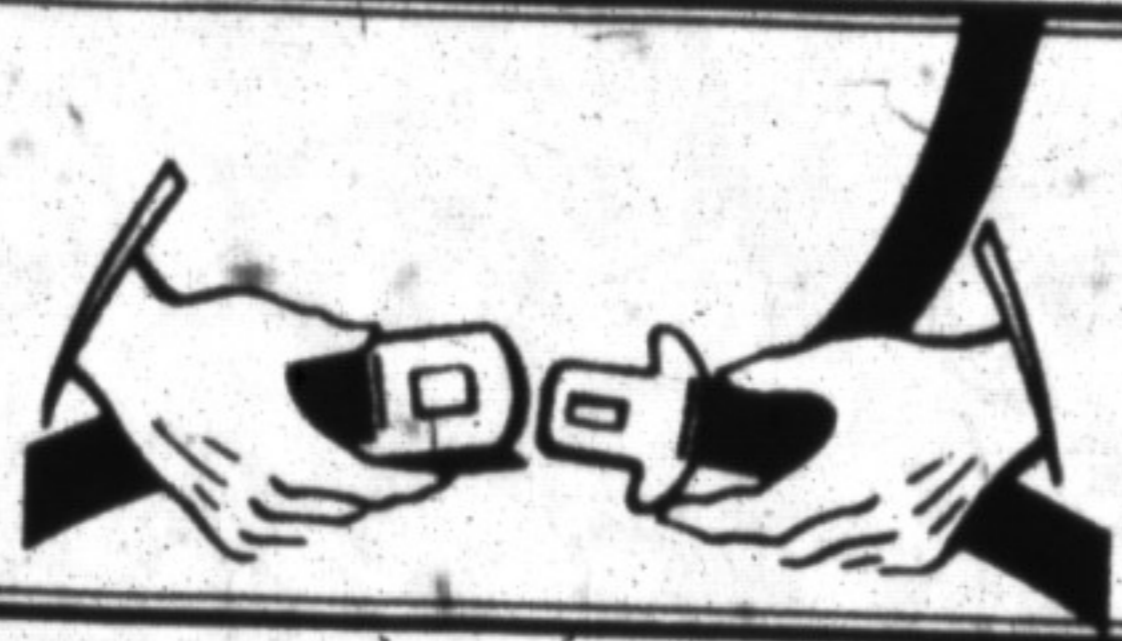


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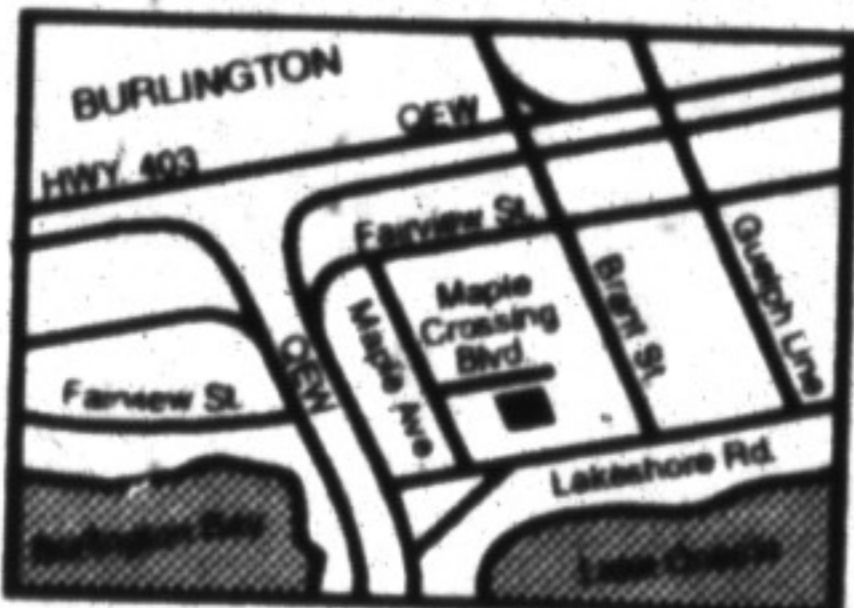
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Townhouse trios of White Birch Gardens balance style, affordability

Great flexibility in style and entry-level prices of the townhouse trios of White Birch Gardens has led to the project's expansion into Phase IV of its development.

Those entering the market and those moving down in size are extolling the benefits of this unique development which encourages a low density neighborhood by virtue of the builder's own 10-homes-per-acre limitation. The quaint cul-de-sac of these uniquely-styled freehold structures will be extended to accommodate four more buildings for 12 more families where a backdrop of established trees will border the rear yards of some of the properties.

The cul-de-sac provides a built-in safety feature for those with children who prefer a low traffic, no through-street location. Its convenient location just off Brant Street makes it a short walk to Mapleview Mall. For commuters, the Fairview GO Station is only minutes away on foot, and access to the QEW and 403 is quick and easy. Parks and sports facilities round out the neighborhood.

Well-lit

These stately-looking homes appear to be single family dwellings until a closer inspection reveals their triplex construction. Centre units are surprisingly well-lit and end units offer an additional side window over the kitchen sink. Each unit possesses a garage with an extended, paved driveway that will accommodate parking for two cars. And inside, the surprises continue. With options like a corner fireplace and bay window in the dining room/living room combination, stylish living is easily achieved.

Two plans are available offering several possible configurations depending on the options selected. A particularly intriguing plan offers an open-concept design in the living room/dining room area with an open breakfast bar to the kitchen.

At 1,050 to 1,200 square feet, these units are smaller in size than their predecessors of White Birch Gardens, but brimming with the features and quality workmanship that has become synonymous with Leighland Homes.

Priced from \$139,900 to \$144,900, they are affordable to those entering home ownership, and are creating interest among empty-nesters who are looking to reduce their living space. Of particular appeal to them are the alternate second level floor plans which feature an expanded master bedroom with walk-in closet and access to the bath.

The unspoiled basement with high ceiling offers lots of opportunity for development. Pre-engineered, I-beam flooring is found throughout and is readily visible at the basement level. It's a type of construction that can span 20 feet and eliminates teleposts that generally dictate room divisions and hamper finishing.

Lots of design possibilities

As one homeowner has already illustrated, the design possibilities are endless and the versatility of the home is clearly evident. With the freedom to select her own interior colors for carpeting, vinyl flooring, ceramic tile, cabinets, countertops and paint, she has continued to enhance these decisions with her own decorating savvy.

An upstairs bedroom was easily and attractively converted into an office/den with a stylish writing desk nestled beneath the window. Matching bookcases in a rich mahogany stain flank the desk further emphasizing the usefulness of this pleasant workspace. There still remains an area for

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a lounge chair and a games table.

An all-white bath has been sparked into life with the addition of a vibrant green wallpaper border, stained cabinetry and accents which make a colorful and tasteful impression.

The nursery is also given a splash of color in a primary scheme. At mid-level, this homeowner has handpainted a border of numbers along one wall to meet the border of the alphabet which extends across the adjacent wall. Accents of red, blue, green and yellow provide further highlights and stimulation for their young son as well as a topic of conversation for visitors.

Spaciousness abounds in the master bedroom (which has an optional two-piece powder room in the design of the end unit) where a king-sized waterbed, a pair of bedside tables, triple dresser and a man's armoire can be comfortably accommodated.

Having watched and shopped the market for two years, this homeowner and her

husband were immediately taken by the possibilities offered by White Birch Gardens. Large rooms, growth possibilities and a family-oriented community in close proximity to the main arteries of transportation were at the top of their must-have checklist. In addition, they were impressed by the separate entrance into the

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garage, not through the house, a security feature that they preferred. The entry is set adjacent to the front door at an angle. A covered porch makes the entrance easily accessible from the house and driveway and also offers a comfortable niche for an outdoor sitting area.

Occupancy in December

After a year in residence, this family is pleased with their decision and the high level of after sale service noting that all concerns were promptly remedied.

Construction on this final phase begins this spring with occupancy available from October through December 1996.

An incentive which adds immediate appeal to these properties, beyond their visible benefits, is the acceptance of a \$1,000 initial deposit with one year to pay the balance of the down payment. Four per cent mortgage interest is being offered for the first year making it possible to have mortgage payments as low as \$720/month for principal and interest.

Other bonuses include free central air conditioning or a premium lot, and an appliance package with the special value price of \$2,995 for a fully installed stove, refrigerator, dishwasher, washer and dryer. And best yet, as a freehold property, ownership of land and building is complete and totally rests with the homeowner.

Beverly McKee, sales manager and a resident of White Birch Gardens, is available on-site to provide further information at 634-4769. To visit, follow Brant Street just north of Plains Road and turn left onto Leighland Road, right onto Gabriel Place and follow the signs. The site is open from 1 to 7 p.m. Monday to Wednesday, Friday from 4 to 8 p.m., and Saturday and Sunday from 1 to 5 p.m.