



REALLY WORLD

W.J. McCrudden Real Estate

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Tor. Line 845-8888 REALTOR

Things to consider when buying a pool

So you've decided to take the plunge and buy a swimming pool. Now comes the hard part; deciding which type to buy.

Outdoor pools come in just about every size and shape imaginable, says Bill Dovgala, executive director of the Canadian Spa and Pool Association (CANSPA).

Your dream pool could be rectangular, oval or shaped like a teardrop; it could have a vinyl liner or be lined with concrete; and it could be inground, onground or above ground.

Before making any plans, Mr. Dovgala suggests you check with local building and health authorities. Rules about the size and siting of swimming pools, fences and drainage lines vary from one municipality to the next.

When planning the siting of your pool, the CANSPA director recommends it be placed to the side of your backyard, rather than in the centre.

This leaves room for other recreational activities and could be important in terms of resale value, especially if prospective buyers have young children who need room to play.

Generally speaking, the most expensive type of pool is the traditional inground variety, which can have a vinyl liner or can be lined with concrete (gunite) and trimmed with ceramic tile.

Mr. Dovgala says concrete is the most expensive version of the inground pool, with prices starting at about \$15,000. All pools were originally made with concrete and its advantage is that you can design any shape you like. Liberace, for instance, had a pool shaped like a piano.

One type of pool that's usually custom built is the "swimmer," a long and narrow model about 3.0 metres (10 feet wide and 18.3 metres (60 feet) long. Like its name suggests, this pool is for athletic types who are serious about swimming lengths.

Mr. Dovgala says the vinyl-lined pool is now the biggest seller on the market. "It was developed as a means for people in the middle-income bracket" to be able to afford backyard swimming pools. Prices start between \$8,000 and \$10,000.

It's estimated there are close to 60 different shapes of vinyl-lined pools available, including various versions of the rectangle, kidney, oval, teardrop, keyhole and L-shape. The smallest pool available is about 3.6 by 7.3 metres (12 by 24 feet).

Discussing the merits of concrete versus vinyl, Mr. Dovgala says although concrete can heave and crack in the winter, it may still be cheaper to maintain in the long term. But replacing a vinyl liner may be slightly cheaper than having to resurface a pool, he adds. A vinyl liner has a life expectancy of 15-20 years.

Onground pools, which start between \$5,000 and \$6,000 are usually built on property that's rocky or has a severe water problem. "They sit on the ground but they usually have a deeper end that goes into the ground."

Most onground pools are rectangular and they come with decks. The shallow end of the pool is usually about 1.2 metres (4.0 feet) deep and the deep end can be as deep as 2.3 metres (7.5 feet). By comparison, inground pools can be 2.6 to 3.0 metres (8.5 to 10 feet) deep.

Above ground pools are completely raised above the ground and are usually oval or round, a shape which provides structural strength. The metal shell has a vinyl liner and a frame of aluminum or steel.

"They make it affordable for a young family to have the pleasure of water in their backyard when they're just starting out."

A 3.6 metre (12 foot) "splasher" starts at between \$600 and \$700. Above-ground pools are usually a maximum of 1.2 metres (4.0 feet) deep.

NEW LISTING
HELP PAY THE MORTGAGE
Three bedroom bungalow with legal non-conforming one bedroom basement apartment with separate entrance. Great investment opportunity. \$177,777. Call Linda Ertzly today for more information about #101.

ON COURT - NEAR PARK
Treat your family to this "4" bdrm. beauty. Features include main floor family room with F/P, combination dining & living room with W/O to deck, main floor laundry, 3 washrooms, C/A, C/V, plus private yard. Offered at \$179,500. Call Bill Currie to view #100.

JUST LISTED-RIDGE DRIVE
Superb side split boasting four bedrooms, central air, large deck and many extra amenities. Price \$209,900. For more details contact W.J. (Jack) McCrudden, Broker, about #98

JUST LISTED-MCNABB CRES.
A great three bedroom bungalow with finished basement, fireplace and pool. Oh, yes - recently decorated. Price \$189,900. For more details contact W.J. (Jack) McCrudden, Broker, about #92

BUNGALOW BEAUTY
This attractive 3 bdrm. family home comes complete with a recreation room with a walk-out, a games/family room with a fireplace, central air conditioning, upgraded wood trim throughout. Asking \$204,900 for this lovely home on a quiet court. Call Wayne Casson* to view #91.

LOOKING TO MOVE UP?
I have a home in tip top shape. It has 3 bedrooms, an eat-in kitchen, finished rec. room, air conditioning, hardwood floors and much more. Decorated beautifully. Reduced to \$179,900. Give Joan Tattre-Hollings* a call to make your move easier. #93.

862 ANDERSON AVENUE
3 spacious bedrooms, 3 washrooms, eat-in kitchen overlooking family room with F/P and W/O, formal living & dining room, C/A, C/V, IG pool & nice yard. \$234,500. Contact Bill Currie to view #95

"BUENAVISTA"
Unique open concept multi-level home with great views in all directions. Formal dining room, country pine kitchen with BI appliances & island, 20'x40' pool & concrete deck. Lower level features sunken rec. room with w/o to patio & side yard, can be used as in-law suite. Professionally landscaped, partly wooded lot. Call Barbara Mahler* to view #67.

ONE ACRE - TOWN WATER
Located near Niles Conservation area this immaculate home has numerous up-grades. Features include 2+ bedrooms, large eat-in-kitchen, separate dining room formal living room, 4 pc. washroom plus roughed-in 3 pc., C/A and more. Offered at \$179,900. Call Bill Currie* about #90

SEEING IS BELIEVING! \$339,700
Spacious ranch style home on 4 acres of private & beautifully treed property. Features 4 bedrooms, 2 enclaves, large eat-in kitchen, separate living room with F/P, finished rec room with F/P, games room, 2-car garage and C/V. To view #73 please call Helen Hardy*.

LARGE WORKSHOP +
Immaculate 4 bdrm. family home with large 28' x 40' dbl. extra length detached garage, on 1 ac. Woodstove in rec. room, propane F/P in dining area, C/V, paved lanes & more. Asking \$279,000. For your personal viewing call Jennie Fretz* today at 875-2727 (home) or 876-1133 (office). #66.

WANT A BUNGALOW??
This three bedroom home has lots to offer at a price you can afford to pay. Fully finished basement with 4th bedroom. Single car garage. Asking \$154,900. Call Gladys Cranford* to view #62.

CUSTOM BUILT BUNGALOW
This attractively built 3 bedroom bungalow comes complete with a large country kitchen, main floor family room with a fireplace, formal dining room, finished rec. room with a woodburning stove, wet bar, extra bedroom and 4 washrooms. Call Wayne Casson* to view this one listed at \$309,900. #84.

HANDSOME BRICK HOME - \$206,700
Immaculate 4 bdrm. home on large lot. Eat-in kitchen with W/O to private deck, main floor family room with cozy F/P & W/O, separate living & dining rooms, groomed grounds & private fence. A very appealing home both inside & out. For more info. or to view #63 please call Helen Hardy*.

COUNTRY LIVING IN TOWN
This charming three bdrm. home with 1.8 acres of backyard is only a few steps away from Bronte Harbour, shopping and transportation. \$425,000 For complete details about #07 please call Joseph Fedacek, Associate Broker.

DON'T BE A CHAUFFEUR
Let the kids walk to school from this 4 bdrm. home in Dorset Park. Fenced backyard with deck and storage shed. No neighbours behind, just wide open space. Now \$173,900. To view this gem give Jennie Fretz* a call at 876-1133 (office) or 875-2727 (home) #76.

LOOK HERE!
If you are looking for a 3 bdrm. bungalow with an in-law apt. STOP looking and view this one listed by Wayne Casson*. This home comes complete with a gas fireplace and inground pool. #78.

COUNTRY RETREAT - 100 A.C. FARM \$425,000
Cozy country home features 3 bedrooms, large eat-in kitchen, separate living & dining rooms, den & sun room. Property has 2 implement sheds, 2 large barns, mature trees, pond & good agricultural land. Located 10 mins. from Milton & 401. To view #74 please call Helen Hardy*.

WORTH LOOKING INTO
This immaculate 3 bdrm. bungalow is in showroom condition. Features incl. spacious kitchen with 2 windows, L-shaped living & dining room with W/O to interlocking brick patio, lam. fl. with gas F/P, den or 4th bdrm., huge unspoiled lower level & C/A. All this on a 95' x 132' lot with mature pine trees, this unique 2 story building. All this on over 3 acres. Call Bill Currie* about #58.

QUAINT LOWVILLE VILLAGE
\$164,900. Excellent starter home, completely renovated in 1994. New carpets, new kitchen and new bathroom fixtures. 100 amp service. Very picturesque location. Call Don Patz* for complete details about #75.

SPECTACULAR ESTATE PROPERTY - \$749,500
Magnificent alternative in country setting for 64 acre estate is located just N. of Milton with easy access to major thoroughfares. Principal residence is located well back from the road. The charm & warmth of the interior are enhanced by the large modern kitchen & adjoining sun-drenched sitting room, 3 bedrooms, 2 enclaves, formal living & dining rooms, family room with stone F/P, IG pool & spa, Cabana with kitchen & 3 pc. bath. For your personal viewing of #80 please call Helen Hardy*.

ESTATE SALE \$144,400
Etbicoles bungalow very near GO station, adult community centre, hair salon, pharmacy, church, playground & grocer. Expedient buyer could include fridge, stove, T.V. A/C, D.R. set, etc. Call Doug Butson* for details about #63.

PLAN YOUR OWN COLOUR SCHEME
Spacious home recently built using approx. 500 sq. ft. of a home over 100 yrs. old. Blended woods, custom built Kroyal kitchen with butcher block island. Nestled in Rockwood village, on a 95' x 132' lot with mature pine trees, this unique 2 story home will be seen. \$259,000. To view #36 please call Joseph Fedacek, Associate Broker.

WILSON DRIVE
Three bedrooms, eat-in kitchen, large rec. room, large master bedroom, fully fenced all for \$122,900. Contact W.J. (Jack) McCrudden, Broker, about #67.

THINK CONDO
Professionally managed building with video security cameras make this immaculate two bedroom apartment a must to see. It comes complete with two balconies and an in-apartment laundry/storage room. \$122,900. To view #01 please call Wayne Casson*.

\$244,900 - INVESTORS TAKE NOTE:
LEGAL NON-CONFORMING TRI-PLEX. Situated close to downtown Milton. Completely fenced back yard. Contact W.J. (Jack) McCrudden, Broker for complete details or to view #61.

JUST NORTH OF MOHAWK RACEWAY
Renovated farmhouse offers 4 bedrooms, 2 washrooms, large bright kitchen with BI range & oven, separate dining room, huge family room with W/O to deck, hot tub & A/C pool, on a 95' x 132' lot with mature pine trees, this unique 2 story building. All this on over 3 acres. Call Bill Currie* about #56.

NOW ONLY - \$199,900 - 861 ANDERSON
GO AHEAD - DRIVE BY THIS! Gorgeous executive home on desirable street in Timberlea. Features include 4 bedrooms, main floor lam. fl., kitchen comes with w/o to deck & well landscaped pool-side yard. This house is in move-in cond. w/ too many options to list. For more info. call Angela Bailey* anytime about #97.

WALK TO GO STATION - NOW \$162,900
Older home in mature area of Georgetown. Large fenced-in yard with 2 storage sheds & garden. 3 bedrooms, 2 storey home with upgraded outdoors in kitchen, most rooms newly painted, beautifully finished hardwood floor in master bdrm. To view #18 please call Linda McHugh*.

YOUR WISH COME TRUE
Spacious 4 bdrm. country home, W/O to private deck, finished basement, modern kitchen with BI appliances, semi-annual, hardwood & ceramic floors, stone F/P, plus much more. To view #10 please call Helen Hardy*.

COURT LOCATION
4 bedrooms, 2 baths eat-in kitchen with upgraded cupboards, combo sink & dining room, lam. fl. with F/P, C/A, IG heated pool. Located on a quiet court. Now only \$194,900. Call Bill Currie* for a list of upgrades. #27.

AUTHENTIC HOME
Quiet serene setting on Niagara Escarpment. Approx. 6,000 sq. ft. of elegant living space. Quality workmanship & materials throughout. Indoor & outdoor B.B.Q.'s. Large heated IG pool with cabana. Heavy suits & much more. Greatly reduced, now priced at \$797,000. Call Jennie Fretz* at 876-1133 (office) or 875-2727 (home) to view #127.

CAMPBELLVILLE GALLERY/RESIDENCE
Comfortable brick bungalow with oversized garage annex. Situated on Main St. "browsing path". Zoned for many village business uses. \$189,777. For complete details please call Doug Butson* about #40.

RECREATIONAL PROPERTIES
Call Wayne Casson* for directions and details for these building lots in the heart of excellent fishing/hunting/relaxing community only a 2-1/2 hour drive from Toronto. From two acres on the Clare River starting at \$26,900. #30.

STORE FRONT
Situated in an ideal location. Approx. 2,000 sq. ft. Vendor will divide if nec. Basement available for extra storage. \$1,200/month. Contact W.J. (Jack) McCrudden, Broker.

GEORGETOWN
Beautiful one-bedroom condo, five appliances incl., excellent location. \$105,975. Call Joan Tattre-Hollings* for complete details about #102.

OFFICE SPACE FOR RENT-Prime location. Featuring five offices, large boardroom, washroom, separate entrance, parking, beautifully decorated & well maintained restored century home. To view #28 or for more info. Please call Helen Hardy*.

PROFESSIONALS look here! We have office space available for you now! Call Wayne Casson* for details regarding "Free Rent" for one year with a five year lease. Loads of parking and high traffic area. #21.

COMMERCIAL RETAIL 1,450 sq. ft. Unspoiled ready for you to start your new business. High traffic, Main Street exposure. Available immediately for your set up. Asking \$6.50 sq. ft. Call Wayne Casson* for details about #29.

NIPISSING ROAD, One - half acre lot, ready for new owners, serviced to lot line, good location. Listed at \$157,500. Call Joan Hollings* for complete details. #48.

QUIET RETREAT, Approx. 100 AC of tranquility. 20 AC clear, pond & stream. Older home presently on property must be torn down when new one is built. Building permit available for executive home. Greatly reduced, now priced at only \$307,000. Call Jennie Fretz* at 876-1133 (office) or 875-2727 (home). #128

PORCY ALBERT, 66' x 206', Vacant lot in a nice subdivision, 5 mins. from the water, listed at only \$17,500 and vendor willing to hold mortgage with reg. terms. Call Joan Hollings* for complete details #70.

W. J. (JACK) McCRUDDEN, BROKER		878-0466		JOAN TATTRE-HOLLINGS* 876-1576	
JOSEPH FEDACEK, Assoc. Broker	854-9949	ROSS CECION*	878-2755	GARY LOVE*	876-4930
J. MARK MALLALIEU, Assoc. Broker	878-7488	GLADYS CRANFORD*	875-3039	BARBARA MALLALIEU*	878-7488
SAM NADALIN, Assoc. Broker	878-6709	BILL CURRIE*	878-4944	LINDA McHUGH	877-0448
ANGELA BAILEY*	876-0913	DAN DELIC*	338-7084	DON PELZ*	878-1029
DICK BELFORD*	878-5692	LINDA ERTZLY*	878-9378	ROSE MARIE SAUNDERS*	878-1029
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ALLEN (AL) BURNES*	854-2737	JENNIE FRETZ*	875-2727	*Registered Real Estate Salesperson	
DOUG BUTSON*	878-2054	HELEN HARDY*	878-3915		