

# FIXTURES: Put it in writing before you sell

If you're thinking of selling your home in the near future, have you given much thought to what you plan to leave with the home and what you'd like to take with you? What about the washer and dryer or the fridge and stove? Or how about the heirloom chandelier in the dining room?

While these may not seem like important concerns right now, your failure to address them in your listing and the agreement of purchase and sale could lead to a major misunderstanding with a potential buyer somewhere down the road.

And the last thing you'll want is the loss of the sale of your home due to a dispute or misunderstanding over a relatively minor item.

Your realtor will guide you through the listing process and will ask you what you want to include in the sale. But it's a good idea to make up a list before meeting your realtor, to be sure you don't forget anything.

He or she will explain that fixtures are permanent improvements to a property which normally stay with the property as part of the sale. For instance, if you've upgraded your wiring or your heating system, these are considered to be permanent fixtures.

However, keep in mind that the law is not always crystal clear about what constitutes a fixture. There are circumstances where you may plan to remove something that might ordinarily be considered a fixture - like the heirloom chandelier Aunt Matilda gave you.

Most purchasers would assume this type of fixture is included in the sale unless you specify the contrary in the listing.

It is also absolutely necessary you set out these stipulations in the agreement of purchase and sale.

Other items like water heaters and softeners are often rented and are not owned by the vendor. In this circumstance, the items should be excluded from the purchase price and the purchaser should be asked to assume the rental.

### Chattels

It's a fairly common practice for vendors to include items which would normally be considered as chattels in the selling price. Appliances and window coverings are common examples.

If these types of items are to be included in your sale, your realtor should give a precise description of them and state their location within the property.

Other items to consider are lawn ornaments, smoke alarms and built-in vacuum cleaners. Generally, these types of things are left with the home, but some people still like to take things with them. If you're one of these people, clearly state in writing what won't be included in the sale.

Most realtors can recant "horror stories" about homeowners taking their wall-to-wall broadloom with them - without specifying this in the listing or agreement of purchase and sale. Others can attest to the type of vendor who insists on taking lightbulbs and heat registers.

### If in Doubt ...

If there is any doubt about a particular item, your realtor will include it in the list of items to be included or excluded from the purchase price. That way, if there is any dispute, the situation has already clearly been addressed.

If you have any concerns, talk to your realtor. As a trained professional, he or she will be able to guide you smoothly through the selling process and answer any questions you may have.

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



# REALTY WORLD™

## W.J. McCrudden Real Estate


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 <p><b>HOT OFF THE PRESS - GRAHAM BELL CRT.</b> Immaculate four bedroom split level complete with eat-in kitchen, formal living room, 2 washrooms, finished rec. room and large lot. Offered at \$167,900. To view #158 ask for Bill Currie.</p>	 <p><b>6.95% MORTGAGE 'TIL 1999!</b> Now's your chance to own this townhouse with a low-rate mortgage, three plus bedrooms, kitchen has extra cupboards, ceramic entranceway and a finished rec. room with three piece bath. For more info, call Joan Tattine-Hollings* about #156.</p>	 <p><b>THE ULTIMATE GIFT - PRIVACY!</b> Can be yours in this elegant country home just minutes from town. Three bedrooms, family room, formal living &amp; dining rooms with walk-out to deck &amp; pool, outside entrance to finished basement, great family home on 1.5 acre lot. \$289,900. To view #157 please call Gladys Cranford.</p>	 <p><b>106 ONTARIO ST. N.</b> 3 bedroom bungalow on a good sized lot. 2 entrances with lots of parking. Close to all amenities. \$154,900. Call Jennie Fretz* for your personal viewing at 876-1133 or 875-2727 #153.</p>
 <p><b>62 CHARLES ST.</b> Beautifully restored older home. Ensuite off master bedroom, good amount of closet space, oak flooring, eat-in kitchen, dining room and much more. \$174,900. For more details on this beauty call Jennie Fretz* at 876-1133 or 875-2727 #154.</p>	 <p><b>SPACIOUS HOME CLOSE TO MALL.</b> This four bedroom, two storey link home offers a greenhouse kitchen, convenient main floor laundry room, carpet in living room new in '93, single garage currently used for office, 1.5 baths, fireplace and more. \$169,500. To view #152 please call Linda McHugh*.</p>	 <p><b>BRONTE STREET</b> This 3 bedroom townhouse is great for children. Fully fenced rear yard. Lots of baths. Even a great view of the escarpment! All for \$125,900. Call Wayne Casson* or W.J. (Jack) McCrudden, Broker for your appointment to view #148.</p>	 <p><b>QUALITY</b> Custom built brick home offers greenhouse kitchen, central air conditioning, large size cedar deck off family room, walkout from basement, ceramic, broadloom &amp; cushion floors, plaster walls and more. This 2,500 sq. ft. home situated on a large and level, tree lot, in a prestigious area is a must see! Asking \$298,000. To view #99 please call Jennie Fretz* or Ross Cescon*.</p>
 <p><b>NEED ROOM TO PARK YOUR TRUCK?</b> Situating on 3.5 acres, this 4 bedroom farmhouse offers a large eat-in kitchen, separate dining room, huge family room with walk-out to deck, pool and spa. Also included is a double-car garage and 30' x 60' steel outbuilding. Asking \$279,900. Call Bill Currie* to view #149.</p>	 <p><b>CEDAR SPRINGS ROAD</b> Sidesplit with main level family room, gas fireplace, central air, central vacuum, kitchen bow window, PLUS 5-car classic car workshop, all on 3/4 acre in Kilbride Village. \$278,000. To arrange your appointment to view #145 please call Doug Butson*.</p>	 <p><b>NOW ASKING \$149,900</b> This three bedroom brick bungalow has a finished rec. room with gas fireplace, eat-in kitchen, 132' deep lot and more. Give W.J. (Jack) McCrudden, Broker, a call for your viewing #134.</p>	 <p><b>RICH IN DETAIL AND STEEPED IN HISTORY!</b> Contact Bill Currie* to view one of Milton's finest. To mention a few features, this classic offers renovated kitchen, separate dining room, formal living room, library, sun room, 5 bedrooms, 4 fireplaces, completed 3rd level and for the handyman, a large workshop with entrance from garage. All this and more on a 160' x 225' lot near downtown. Offered at \$449,000. #151</p>

## The right agent makes all the difference in the world™

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 <p><b>HELP WITH MORTGAGE LEGAL DUPLEX</b> 2 Bedroom apt. downstairs and 1 bedroom apt. upstairs. Rent out the one, live in the other! Close to all amenities. Asking \$127,900. Call Jennie Fretz* for further details about #143 at 876-1133 or 875-2727 (Res.)</p>	 <p><b>CAMPBELLVILLE ESTATES</b> Situating in a beautiful, prestigious area, close to rejuvenated downtown this 4 bedroom bungalow offers main floor laundry and family room, large foyer, sunken living room with fireplace, circular drive, flagstone walk and much more. Asking \$329,000. For your personal viewing of #120 call Jennie Fretz* at 876-1133 or 875-2727 (Res.)</p>
 <p><b>4 BEDROOM SPLIT LEVEL</b> Nicely decorated home in desirable area. Many extras and upgrades include inground pool, professional landscaping, master bedroom addition with walk-in closet and ensuite bathroom, eat-in kitchen has been recently re-done and has extra cupboards. Call Barbara Malalieu* today for your appointment to view #132.</p>	 <p><b>HORSES, HORSES, HORSES!</b> Absolutely beautiful 92 acres of rolling land. 28 stall horse barn with hot &amp; cold water, 10 fenced paddocks &amp; riding arena. All outbuildings are very well constructed. Satellite dish, inground pool and only minutes to Campbellville. Call W.J. McCrudden, Broker* anytime to view #141.</p>
 <p><b>DO YOURSELF A FAVOUR</b> Take time to view this Timberlea beauty. Features include 3 spacious bedrooms, 3 washrooms, eat-in kitchen, formal living room &amp; dining room, main floor family room with custom fireplace &amp; walkout, finished games room &amp; rec. room with bar, C/A, C/V, plus a gorgeous back yard with V.G. pool. Offered at \$267,900. Call Bill Currie* to view #127.</p>	 <p><b>HOUSE &amp; WORKSHOP</b> This attractive split level home shows well and features cathedral ceilings, C/A and a fruit cellar. The added bonus is the 26'x24' workshop, new in '93, with extra storage space. Located on Steeles Ave. It's a terrific and economical choice for work, hobbies or a place for your "toys". Asking \$169,900. For more info, about #131 call Angela Bailey*.</p>
 <p><b>AFFORDABLE COUNTRY</b> Asking \$199,900 for this attractive three bedroom sidesplit which comes complete with a bright, cheery kitchen, separate dining room, very large master bedroom with a walkout to a deck. Call Wayne Casson* for your appointment to view #138.</p>	 <p><b>SOUTHERN HOSPITALITY...</b> North of Milton! Now Asking \$409,900! 20 acres of lawn, bush, orchard and stream compliment this 3,365 sq. ft. all brick, home with its 3-car heated garage. Built with your family in mind. Offering 5 bedrooms, 5 bathrooms, main floor laundry, 2 fireplaces, central air, security, sauna, dark room, hardwood floors and stammarter broadloom throughout. For the pleasure of viewing #130 please call Les Bunker*.</p>
 <p><b>LIKE TO BE DIFFERENT?</b> Try life in this quiet serene setting on the Niagara Escarpment. Approx. 6,000 sq. ft. of elegant living space. Quality workmanship &amp; materials throughout. Indoor &amp; outdoor B.B.Q.'s. Large heated V.G. pool with cabana. Nanny suite &amp; much more. \$797,000. To view #127 please call Jennie Fretz*.</p>	 <p><b>CHECK THE PRICE</b> Contact Bill Currie* to view this spacious home near Milton Mall. Features include 3 bedrooms, 2 washrooms, upgraded eat-in kitchen, separate dining room overlooking formal living room with walkout, finished rec. room &amp; more. Yours for \$129,900. #136.</p>
 <p><b>WELCOME TO PARADISE</b> This ranch style home is situated on 60 acres with a breathtaking view of the Toronto skyline. Located in Halton Hills, 20 mins. from Pearson Int. Airport. Features include an inground concrete pool complete with whirlpool spa, 3 room cabana, bank barn, wood fences ideal for horse farm, professionally landscaped grounds. For more information about #80 please call Les Bunker*.</p>	 <p><b>FAMILY FARM</b> 151 acres of land, close to Burlington &amp; Oakville with 4 quality adaptable farm buildings, presently used for beef cattle operation. Grant-style, turn of the century, 2-storey 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).</p>
 <p><b>REDUCED TO SELL</b> \$189,900. For this superb side-split boasting four bedrooms, central air, large deck and many extra amenities. For more details contact W. J. (Jack) McCrudden, Broker about #98.</p>	 <p><b>MAIN ST., CAMPBELLVILLE</b> NOW ASKING \$169,777. Operating now as frame/print gallery. Two-bedroom bungalow has dry basement for storage/workshop plus separate 46-ft. garage annex potential. For more details about #40 please call Doug Butson*.</p>
 <p><b>NIPISSING ROAD, One - half acre lot, NOW LISTED AT \$149,900.</b> Ready for new owners, serviced to lot line, good location. Call Joan Hollings* for complete details. #46.</p>	 <p><b>QUIET RETREAT.</b> Approx. 100 AC of tranquility. 20 AC clear, pond &amp; 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 \$397,000. Call Jennie Fretz* at 876-1133 (office) or 875-2727 (home). #126</p>

<b>W. J. (JACK) McCRUDDEN, BROKER</b>			
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\*Registered Real Estate Salesperson