

New•All (95) Realty Realtor



newsletter



23—The Canadian Champion, Friday, September 13, 1996

## Tips for Home Buyers

When you decide to purchase a house, we recommend you start your search by sitting down and preparing a "wish list", for which our **Home Marketing Systems™** provides an excellent brochure. This is a list of all the things you need and want. If you need three bedrooms and you want a pool, put these on your list. Include your style preferences - Victorian, contemporary, rustic, etc. and preferred location - rural, village, town, north of 401, east of Guelph Line, etc.

After you've completed your wish list, put your requirements in order of priority. Now, bring your list with you to **New•All** and discuss it with your representative. This will make the search process easier for both you and us, helping you to find your new home with as little effort as possible.

## Welcome back to FYI

**F**unny thing, this FYI! This is the 5th reincarnation of my newsletter since March 1993, and something tells me it won't be the last. We started out as a small newsletter, dedicated to Real Estate information. Based on the feedback of our readers, we quickly changed to include more general information.

The last version was published as a newspaper, which was delivered to 15,000 homes in the Milton area. Unfortunately, the publishers went bankrupt.

Well, we're back! Look for us in the Champion every 4 to 6 weeks, and please keep those suggestions coming.

### Confucius say 3 things:

- Imitation is the sincerest form of flattery.
- Those who can't create, imitate.
- Lead, follow, or get out of the way.

## Mortgage Rates

Mark Elliott, 875-0631

Residential Mortgage Rates as of September 11, 1996

TERM RATE	6 month		1 YEAR	2 YEAR	3 YEAR	4 YEAR	5 YEAR	7 YEAR	10 YEAR
	OPEN	CONVERTIBLE							
	6.5	5.75	6.125	6.75	7.375	7.7	7.95	8.75	9.25
	%	%	%	%	%	%	%	%	%

Variable Rate Mortgage 5.75%

## Market Stats

Milton houses sold in July: ..... 36

Median July sale price: ..... \$168,900

April to June district housing sales: ..... **Up to 33% (vs. 1995)**

April to June biggest seller in Milton:  
single detached houses **\$175,000 to \$199,900**

(source: July 1996 MLS and Summer 1996 CREAAstral Reports, The Oakville, Milton and District Real Estate Board)

Visit US at the MILTON MALL in September

New•All (95) Realty/Better Homes and Gardens will have a display at the Home Show in Milton Mall September 13, 14 & 15. Visit our booth and ask for your complimentary copy of Better Homes and Gardens Magazine!

## Adopt a Tree

Trees produce the oxygen we all need to survive. A tree would be a perfect gift for an environmentally conscious friend and, at the same time, you can help to preserve our area's natural beauty!

For \$50, individuals, families, schools or special interest groups can adopt a tree at Crawford Lake Conservation Area. Every participant will be recognized on a special chart in the conservation centre and will receive a certificate of appreciation.

Contact Crawford Lake for more information at (905) 854-0234, or drop by and visit the unique area.

Crawford Lake Conservation Area is located on Guelph Line just south of Steeles Avenue.

The lake itself is very unusual. Small and deep, water circulation is limited. This has helped to preserve its annual sediment deposits which can be accurately dated back 1,000 years. An elevated boardwalk takes visitors around this picturesque lake.

Also found at Crawford Lake is a reconstructed fifteenth century Iroquois village including bark covered longhouses filled with tools and artifacts, a winding palisade and demonstration areas. To round out a visit to Crawford Lake, there are over 10 km of hiking trails, including two that are completely accessible for physically challenged visitors.

Watch for special programs throughout the year, such as Sweet Water Days and Earth Day Celebrations.



## Just for KIDS!!



Hey Kids!!

Tell us about your summer vacation and win a PRIZE!

If you are 12 years old or under, write us a story about what you did this year on your summer vacation. You can include drawings if you'd like. Drop your story off at the **New•All (95) Realty** office at 327 Bronte Street South, or give it to one of our agents at our display in Milton Mall in mid-September. The deadline for articles is September 27, 1996. Don't forget to include your name, age and telephone number.

Our judges will choose the best entries and the winners will receive prizes. Your story may even be displayed in the window at our office! So sharpen your pencil and get writing!

## Delights from the kitchen:

### Ginger Sun Tea

Let the sunshine do the cooking for you! This tea brews as it basks in the sun on your deck!

- 8 single serving tea bags
- 1 1 to 2 in. piece of ginger root, sliced thinly
- 2 to 4 Tbsp sugar
- 2 12 oz. bottles or cans of ginger ale, chilled
- 1 orange, halved lengthwise & thinly sliced (optional)

In a 2 quart clear glass container, combine 4 1/2 cups cold water, tea bags and ginger root. Cover with a lid or clear plastic wrap. Let stand in full sun or at room temp. for 2 to 3 hours or until desired strength. Remove tea bags. Stir in sugar. Cover and chill until ready to serve. Pour tea mixture through a strainer into a 2 qt. pitcher. Add ginger ale. Pour over ice and, if desired, garnish with orange. 43 calories per 8 oz. service. (Better Homes and Gardens, July 1995)