

REALTY WORLD™
THE RESULTS PEOPLE™

REALTY WORLD

W.J. McCrudden Real Estate

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

DROP BY OUR
MILTON MALL KIOSK
TO VIEW OUR HOMES



IDEAL WORKSHOP

Situated near a well travelled thoroughfare this property features a 26' x 24' work shop, new in '93, with extra storage. Split level home offers C/A, upgraded electrical, cathedral ceilings and fruit cellar. Newly Listed at \$169,900. Don't delay, call W.J. (Jack) McCrudden, Broker, today to view #131



HOT OFF THE PRESS

Original owners offer this immaculate home on Anne Blvd. Main level comes with eat-in kitchen, large L.R., huge master bdrm., 4 piece washroom & 2nd bdrm. Lower level has finished rec. room with woodstove, bdrm. with ensuite and den or office. Priced at \$174,900. Contact Bill Currie* to view #129.



REAL SOUTHERN HOSPITALITY

4 pillar, 2 storey, brick home, with 5 bedrooms, 5 baths, 2 L.P.'s, 2 storey foyer plus spacious living throughout totalling 3,365 sq. ft. 3-car heated garage. 20 acres of forest, open space, orchard & an ever flowing stream. Located between Milton & Acton. \$448,000. Please call Les Burler* to view #130



SIMPLY GORGEOUS \$159,900.

This lovely semi on a quiet court in Timberlea is in move-in condition. Features include 3 bdrms. with large master, living room with F.P. & bay window, separate dining room with w.b., eat-in kit. has w.b. to private yard; deck & I/G pool. Nicely decorated & landscaped. Don't let this one pass you by! For more info. about #125 call Angela Bailey* anytime.



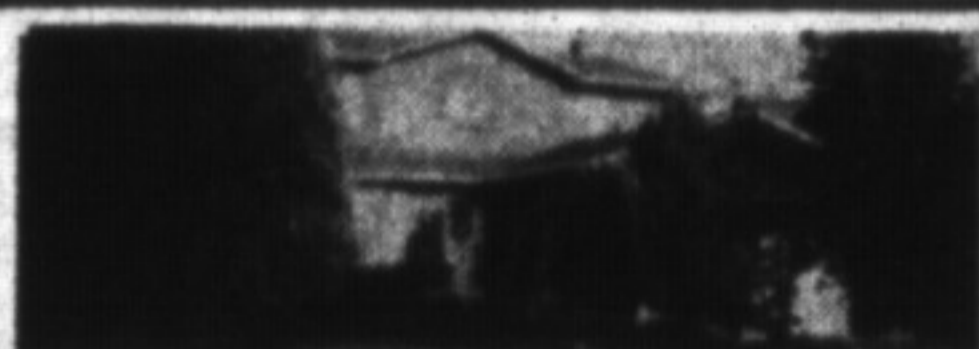
782 COULSON

Investor selling. Easily maintained exterior brick/aluminum 2 storey. Close to Sam Sherratt School, play park and backing onto jogging trail and greenspace. Listed at \$156,500. Please call Doug Butson* to view #128.



GREAT HOBBY OR WORKING FARM \$399,900.

This lovely, well-maintained home is filled with memories of yesterday. Situated on a picturesque & private 100 acres, the property includes 3 barns, implement shed, good agricultural land & hardwood bush. Located minutes from 401 & Milton. To view #74 please call Helen Hardy*.



COME SEE, COME SIGH!

Take time to view this Timberlea beauty. Features include 3 spacious bdrms., 3 washrooms, eat-in kit, formal L.R. & D.R., main floor family room with custom fireplace & walkout, fin. games room & rec. room w/bar, C/A, C/V, plus a gorgeous backyard with I/G pool. Offered at \$267,900. Call Bill Currie* to view #127.



MOVE IN AND ENJOY

This four-bedroom townhouse is very clean and nicely decorated in neutral colours. Eat-in kitchen, appliances included. Finished basement. Walk to Milton Mall, schools and GO station. Asking \$134,900. Flexible closing. Please call Barbara Mallette* to view #122.



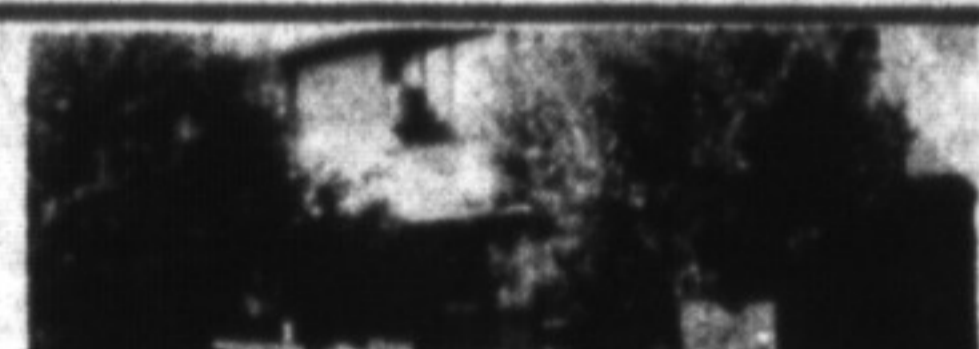
ONTARIO ST. EXPOSURE

Call now to view this three bedroom bungalow offering a legal basement apartment with a separate entrance. A great investment opportunity in a complete location \$177,777. Call Linda Ertzy* for complete details about #101.



TWO FAMILY HOME

Three bedroom home offers an eat-in kitchen with oak cupboards, hardwood floors, new bath plus a complete apartment downstairs. \$164,900. For more details or to view #117, please call Dan Delic*.



PARKLAND...

...Framed by mature trees is the view you'd enjoy from this 3 bedroom townhouse. Large living room/dining room combo with walkout to deck. Asking \$123,500. To view #121 please call Al Burnes*.



GARDENERS' DELIGHT!

Loads of perennials make this garden bloom all summer in a collage of colour. The 65' x 120' lot has loads more room for a pool or more gardens, whichever you please. The home has been well maintained with replaced windows & shingles and both bathrooms completely redone - come have a look - you'll love it! \$189,900. Call Barbara Mallette* #112.



BUYER FRIENDLY!

Attractive three bedroom home complete with eat-in kitchen, separate dining room, formal living room, finished family room with fireplace, sewing room, central air, central vacuum, inground pool and nice lot. Offered at \$189,900. Contact Bill Currie* to view #124.



COUNTRY CLASSIC \$529,900

Beautifully restored 2.5 story brick 3+ bdm. Victorian home on 7.8 acres. Located close to Milton, Oakville and Burlington. This quality home boasts a main floor dining room, living room, den, family room with FIP and large bright kitchen with 81 appliances incl. 6 burner Electra gas stove. This property also has an I/G pool, pond & 30'x50' out bldg. with lift. For more info about #111 please call Gary Lowe*.



CONSIDER THIS

For only \$129,900 you could be the proud owner of a FOUR bedroom townhouse with L-shaped dining room and living room with walkout, finished rec. room and nice yard. Contact Bill Currie* to view #126.



FAMILY FARM

151 acres of land, close to Burlington & Oakville with 4 quality adaptable farm buildings, presently used for beef cattle operation. Grant-style, turn of the century, 2-story brick home. An excellent environment for the growing family. Call Jennie Fretz* for more details about #96 at 876-1133 (office) or 875-2727 (home).



McNABB CRES. TWO STOREY

3+ bedroom home features sitting room just off the master bedroom with wood stove, family room with bar, sauna, fireplace, finished basement, updated plumbing, new roof '92, alarm system, garage and more! \$189,900. To view #110 please call W.J. (Jack) McCrudden, Broker.



PARK LIKE SETTING

Located near Kelso Conservation area. This immaculate home offers 2+ bedrooms, large eat-in kitchen, separate dining room, formal living room, 4 piece washroom, many upgrades and a super one acre lot! Yours for \$179,900. Call Bill Currie* about #90.



A HOME FOR ALL SEASONS

Enjoy the above ground pool & lovely garden in the summer. When the weather cools, soak in the hot tub & relax in front of the cozy fireplace. On a quiet street, close to schools & parks, & an easy walk to the mall, this nicely decorated home can be yours in any time of the year! Flexible closing. \$189,500. Call Barbara Mallette* about #104.



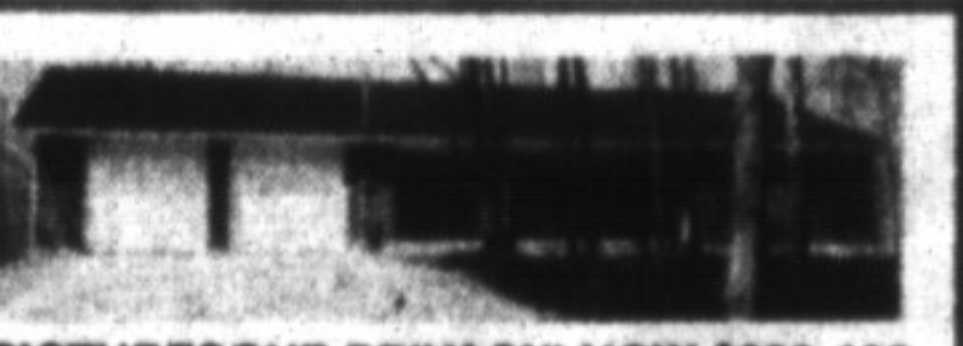
CAMPBELLVILLE ESTATES

In a beautiful prestigious area, close to rejuvenated downtown, 4 bedroom bungalow, main floor laundry and family room, large foyer, sunken living room with fireplace, circular drive, flagstone walk and much more. Asking \$349,000. For your personal viewing call Rose Cescon* or Jennie Fretz* about #120.



18' X 36' POOL PLUS ...

... 3 bdrms., 2 washrooms, eat-in kitchen, large living & dining rooms, finished rec. room, guest bedroom, office, spacious laundry room with lots of storage, C/A & many upgrades. Yours for \$198,500. To view #109 please call Bill Currie*.



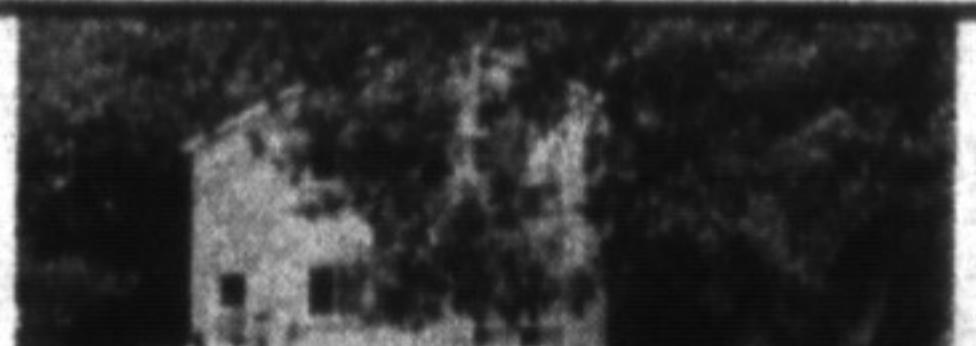
PICTURESQUE PRIVACY! NOW \$299,400

Fabulous ranch style brick home tucked away on a gorgeous 4 acre property surrounded by majestic trees. Features 4 bedrooms, 2 ensuite, 2 stone fireplaces, eat-in kitchen, 2-car garage, C/V, formal living & dining rooms & finished rec. room. Great location close to surrounding towns. To view #73 please call Helen Hardy*.



LARGE WORKSHOP +

Now Asking \$259,000: Immaculate 4 bdrm. family home with large 26' x 40' dbl., extra length; det. garage, on 1 ac. Woodstove in rec. room, propane FIP in dining area, C/V, paved lanes & more. Just minutes to the 401. To view call Jennie Fretz* at 875-2727 (home) or 876-1133 (office), #88.



\$244,900

INVESTORS TAKE NOTE: LEGAL NON-CONFORMING TRIPLEX. Situated close to downtown Milton. Completely fenced backyard. Contact W.J. (Jack) McCrudden, Broker for complete details or to view #81.



QUAINT LOWVILLE VILLAGE

Excellent starter home, renovated in 1994. New carpets, new kitchen and new bathroom fixtures. 100 amp service. Very picturesque location. \$156,900. For details about #75 please call Don S. Peltz*.



LIKE TO BE DIFFERENT?

Try life in this quiet serene setting on the Niagara Escarpment. Approx. 6,000 sq. ft. of elegant living space. Quality workmanship & materials throughout. Indoor & outdoor BBQ's. Large heated I/G pool with cabana. Nanny suite & much more. \$797,000. To view #127 please call Jennie Fretz*.



COUNTRY ESTATE WITH CITY AMENITIES!

Custom built home majestically set high on the Niagara Escarpment with a panoramic view. Comprising approx. 60 acres of gently rolling land & dense hardwood bush. 8+ room home features 3 baths, security system, C/A, C/V, I/G room home features 3 baths, security system, C/A, C/V, I/G pool & I/G workshop with waterfalls. Cabana with kitchen & 3 pc. bath. Caretaker accommodations. Asking \$749,500. For your personal viewing of #80 please call Helen Hardy*.



CHILDS DRIVE TOWNHOUSE

This 3 bedroom home offers a convenient main floor laundry room, 1.5 baths, dining room overlooks living room, walkout to private deck which overlooks complex pool, single garage and more. Asking \$138,900. Contact W.J. (Jack) McCrudden, Broker, to view #123



NOW ASKING \$179,900.

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



UNIQUE WEST COAST DESIGN

Custom built, multi level home with great view. This is a special home for a special buyer who can appreciate the open concept design with cozy sitting areas and soaring ceilings. Skylights bathe this home with natural light and the surrounding woods provide a view of nature at its best. Come see if this is the home for you! \$369,900. Call Barbara Mallette* to view #87.



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



COUNTRY LIVING IN TOWN

This charming three bedroom 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.



COUNTRY GENERAL STORE

Only 2.5 hours from Toronto in the heart of a tourist area, just north of Hwy. 401 on Hwy. 41. Asking only \$270,000 for the real estate and business! This busy store comes complete with a four bedroom house, barn with lift, garage, storage shed, gas pumps and butcher shop! Call Wayne Casson* for more details about #71.



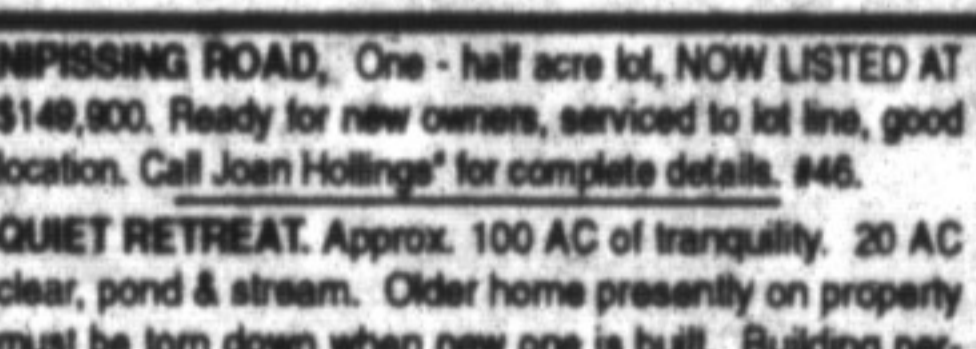
ESTATE SALE \$144,400

Etobicoke bungalow very near GO station, adult community centre, hair salon, pharmacy, church, playground & grocer. Expedient buyer could include fridge, stove, TV, A/C, dining room set, etc. Call Doug Butson* for details about #63.



MAIN ST., CAMPBELLVILLE

Operating now as frame/print gallery. Two-bedroom bungalow has dry basement for storage/workshop plus separate 46-ft. garage annex potential. \$189,777. For more details about #40 please call Doug Butson*.



PROFESSIONAL OFFICE FOR LEASE IN RESTORED CENTURY HOME

Elegantly appointed & beautifully maintained building. 2nd & 3rd floor comprises 6 offices, large boardroom, washroom, separate entrance, parking. Lease price includes utilities. For more info. on #26 please call Helen Hardy*.

Working with Realtor

Continued from Page 2

parison.

How successful has the realtor been? Is the brokerage firm well-established in the markets that interest you? Is the realtor knowledgeable about the market and financing options?

Specifically, what will the realtor do for you? You may even want to consider asking for references from buyers with whom the realtor has worked before.

Be Honest and Open

Once you've selected a realtor, be honest in discussing your financial situation and carefully review the features you're looking for in a home. This will help the realtor find prospective homes best suited to your needs and will save you a great deal of time as well.

Most importantly, remain loyal to the realtor you've chosen if the realtor earns your trust. After all, this person will be spending a lot of time and effort on your behalf.

House Hunting with a Realtor

Once the realtor has a clear understanding of what you want and what you can afford, you're ready to view prospective homes. This is where the realtor's knowledge of the market will really pay off — and save you a lot of unnecessary time looking at homes that aren't right for you.

No matter what kind of condition the market is in, house hunting isn't a process that should be rushed. How long will it take and how many houses are you going to see?

The answer is different for every buyer. However, it's a good idea to look at a few rather than many. If you and the realtor have done your homework, ideally, you should only have to visit a handful of homes to make an informed and wise selection.

Much of your search can be done through the Multiple Listing Service and preliminary discussions with the realtor. As you visit and react to each home you see, the realtor will have an increasingly better idea of what you want and don't want and will refine the search process until you find the house that is just right for you.

Keep in mind that it's important to remain objective and avoid letting a particular feature of a home affect your judgement.

Take the time to look at each promising house carefully and avoid being pressured by anyone into making a decision before you're completely satisfied.

This article is provided by local realtors and the Ontario Real Estate Association (OREA) for the benefit of consumers in the real estate market.

CHRISTIE & WOODS REAL ESTATE LTD.

189 Main Street, Milton



A lot of liveability in this 4 bdrm. ranch with sunken living room, huge sunroom, eat-in kitchen, basement rec. room & den. All this plus 2 bedroom in-law suite with separate driveway & entrance. Make a splash with inground pool with slide and diving board. Call Allan 878-2095.



MILTON—Beautiful 20 escarpment acres, 4 stall barn, fenced paddock, pasture, well landscaped. Tri-level 4 bdrm. home, family rm. and sunroom overlooking pool & mature forest, close to recreation and ski area. \$369,000. Christie and Woods R.E. Ltd.

Yvonne Christie - Broker/Owner
878-2095 *Sales Rep.
Cameron Gall* 876-4532
Allan Christie* 878-2095

W. J. (JACK) McCRUDDEN, BROKER
JOSEPH FEDACEK, Assoc. Broker 854-9949
J. MARK MALLALIEU, Assoc. Broker 878-7488
SAM NADALIN, Assoc. Broker 878-6709
ANGELA BAILEY* 876-0913
DICK BELFORD* 878-5692
LES BUNKER* (519) 856-4352
ALLEN (AL) BURNES* 854-2737
DOUG BUTSON* 878-2054

WAYNE CASSON* 878-0466
ROSS CESCON* 878-2755
GLADYS CRANFORD* 875-3039
BILL CURRIE* 878-4944
DAN DELIC* 338-7084
LINDA ERTZLY* 878-5692
TRISH FITZSIMMONS* 319-0457
JENNIE FRETZ* 875-2727
HELEN HARDY* 878-3915

JOAN TATTRE-HOLLINGS* 876-1575
GARY LOVE* 876-4930
BARBARA MALLALIEU* 878-7488
LINDA McHUGH* 877-0448
DON PELZ* 878-1029
ROSE MARIE SAUNDERS* 878-1029
RON TWISS* 878-4056

*Registered Real Estate Salesperson