

The legal aspects of home buying worth paying for a lawyer

Since buying or selling a home is a complex legal transaction, it's in your best interest to have someone with knowledge of the law working on your behalf.

It is not a good idea to act as your own lawyer or use the same lawyer as the other person in the transaction. You'll need advice from an

objective person who will look after only your interests and depending on the complexities of the deal, lawyers charge anywhere from a few hundred dollars to \$1,000 or more (including expenses) for the average real estate transaction.

A lawyer can be used to help you with the legal technicalities involved in closing a deal,

such as ensuring you have valid title to the property you're buying and making sure it is correctly described in all documents.


He or she should look over the offer to purchase and change it in any way to reflect your needs.

For example, you may want to make the offer

to buy conditional, by including a clause stating you will buy the house provided you can arrange mortgage financing.

Before the sale closes, your lawyer will have a number of important jobs to do for you. He or she will 'search the title' to make sure no one

• see GETTING on page RE6



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SANDI KINSALE*
Sales Representative
878-8101

WANTED FOR FIRM BUYERS

- Well-maintained home
- Quiet street
- Reasonable size yard
- Prefer older section
- \$150,000 - \$180,000
- Closing flexible.

Call Sandi Kinsale for more particulars

JUST LISTED
\$329,900



Spectacular seven acre treed property with stream and pond. House is approx. 2,700 sq. ft. & features fireplace in master bedroom, hardwood flooring & nanny suite.

NEW LISTING -
\$169,900



This all brick home is perfect for the growing family. Four bedrooms, main floor laundry, fireplace. Close to schools and shopping. Sandi Kinsale.

CAMPBELLVILLE SETTING \$219,900



Ideal for the hobbyist or small business person, this property features detached garage or workshop. Home has large second storey area suitable for entertainment centre or private master bedroom.

FREE! HOME SELLERS GUIDE
24 HOUR PAGER

PHIL PRESTIDGE
Sales Representative
878-8101
<http://www.royallepage.ca>

LISTINGS REQUIRED

NEW PRICE \$219,000



Main floor family room, finished & basement with separate entrance. Beautiful 2.08 acre. 15 mins. to town. Going...going...

NEW LISTING
Great semi with tons of upgrades, huge lot. A must see.

I.C.I. 2500 sq.ft. 80% A/C office. Great shape, location.
1200 SQ. FT.. Ind. Unit, super clean, \$550 / mth total.
9000 SQ. FT.. commercial cheap, \$400 Net / SQ. FT.

3 - 1200 SQ. FT.. Main St. commercial, make an offer.
3 - 650 SQ. FT.. Medical related suites Main St.

PHIL GONZO*
Sales Representative
878-8101
Let Me Do The Leg Work For You!

TWO COMMERCIAL SEPARATE UNITS



On Charles Street. One 990 sq. ft. and the other is 940 sq. ft. Both can be together as one. Each unit has a full basement and two bathrooms.

I NEED LISTINGS - TOWN OR COUNTRY

My inventory is low especially homes for first time buyers in the price range of \$140,000 to \$225,000. If you are thinking of selling please don't hesitate to call for a free in home evaluation.

I NEED ...

\$150,000 - \$175,000 In Old Milton - prefer bungalow 3 bedroom, brick.

I NEED ...

Condominium in Village - on the park. 2 bedroom preferred.. From 4th floor up.

ROYAL LEPAGE

Royal LePage Real Estate Services Ltd.

Thank You to the following establishments who helped make our Open House such a success:

- M&M Meats
- Kalena Flowers
- Harrop House

and thank you to all of our clients, friends & colleagues for joining us and making our evening so enjoyable.

BARB LAFLECHE*
Sales Representative
878-8101
"Delivering the service you expect & deserve"

RENOVATED FARMHOUSE ON .68 ACRE INDUSTRIAL LAND



Home extensively updated - electrical, plumbing, & drywall. Located just north of Steeles Ave. on Fourth Line with easy 401 access. Suitable for many uses. Live in & run your business from the same location. \$259,900.

RURAL BUILDING LOT - \$144,900

13.7 acres just west of Milton in Kilbride, half is beautifully wooded and half is open, with stream running through property. This is a perfect, private lot to build you dream home. Also suitable as a hobby farm. Call me for details.

VACANT LAND - 50+ ACRES **SOLD**

Located just north of MILTON with easy 401 access. Beautifully wooded, gently rolling land. Privacy plus on a dead end road.

DEBRA TURK*
Sales Representative
878-8101

COUNTRY BEST



SOLD IN 18 DAYS

If you're living in the Moffat area call me for your free no obligation market evaluation.

ROYAL LEPAGE MEANS RESULTS

SOLD

PICTURE PERFECT COLONIAL

Traditional 2 storey colonial set on scenic 3/4 acre lot in village setting. Formal living and dining rooms, sunken family room with fireplace, country kitchen with Barzotti oak cabinets, main floor den, four bedrooms, three baths, whirlpool tub and more.

PETRA SCHWABE* BA
Sales Representative
878-8101

STUNNING TIMBER FRAME HOME



Thistlewood-built, exposed pine beam construction. Unique in design, this home offers 4,200 sq. ft. of spacious open-concept living. Must be seen to be appreciated! Situated on 10 picturesque acres, mostly wooded. Only mins. north of Milton. \$599,000.

CAMPBELLVILLE INVESTMENT PROPERTY



Century home. Triplex with three spacious apartments, separate commercial bldg., excellent 1st mortgage & vendor financing available. Now \$239,000.

VIRGINIA BRAZEAU* RN
Sales Representative
878-8101
"It's good to know someone who knows and cares"

49 ACRES



OAKVILLE/MILTON BORDER

Very large contemporary home. Geothermal heating system! Main floor & 2nd floor master bedrooms - possible in-law potential. Attached 2 car garage as well as excellent 24'x36' workshop. Paved drive, pond, rolling pastures & woods. What value for this location.

ADJACENT 42 ACRES ALSO AVAILABLE

North east corner of Tremaine & Burnhamthorpe. Pond, creek, 60'x70' driveway & driveways in place from both roads.



B'TWEEN OAKVILLE/MILTON \$310,000

Large brick executive featuring new hardwood floors, beautiful new white kitchen, main floor office as well as main floor family rm. French doors to pool area with wrought iron fencing. Excellent location across from golf course. Just call for details.



SOUTH EAST OF MILTON \$377,000

Quality unsurpassed! Large custom built brick home. Oak floors throughout. Circular oak staircase to 3 levels w/ 2nd floor balcony. Greenhouse gourmet kitchen. Beautiful home, beautiful property!! Just call.

AL VOLPE*
Sales Representative **878-8101**

RENOVATED FARM HOUSE \$247,500.



OPEN HOUSE
SUN. DEC. 15
1:30-3:30
2637 Lower Baseline
(West of Hwy. 25)

Nestled on 3.2 acres of treed grounds close to Milton and Oakville. Home features 3 BR with Florida room kitchen, 2 full bath, finished BSMT and much more.

INLAWS WELCOME



Home features 3 BR, 2 full bath, LR, DR, main floor family room and full fenced yard. many upgrades with windows replaced. L-shaped deck, alum. soffits and fascia. Close to Milton Mall and Go Train.

DOUG HOWDEN
Sales Representative
878-8101

\$329,000 - "NEW HOME"



4 bedroom, 2200 sq. ft. home on 1-1/2 acre lot in Country Estate subdivision. Main floor family room with gas fireplace adjoining the kitchen. High ceilings throughout the home. Don't miss this chance to own new in the country.

\$179,000 - JUST LISTED



23 acres of picturesque property, 2 ponds, driveway, well and a great building site overlooking pond. Partly clear and wooded.

ESTATE SUBDIVISION LOTS, 1.48 - 21 some. Priced from \$94,900 to \$189,000. Please call your lot now for the spring.

BARBARA CROWE
MVA**
Associate Broker Market Value Appraiser
878-8101
\$325,000



HOME OF DISTINCTION

This custom-built home of superior quality with plaster walls and triple glazed windows has a million dollar view. Located on the escarpment only five minutes from Milton and 25 minutes to Pearson Airport. For further details call Barbara Crowe** 878-8101.