOME**  
This elegantly appointed home is set on a beautiful one acre country lot. Features oak floors & staircase, fam. rm. with B/I media centre & Vermont casting stove, large eat-in kitchen, formal Liv. & Dining rms., 1/2 pool. To view #80, please call Helen Hardy\*.



**COUNTRY BEAUTY**  
Located between Milton and Campbellville and situated on a mature, large lot is this custom built four bedroom, five level, back-split. Loaded with extras-asking \$319,900. For complete details please call Dan Delic\* about #121.



**BUILDER'S OWN HOME**  
Quality shows in this well appointed, lovingly finished home. Many features incl. hardwood floors, Beckerman kitchen with B/I appliances, 3 w/o's to a beautifully landscaped, fully enclosed, private pool area. Master bdrm. suite with sitting room, ensuite & private balcony. Asking \$439,000. Call Barbara Mallelaie\* to view #98.

**PORT ALBERT:** Close to beach. 66' x 209' lot, services available, lot levies paid. Vendor willing to hold mortgage, terms negotiable. Call Joan Tattre-Hollings\* for details about #70.

**KERR STREET, OAKVILLE PROFESSIONAL AND/OR COMMERCIAL USE BUILDING:** Excellent location. Plenty of parking. Call Dan Delic\* for details about #74.

**CHARLES ST., MILTON LEGAL DUPLEX**  
2 apartments close to downtown. 2 furnaces, 2 electrical panels, full basement, parking for 3 cars. Asking \$169,000. Contact W.J. (Jack) McCrudden, Broker, for complete details about #77.

**CALL BILL CURRIE\***  
ABOUT THE FOLLOWING:

- 1) Detached 1.5 storey in town only \$99,900.
- 2) Campbellville two storey on three acres, \$329,900
- 3) Halton Ave. for lease, 2 storey, 4 bedroom

- W. J. (JACK) McCRUDDEN, BROKER**
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# Poll supports extension of Home Buyers' Plan

Results of an independent survey, just released, give powerful reasons for extending the Home Buyers' Plan, says The Oakville, Milton and District Real Estate Board. "This survey by the Augus Reid Group Inc., demonstrates the importance of the plan to both housing markets and retirement planning," Richard Weima, President of The Oakville, Milton and District Real Estate Board, said. "It's good news for home buyers in this area."

While the government has extended the First Home Loan Insurance program for five years, the Home Buyers' Plan, which has proven to be the more popular of the two, is scheduled to expire on March 1, 1994. The plan enables home buyers to access their own RRSPs for downpayment purposes. The Oakville, Milton and District Real Estate is joining with other member real estate boards of The Canadian Real Estate Association (CREA) in polling every candidate in the current federal election campaign to support extension of the plan.

Highlights of the survey are as follows:

- Four out of every five buyers who used the Home Buyers' Plan (79 per cent) said it was an important factor in their decision to buy when they did. It was especially important for 86 per cent of first time buyers.
- Nearly half, 49 per cent, said they would have been unlikely to buy their home without the plan.

- The plan helped a significant number of home buyers surveyed — 24 per cent in Toronto, 22 per cent of all first-time buyers, 17 per cent of buyers generally.
- Repaying their RRSPs is a high priority — 81 per cent of respondents said it is important to repay. Fully 88 per cent said they would repay at a minimum, at the rate of 1/15th per year as required by the plan. Only four per cent said they would not repay and declare their withdrawals as income.

- Home ownerships was seen by 84 per cent of those surveyed as being at least somewhat important to retirement planning — 54 per cent said very important.
- Owning a home was rated as by far the most important source of income for retirement.

The survey, commissioned by the Canadian Association, was conducted among recent home buyers in five major metropolitan centres across Canada. The results support CREA's position that the Home Buyers' Plan should become a standard financing option over the long term.

"Experts have called this the ideal government program," said Mr. Weima. "It recognizes the importance of a principal residence in retirement; it eliminates having to choose between saving for a home and saving for retirement; it underlines the importance of the housing market to the economy and it's popular without draining the public purse."

**COLDWELL BANKER CANADA TRUST REALTY INC.**



**WON'T LAST - MUST SEE!**  
\$192,000. 3-bedroom, main floor family room, large eat-in kitchen, two walk-outs to beautiful tiered deck, new upper windows plus much more!  
**MICHELE GABOURY\***  
338-2201 Pager, 845-8445 Res.