

Thinking of selling your home?

Are you thinking of selling your home this fall or winter? If you're one of the many homeowners who choose this time of year to move — whether you're trading up or down, or simply relocating — you're probably starting to prepare your home for the sale.

But before you become overwhelmed by the task, it's a good idea to sit down and try to look at your home objectively. An attractive, well-kept home generally has a better chance of selling more quickly. And the old adage "first impressions are lasting ones" is true.

However, if you haven't made any big improvements or changes over the years, it's not a good idea to try to take on major renovation projects simply to sell your home. This can be an expensive and lengthy procedure and there are no guarantees that you'll be able to recover all of your costs.

Instead, try to determine what types of minor cosmetic improvements can be made, like general cleaning, painting, floor refinishing and so on. These projects generally don't require a lot of capital and your home can be greatly improved by them. Consult with your realtor to see what types of improvements make the most sense.

Start With the Outside

An inviting exterior insures that prospective buyers will inspect the interior. It's important to keep your lawn and hedges trimmed and edged, the flower beds cultivated and your yard free and clear of clutter and refuse.

If you have any loose siding or pavement, it's a good idea to get these items repaired. And if you have any cracked or broken windows, get them fixed as well.

If your driveway is somewhat unsightly, consider applying a coat of driveway sealer. This will improve its appearance.

Missing shingles or eavestroughs should also be replaced and loose shutters or awnings should be secured. You may also want to consider painting the exterior of your home to spruce it up. And if you have aluminum siding or trim that's really dirty, hire someone to clean it with a power washer, or wash it yourself.

If you have a garage, make sure the door is clean, attractive and in good working order. Also make sure the inside of your garage doesn't look too jumbled or cluttered.

Also keep patios, walkways and decks free of debris and clutter, and trim any branches that look unsightly or detract from your home.

Inside

You can do a lot on the inside of your home as well, without spending a great deal of money. Two primary areas to keep in mind are the kitchen and bathroom. These two rooms of your home are generally of prime interest to prospective buyers. Make sure they're clutter-free, bright and spotless.

This applies to kitchen appliances as well — especially if you're including them with the sale of your home.

If the carpeting in your home looks dirty or dingy, you may want to rent a steam cleaner, or hire a professional carpet cleaner. Pet odour can become trapped in rugs, and this can repel prospective buyers.

Also give your home a thorough cleaning and airing prior to showing it. Make sure any wood and tile floors look clean and bright, not dull and dingy.

As well, keep in mind that rooms that are too cluttered will give the impression that they're much smaller than their true size. Try to create a feeling of spaciousness when conducting your "spruce-up." If you have too much furniture, consider removing some of it and storing it with a friend or relative.

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Best Homes

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LARGE LOT IN TOWN

3+ bedroom bungalow on 100' x 152' lot with fruit trees offers fireplace insert, finished basement (ideally set up for in-law suite), 200 amp service installed in '90, extra insulation, garage and more. Asking \$214,900. Call W. J. (Jack) McCrudden, Broker, to arrange to view #139.



BRONTE ST. \$119,900.

3 bedroom townhouse with upgraded carpeting, 2 pc. & 4 pc. baths plus a shower in the basement. With \$7,000 down your payment could be less than \$1,000 P.I.T. per month. For information please call Jennie Fretz* about #138.



GORGEOUS LOT PLUS

Unique bungalow offering 2+ bedrooms, eat-in kitchen, separate family room, office, full basement, 2 washrooms and 125' x 877' lot. All this for \$239,900!! Call Bill Currie* to view #123.



TEN ACRES ...

... is included with this 3 bedroom sidesplit. Fireplaces in living room, family room & rec. room. Master bedroom has a sauna, hot tub & 3 piece bath. Lots of skylights & much more! Listed at \$349,000. Call Joan Tattrie-Hollings* for complete details about #112.



SPACIOUS AND SPECIAL

Executive home, 3 bedrooms and den, tastefully decorated with many extras including hot tub. Great location, shows beautifully. Call Barbara Mallaieu* today #71.



DESIGNED FOR A YOUNG FAMILY

Now \$209,900. 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 G/A, C/V, new broadloom, modern decor. Check it out! Call Gladys Cranford* today to view #130.



SATOK TOWNHOUSE

Four bedroom home with finished rec. room. \$134,900. Call W. J. (Jack) McCrudden, Broker, for more details or to view #136.



PRESTIGIOUS HOME

2 storey home boasts elegant great room with four sided fireplace in centre, 20' vaulted ceiling, circular staircases to balcony 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.



OWN PART - RENT PART

Located near Milton Mall, this duplex is one you should consider! Only \$91,900!! Contact Bill Currie* for more details about #57.



MOFFAT

\$289,000. This beautiful 1 1/2 storey, 3 bedroom custom built home offers central air, fireplace, 3 baths, plus a pool. Enjoy the best of both worlds. Please call Helen Hardy* to view #80.



BUILDER'S OWN HOME

Quality shows in this well appointed, lovingly finished home. Many features incl. hardwood floors, Beckerman kitchen with BI 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 Mallaieu* to view #98.



POSSIBLE IN-LAW SUITE

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 extended family. \$199,900. To view #116, please call W. J. (Jack) McCrudden, Broker.



PRIVATE PARADISE

Spacious raised bungalow nestled against Niagara Escarpment with panoramic view of Toronto skyline. 3+ bedrooms, 4 w/o's to balcony + from rec. room to lawn, 3 baths, FP, cert. vac., Jacuzzi, stream & pond. \$399,000. Call Jennie Fretz* today to view #125.



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.



NEED A KENNEL LICENSE?

We have one here, plus 5.25 acres of property close to 401 & Main Street. Four bedroom log home, large country kitchen, main floor family room with fireplace. List price \$349,000. Call Joan Tattrie-Hollings* for complete details about #66.



UPGRADED ROOF & FURNACE

Three bedrooms, eat-in kitchen, separate living & dining rooms, den, large porch and 50' x 132' lot. Now only \$157,500. To view #67 please call Bill Currie*.



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.



THE PRICE IS RIGHT

Just move into this three bedroom home with eat-in kitchen and main floor family room. Nicely decorated and listed at only \$144,900. Give Joan Tattrie-Hollings* a call for your inspection of #16.



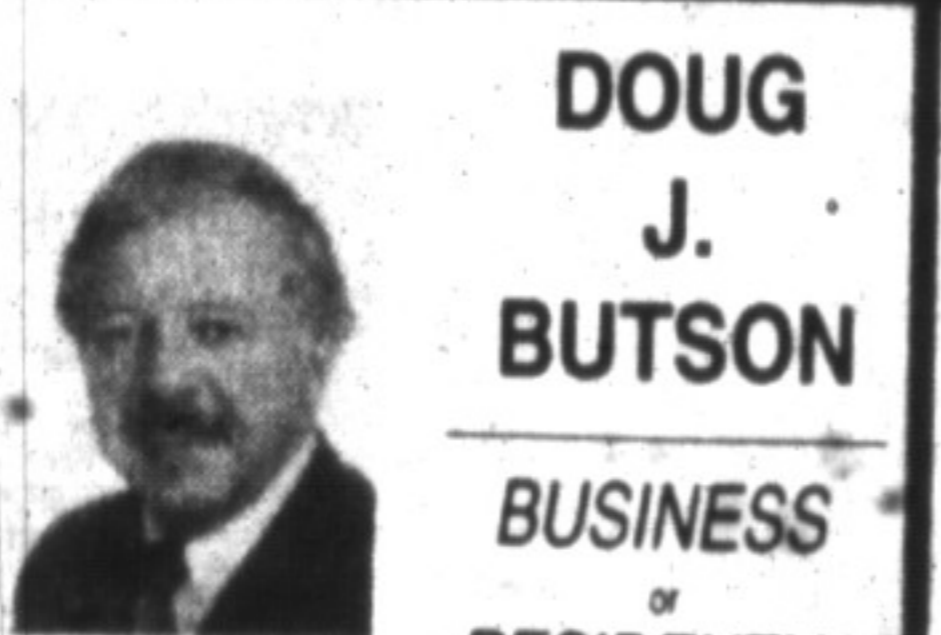
THINKING OF CONDO LIVING?

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.



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.



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CHURCHILL AVENUE

Three bedroom bungalow, finished basement features family room with fireplace, A/C, garage, 1/2 pool on beautiful, landscaped grounds. Asking \$174,900. Call Angela Bailey* to arrange your appointment to view #133.



EASY COUNTRY LIVING

Now asking \$299,000 for this very modern tri-level, sunken L.R. 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 #98.



VACANT LAND: Only \$17,500 for 1/3 acre in subdivision in Port Albert. Close to beach. Vendor willing to hold mortgage. Call Joan Tattrie-Hollings* for details about #70.

INDUSTRIAL UNIT: BRONTE STREET is the location, 1,500+ square feet is the size. For more info, please ask for Stewart Haddon, Associate Broker, #135.

CHARLES ST., MILTON LEGAL DUPLEX 2 apartments close to downtown, 2 furnaces, 2 electrical panels, full basement, parking for 3 cars. Asking \$189,000. Contact W. J. (Jack) McCrudden, Broker, for complete details about #77.

W. J. (JACK) McCRUDDEN, BROKER

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J. MARK MALLALIEU, Assoc. Broker 878-7488
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