

Milton's Best Homes

Plan now if you're planning a spring move

Even though the snow is still on the ground, now is the time to begin planning a spring move. For a successful move, a great deal of preparation is required and people who have moved before know that there is never such a thing as too much time.

Whether you decide to buy a new house first or sell your present one, you have to get your existing house ready for sale. Depending on the

condition, that could take two to three weeks. Essentially, what you're doing is ensuring that the items seen by the potential buyer such as paint, wallpaper, carpet and drapes are all nice and clean.

Focus on small repairs such as leaky faucets and try to clean out unnecessary items that add clutter to the home. The more spacious the house appears, the more interest it will generate.

Neutral colours are definitely the best choice when painting or wallpapering as these tones will appeal to the widest range of buyers and help to make the house look as large as possible.

The cosmetic changes are the ones that makes the difference when trying to sell. Major changes to electrical or heating systems will not pay off in terms of recovering these costs through a higher sale price. This includes struc-

tural repairs as well.

The wisest move is to invest the extra \$500-\$1,000 on paint and wallpaper. This can work to increase your sales price by a couple of thousand dollars and help to generate quicker sales; two things that any smart vendor wishes to do.

For a free copy of our "Moving Checklist", please call or visit a Canada Trust Realty office near you.

RE/MAX IF YOU WANT IT SOLD, YOU WANT RE/MAX
 miltonre realty corporation **878-7777** 22 Ontario St. S.
 INDEPENDENTLY OWNED AND OPERATED
 PMP PREMIER MARKET PRESENCE
 RE/MAX Above the Crowd!

HEATHER ASHBEE
 Sales Representative
 Office: 878-7777
 Residence: 875-4698
 Toronto Line: 825-4485

FREE! FIRST TIME HOME BUYERS SEMINAR
 AT: SCOTIA BANK
 244 Main St. E. Milton
 Wed., March 20th, 1996 7:00 pm
 Timely expert advice from
 A Lawyer • Headley Grievés
 A Real Estate Sales Person • Heather Ashbee
 A Mortgage Expert • Sharon Coffen
 Please register with Scotiabank 875-2160.

BUILD YOUR DREAM HOME IN COUNTRY LANE ESTATES, MOFFAT
 1.48 Acre Lots, building package from \$249,000 or buy lot only from \$94,900. Exceptional Buy!

Century Charm
 Nestled on beautifully treed ravine lot. Quaint Ontario house with traditional front verandah with gingerbread trim, oak & pine floors, oversized fireplace in sunken living room. large separate dining room. \$239,000.

MOE MILJOUR
 OFFICE 878-2365
 HOME 876-4577
 Assoc. Broker

SOLD
GREAT STARTER HOME \$157,500
 Bright and cozy brick bungalow with fireplace in living room and dining area, eat-in kitchen, finished bsmt., two washrooms, central air and single garage. \$157,500. Contact Moe Miljour 878-7777

SOLD
MORLEY AVENUE
DESPERATE
 Need a brick, 3 bedroom, bungalow for spring or summer closing. Please call!!
Moe Miljour

AL VOLPE
 Sales Representative
878-7777

COUNTRY ESTATE \$321,000
 Nestled on 2 acres close to James Snow Parkway, Milton. Home features 4 bedrooms, 4 baths, 3 car garage, all brick and built with the finest materials. Ideal location from Milton and surrounding areas. Please call for more info or feature sheet.

3 BDRM. TOWNHOUSE
 Totally upgraded, shows beautifully!
FOR RENT
 3 bedroom apartment. \$750/ month.

LOCATION, LOCATION, LOCATION \$229,900
 Large brick 2 storey close to Milton & Burlington. Home features 4+1 Bdrm. Full basement, F.P., air cond., gas furnace, inlaw suite above garage. 2 car driveway recently paved & much more.

MIKE MORGAN
 Associate Broker
 878-7777 • 878-8093

ALL BRICK AND HARDWOOD FLOORS
 Today's lower interest rates can make your move up more affordable. You'll love the all brick exterior, hardwood floors, elegant French doors and a main floor family room with fireplace and walkout. Additional upgrades include hi-efficiency furnace, central air and central vacuum. Call Mike NOW \$222,900

WOODED SECLUSION
 The setting you've dreamed of with the classic home you've always wanted. Nine foot main level ceilings complement the formal living room with fireplace and adjacent library, formal dining room and the cozy family room with fireplace and walkout. The four generous bedrooms include a master bedroom with separate dressing area and ensuite privileges. Endless upgrades and conveniences located just east of town. Call Mike \$248,900

scott B PRIOR
 BROKER
 (905) 878-7777 TOR 905 825-4485

A HOME FOR ALL SEASONS
 This unique 3500 sq. ft. custom-built home is beautifully set on 25+ acres of treed, rolling land, offering gracious country living with easy access to major routes. This exceptional home features 5 bedrooms, 4 baths, main floor family room and a separate guest house/studio. Offered at \$439,900.

A 'LOT' TO OFFER
 Set on a large lot in desirable mature Milton, and located close to schools, parks and shopping, this 3 bedroom semi has been freshly decorated throughout and features an upgraded kitchen, finished basement with new 3 piece bath and a gas fireplace in the rec. room. Offered at \$149,900.

FLORENCE WALTER
 Sales Representative
 878-7777 Office
 878-0231 Res.
 825-4485 Tor. Line

REDUCED
ANYTHING BUT ORDINARY
 Brand new bungalow. 3 bedrooms, great room with cathedral ceiling, dream kitchen. Optional 1500 sq. ft. inlaw suite. Set on two rural acres. Now asking \$329,000. Call me to view this unique property.

IMPORTANT!!
 With mortgage lending rates down approximately 3% from 1 year ago you may be surprised as to the amount of mortgage you qualify to borrow and how much more affordable that mortgage has become. Find out by calling me or your local financial institution.
The time might be right for you!

FAMILY PLANNING
 Over 1900 square feet of finished living space will allow your family to grow in comfort. You'll love the hardwood floors in the living room and dining room, the huge eat-in kitchen and the main floor family room with fireplace and walkout to deck. Central air, air cleaner, sprinkler system and a quiet location complete this great package.
 Call Mike
NOW \$181,900

TRULY SPECIAL
 If you have an appreciation of the finer things in life you will recognize the quality materials chosen by this wood worker during the construction of this fine home. Open concept living room with woodstove and vaulted ceilings, huge pine kitchen both with walkouts to serene wooded lot. Warm and inviting. You'll love the uniqueness. Call Mike \$248,900