

REALTY WORLD™

REALTY WORLD

W.J. McCrudden Real Estate

500 Steeles Ave., Milton 876-1133 24 HOUR ANSWERING SERVICE REALTOR Tor. Line 845-8888



entrance. Great investment opportunity. \$177,777.
Call Linda Ertzty' today for more information about



ON COURT - NEAR PARK dining & living room with W/O to deck, main floor laundry, 3 wehrms, C/A, C/V, plus private yerd. Offered at \$179,500. Call Bill Currie" to view #100.



JUST LISTED-RIDGE DRIVE Price \$209,900. For more details contact W. (Jack) McCrudden, Broker, about 498



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,



BUNGALOW BEAUTY 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



LOOKING TO MOVE UP? in kitchen, finished rec. room, air conditioning, hardwood floors and much more. Decorated beautifully. Reduced \$179,900. Give Joan Tattrie-Hollings' a call to make you move easier, #53.



862 ANDERSON AVENUE 3 specious bedrooms, 3 washrooms, est-in kitchen overloo ing family room with F/P and W/O, formal living & dining room, C/A. C/V, VG pool & nice yard. \$234,500. Contact Bill Currie



Unique open concept multi-level home with great directions. Formal dining room, country pine kitchen with B appliances & island, 20'x 40' pool & concrete deck. Lower leve used as in-law suite. Professionally landscaped, partly wooded lot. Call Barbera Mallelieu" to view \$67.



ONE ACRE- TOWN WATER home has numerous up-grades. Features include 24 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



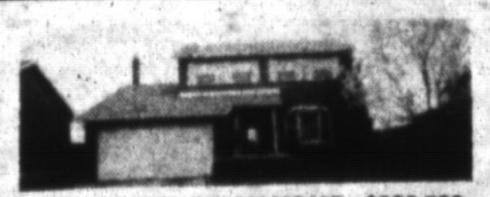
SEEING IS BELIEVING! \$339,700 LARGE WORKSHOP + fully treed property. Features 4 bdrms, 2 ensuites, large eat-in kitchen, separate living room with F/P, finished re propone F/P in dining area, C/V, paved lance & more. Askin room with F/P, games room, 2-car garage and C/V. To \$279,000. For your personal viewing call Jennie Fretz' today a view #73 please call Helen Hardy". 875-2727 (home) or 876-1133 (office). #86.



WANT A BUNGALOW?? you can afford to pay. Fully finished basement with 4th bedroom. Single car garage. Asking \$154,900. Call Gladys Cranford' to view #82.



**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, #64.



HANDSOME BRICK HOME - \$206,700 W/O to private deck, main floor family room with cosy F/P & W/O , separate living & dining rooms, groomed ground & private tence. A very appealing home both inside & out For more info, or to view #83 please call Helen Hardy



**COUNTRY LIVING IN TOWN** a law steps away from Bronte Harbour, shopping and transportation. \$425,000 For complete de about #07 please call Joseph Fedaceek, Associate Broker.



DON'T BE A CHAUFFEUR Let the kids walk to school from this 4 bdrm, home in Dorse Park. Fenced beckyard 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 i 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 Coey country home features 3 bdrms, large eat-in kitchen, sepa rate living & dining rooms, den & sun room. Property has Implement sheds, 2 large barns, meture trees, pond & good agri cultural land. Located 10 mins, from Million & 401. To view \$74 please call Helen Hardy".



**WORTH LOOKING INTO** Features incl. spacious kitchen with 2 windows, L-shaped living & dining room with WIO to interlocking brick patio, fam. m. with gas. F/P, den or 4th bdrm., huge unapoiled lower level & C/A. All this on small crescent, Now \$229,500, Call Bill Currie"



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



SPECTACULAR ESTATE PROPERTY - \$749,500 drenched sitting room, 3 bdrms, 2 ensuites, formal living & dring rooms, family room with stone F/P. I/G pool & spa, Cabena with kitchen & 3 pc. bath. For your personal viewing of #80 please call Helen Hardy".



ESTATE SALE \$144,400 Etobicoke bungalow very near GO station, adult commu ty 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



**WILSON DRIVE** master bedroom, fully fenced all for \$122,900. Contact W.J. (Jack) McCrudden, Broker, about #57.



apartment laundry/storage room, \$122,900. To view #01 lease call Wayne Casson'.



\$244,900 - INVESTORS TAKE NOTE: LEGAL NON-CONFORMING TRI-PLEX. Situate close to downtown Milton. Completely fence back yard. Contact W.J. (Jack) McCrudden. Broker for complete details or to view #81.



JUST NORTH OF MOHAWK RACEWAY Renovated farmhouse offers 4 borns, 2 washrooms, large bright littchen with B/I range & oven, separate dining room, huge family room with W/O to deck, hot tub & A/G pool. included in salding price of \$289,900 is a 60" X 30" stee building. All this on over 3 acres. Call Bill Currie about #58.



NOW ONLY - \$199,900 - 881 ANDERSON street in Timberlea. Features include 4 bd.me., main floor fam. blichen combo with w/o to deck & well landscaped pool-size yard. To house is in move in cond. w/ too many options to list. For more it 'Angela Balley' anytime about #37.



WALK TO GO STATION - NOW \$162,900 with 2 storage sheds & garden, 3 bdrm, 2 storey home with tifully finished hardwood floor in master bdrm. To view #18 please



YOUR WISH COME TRUE Spacious 4 bdrm. country home, W/O to private deck, finensuite, hardwood & ceramic floors, stone F/P, plus much more. To view #10 please call Helen Hardy".



4 bdrms., 2 baths eat-in kitchen with upgraded cup boards, combo living & dining room, lam, im, wi F.P. C/A, VG heated pool. Located on a quiet court Now only \$194,900. Call Bill Currie" for a list of upgrades. #27.

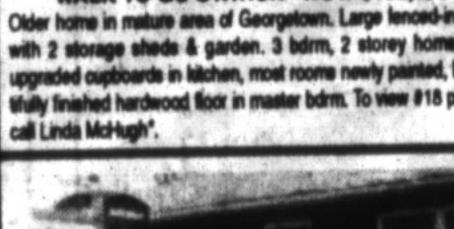
OFFICE SPACE FOR RENT- Prime location. Featuring five



Quiet serene setting on Niegere Escerpment. Approx. 6,000 eq. ft. of elegant fiving space. Quality workmanship & materiale throughout. Indoor & outdoor B.B.Q's. Large heeted VG ground." pool with cebane. Namy suite & much more. Greatly reduced, now priced at \$797,000. Call Jennie Fretz'at 876-1133 (office) or 875-2722 (home) to view #127.

NIPISSING ROAD, One - half acre lot, ready for new owners, serviced to lot line; good location. Listed a \$157,500. Call Joan Hollings' for complete details. #46. QUIET RETREAT. Approx. 100 AC of tranquility. 20 AC clear, pond & stream. Older home presently on property must be torri down when new one is built. Building permit available for executive home. Greatly reduced, now priced at only \$397,000. Call Jennie Fretz" at 876-1133 (office) or 875-2727 (home). #126

PORT ALBERT, 66' x 209', Vacant lot in a nice su division, 5 mins. from the water, listed at only \$17,500



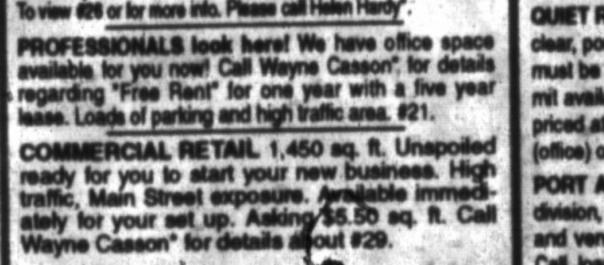
CAMPBELLVILLE GALLERY/RESIDENCE Comfortable brick bungalow with oversized garage annex. Situated on Main St. \*browsing path Zoned for many village business usages

DOUG BUTSON'



RECREATIONAL PROPERTIES Call Wayne Casson' for directions and details for these building lots in the heart of excellent fishing/hunting/relax-ing 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 \$1,200/month. Contact W.J. (Jack) McCrudden, Broker. GEORGETOWN



Butson' about #40.	plete details about #1	α
W. J. (JACK) McCRUDDEN	BROKER	
JOSEPH FEDACSEK, Assoc. Broker	854-9949	
J. MARK MALLALIEU, Assoc. Broker	878-7488	
SAM NADALIN, Assoc. Broker	378-6709	
ANGELA BAILEY	876-0913	
DICK BELFORD'	878-5692	
LES BUNKER'	19) 856-4352	
ALLEN (AL) BURNES'	854-2737	

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AVNE CASSON' 878-0466 SS CESCON' 878-2755 ADYS CRANFORD' 875-3039 LL CURRIE' 878-4944 AN DELIC' 338-7084 NDA ERTZLY' 878-9378	JOAN TATTRIE-HOLLINGS'

## 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

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 meters (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

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

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)

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.