

Build a relationship with builder

Purchasing a new house is an exciting and important experience. But there's more to buying a new house than meets the eye, says the Toronto Home Builders' Association.

Besides confirming necessary financial and legal arrangements, you'll need to decide on many of the construction details concerning your new home. Both you and your builder will want to ensure that you'll be enjoying your new home long after you receive the keys to the front door.

Establishing a good working relationship with your builder at the outset will help both of you throughout the construction process.

Find out who your ongoing contact will be. Your builder may have a representative who will be available more often for discussion during the actual construction of your home.

Constructing a house is a highly complex procedure that demands expert planning, knowledge of municipal bylaws and regulations as well as familiarity with the approvals process, careful scheduling and skilled co-ordination by an experienced builder.

A typical house contains more than 3,000 parts, all of which must be assembled carefully and in sequence.

But before the process can begin to roll, your builder will need a firm offer that includes final specifications of all options.

This will require you to weigh your needs against all of the design features and options available from your builder. Find out what your options are, and be specific about the choices you make.

Make a checklist to use during discussions with your builder or the contact person. You don't want to leave anything out!

The sequence of events means that it will probably take six to seven months before you are able to move into your new home.

Being realistic up front makes the waiting easier.

During construction, you may be asked to make some additional decisions. Prior to any discussion with your builder or his/her representative, make a list of the points you want to cover. Be sure to give each matter adequate consideration, but don't delay unnecessarily.

Try to stock to the overall choices you make in the beginning when considering the color selections, carpeting and other options available to you. In many cases, the materials required to supply your choices are ordered

immediately to ensure delivery when needed.

Before requesting any additional changes during construction, stand back and take a cold hard look.

If it is important enough, ask the builder to make the change. Most changes can be accommodated, but may add to the cost and will likely delay construction and ultimately your move-in date.

Few of us could resist the temptation to watch a dream become reality, particularly if that dream is the home you put so much time and effort into choosing. If you're curious, you can stop by the site to see how construction of your home is progressing. But when you do visit, don't loiter around the construction site and, for safety reasons, you shouldn't walk around the actual construction area of your home.

Any questions that may arise from a visit or concerns about progress should be addressed directly to your builder or your builder's contact person.

The tradespeople on site have their jobs to complete and won't be equipped to discuss your home's progress. Your builder, however, will be.

As construction heads into the final stages, it is important to maintain close contact with the builder or his/her representative to ensure smooth sailing right to the end. Sometimes unexpected and unavoidable delays interfere with a final closing. Your builder will want to abbreviate any delays as much as you.

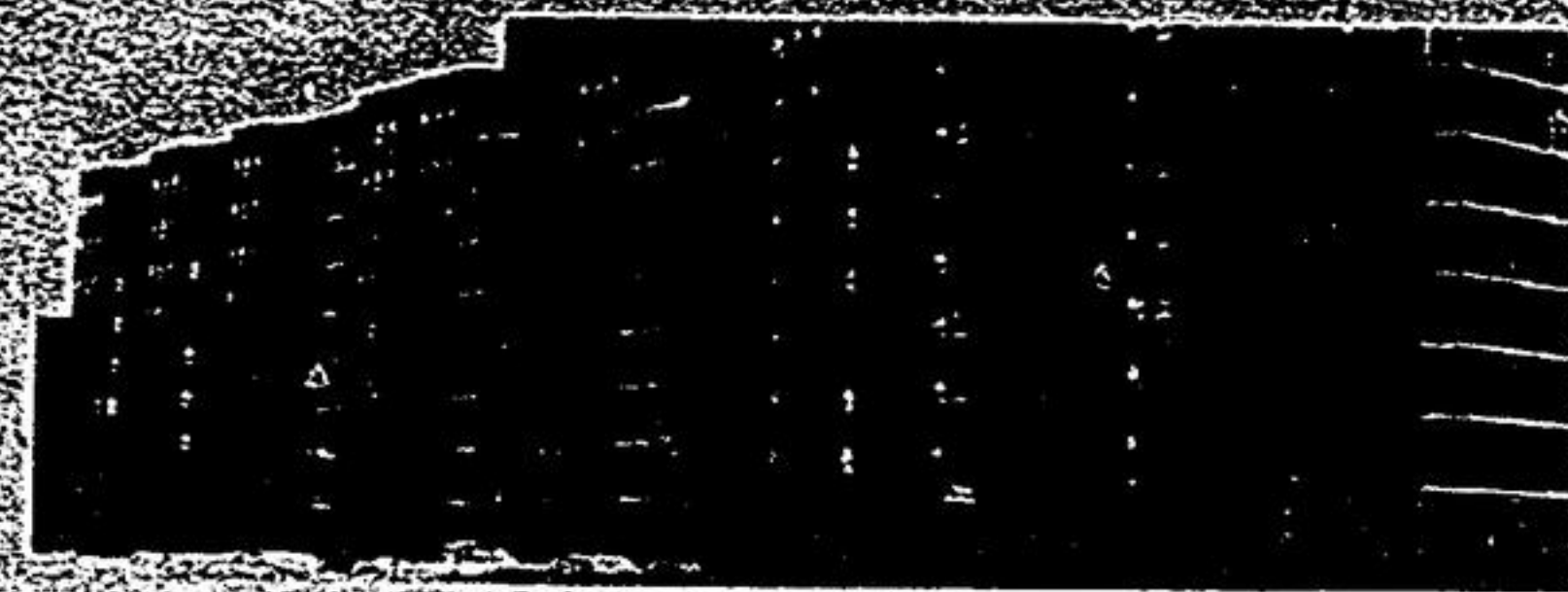
Shortly before the final settlement and transfer of ownership of the house, you and your builder will "walk through" the house to conduct a final inspection.

Three to five days before the closing is best when construction is substantially complete but there's still enough time for the builder to remedy any imperfections that may surface.

A thorough walk-through will save you and your builder time and aggravation. Prepare a checklist beforehand, and ask lots of questions, to ensure a complete inspection. Anything that is not to your satisfaction will be noted for a pre-delivery inspection report. Minor items such as scratches and incomplete paint work will be rectified before your moving day. Other items will be corrected after you're settled.

Call the Toronto Home Builders' Association Home Hotline, 391-HOME, for up-to-date information on member builders.

IMC REAL ESTATE INC.



Realtor



CONDOMINIUM RESIDENCES

2 RAYMERVILLE DR.

CALL MR. DAVIS

492-4163 or 929-2000

CHELSEA
\$158,900.

This 789 sq. ft. 1 bedroom with 4 piece ensuite bath was designed for those who cherish living rather than cleaning. With a restful view of a forested landscape, the suite exudes tranquility for your peace of mind. Locker included.

BRIGHTON
\$194,900

This 1024 sq. ft. two bedroom suite is a picture of perfection. Priced to sell, this westerly facing suite will appeal to the buyer with discerning tastes.

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/
Rent \$1,200

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 180 degree view off your balcony and solarium. Beautifully appointed, the upgrades include 5 top line appliances, verticals, mirror 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 sunfilled 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, shuffleboard, 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.



AFFORDABLE

✓ solid 3 bedroom home ✓ deep lot ✓ quiet setting ✓ potential in-law bsmt. almost finished ✓ minutes to Newmarket ✓ \$194,900 ✓ Call Lydia Ingles.



CALLING ALL PROFESSIONALS!

✓ ideal 3 bedroom home ✓ extra large lot ✓ main road exposure in town ✓ between current commercial properties in Newmarket ✓ Call Lydia Ingles.



TO THE 9's FOR SUMMER

✓ heated inground pool ✓ 6 person hot tub ✓ massive deck ✓ tastefully decorated ✓ want more? ✓ Call Lydia Ingles.



\$148,000

✓ not a misprint ✓ 3 bedrooms ✓ large lot ✓ very close to Newmarket ✓ hurry before it's gone ✓ Call Lydia Ingles.



Cornfield Realty Inc.

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Newmarket

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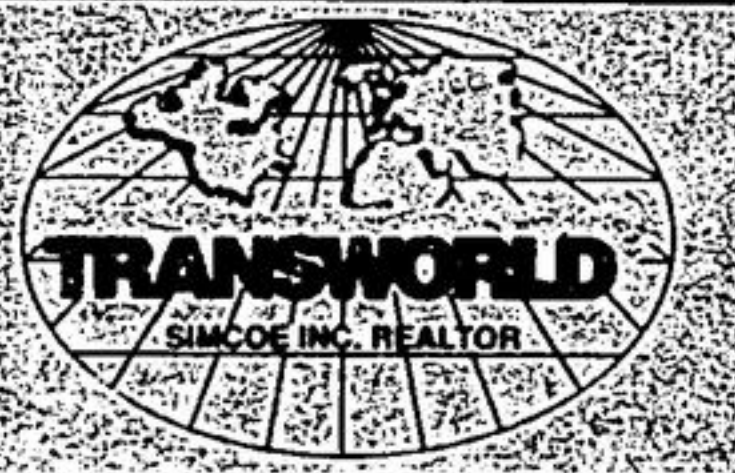
Charlotte Logvinoff-Craig

Rose Tomassini, Family Trust Corporation Realtor and the staff of the Stouffville office are pleased to welcome Charlotte Logvinoff-Craig to our growing team of Real Estate professionals.

Charlotte brings with her a prestigious sales record having won numerous awards for sales excellence over the past 10 years, including the President's Gold Awards.

Being a native of Stouffville, Charlotte presently resides in Claremont and comes to us with a solid knowledge of Stouffville, West Hill, Markham, Unionville and surrounding areas.

Welcome home Charlotte! To congratulate Charlotte, call her at 640-2082.



TRANSWORLD, SIMCOE INC. REALTOR

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Simcoe Sq., Unit 15
Keswick, Ontario
476-4329 Toronto-Line 883-1729
Queensville - 478-4777
FORMERLY SIMCOE REAL ESTATE



ASSUMABLE 10 1/2% MORTGAGE

This quality built 3 year new home on a 100' x 89.5' lot is located on a quiet no exit street. Its 3 bedrooms and convenient in town location make it perfect for the young family. Overflowing with upgrades and priced at only \$179,900. Call Shirley McDermott or Norm Craven, Sales Reps., Tor. 883-1729.



PRIVACY PLUS!!

Is a large private lot one of your major requirements? This immaculate 3 bedroom sidesplit is situated on a hedged 210' lot and features a F/P in L/R, w/o from D/R, new carpet, a rec room with woodstove + a 2 car garage. To view this spotless home + lot, call Donna Morton, Sales Rep.



INTERESTING POTENTIAL

4+ acres with beautifully decorated all brick bungalow. Full basement with workshop, family room, bedroom and 3 pc. bath. Upstairs features huge modern kitchen and 3 large bedrooms. Approx. 600' of road frontage. For appointment to view, please call Drury Greenwood or Pam Polteski, Sales Reps.



CONDOS, CONDOS, & MORE CONDOS

By the shores of Lake Simcoe, neutral decor, dishwashers, some with upgrades, huge solarium on each floor, minutes to manna's and stores. For lease and sale, from \$121,000. Barb Hanlon / Ray Barber, Sales Reps., 883-1729.



COTTAGE COUNTRY WATERFRONT LOT \$62,900

Located approx. 10 mins. from Minden this 100' x 216' lot has a dug well, 24 driveway with culvert and has been cleared. For more information call Shirley McDermott, Sales Rep.



RED BRICK BUNGALOW

On pool size lot 75' x 209' features 3 bedrooms, country kitchen, hardwood in living room, 5 appliances included \$149,900. Ray Barber / Barb Hanlon, Sales Reps., 883-1729.