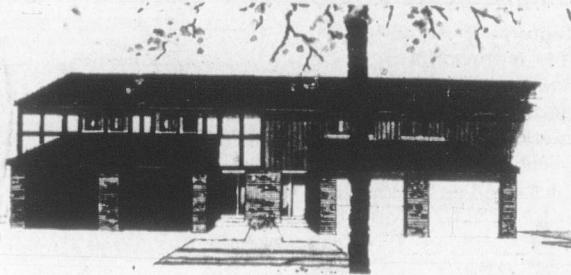


GUELPH

NEW EASY ACCESS TO METRO BY
"GO" COMMUTER SERVICE

COMPARE FROM ONLY **\$37,500**

FOR LUXURY TOWNHOMES
IN GUELPH



FEATURING:

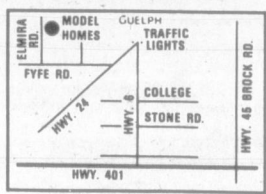
- GARAGES
- 2 WASHROOMS
- SMALL SELECT COMMUNITY
- IMMEDIATE POSSESSION
- FULLY BROADLOOMED
- REGISTERED CONDOMINIUM CORP.

93 1/4% MORTGAGES

A "SELECT" Community

Drive a Little
Save a Lot!

PARKWOOD SQUARE

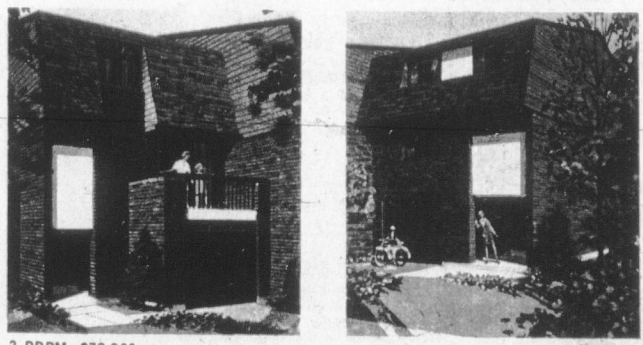


Only 45 minutes from Hwy. 401 & 27
Hwy. 401 to Hwy. 6 north (2nd Guelph exit), continue north on Hwy. 6 to Wellington Hwy. 24 south to Fyfe Rd. To Elmira Rd. then turn right to model homes.

Models now open or call collect
1-519-836-4910
or
1-519-1920

<p>RATHBURN & THE WEST MALL (The Buckingham) \$37,900 PRIVATE — large 1 bedroom condominium, den, large eat-in kitchen, stove & fridge, broadloom, central air-conditioning. Has large 10% mortgage which carries for \$249. P.I.T. Rec. centre with heated swimming pool, saunas & tuck shop on property. Call 622-3202 or 621-7750.</p>	<p>\$44,900 FULLY DETACHED Solid brick 3 bedroom, 2 storey house, large modern kitchen, good sized dining area, new furnace, south Etobicoke location. No mortgage to arrange, easy down payment. Call JOHN FARRAN, 236-1766.</p>	<p>LAKESHORE DRIVE \$5,000 down, this lovely 2 bedroom brick bungalow situated on one of Etobicoke's nicest streets has extra finished rooms in basement, fridge & stove. Private parking. Won't last! Call RON MARANDU, 252-5761.</p>
--	--	---

Luxury homes GREEN PARK ESTATE CONDOMINIUM TOWN HOUSES

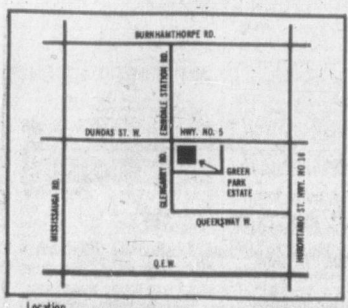


3 BDRM. \$72,900 4 BDRM. \$74,400

FEATURING:

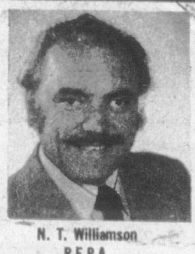
- FIVE APPLIANCES
- ADDITIONAL SOUND-PROOFING PROVIDED WITH SOUND REDUCTION FILLERS
- CENTRAL VACUUMING SYSTEM
- ENERGY SAVING HEAT PUMP CONTROL & FULLY AIR CONDITIONED
- BRICK & CEDAR EXTERIOR
- WOOD BURNING CORNER FIREPLACE
- IMPORTED CERAMIC TILE, ON KITCHEN & BATHROOM FLOORS
- BROADLOOMED THROUGHOUT
- UP TO 1,497 SQ. FT.

SALES OFFICE OPEN:



**WEEKDAYS
NOON TO 8 P.M.**
**WEEKENDS
NOON TO 6 P.M.**
275-4497

Should A House For Sale Be Occupied?



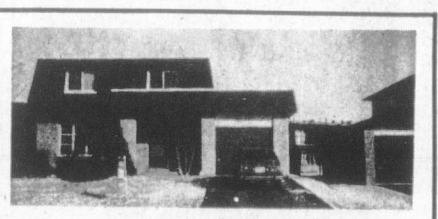
Ideally, it should be both occupied and furnished as tastefully and charmingly as you can make it. Home sellers must realize that buyers are guided in their decisions by mental images which form in their minds as they view prospective homes. They are trying to picture themselves in their surroundings. It is best to make their imaginings as easy and pleasant as possible with the scene you present for them as they inspect your property. Quality furniture charmingly arranged, for instance, will usually increase the selling price of a property significantly even though the buyer realizes that the furniture does not go with the house. Painting and decorating almost invariably pay for themselves with profit to spare. A "lived in" house that is clean and well cared for has an atmosphere that buyers immediately feel. The image of that house as a home for them is more easily conceived than bare rooms and blank walls would make possible. Like a girl dressing for a date with her favorite beau, don't neglect the details. They could get you the "proposal" you're after.

SOUTH ETOBICOKE

Builders custom built home. Features broadloom thru-out, 2 bathrooms, double insulation, 2 balconies, double glazed windows, aluminium soffits & fascia. Built-in vacuum cleaner, attached garage. Only \$20,000 down, 1 mortgage.

FOR SALE
NT WILLIAMSON REAL ESTATE LTD.
259-9681

SOLD
NT WILLIAMSON REAL ESTATE LTD.
259-9681



REDUCED TO SELL!

Now \$77,700 & vendor anxious. You must see & compare this with anything you have seen! Look-4 large bedrooms — fully air conditioned — walk-out to finished patio with gas barbecue. Best broadloom, good family area. Call JOAN FITZPATRICK, 823-9420 or res. 845-3118. Woodchester Real Estate Limited Realtor, Mississauga.

RUSCHER REALTY LTD.

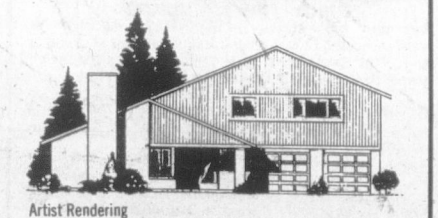
THE EXPERIENCED REAL ESTATE PEOPLE

PORT CREDIT SPECIAL
\$2,000 or \$3,000 down will get you a three bedroom bungalow on a corner lot with large living room and dining room. Beautifully decorated large rooms on a secluded lot. Asking price is only \$56,000. To view call Tony 822-4490 or 278-4492.

MISSISSAUGA BARGAIN
The lowest price in the area for a three bedroom brick bungalow with broadloom throughout. Very private lot, facilities for an apartment in the basement, close to everything. Just reduced to \$59,500. Good financing. Call Tony 822-4490 or 278-4492.

YOU KEEP ASKING FOR BARGAINS
Well here's one for you. A detached brick bungalow with three bedrooms, double garage, rec room with bar and fireplace for those wintry nights and a pool for those hot summer days, an office, den and laundry room, plus lots more. Come and take a look. Tony 822-4490 or 278-4492.

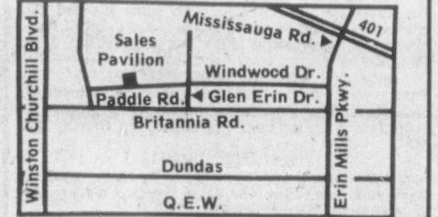
SAVE ON LUXURY IN MISSISSAUGA



DETACHED HOMES FROM \$62,900
Only **\$500 DEPOSIT**

FINAL 20 RELEASED TODAY

- Pool size lot
- Paved driveway
- 2-car garages
- Fully broadloomed



Models Open 2-7 Daily
Weekends 12-6
AT 2852 WINDWOOD DR.

Guaranty Trust Realtor

Thinking of Selling? We Sell Homes and We're Good At It

ISLINGTON — 239-3956

<p>ROYAL YORK-LAWRENCE \$79,900. Superb 3 bedroom detached bungalow, completely finished basement with bar. Lovely kitchen with built-in stove and oven. Near schools and shopping. Immediate possession. Frank Sheahan, 239-3956.</p>	<p>ALDERWOOD SACRIFICE \$53,900 only. Newly modernized 2 bedroom bungalow, master 16'x10', lovely large kitchen, finished rec. room, short bus ride to Islington subway or GO train. Immediate possession. Vincent Sheahan, 239-3956.</p>	<p>ETOBICOKE DUPLEX \$84,900 only. 2 modern two bedroom apartments, private drive, Hollywood kitchens, divided basement, ideal rental area. Near schools, shopping and TTC. Tim Denney, 239-3956.</p>	<p>MIMICO BEAUTY \$49,900 only. Perfect starter or retirement, new and modern inside and out, fireplace in cosy living room, 2 walk-outs, only steps to direct subway-bus. Schools & shopping. Edmond Murphy, 239-3956.</p>
---	--	--	--

<p>BROWNS LINE STEAL Custom Built, brand new, 4 bedrooms, large Hollywood kitchen, main floor family room, 2 full bathrooms, asking only \$87,500. Easy down payment. Immediate possession. Frank Sheahan, 239-3956.</p>	<p>BLOOR-DIXIE RD. Only \$2,500 down. Priced low for quick sale! Beautiful 3 bedroom huge condominium, broadloomed, 2 baths, appliances, pool, saunas, gym. Great location - Owner leaving Toronto. Hurry and see this. Call Mr. O'Reilly, 239-3956.</p>	<p>BIELING BURNHAMTHORPE \$20,000 down! Unusual, must be seen! 2 storey, 3 bedrooms super modern 23x12' kitchen with walk-out to bird-watcher's paradise, separate banquet size dining room, large living room with fireplace. Near schools, shopping, subway. H. Balle, 239-3956.</p>	<p>ONLY \$6,000 DOWN!! 10 1/4% mortgage. 3 bedrooms, large modern kitchen with built-in dishwasher, separate dining room, warm & cosy living room, broadloom throughout, 5 good appliances, private drive & garage. Owner leaving city, must sell! Terrific location. H. Balle, 239-3956.</p>
---	---	--	--

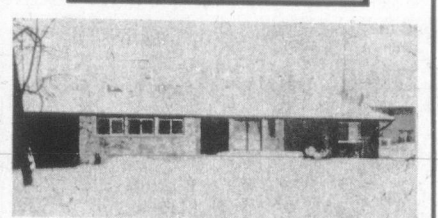
<p>LOW DOWN PAYMENT Asking \$36,900. Fully broadloomed, tastefully decorated, condominium apartment. Fridge, stove, dishwasher, balcony, carpet and furnishings. All facilities and services. Southwest exposure. 10% mortgage. B. Durack, 239-3956.</p>	<p>RAVINE LOT SECLUSION Newly decorated, 3 bedrooms, 2 baths, eat-in kitchen, broadloom, full finished basement, appliances, drapes, above ground pool and equipment included, walk-out to patio. 10% financing. B. Durack, 239-3956.</p>	<p>BLOOR-MARTINGROVE \$15,000 down. Nice brick detached home, 6 rooms, on 50x200' lot, 2 baths, fully broadloomed, finished rec. room with wet bar, quiet street near everything. To inspect call Mr. O'Reilly, 239-3956.</p>	<p>RATHBURN-ISLINGTON Custom built, 3 bedrooms, huge lot, open space in living room, large rec. room and bar, minutes to subway, \$89,900 asking. Call Frank Sheahan, 239-3956.</p>
---	--	--	--

MISSISSAUGA — 270-4621

<p>SOUTHDOWN AREA \$3,000 down, 2 baths, all appliances, immaculate townhouse with finished rec. room, reduced to \$43,400, vendor anxious to sell, call now Larry Raycraft, 678-7096 or 270-4621.</p>	<p>ASPEN BEAUTY 985 sq. feet of living area in exquisitely decorated Condominium apartment. Air conditioned, fully broadloomed, 3 appliances. Asking \$48,500. Close to Square One shopping mall. Call Larry Fabian, 270-4621.</p>	<p>CLOSE TO GO Townhouse 3 bedrooms, fully broadloomed, close to schools, good financing, owner anxious to sell. Call Larry Fabian, 270-4621.</p>	<p>BRAMPTON BARGAIN Artistically decorated 4 bedroom home situated on large landscaped lot. Professionally finished rec. room, separate dining room. Owner anxious to sell. Call Larry Fabian, 270-4621.</p>
---	---	--	---

GUARANTY TRUST SOLD MINE

McVEY REAL ESTATE LIMITED



INDIAN VALLEY TRAIL
\$119,000. Superb custom bi-level Bungalow. Sunken living room with a magnificent granite fireplace. Full formal dining room and huge family kitchen. 5 bedrooms, 3 baths. Walk-out 2 level family room with floor to ceiling fieldstone fireplace. Semi ravine lot with a meandering creek. Mississauga's finest residential area. Call Mr. Hansford at 844-7857.

WINTER BLUES
Summer is coming, so buy now and enjoy this magnificent in-ground pool and live in a smart, spotless 3 bedroom split level with walk out family room, eat-in kitchen with built in stove and oven. Bow-windowed living and dining room. Expensive and beautiful landscaping all for a realistic price of just \$76,900. Worth more. Call Terry Hansford, he has all the answers 844-7857.

SACRIFICE

QUEEN FREDERIKA DR.—MISSISSAUGA
Exclusive Townhouse—Solid Brick
\$45,900, low down, 1 mortgage. Several thousands of dollars worth of extras included in price! Owner just transferred, must sell immediately. 3 spacious bedrooms, loads of cupboard space, 2 baths, finished rec. room plus laundry room, picture windows, ultra modern kitchen, plus copper-tone appliances. Broadloom, large living & dining area. Reduced to sell, come & inspect & compare. Call anytime for appointment. JOSEPH J. KOSTEK, 622-4340.

OSCAR PERRO REALTOR

START NOW! FINISH LATER!
3 bedroom brick veneer detached home in Mississauga Valley. Roughed in lower level to finish when time and money allow. Asking \$85,000. Please call Shirley Campbell 274-1521 or 625-2951.

HANEY HUNT & BOWDEN
LIMITED REALTOR

230 Lakeshore Rd. E. Mississauga.
(416) 274-1521

ETOBICOKE BARGAIN
9 rooms, 2 storey home. New furnace. Near all conveniences. Move-in condition. Private drive. Beautiful fenced lot, 40'x107'. Asking \$44,900. For details call Dave Lal — 537-1241 or 782-5181 — Tower Realty Ltd.

NEW TORONTO
\$6,000 down. Immaculate 5 room brick bungalow, eat-in kitchen, new wiring, new furnace, covered patio. 9 1/2% open 1st mortgage. Close to all conveniences. 259-9639.

H. G. PORRITT LTD.
REALTOR

\$44,900. True value is offered with this 3 bedroom twin in Orangeville. 3 years old & immaculate throughout. Super 173 ft. deep fenced lot awaits your family. \$4,400 down & you can move in if you qualify. Vendors are anxious — make an offer. Call Beth Glenn, 457-6825. Johnson Carney Ltd. Realtor, Orangeville.

REXDALE SPECIAL
Just reduced, 4 bedroom detached, attached garage, 1 1/2 baths, broadloom, finished rec room with brick bar, eat-in kitchen with walk-out to cedar deck & pool. Owners leaving Town. Asking \$88,900. Offers invited. 439-1970.

ETOBICOKE SOUTH
\$55,900. Detached brick, 4 bedrooms, separate dining room, completely remodelled, brand new kitchen, financing arranged. Close to TTC, NADA OSTRES, 239-3946.

JOSEPH P. GLEESON
LTD. REALTOR