

Red Carpet Real Estate offers comprehensive warranty

A local real estate company is offering a new service that may revolutionize the business.

Mike Avery, of Red Carpet Real Estate, says his company is the first to offer a "comprehensive warranty" for home buyers.

Red Carpet's Wall-to-Wall Home Protection Plan is the first of its kind in Canada, he says.

"I worked for over a year to get this warranty in Canada. It's the only one in the country that offers protection for the purchaser and, on a more limited basis, the vendor," Avery says.

The warranty on pre-owned homes is the most "comprehensive available", he adds.

It covers such major systems as the plumbing, electrical systems and heating. The warranty also applies to major appliances for the purchaser as well.

"It provides peace of mind for the purchaser and confidence for the vendor selling the property," Avery points out.

While it protects home buyers from "hidden problems", it doesn't remove the responsibility of the purchaser to inspect the house for visible faults.

"It (the warranty program) is designed for unknown things," says Avery. "If something unforeseen happens the buyer is not going to be on the hook for it."

While the warranty does provide "very broad coverage" there are "limits" on some items.

The plan also includes a \$100 deductible.

Red Carpet first offered the Wall-to-

Wall Home Protection Plan in the United States. And statistics are proving the service a success for both the vendor and the purchaser.

"Homes with the protection plan have 30 per cent higher closing rates," says Avery. "They also sell 60 per cent faster while commanding a better price. It affords the buyer peace of mind when purchasing property."

Two out of every three homes have some claim, says Avery.

Most are minor but some do entail major work such as replacing a furnace.

"After purchasing a new house the last thing someone needs is to have to pay for a new furnace," Avery points out.

All repair or replacement work is done by "reputable contracting firms", he adds.

The warranty comes at no additional cost to either the buyer or seller. It covers anybody who buys property through the company or has their home listed with Red Carpet.

"This warranty program is the trend of the future," says Avery.

"The public needs and deserves this. With the price of homes today, people are entitled to top-notch service."

He believes this is just the tip of the iceberg as far as increases in consumer services.

"It's the way of the 1990s," he says. "You wouldn't buy a car without a warranty, why should you buy a home without one?"

The Wall-to-Wall Home Protection Plan is available to any home regardless of age and to any seller.

Country Lane REALTY LTD.
 985-7351
 Hwy. 7A & High St., Port Perry, Ontario
 P.O. Box 1570 L0A 1R0



HOBBY FARM - SUITABLE FOR HORSES
 5.27 acres - 1 1/2 storey, aluminum sided home - 3 bedrooms - formal dining room - eat-in kitchen - wood trim - good barn has 4 box stalls, hydro & water - fenced property with paddock areas - just listed at \$259,900. Call 985-7351



ROOMY RANCH PREFERRED LIVING
 Castle Harbour, Port Perry - quality custom built 2000 sq. ft. brick and stone home - 3 large bedrooms, 2 full baths - main floor family room with air tight stove - main floor laundry/mud room - tastefully decorated - huge pie shaped lot - Listed at \$359,900. Call 985-7351.



GREENBANK - NEW LISTING \$179,900.
 Great starter or retirement brick & stone bungalow - 2 + 2 bedrooms - 2 baths - eat-in kitchen with lots of cupboards - 2 fieldstone fireplaces with inserts - walkout finished basement - fenced yard - Call 985-7351.



JUST LISTED - PORT PERRY
 1 1/2 storey aluminum sided, well maintained, 4 bedroom home - original trim - french doors - large private lot - approximately 319' deep with several trees - detached garage - close to downtown - \$189,900. Call 985-7351.

17 ACRES - HEAVILY TREED
 Very secluded - pond site - permits available - 10 minutes north of Port Perry - \$134,900. Call 985-7351.

JUST LISTED LARGE WATERFRONT LOT
 On Lake Scugog Inlet - Fralick's Beach - area of expensive homes - very scenic - permits available - \$169,900. Call 985-7351.



JUST LISTED SEAGRAVE
 Brick bungalow 3 + 1 bedrooms, walkout from kitchen to deck - finished rec room with woodstove & bar - above ground pool - 1 acre lot - double garage - \$217,500. Call 985-7351.

- Diane Hooker Res. 985-2276
- Robin Parish 705-439-2173
- Keith Puckrin Res. 985-2489
- Ralph Farman
- F.R.I., C.R.A. Res. 985-2160
- Winda Walsh 986-4335
- Gail Corden Res. 985-9412
- Roy Scala Res. 985-9395
- Mary Johnsen 985-4144
- Jannette Peters 985-3927
- Bruce Peters 985-3927
- Denise Kingma 986-0611

LARKIN REALTY Ltd.
 REALTOR
 BROKER

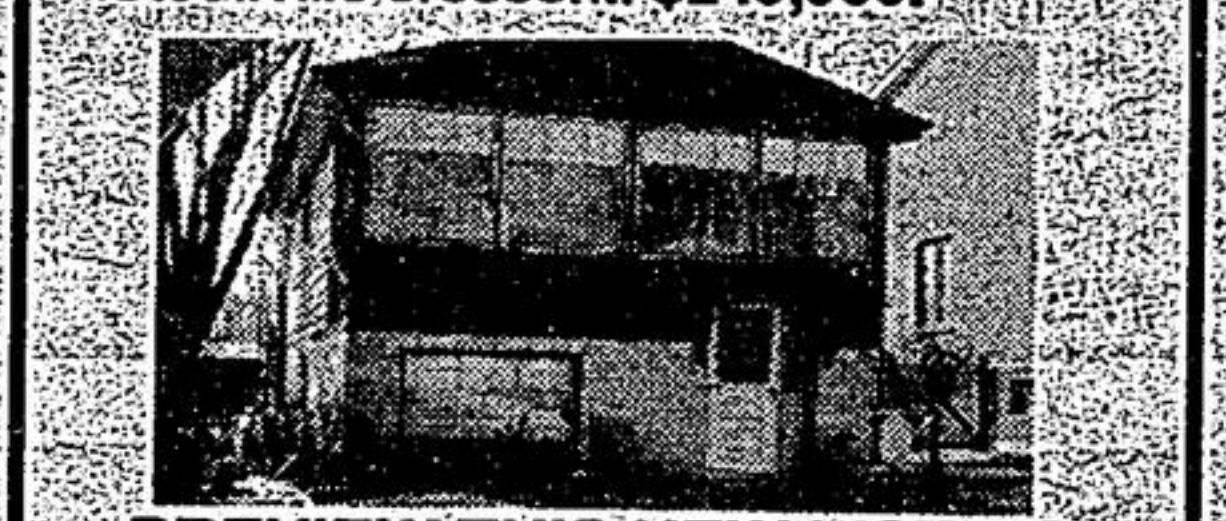
300 HIGHWAY 47
 GOODWOOD
 640-2400



FULL-SIZE HOME ON FULL-SIZE LOT
 64' frontage in established Stouffville neighbourhood, 4 bdrms., main floor family rm., double garage: \$248,000.



HOW SOON CAN YOU MOVE?
 Once you see this tastefully decorated 3 bdrm. home, you'll want to move right in. Main floor family rm., full master ensuite, 50' x 139' lot on quiet Stouffville crescent. \$249,900.



PREVIEW THIS NEW LISTING
 Ideal for first-time buyer who needs a full-size house. Spacious living rm. & country kitchen, 3 bdrms. & den. \$214,000.

- FOR GENTLEMAN FARMERS - INVESTORS**
1. Exquisite stone bungalow with spacious formal living & dining rms., separate bdrm. wing features a luxurious master suite. Set on 25 acres of prime land with view of Toronto skyline. Barn & fencing for cattle set up. Now priced at \$1,450,000.
 2. Custom brick bungalow on 24 acres. 825' frontage on Bloomington Rd. Heated workshop. \$1,650,000.
 3. 100 acres prime farm land just 2 km. east of Stouffville. 8 acres hardwood bush. Pond site. \$2,350,000.

For further information, or an appointment to view these properties, call our office at 640-2400 or contact one of our Sales Representatives.

LOIS ARMSTRONG* 640-5280 Res.
RODNEY KING* 640-5126 Res.
LYNDA SARGEANT* 294-7050 Res.

SAT. APRIL 21 10:30 a.m.
REAL ESTATE AUCTION AT 41 ST. LAWRENCE ST. LINDSAY
 Excellent 3 bedroom brick bungalow with paved drive & finished basement, newly redecorated, gorgeous hardwood floors, nicely landscaped with fenced in back yard. Convenient location close to school, church, shopping & college, quiet street. Selling subject to reasonable reserve. Terms \$5000 at sale, balance 30 days. **PROPERTY MUST BE SOLD - OWNER MOVING.** To view or for flyer call 324-2783 **ORVAL McLEAN AUCTIONS LINDSAY**

HIGHWAY 48
 Corner, 210 ft. frontage, 1 acre, new building, potential plus, north of Markham. \$499,000. Private.
(416) 640-8797, Evgs.
(416) 895-5360

Health and happiness is owning your own Diet Toning Clinic. Be your own boss, will train new owners on one of the most advanced toning systems available today, business increasing monthly with potential to expand your product and service. Asking \$29,000. For more information please call **Ronald Egoroff, Sales Rep. Re/Max East Realty Ltd.** at 291-9988.

RE/MAX east realty ltd.

IMC REAL ESTATE INC.
 Realtor

CONDOMINIUM RESIDENCES
 2 RAYMERVILLE DR.

CALL MR. DAVIS
492-4163 or 377-5290

COVENTRY \$211,900.
 If a peaceful view away from the fast-paced craziness of city living is what you desire, imagine yourself gazing into the serenity of your own forest. With its 2 bedroom plus 4 piece ensuite, located on either side of the living/dining area, this suite's unique design will flatter your need to be satisfied.

BRISTOL \$224,900
 The superior upgrades in this 1,256 sq. ft. 2 bedroom, 2 bathroom suite with balcony makes this gem a real prize to covet. The impeccably finished upgrades include hardwood floors, Jacuzzi and shower. The suite is located at the penthouse level and has a spectacular western view.

MAYFAIR CORNER UNIT \$247,900
 This superb 2 bedroom, 2 baths, 1,286 sq. ft. suite is strategically located with a marvelous N.E. Greenbelt view off your balcony and solarium. Beautifully appointed, the upgrades include 5 top line appliances, vehicles, mirrored doors, ceramic tiles, brass switch plates, built-in shelving and locker.

HAMPTON GREEN
 Offers you a host of outstanding fitness and leisure facilities to enjoy. A heated indoor pool overlooking a sunlit terrace. Renowned European equipment, specially **DESIGNED FOR PEOPLE 50 AND BETTER.** There's a billiard room, craft and hobby room, party room and private library - even guest suites for visiting family and friends. And, for your outdoor life, Hampton Green features a tennis court, shuffle-board, barbeque and picnic area and a charming gazebo. All amidst the natural beauty of mature shrubbery, trees and manicured lawns.

Each condominium includes ensuite laundry, with parking and built in dishwasher. Pets are a welcome addition to your family. No elephants please.