

The Added Value of Open Land Space Uses

By Peter Palmer

for Professor T Whilans and Ian Attridge

Community Placement/ Course ERS383b

30th April 2000

The Added Value of Open Land Space Uses

'A historian remarks that to preserve natural beauty is to preserve, a main source of spiritual well being and inspiration in which our ancestors thrivedwe are literally "children of the earth" and removed from her spirit wither or run to various forms of insanity. Unless we can refresh ourselves at least by intermittent contact with nature we grow awry"¹.

George Edward Mcaulay Trevelyan -

Urbanisation spread rapidly throughout much of the westernised world, especially in Europe during the decades preceding the Second World War. In the 'built environment' at this time, the focus was on cheap and affordable housing with little attention focused on providing attractive surroundings. Many inner-city conurbation's were literally 'concrete jungles' and these areas were often associated with outbreaks of crime and social inequality. At this time, many town planners decided to look at creating a more ideal place in which to live and bring up a family, integrating 'green areas' into the urban landscape. In Conservation Conservation of Ontario (July 1971), it states how 'trees and shrubs may be used in many ways to enhance the quality of urban space' and at the same time 'be used to screen unpleasant views'. There are numerous examples throughout both North America and Europe demonstrating this approach.

The Netherlands is one of the most densely populated and urbanised countries in Europe. Kendle and Forbes (1997), describe how planners have taken a bold and deliberate step to 'introducing nature into the urban environment' by 'creating 'ecological

¹Quoted by Conrad Worth in The Crisis of Open Land (Wheeling W. American Institute of Park Executors, 1959) p11

landscapes'. At the same time public ownership and participation is promoted as much as possible as this is believed to help foster a spirit of community, and stops many senseless acts of vandalism. The practice of land planning and development with an ecological emphasis, is heavily practised in many parts of Germany. Munich is one of the most significant advocates where Kendle and Forbes (1997) cite 'its strong enforcement of the ecological approach'. Bristol a major city in the South-west of England, experienced rapid urban growth during the 1960's. The creation of 'a giant urban-fringe housing estate' in Hartcliffe is described by Nicholson-Lord (1987). People were forced to move to this area due to the demolition of slum dwellings in nearby Bedminster, and they mostly found accommodation in huge blocks of flats. Little attention was given to providing parks or recreation facilities for the people living here, and to this day there has been a long history of crime associated with Hartcliffe. The many examples of ecological planning in the Netherlands has shown how poor and neglected urban areas can often develop into highly integrated communities.

Bristol also has also developed a new ideal within the inner city confines, that of the 'city farm'. In the highly urban and industrial areas of Bedminster and St Weburghs, there is the hybrid of a 'wildlife park crossed with a small ecological farm'. The city farm is seen as an 'oasis' within a sea of industrial units and provides a focal point for the communities. Many of the people living here are low earners and do not have the transport to get to the parks outside the city confines, so this provides an opportunity for many children to experience country life within the city limits. A survey was conducted by the UK Nature Conservation Council in late 1978 where they asked a number of adults and children about their experiences of nature in cities. Nicholson-Lord (1987) describes how they 'spoke of escape, freedom, adventure and discovery'. In 1977 in London's Bermondsey Docks, an ecological park was built which Nicholson-Lord (1987) describes as a 'new type of green space designed to echo within the built-up environment, pleasant features of natural landscape and wildlife of the region or country, in forms suited to

reasonable use and enjoyment by people of all ages'. These parks have now become common throughout man towns and cities throughout the United Kingdom.

The demands on the effective use of land continues to grow all over the world, due to competition for housing, industry, agriculture and recreation. Many housing and business developments are today landscaped, to provide pleasing qualities for the people living and working there. At the same time industrial, old mine sites and mineral workings are frequently shielded from public view by hedges and trees. Kendal and Forbes (1997) describes how 'parks and recreation grounds are often used as buffers in housing estates and along roads'. In the 1970's the San Francisco Bay Area was being heavily redeveloped with much finance coming from government sources. Smith and Riggs (1974) looked at this project and describe how 'the positive attributes of open space help ensure urban environmental quality'. The value of nature is explicitly linked to the harmony of mankind, and Smith and Riggs (1974) believe that 'open land provides necessary escape from real and imaginary urban discomforts'. With the increased growth in any modern town or city, there is corresponding need to provide good quality space for recreational purposes. Smith and Riggs (1974) believe that 'neighbourhood parks, community city parks and conveniently located regional parks, must provide outdoor recreational experiences in a natural setting'.

Some economists will stipulate limits for use of open land space based on the number of people that can viably be supported. Ratcliffe (1974) looked at plan proposals for the Old Greater London area going back to the mid 1940's. Even as early as this period in time they 'recommended that for every thousand head of population threshold be ten acres of open space'. Figures were placed as to the specific land uses where Radcliffe (1974) designated 6 acres for playing fields, 1 acre for parkland and with 3 acres attached to schools. These figures however, have changed little over the years'. An interesting survey is shown by Radcliffe (1974) which looks at a range of cities in America and compares their use of open space in communities (see table 1).

<u>Cities</u>	<u>% of Open Space</u>
Detroit	5.5
Pittsburgh	6.1
Philadelphia	8.6
Los Angeles	9.1
Cleveland	14.8
Chicago	20.5
New York	28.0

Table 1. Contrasts between American Cities in provision of community open spaces.

Similar surveys to those conducted above in figure 1 have been undertaken in the United Kingdom by F.T Burnett in 1966. These were conducted in a number of the English new towns but there were large variations in the amount of open space in each town. Radcliffe (1974) showed 'how in Basildon 5.9 acres were provided per 1000 head of population, whilst in Peterlee there was almost 39.2 acres for the 1000 head of population. The significant difference between these two centres is due to the fact that there are vast areas of woodland present in Peterlee.

Heritage and Culture in respect to Land Values

The importance of waterways and green areas has already been discussed, especially in an urban context. Also of significance is the importance that is attached to properties that possess historical importance. This may be an attractive feature to a property owner but also is an important asset to a town or city as a tourist feature. The

advantages to designating a property as a heritage site are two-fold, firstly² designation is a local, community-based process. Most importantly, designation helps conserve Ontario's heritage, an irreplaceable resource. Our³ built heritage is a visual element that gives each community its unique character and its individuality. Protecting our heritage through designation strengthens a communities identity and distinctiveness. Designation is seen as helping maintain and even increase the market value of properties. Indeed, a 1990 survey⁴ of designated properties in London and Kitchener Ontario revealed 'that designation has not had a negative impact on price and could be said to have a correlation with increases in property values'. Radcliffe(1974) argues that 'increasing attention is paid to the significance and supervision of our historic and architectural heritage'. This is especially important as the pace of development increases in our major towns and cities with office blocks appearing everywhere swallowing up both light and space. Many cities are described by Perks et al (1991) as 'using zoning and development control powers for historic areas or sites'. At the same time another advantage is cited by Perks et al (1991) where 'increasing municipal activity in tourism is already posing challenges to the success stories of historic preservation'.

The Ontario Planning Act S.O. 1966 ⁵is the principal legislation guiding municipal land use planning and development on private property. Another major piece of legislation is that of the Ontario Heritage Act, R.S.O, 1990,c.0.18.⁶ The Ontario Heritage

²<http://www.gov.on.ca/MCZCR/english/culdiv/heritage/conote7.htm>
Ontario Ministry of Citizenship, Culture and Recreation Note7 Making the Case for Heritage Designation to a Property Owner 28th April 2000 p1

³<http://www.gov.on.ca/MCZCR> details as above in footnote 1

⁴<http://www.gov.on.ca/MCZCR> details as below in footnote 5

⁵<http://www.gov.on.ca/MCZCR/english/culdiv/heritage/planning.htm>
Ontario Ministry of Citizenship Culture and Recreation/ Cultural Heritage Conservation in Municipal Planning 28th April 2000 p1

⁶<http://www.gov.on.ca/MCZCR/english/culdiv/heritage/act.htm>
Ontario Ministry of Citizenship Culture and Recreation/Ontario Heritage Act 28/4/00 P1

Act came into force in 1975. The primary focus of the Act is to the protection of heritage buildings and archaeological sites. An important body in Peterborough is that of (P.A.C.A.C), Peterborough Architectural Conservation Advisory Committee⁷. They have the mandate to provide for the protection of threatened heritage buildings and preservation of the City's historic buildings and sites. They believe that the use of heritage tools promotes economic growth and the betterment of the environment in which we live.

Economic Impacts of Protecting Rivers, Trails and Greenway Corridors

'It is often argued that rivers, trails and greenway corridors (linear open spaces connecting recreation, cultural and natural areas) are traditionally recognized for their environmental protection, recreation values and aesthetic appearance. They have the potential to create jobs, enhance property values and promote local community as well as increase local tax revenues'.

U.S.Dept of the Interior. National Park Services 1995-Economic Impacts of Protecting Rivers, Trails and Greenway Corridors-A Resource Book, piii

Many studies seem to conclude that proximity to natural amenities such as rivers, trails and greenway corridors have a desirous affect on property values. In Holly (1991) 'the results of a 1978 study of Boulder Colorado's greenbelt indicated that property value decreased by \$4.20 for every foot of distance from the public open space'. At the same time Holly (1991) argues that 'access to protected open space is a valuable amenity in the real estate market'. The findings of a survey by the Seattle Office of Planning in 1987 was described in US Dept of the Interior NPS (1995). Here both homeowners and real-estate

⁷<http://www.kawartha.net/~jleonard/paca.htm>

agents were questioned regarding the 12 mile Burk-Gilman Trail. US Dept of the Interior NPS (1995) describes how the real-estate members stated that 'property sale values increased by 6% more with close proximity to the trail'. At the same time 60% of the homeowners said 'being adjacent to the trail would either make the home sell for more or have no effect on the selling price'. The US Dept of the Interior NPS (1995) describes a Rocky Mountain Research Institute survey where 'from 1980 to 1990, those who said they would pay extra for greenbelts and parks in the neighbourhood rose from 16-18%'. In Schwarz (1993) the reasons for the popularity of most greenways is 'that most Americans appreciate the splendour of the National Parks but are unable to visit them on a regular basis. At the same time in 1987, the (PCAO) the Presidents Commission on Americans Outdoors recommended a nation-wide system of greenways to meet basic recreational needs of modern Americans'. Schwarz (1993) also describes how 'a greenway is ideally suited to such popular outdoor activities such as walking, jogging, biking, fishing and canoeing'. The importance of safety is also stressed in Schwarz (1993) where one respondent described how 'a trail provides a safe alternative to using the highway for joggers and bicyclists, and it gives me a safe and comfortable place for my walks'. Conservation is always a prime consideration when managing any greenway such as a forest or waterway in order to protect habitat, wildlife and vegetation.

"A greenway is a linear open space established along either a natural corridor, such as a riverfront, stream, valley,, ridgeline or overland along a railroad right-of-way converted to recreational use, a canal, scenic road or other route. It is any natural or landscaped course for pedestrian or bicycle passage. An open-space connector linking parks, nature areas, cultural features with each other and with populated areas. Locally, certain strip or linear parks designated as parkway or greenbelt".

Charles Little in Greenways for America

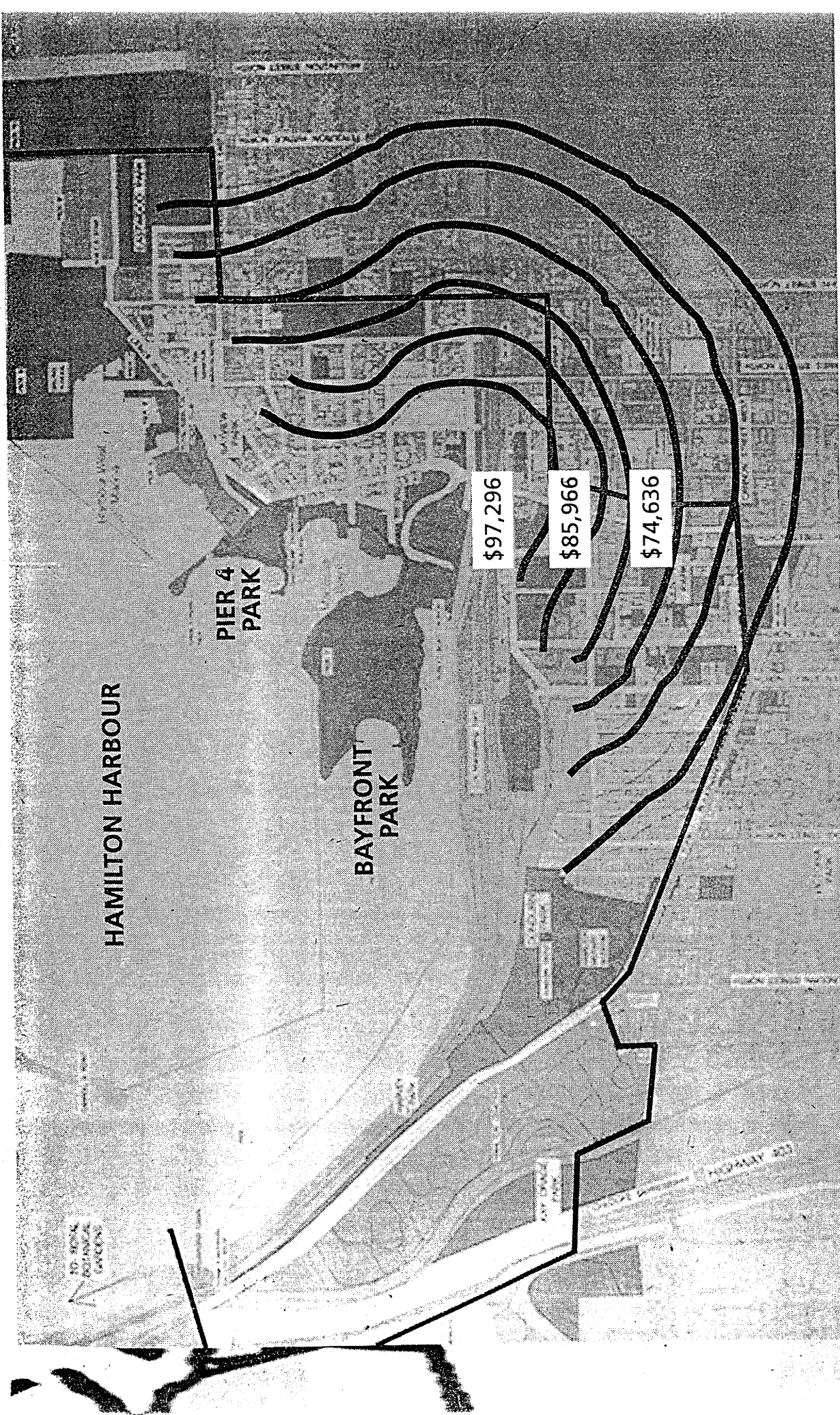
Rising Property Values on Hamilton's West Harbourfront; A Case Study

There has long been a history of neglect in this area in both the quality of water as well as old industrial sites. However over the last few years considerable time and money has been spent on restoration work. The waterfronts are now popular for a range of summertime activities, and the park areas bring in many new visitors. The 1987 (RAP) Hamilton Harbour Remedial Action Plan was the catalyst for millions of dollars to be invested from government and private sources, that was to rehabilitate the watershed. Environment Canada⁸ recently concluded a report where they examined property values affected by this remedial action and they concluded that 'clean up and restoration of formerly contaminated and derelict land, as well as improvements to the harbour's water quality, contributed to higher property values in the area'. The study's conclusion⁹ was based on two observations from real estate transactions over a 14 year period, where distance from the parks and distance from the waterfront had measurable and significant effects on property values in the West Harbourfront, and these affects became increasingly positive as harbour clean-up progressed and as the parks were opened. Figure 2 shows how the average property values increased with closeness to parks and the waterfront, as depicted by the curved lines. Increased property values also are able to potentially generate much needed income for local governments in the form of taxation. This is a positive return on the many millions of dollars invested in such remedial action.

⁸<http://www.cciw.ca/haharb/intro.html>

Environment Canada Rising Property Values on Hamiltons West Harbourfront, Tom Muir and M Zergarac (1998) 26th April 2000

⁹<http://www.cciw.ca/haharb/intro.html>
as footnote 8 p1



The heavy green line indicates the boundaries of the study area. The curved lines give a rough indication how average property values increase with a property's closeness to the parks and the waterfront. The values are for 1994-1996. Map adapted courtesy of City of Hamilton Parks Department.

FIGURE 2.

The Added Value of Open Land Use in Peterborough : A Case Study

This research study was conducted with the aim of determining whether property values increased in proximity to nature areas, parks and trails in the Peterborough area.

The study was conducted with the following aims;

- 1) To visit the Assessment Office at City Hall to extrapolate property values
- 2) Meet with local Real Estate Offices
- 3) Design study areas to survey property values in natural areas
- 4) Conduct survey amongst homeowners
- 5) Design market survey with Realtor Offices
- 6) Compile data and analyse findings

Property Assessment Values

City Hall has details of the assessment values for all properties in Peterborough , which are available to the general public. These figures are based on results for 1996, as this is the last time that the Real Estate Board provided the statistics to value properties. To determine the real estate taxation element this assessed value has to be multiplied by a factor of 1.6822570% for both residential and agricultural land. One observation made by City Hall ¹⁰was that in 1996 only 8% of properties in Peterborough were physically assessed. This is obviously due to staffing levels, but at the same time the local government could be losing money through wrongly assessed taxation levels. I was also advised of the following criteria used to establish assessment values which include;

determining the square footage of the property

*size of lot

*is there a swimming pool

¹⁰Discussion with Phil Harrington of Peterborough Assessment Office (705) 743-0330

*does the house have a garage or lean to

*does it possess a finished basement

The most important criteria is however, the analysis of the sales data provided by the (PREB) Peterborough Real Estate Board.

Peterborough Real Estate Members

Meetings were also conducted with local Real Estate Offices,¹¹ primarily to gain some information on past and present market trends but also to gain some insight into general sales patterns. Greater Peterborough Area¹² is the 150,000 people and draws from a wider population in excess of 250,000. Peterborough is an ideal place to live, work and play (a national outdoors magazine recently ranked Peterborough amongst the best places to live in Canada). The area is tremendously popular to people from Toronto who make up a large proportion of people buying properties here. They like the idea of having their home and cottage in the same area. The average property sale in Toronto is \$250,000¹³, while the average sale price for properties in Peterborough is \$118,000 this current year, compared to \$113,000 for the financial year ending in 1999. Property prices are higher in the northern area of the city, whilst in the southern end the properties are on average \$30,000 less as they are the smaller cheaper 'war-time' residences built in the 1950's. During the period of the 1960's through to the 1970's the housing market was fairly static in Peterborough, Figure 3 clearly shows this trend. However, an up-turn was experienced in the mid 1980's which was specifically due to the government allowing first-time buyers to enter the property market with only a 5% deposit. At the same time

¹¹ Visited Bowes and Cocks Limited, Realtor-spoke with Bob Niergrath Associate Broker who has over 20 years experience in the property market. His speciality is in Waterfront/ Cottage properties in Peterborough and throughout Southern Ontario

¹² <http://www.city.peterborough.on.ca/dev/dev1.htm>

Economic Development 28th April 2000

¹³ Information supplied by Bob Niergrath/ Bowes and Cocks Ltd

Peterborough Real Estate Board

Residential Pricing

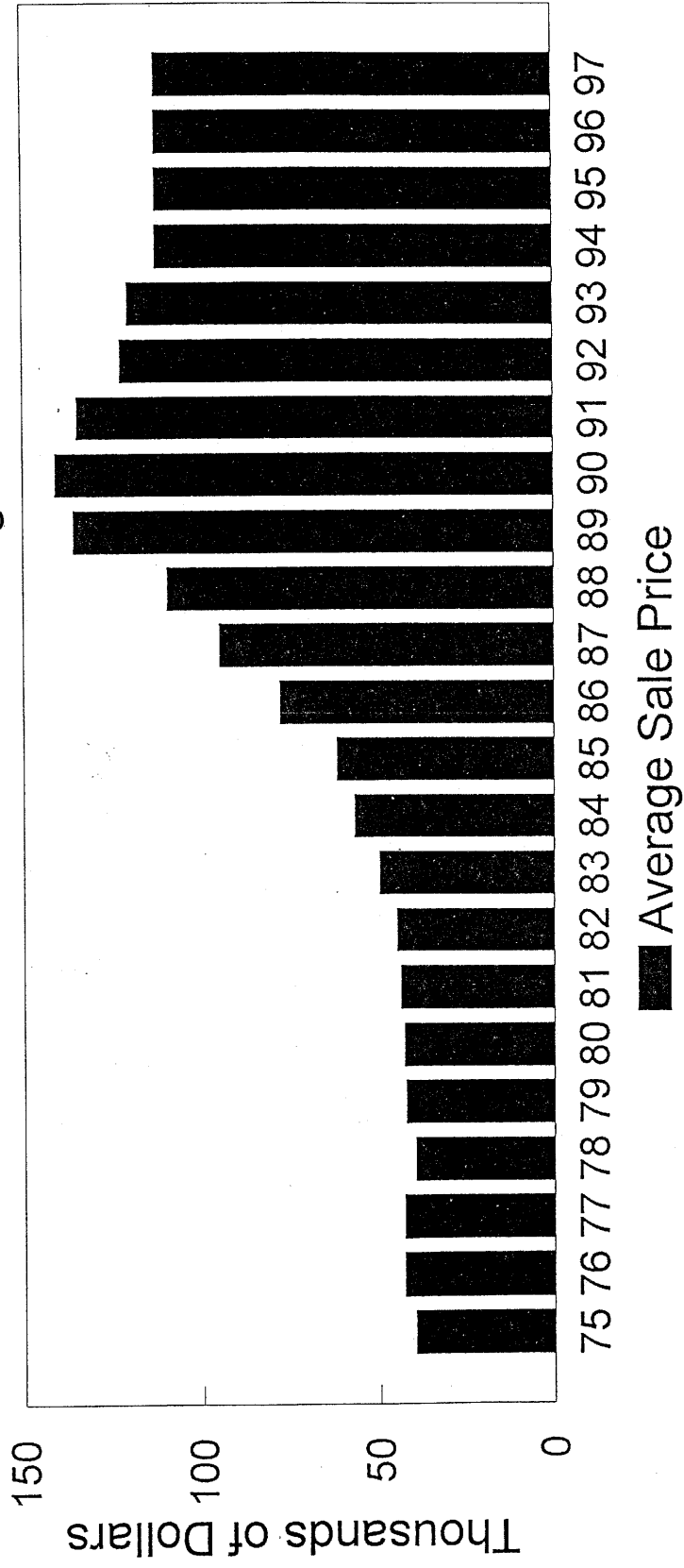


FIGURE . 3

Average Cottage Selling Price

From 1985 to 1997

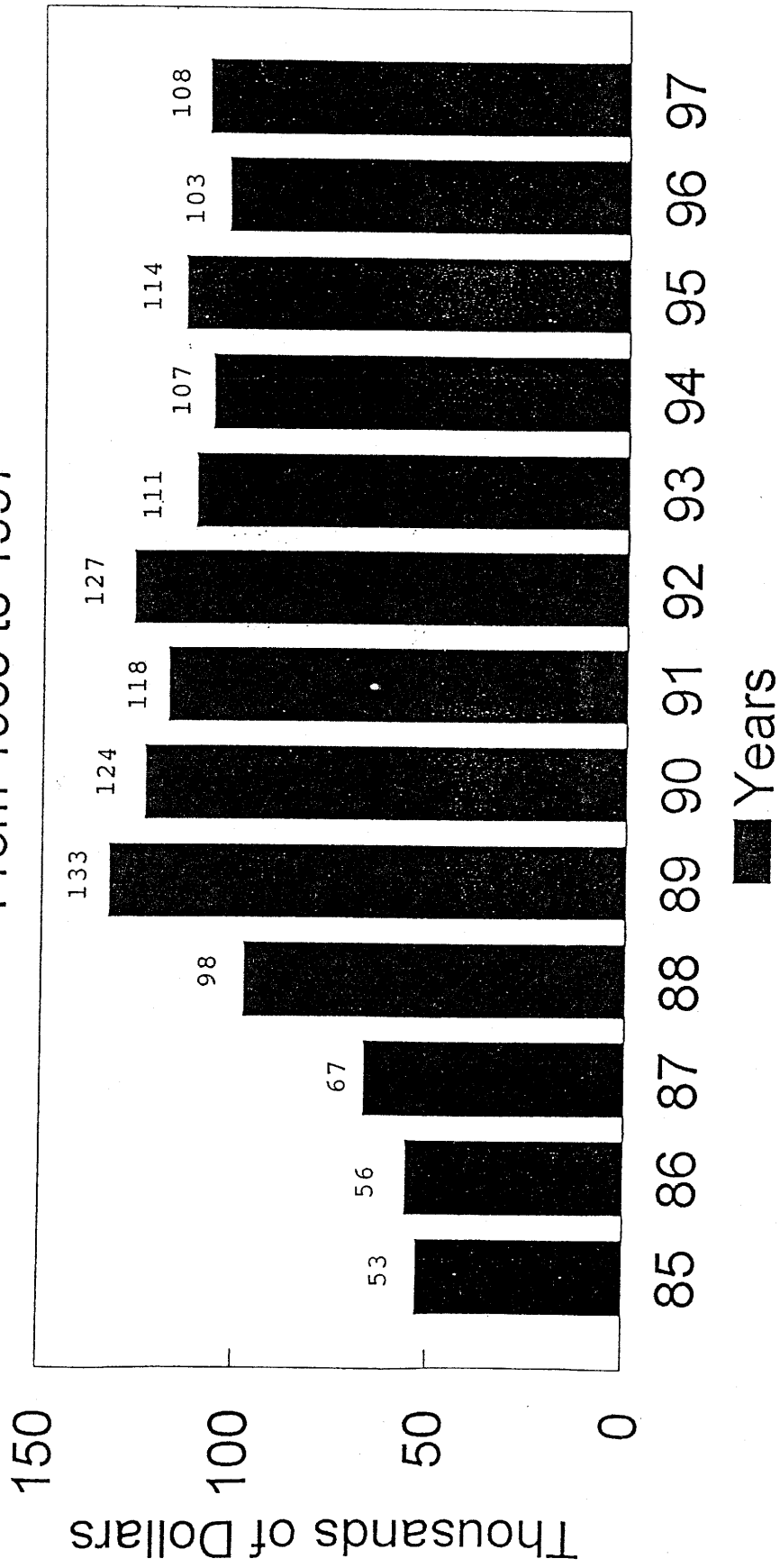


FIGURE . 4



Price: \$319,000	M S #: 151404009003800
Status: Active	PIN #: 200010211
Address: 116 DUBLIN ST City: PETERBOROUGH, K9H 3A9 Prop known as: OTONABEE	
lot Size: 49' X 95.5'	District: PTBO
Square FT/M: _____	Sub-Dist: 3NORT
Occupancy: Owner	Zoning: RES
list.Date: 14-MAR-2000	Possession: AUGUST 15, 2000

Directions
Show.Instr. T.L.B. NO SHOWINGS UNTIL MARCH 18, 2000
Legal Descr. PT 1 N DUBLIN E WATER E OF S PT LOT 1 AM410

Type: Single Family	Heating: Natural Gas, Hot Water	Exterior: Brick
Style: 2 Storey	Garage Type: _____	Driveway: Concrete, Double
Title to and: Freehold	Water: Municipal	Foundation: Partially Developed, Partial
Property Size: Under 0.5 Acres	Sewer: Municipal	Features: Deck/Patio, Fireplace(s)
and Features: Landscaped	Services: Electricity, Telephone, Cable, Bus Service, Natural Gas	Access: Water Frontage
	Hot Water Tank: Tank Rented	

Inclusions B/I DISHWASHER, COMMERCIAL GAS STOVE, C/VAC WITH TOOLS, BLINDS
Exclusions FRONT HALL LIGHT FIXTURE
Remarks CITY WATERFRONT. EXPERTLY RESTORED 10 ROOM CENTURY HOME WITH 49 FT. OF OTONABEE RIVER FRONTAGE IN HEART OF CITY. DINE ON DECK AT WATER'S EDGE. SPECTACULAR VIEWS FROM 2ND FLOOR COVERED VIEWING PORCH. WONDERFUL PERENNIAL GARDENS AND SPECIMENS OF MATURE TREES. MAIN FLOOR FAMILY ROOM, 4 BEDROOMS, 2 BATHS. CUSTOM GOURMET KITCHEN WITH COMMERCIAL 'GARLAND' GAS COOKSTOVE. ANTIQUE FIREPLACE WITH ORIGINAL FITTINGS IN LIVING ROOM. HIGH BASEBOARDS, GLEAMING HARDWOOD FLOORS, ELEGANT STAIRCASE. ATTRACTIVE DECOR BY INTERIOR DESIGNER. PUT 'FERGUSON' THE FRIENDLY DOG IN HIS KENNEL IN KITCHEN DURING SHOWING - LET OUT WHEN THROUGH.

Bedrooms: 4	Sign: No	UFFI: NO	Garage: No	Gar.Details: _____
Bathrooms: 2 \	ockbox: Yes	VPIS: Yes	Water Access: No	Water: _____
Rental Income: _____	Road: PRIVATE	Matrimonial Home: Yes		
Building Age: 110				

Floor	Room	Size	Floor	Room	Size
MAIN F OOR	IVING ROOM	13'7 X 19' FP.	MAIN F OOR	BATH (# pieces 1-6)	1-2PC
MAIN F OOR	DINING ROOM	13'7 X 17'3	MAIN F OOR	FAMI Y ROOM	12'9 X 13'
MAIN F OOR	OTHER	14'7X7'7 BUT.PANTRY	BASEMENT	REC ROOM	15'6 X 18'
MAIN F OOR	KITCHEN	12'2 X 11'5	2ND F OOR	DEN/OFFICE	13'5 X 19'
2ND F OOR	MASTER BEDROOM	13'7 X 11'6	MAIN F OOR	FOYER	21'6 X 7'6
2ND F OOR	BEDROOM	12'11 X 10'9	2ND F OOR	AUNDRY	
2ND F OOR	BEDROOM	12'11 X 10'8	2ND F OOR	BATH (# pieces 1-6)	1-4PC

Assessment: \$173000	Taxes: \$2910 (1999)	Improvements: _____
Condo Fee: _____	Mobile/ eased and F: _____	
Vendor Name: CARL NELSON MOORE	Home Tel.: _____	Bus.Tel.: _____
Vendor Name: PATRICIA SUE GRAHAM	Home Tel.: _____	Bus.Tel.: _____
isting Office: 011 Bowes and Cocks Ltd. Realtor 705 742-4234	isting Agent: DORIS READ -742-4234	
SP: 2.5		

The information contained on this listing form is from sources believed to be reliable. However, it may be incorrect. This information should not be relied upon by a buyer without personal verification. The brokers and agents and members of the Peterborough Real Estate Board assume no responsibility for its accuracy.

0000 0490 03800 ASSESSMENT VALUE \$ 173,000 CA.


FIGURE 5

00, STORMY LAKE \$166,500

Munic GLAMORGAN Dist OBJ
Wtr Access FRONTAGE SubDist HALIB
KwnAs/BdyWtr STORMY LAKE Zoned LSR
Legal PT LOT 25 & 26, CONC. 13, PLS 1 2 3 PLAN 190640 HALIBURTON COUNTY

(M) LVIN 19'6X11'5 (M) DINRM 17'6X11'5 (M) KITCH COMBINATION
(M) MBED 13'X11' (M) BEDRM 9'6X11'5 (L) BEDRM 13'X9'5
(M) BATH 1-4PC (L) OTHER WOODSHP 17'6X11'5 (L) BATH 1-3PC
(L) LAUND 11'X8'5 (L) OTHER 12'X16'

Dir: COUNTY ROAD 3 (BUCKHORN ROAD) TO 2ND ROAD SOUTH OF N. STORMY LAKE ROAD TO SIGN.
Incl: ALL CEILING FANS, LIGHTS, FRIDGE, STOVE, WASHER, DRYER, AIR TIGHT, TV ANTENNA AND ROTOR.
Excl: BOAT, MOTOR, PADDLEBOAT, KITCHEN SUITE, HUMIDIFIER.
Rem: 2+1 BEDROOM WINTERIZED HOME, COTTAGE, 200' FRONTAGE, ROCKS/BEACH SHORELINE, ABUTTS CROWN LAND, FULL BASEMENT WITH WALKOUT, CEDAR EXTERIOR, SEPTIC, DRILLED WELL, ALARM SYSTEM, YEAR ROUND ACCESS PRIVATELY PLOUGHED. DON'T MISS THIS ONE! INTERBOARD WITH HALIBURTON DISTRICT R.E.B., VANLIESHOUT REALTY LTD., ROYAL LEPAGE, JACK SAVILLE, LORRIE SAVILLE 705-457-2414.



SOLD \$165,000 06/01/99 MKT: 108

ROLL#MLS# 1999116
Style bughw Mat/Hm N Uffi N
Exter wood Age(+) 10
Gar #Bdrm 2
Wtr well, drill Swr septic
Heat wood, board HWT O
Taxes/Yr 1342.70/1998 FEES
Poss'n 30 DAYS
Show THROUGH LISTING BROKERS Sgn Y
CB Com 3% Lkbr Y


LBrk 999 P.R.E.B. AND INTERBOARD LISTINGS 705
SBrk Out of Board 705 745-5724
LSP1 OUT OF BOARD -
SSP OUT OF BOARD -

331, FOTHERGILL ISLE \$179,900

Munic ENNISMORE Dist RURAL
Wtr Access FRONTAGE-PIGEON LAKE SubDist ENNIS
KwnAs/BdyWtr PIGEON LAKE Zoned SR1
Legal FOTHERGILL ISLAND OPPOSITE CON 11 LOT 5 PARCEL 21 ON SURVEY ENNISMORE TOWNSHIP

(M) LVIN 23'8X15'2 (M) DINRM 11'X11'4 (M) KITCH COMBO W/DORM
(M) MBED 12'3 1/2X11'8 (M) BEDRM 12'3 1/2X8'1/2 (M) BEDRM 11'8X7'8 1/2
(M) BATH 1-4 PC CERAMIC (M) FAMRM 27'6X11'7 (M) FOYER 6'7X6'1 DCC
UTIL 10'4X7'3

Dir: FROM BRIDGEMOUTH CROSS CAUSEWAY AND IMMEDIATELY TURN RIGHT ONTO ROBINSON ROAD FOLLOW STRAIGHT THROUGH TO 4 CORNERS OF ENNISMORE TO STOP SIGN, TURN RIGHT
Incl: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER ARE NEGOTIABLE. DOCKS
Excl: FURNITURE, MICROWAVE, ALL PERSONAL EFFECTS
Rem: BEAUTIFUL OPEN CONCEPT WATERFRONT HOME FEATURING CATHEDRAL CEILINGS THROUGHOUT, CENTRAL FLOOR TO CEILING FIREPLACE (WOOD BURNING WITH DOORS INSERT & CONVEYERATION PIT), LARGE OPEN KITCHEN WITH LOTS OF CUPBOARD SPACE & OPEN TO DINING ROOM, MAIN FLOOR FAMILY ROOM WITH WINDOWS GALORE & 4 SKYLIGHTS/PROFESSIONAL ADDITION, FRONT FOYER WITH DOUBLE CLOSET, MAIN FLOOR LAUNDRY, 200 AMP CAPACITY CIRCUIT BREAKER SERVICE, 3 BEDROOMS WITH CLOSETS & CATHEDRAL CEILINGS, NEWER WINDOWS THROUGHOUT, LOTS OF DECKING INCLUDING



SOLD \$165,000 05/28/99 MKT: 108

ROLL#MLS# 151601010235300
Style bughw, contmp Mat/Hm Y
Exter mason Age(+) 26
Gar detch, dbl, oth #Bdrm 3
Wtr well, drill Swr septic
Heat elec, board HWT O
Taxes/Yr 1895.39/1998 FEES


LBrk 182 Re/Max Eastern Realty Inc. 705 292-9551
SBrk 182 Re/Max Eastern Realty Inc. 705 292-9551
LSP1 GRAHAM FERGUSON 705-292-9551
SSP SANDY WITHERSPOON 705-292-8735

112, WATER ST \$169,000

Munic VILLAGE OF LAKEFIELD Dist RURAL
Wtr Access TRENT CANAL (OTON. RIVER) SubDist SMITH
KwnAs/BdyWtr Zoned RES
Legal PLAN 15 PT LOT 2 E WATER N BURFHAM

(M) LVIN 12'8X12' (M) DINRM 13'1X12'7 (M) KITCH 11'4X11'
(M) BATH 1-3PC (M) FAMRM 14'X9' (M) FOYER 8'X7'
(2) MBED 11'2X12' (2) BEDRM 9'X8'4 (2) BEDRM 11'X9'7
(2) BEDRM 11'5X7'9 (2) DEN 9'7X9'1 (2) BATH 1-3PC

Dir: HWY 428 N TO VILLAGE OF LAKEFIELD, ACROSS THE BRIDGE OVER TRENT CANAL AND OTONABEE RIVER, TURN LEFT ONTO WATER STREET, HOUSE IS IN THE MIDDLE OF THE
Incl: ALL WINDOW COVERS AND LIGHT FIXTURES, METAL SHED IN YARD, STOVE, DISHWASHER AND WASHER AND DRYER, NOTE: LISTING SALES PERSON S RELATED TO THE VENDORS
Excl: SCHEDULE 'B' TO BE INCLUDED IN ALL OFFERS CONTACT LISTING BROKER FOR COPY.
Rem: 112 WATER ST IN THE VILLAGE OF LKFD IS LOCATED ON A FULLY SERVICED 100' LOT FACING THE OTONABEE RIVER & THE TRENT CANAL. YOU CAN SIT ON THE EXPANSIVE COVERED SIDE AND FRONT VERANDA AND WATCH THE BOATS GO BY OR WALK ACROSS THE ROAD AND DO A LITTLE FISHING. THIS 4 BDRM RESTORED FRAME HOME WITH PRIVATE VINTL SIDING, ALUMINUM SOFFIT AND FASCIA, NEWER NATURAL GAS FURNACE AND UPGRADED ELECTRICAL SERVICE, THE KIT HAS LOADS OF CUPBOARDS WITH AN ADJACENT DWR, GLASSED IN SUN PORCH, LR AND LARGE NEW 3PC BATH



SOLD \$165,000 09/01/99 MKT: 163

ROLL#MLS# 15240000302300
Style 2str Mat/Hm N Uffi Y
Exter alvin Age(+) 10
Gar detch, 1.5, parksp #Bdrm 4
Wtr munic Swr munic
Heat gas, va HWT
Taxes/Yr 2450.65EST/1998 FEES
Poss'n TO BE ARRANGED
Show BY APPOINTMENT ONLY Sgn Y
CB Com 3% Lkbr Y


LBrk 395 Peak Realty Associates 705 743-3636
SBrk 040 Century 21 Carl Oake Realty Ltd. 705 743-4444
LSP1 WALLY FINNIE 705-743-1794
SSP ROSELLEN SCHIER 705-743-4444

0, SCOTT'S RD \$179,900

Munic CHANDOS LAKE Dist RURAL
Wtr Access LAKE FRONTAGE SubDist CHAN
KwnAs/BdyWtr CHANDOS LAKE Zoned 5B
Legal CON 7 PT LOT 5

(M) LVIN 14'0X10'0 (M) BEDRM (2) BEDRM
(2) BEDRM (M) BATH 3PC

Dir: BALMER ROAD TO OLD ASLEY ROAD, FOLLOW L/R K&S TO SCOTT'S ROAD, FOLLOW 1 KM TO PRIVATE LANE, SIGN CONTINUE SW TO B&C ARROW, TURN LEFT TO PROPERTY, LOCK
Incl: CONTENTS OF COTTAGE
Excl: PERSONAL ITEMS
Rem: SPECTACULAR POINT LOT OFFERING 1.2 ACRES WITH OVER 400 FT SHORELINE, MAGNIFICENT VIEWS OVER LAKE, PRIVATE TREET SETTING, FABULOUS OLD LOG COTTAGE, BOASTING 3 BEDROOMS, BATH, KITCHEN, LIVING ROOM AREA, BUNKIE ON PROPERTY, STONE FIREPLACE, BOATHOUSE, NEWER SEPTIC, POS CLAUSE TO BE IN ALL OFFERS, BUYING IN 'AS IS' CONDITION, 66' SHORELINE ALLOWANCE NOT PURCHASED. BUILDINGS ARE SITUATED ON THIS ALLOWANCE.



SOLD \$165,000 07/11/99 MKT: 108

ROLL#MLS# 153601020103400
Style 1.5str Mat/Hm N
Exter log Age(+) 10
Gar #Bdrm 3
Wtr pond Swr septic
Heat wood HWT
Taxes/Yr 2193.25/1998 FEES
Poss'n FLEXIBLE
Show DIRECT
CB Com 3.5%

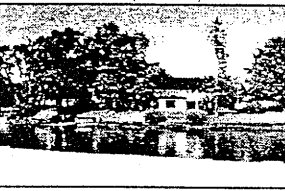
LBrk 013 Bowes and Cocks Ltd. Realtor 705 652-3364
SBrk Out of Board 705 745-5724
LSP1 JUDITH BALL 705-652-3364
LSP2 GREG BALL 705-652-0667
SSP OUT OF BOARD -

127, FRADETTE AVE \$177,000

Munic PETERBOROUGH Dist PTBO
Wtr Access FRONTAGE ON OTONABEE SubDist SWEET
KwnAs/BdyWtr OTONABEE RIVER Zoned RES
Legal PLAN 43D LOT 29 & 3 PT OF LANE & PT BLK C & LK B - AS DESCRIBED INST 277214

(M) LVIN 12'10 X 27'5 (M) DINRM COMBO WITH LR (M) KITCH 14' X 8'
(M) FAMRM 16' X 8'10 (2) MBED 14'4 X 9'7 (2) BEDRM 9' X 13
(2) BEDRM 8' X 11' (2) DEN 8' X 8' (2) OTHER 34' X 14' serom
(3) OTHER 14' X 12' attic (M) OTHER 10'5 X 11'3 (2) BATH 4 piece
(M) BATH 2 piece

Dir: LANSWOWNE STREET EAST TO LOCK STREET SOUTH TO FRADETTE, FRADETTE TO END HOME LAST ON RIGHT.
Incl: All measurements for descriptive purposes only and to be verified by Purchaser.
Excl:
Rem: GREAT SOUTHWEST WATERFRONT HOME, THIS FANTASTIC OLDER HOME HAS APPROX 240 FEET OF PRIVATE SHORELINE ON THE OTONABEE RIVER, SITUATED ON A VERY PRIVATE DEAD END STREET, THIS HOME HAS AMPLE MAIN FLOOR LIVING AREA AND 3 BEDROOMS ON THE 2ND FLOOR WITH HUGE BATHROOM, 2 BEDROOMS FACE THE WATERS VIEW AND ARE JOINED BY A FULL LENGTH ENCLOSED 2ND FLOOR SUNROOM. ANOTHER OPEN STAIRCASE TAKES YOU TO THE UNFINISHED ATTIC. THIS HOME HAS NEWER SHINGLES AND HEG PULSE FURNACE, PLENTY OF WORKSPACE IN THE DOUBLE GARAG
LBrk 181 Re/Max Eastern Realty Inc. 705 743-9111
SBrk 181 Re/Max Eastern Realty Inc. 705 743-9111
LSP1 GRAHAM HAWKINS 705-743-9111
SSP ADA CALVERT 705-743-9111



SOLD \$165,000 06/14/99 MKT: 67


ROLL#MLS# 151401003005700
Style 2.5str Mat/Hm N Uffi U
Exter alvin, bnck Age(+) 95
Gar atch, dbl #Bdrm 3
Wtr munic Swr munic
Heat gas, va HWT T
Taxes/Yr 3117.66/1998 FEES
Poss'n JULY 1ST/7BA
Show T/SP - 24 HOURS NOTICE Sgn Y
CB Com 3% Lkbr N

0, KASSHABOG LAKE \$169,000

Munic HAVELOCK Dist RURAL
Wtr Access FRONTAGE SubDist METH
KwnAs/BdyWtr KASSHABOG LAKE Zoned SFD
Legal CON 5 PT LOT 13 PJ PLAN 32 RP45R5547 PT 2

(M) LVIN 21'X11'6 (M) DINRM 7'10X5'6 (M) KITCH 21'X7'7
(2) MBED 11'4X10'10 (2) BEDRM 15'7X12'6 (2) BEDRM 17'3X11'10
(2) BATH 4PC (M) FAMRM 13'7X10'7 (M) DEN 10'6X8'10
(M) FOYER 22'10X5'9 (2) LAUND 9'3X4'9 (2) OTHER SUNRM 14'8X6

Dir: HWY 7 TO HAVELOCK L&R AT LTS ONTO PTBO CITY RD 46 FOLLOW N/PAST TWIN & OAK LAKES TO SOUTH CONNORS RD GO L&L FOLLOW IN 2KM TO PROP ON PHS.
Incl:
Excl: CHANDELIER IN DR (WILL BE REPLACED)
Rem: BEAUTIFUL WATERFRONT PROPERTY MAINTAINED INSIDE & OUT TO PERFECTION, HAS TO BE INSPECTED TO TRULY APPRECIATE. E-MAIL: garywamer@hotmail.com



SOLD \$165,000 07/01/99 MKT: 108

ROLL#MLS# 153101000525400
Style 2str Mat/Hm Y L
Exter alvin, stucco Age(+) 10
Gar oth #Bdrm 3
Wtr well, drill Swr septic
Heat elec, wood, board, va HWT
Taxes/Yr 900 APP/1997 FEES
Poss'n FLEXIBLE
Show T/SP S
CB Com 2.75 L

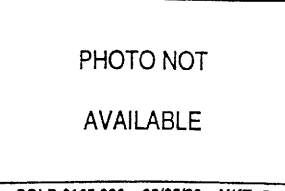
LBrk 040 Century 21 Carl Oake Realty Ltd. 705 743-4444
SBrk 187 Re/Max Eastern Realty Inc. 705 652-3367
LSP1 GARY WARNER - 778-7140
SSP ROSE WRIGHT - 748-3756

2671, FIRE ROUTE 13, DEER BAY REACH ROAD. \$169,900

Munic GALWAY-CAVENDISH & HARVEY. Dist RURAL
Wtr Access WATERFRONT SubDist HARV
KwnAs/BdyWtr LOWER BUCKHORN LAKE Zoned RR
Legal CONCESSION 4, PART LOT 8, TOWNSHIP OF HARVEY.

(M) LVIN 13' X 14' (M) DINOK 13' X 13' (M) KITCH 10'8 X 11'5
(M) MBED 10' X 13'7 (M) BEDRM 8' X 11' (M) BEDRM 7' X 8'
(M) BEDRM 8' X 8'5 (M) BATH 1-4pc

Dir: County Road 36 (formerly Highway 36) easterly from Buckhorn, right on Deer Bay Reach Road South, right Fire Route 13 to cottage on north. #2671, see sign.
Incl: See chattel list at Selling Broker's office.
Excl: See chattel list at Selling Broker's office.
Rem: Spacious 4 bedroom waterfront cottage level treed lot, 4 seasons access, beautiful open lake view dotted with scenic islands and safe sand beach for children. Recent newer improvements include such things as the roof, septic, well, plumbing, water pump, hot water tank and deck. Purchaser to verify all room sizes and information.



SOLD \$165,000 09/05/99 MKT: 5

ROLL#MLS# 154201030019600
Style bughw Mat/Hm N Uffi N
Exter wood Age(+) 37
Gar detch, dbl #Bdrm 4
Wtr well, drill Swr septic
Heat elec, prop, board HWT O
Taxes/Yr 1,563.39/1999 FEES
Poss'n TBA
Show T/SP Sgn Y
CB Com 2.5% Lkbr N

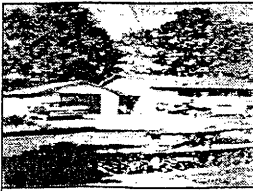
LBrk 065 Half's Bridge Realty Inc. 705 657-3213
SBrk 065 Half's Bridge Realty Inc. 705 657-3213
LSP1 PAUL BRESS - 657-3213
SSP PAUL BRESS - 657-3213

79, WESTVIEW RD \$179,900

Munic EMILY TOWNSHIP Dist RURAL
Wtr Access WATERFRONT SubDist EMILY
KwnAs/BdyWtr Zoned RUR RES
Legal CON 8 LOT 18 PLAN 413 LOT TOWNSHIP OF EMILY

(M) LVIN 19'10 X 13'6 (M) KITCH 15'10 X 13'10 (M) MBED 12'7 X 11'5
(M) BEDRM 11'4 X 8'1 (L) BEDRM 17'3 X 11' (M) BATH 1-4PC
(L) BATH 1-2PC (M) FAMRM 16'7 X 7 (L) STORE 24 X 13'10
UTIL COMBO LAUND COMBO

Dir: THROUGH FOWLERS CORNERS TO YANKEE LINE, LEFT WESTVIEW ON RIGHT OR THROUGH BRIDGEMOUTH OVER CAUSEWAY TO WESTVIEW.
Incl:
Excl:
Rem: 2+ BEDROOM WATERFRONT YEAR ROUND HOME, OPEN CONCEPT WITH EXTENSIVE RENOVATIONS, WINDOWS, FLOORING, FULL FINISHED BASEMENT, LANDSCAPED LOT, NICE 2 TIERED DECK OVERLOOKING PIGEON LAKE, CENTRAL AIR, GARAGE WITH ELECTRIC OPENER, HOME SHOWS TO PERFECTION, FANTASTIC FISHING.



SOLD \$165,000 11/01/99 MKT: 108

ROLL#MLS# 160100000733300
Style bughw Mat/Hm Y U
Exter alvin Age(+) 10
Gar detch, single #Bdrm 2
Wtr well Swr septic
Heat elec, va HWT
Taxes/Yr 2107/1999 FEES
Poss'n TBA
Show T/SP S
CB Com 2.25 L


LBrk 255 Mincom Realty Inc 705 742-2211
SBrk 182 Re/Max Eastern Realty Inc. 705 292-9551
LSP1 KEVIN DUNITZ - 742-4345
SSP BILL WOLFF 705 292-5131

1422, HAWKSWOOD DR \$195,000

Munic ENNISMORE Dist RURAL
Wtr Access FRONTAGE SubDist ENNIS
KrmAs/BdyWtr PIGEON LAKE Zoned RES SR1
Legal CON 9 PT LOT 2 PP 4SR55 PT 3
(M) LVIN 17'4 X 13'9 (M) KITCH 21'2 X 13'3 (M) MBED 13'10 X 13'3
(M) BEDRM 13'9 X 10' (M) BEDRM 10'3 X 9'2 (B) BEDRM 13'1 X 13'3
(M) BATH 14PC13PC13PC (B) RECRM 33' X 14'4 (B) DEN 13'3 X 10'8
(M) LAUND 11'7 X 5'8 (M) OTHER ROOM 12'11 X 11'1

Dir North from 4 corners of Ennismore, turn left on Kerry Line to lake, turn right on Hawkswood, 3rd house on left.
Incl dishwasher, 2 woodstoves, window coverings, TV lower docks
Excl riding lawnmower negotiable

Rem Brick bungalow in beautiful windward sands huge level & treed lot with western exposure, sharp 3 season Florida room overlooking lake, main floor laundry central vac, heat pump, master bedroom has 3 piece ensuite & walkout to deck, paved drive, maintenance free exterior, walkout basement.



SOLD \$180,000 08/24/99 MKT: 29


ROLL#MLS# 151601010200900
Style bughw Mat/Hm Y Uffi N
Exter alvin, brick Age(+) 25
Gar attch, dbl #Bdrm 4
Wtr well, drill Swr septic
Heat elec, wood, f/a, htpump HWT T
Taxes/Yr 2288/1998 FEES
Poss'n TBA/IMMEDIATE
Show T/SP Sgn Y
CB Com 3% Lkbr Y

C. 8/P/ 25, CHANDOS TOWNSHIP, CHANDOS LAKE \$189,000

Munic BURLEIGH ANSTRUTHER CHANDOS TWP PTBO CTY Dist RURAL
Wtr Access LAKEFRONT SubDist CHAN
KrmAs/BdyWtr CHANDOS LAKE Zoned REC RES
Legal CON 8 FT LOT 25 BLK 1 GLENALDA PROPERTIES PLAN CHANDOS TWP
(M) LVIN 27' X 22' (M) KITCH 10' X 9'7 (M) MBED 10' X 9'8
(M) BEDRM 10' X 9' (M) BEDRM 10' X 8' (M) BATH 1-4 PC
OTHER ROOM 12'0 X 10'0

Dir FROM APLS TAKE 620 HIGHWAY EAST TO GLEN ALDA ROAD, TURN RIGHT AND FOLLOW TO WINTERS BAY ROAD AT THE END, TAKE SECOND DRIVEWAY SIGNED HORWAT & MATHIS
Incl MOST BASIC FURNISHINGS AND APPLIANCES PLUS WOODSTOVE
Excl BOAT & MOTOR AT DOCK, FREEZER IN LOWER CABIN

Rem CHANDOS LAKE: 300 FEET OF TOTAL PRIVACY WITH TALL PINES, GRANITE OUTCROPPINGS, SANDY BEACH, CLEAN WEED-FREE SHORELINE PLUS WESTERN EXPOSURE FOR SPECTACULAR SUNSETS. THREE BEDROOM FOUR SEASON PANABODE WITH TWO AUXILIARY CABINS. EASY ACCESS DIRECTLY FROM TOWNSHIP MAINTAINED ROAD. NOTE: \$10,000. DEPOSIT REQUIRED FOR ALL OFFERS. CONTACT RUDY/JOAN TOLL FREE 1-888-510-0946



SOLD \$180,000 09/28/99 MKT: 28

ROLL#MLS# 153601000318700
Style bughw, cott Mat/Hm Y Uffi
Exter wood, log Age(+) 5
Gar Why well, sand #Bdrm 3
Wtr well, sand Swr septic
Heat elec, wood, bboard HWT
Taxes/Yr 1872/1999 FEES
Poss'n 30 DAYS
Show T/SP Sgn
CB Com 3% Lkbr

107, HOLDCROFT RD \$195,000

Munic BELMONT METHUEN Dist RURAL
Wtr Access FRONTAGE SubDist BELM
KrmAs/BdyWtr KASSHABOG LAKE Zoned SR
Legal CON 8 PT LOT 15 RP45R418 PART 2
(M) LVIN 15'7 X 21' (M) DINRM 15' X 10' (M) DINRM COMBINATION
(M) KITCH COMBINATION (M) MBED 11' X 13'6 (M) BEDRM 11' X 8'7
(M) BATH 9' X 8'7 (M) BATH 1-4 PC

Dir STONEY LAKE ROAD TO WEST KOSH LAKE ROAD FOLLOW BEAR LEFT ON WEST KOSH (DO NOT FOLLOW STONEY POINT ROAD) FOLLOW BEAR LEFT ON HOLDCROFT ROAD FOLLOW TO:
Incl ALL APPLIANCES (WASHER, DRYER, 2 FRIDGES, STOVE, MICROWAVE), MOST FURNISHINGS
Excl PERSONAL ITEMS, BOATS, TOOLS, BARBECUE

Rem GORGEOUS COTTAGE ON BEAUTIFUL KASSHABOG LAKE, ABSOLUTELY MAGNIFICENT VIEW OF OPEN LAKE AND ISLANDS, CLEAN SAND AND ROCK FRONTAGE, PRIVATE (.55 ACRE) SETTING-TURNKEY COTTAGE, 3 BEDROOM COTTAGE, OPEN CONCEPT DESIGN, CATHEDRAL CEILINGS, STONE FIREPLACE, ALL GLASS FRONT, CEDAR DECK, ATTACHED GARAGE, CEDAR DECK, ATTACHED GARAGE/LAUNDRY FACILITIES, WAVY CEDAR SIDING WITH STONE BORDER, PRIVATE TREED SETTING GENTLY SLOPING LOT, VERY WELL CARED FOR

LBrk 187 Re/Max Eastern Realty Inc 705 652-3367
SBrk 187 Re/Max Eastern Realty Inc 705 652-3367
LSP1 BILL LOWCOCK -652-6080
LSP2 GAIL BURTON -652-3532
SSP GAIL BURTON -652-3532



SOLD \$180,000 10/17/99 MKT: 32

ROLL#MLS# 153101000922800
Style bkcspl Mat/Hm Y Uffi N
Exter wood Age(+) 21
Gar attch, single #Bdrm 3
Wtr pond Swr septic
Heat elec, wood, bboard HWT R
Taxes/Yr 1780/1999 FEES
Poss'n TBA
Show T/SP Sgn N
CB Com 3% Lkbr


565, RIVERSIDE DR \$199,900

Munic PETERBOROUGH Dist PTBO
Wtr Access FRONTAGE SubDist WEST
KrmAs/BdyWtr OTONABEE Zoned RES
Legal PLAN 660 LOT 9 AM 126 IRR
(M) LVIN 19'3X14'2 (M) DINRM 16'5X10'3 (M) KITCH 14'1X13'2
(M) MBED 10'5X10'4 (2) BEDRM 10'6X9'8 (2) BEDRM 16'3X14'10
(M) BATH 11/2 BATHS LAUND YES (M) OTHER ROOM 10'0 X 12'0

Dir
Incl ALL VERTICAL AND VENETIAN AND VALANCE IN DINING ROOM AND LIVING ROOM.
Excl KITCHEN FAN - DOOR CHIMES, SHEERS IN DINING-LIVING ROOM AND FLAG POLE.

Rem LISTING IS CONDITIONAL UPON ACQUIRING PROPERTY KNOWN TO LISTING AGENT, IMMACULATE WATERFRONT HOME IN THE CITY, NEWER CENTRAL AIR CONDITION AND CENTRAL VAC NEW CARPETING, NEW WINDOWS EXCEPT BASEMENT, NEW DECK FROM FLORIDA ROOM, OUTSIDE PATIO, NEW KITCHEN FLOOR, LARGE SINGLE GARAGE AUTOMATIC DOOR OPENER, FINISHED LAUNDRY ROOM IN BASEMENT AND INSULATED AND PARTITIONED, AMPLE KITCHEN CUPBOARDS AND STORAGE AREA. PURCHASER TO VERIFY ALL ROOM MEASUREMENTS.

LBrk 040 Century 21 Carl Oake Realty Ltd. 705 743-4444
SBrk 040 Century 21 Carl Oake Realty Ltd. 705 743-4444
LSP1 TONY DILAURO -742-5821
SSP RAY TAYLOR -745-2340



SOLD \$182,000 10/02/99 MKT: 10

ROLL#MLS# 151401010006800
Style 1.5str Mat/Hm N Uffi
Exter brick, shngl Age(+) 54
Gar detch, single #Bdrm 3
Wtr munic Swr munic
Heat gas HWT
Taxes/Yr 2203/1999 FEES
Poss'n TBA
Show T/SP Sgn
CB Com 2.5 Lkbr

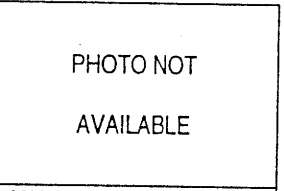
3606, JUNIPER LANE \$192,000

Munic STONEY LAKE Dist RURAL
Wtr Access FRONTAGE SubDist SMITH
KrmAs/BdyWtr STONEY LAKE Zoned SEAS REC
Legal PLAN 94 LOT 68 AND PLAN 94 LOT 11 (151602050238400)
(M) LVIN 23'4X15'3 (M) DINRM 12'8X17'3 (M) KITCH 9'6X6'7
(M) MBED 12'11X13'6 (M) BEDRM 11'3X7'8 (M) BEDRM 9'6X6'7
(M) BATH 1-3 PC

Dir HWY 28 NORTH TO JUNIPER POINT ROAD, TURN RIGHT AND FOLLOW TO JUNIPER LANE, RIGHT ON JUNIPER LANE TO 3606, WATCH FOR SIGNS
Incl TAXES ON 2 ACRE BACKLOT, INCLUDE MOST FURNISHINGS & APPLIANCES (KEA STYLE, BEAUTIFUL PINE FURNITURE ALSO GUEST QUARTERS FURNITURE INCLUDED)
Excl 2 FEATHER PICTURES, XEROSENE LAMP'S, WALL HANGING IN LIVING ROOM, LOON CARVING OLD CLOCK, 2 HAND SEWN QUILTS, GRANDMA'S GARDEN PATTERN

Rem 120' OF WATERFRONT ON STONEY LAKE WITH 2 ACRE BACKLOT! EVERYTHING YOU COULD POSSIBLY EXPECT A COTTAGE TO BE - OAK FLOORS IN LIVING ROOM, CATHEDRAL CEILINGS, FIREPLACE, 2 WOODSTOVES, BEAUTIFUL GRANITE STONE STEPS AND WALKWAY, GARAGE BOATHOUSE, GRANITE QUARTERS ABOVE GARAGE, FULLY FURNISHED, GUEST QUARTERS ABOVE GARAGE, FULLY FURNISHED WITH 'IKEA STYLE' PINE FURNITURE, MAIN HOUSE ALSO FURNISHED, TONS OF PRIVACY! MOVE IN YOUR CLOTHES AND ENJOY!

LBrk 187 Re/Max Eastern Realty Inc 705 652-3367
SBrk 187 Re/Max Eastern Realty Inc 705 652-3367
LSP1 MAUREEN SILVA -652-3367
LSP2 MAUREEN SILVA -652-3367



SOLD \$185,000 04/05/99 MKT: 4

ROLL#MLS# 151602050237400
Style 1.5str Mat/Hm N Uffi N
Exter wood Age(+) 8
Gar single #Bdrm 3
Wtr pond Swr septic
Heat elec, wood, bboard HWT
Taxes/Yr 1528.94+/1998 FEES
Poss'n TBA
Show T/SP Sgn Y
CB Com 3% Lkbr Y


0, BIG CEDAR LAKE, R.R.#4 \$189,900

Munic BURLEIGH TOWNSHIP Dist RURAL
Wtr Access FRONTAGE SubDist BURL
KrmAs/BdyWtr BIG CEDAR LAKE Zoned RURAL RES
Legal CON 4 PT LOT 10 BLK 41 BURLEIGH TWP
(M) LVIN 22'9X30' (M) DINRM COMBO W/LN/SM (M) KITCH 10'11X10'0
(2) MBED 15'11X10'0 (2) BEDRM 12'3X9'3 (2) BEDRM 15'3X12'2
(2) BATH 12'4X8'3 (L) RECRM 33'6X15'1 (L) DEN 13'0X7'6
LAUND 7'6X8'8 (M) OTHER ROOM 12'0X10'0

Dir HWY 28N TO BIG CEDAR STORE, TURN LEFT & STAY TO RIGHT ALL THE WAY, HOME IS ON YOUR LEFT, SIGNS ARE UP, EASY 20 MINS DRIVE FROM LAKEFIELD, 30 MINS TO PTBO
Incl WOODSTOVE, COOKSTOVE, FIREPLACE ACCESSORIES, ELECTRIC LIGHT FIXTURE, ALL BLINDS, RENTAL AQUAFINE H2O SOFTENER
Excl WATER SOFTENER IS RENTAL TO BE ASSUMED, DINING ROOM CHANDELIER

Rem COTTAGERS ASSOC. DUES ABOUT \$135/YEAR FOR ROAD MAINTENANCE & SNOW CLEARING, SUNSETS GALORE FROM 41'X10' DECK, CEDAR TRIM ENHANCE SKYLITES, FLOOR TO CEILING STONE FIREPLACES, COOKSTOVE IN KITCHEN, WOODSTOVE IN POOL ROOM, VEGGIE GARDENS, HOT HEAT \$1300 TO \$1500/YEAR, DRY BOATHOUSE 16'4X10'4

LBrk 187 Re/Max Eastern Realty Inc 705 652-3367
SBrk 013 Bowes and Cocks Ltd. Realtor 705 652-3364
LSP1 ROBERT GILL 705-652-3367
LSP2 DEBORAH DALE 705-652-3367
SSP BILL WELLMAN 705-652-3364



SOLD \$185,000 10/01/99 MKT: 73

ROLL#MLS# 153602000141400
Style bkcspl Mat/Hm Y Uffi N
Exter alvin, stone Age(+) 25
Gar detch, single #Bdrm 3
Wtr well, drill Swr septic
Heat oil, wood, f/a HWT O
Taxes/Yr 2200/1999 FEES
Poss'n TBA
Show T/SP Sgn Y
CB Com 3% Lkbr Y


331, FOTHERGILL ISLE RD \$197,000

Munic RR #1, PETERBOROUGH Dist RURAL
Wtr Access FRONTAGE SubDist ENNIS
KrmAs/BdyWtr PIGEON LAKE Zoned SR1
Legal FOTHERGILL IS OPP LOT 5 CON 11 PARCEL 21 ON SURVEY
(M) LVIN 23'8 X 15'2 (M) DINRM 22' X 11'10 (M) DINRM COMBINED
(M) KITCH COMBINED (M) MBED 12'3 X 11'8 (M) BEDRM 11'8 X 7'8
(M) BEDRM 12'3 X 8' (M) BATH 14PC/2MUR/PC (M) Foyer 6'7 X 6'1 DOG
(M) LAUND MAIN FLOOR (M) OTHER ROOM 12'11 X 11'

Dir FROM BRIDGE NORTH, CROSS CAUSEWAY, TURN RIGHT ON ROBINSON RD, FOLLOW TO 4 CORNERS OF ENNISMORE, TURN RIGHT ON TARA RD, TO FOTHERGILL ISLE RD, ON LEFT JUS
Incl DOCKS, ALL LIGHT FIXTURES, ALL WINDOW COVERINGS, SHED, ELECTRONIC GARAGE DOOR OPENER & CONTROL WATER SOFTENER
Excl APPLIANCES & PERSONAL ITEMS

Rem GORGEOUS OPEN CONCEPT WATERFRONT HOME FEATURING V JOINT PINE CATHEDRAL CEILINGS, WOOD BURNING CENTRAL FLOOR TO CEILING FIREPLACE, BEAUTIFUL 4 SEASON SUNROOM WITH WINDOWS & 4 SKYLIGHTS, ALL NEW CARPET THROUGHOUT, FAO FURNACE & AIR CONDITIONING NEW IN LAST 3 MONTHS, 3 BEDROOMS, MAIN FLOOR LAUNDRY, NEWER WINDOWS, WRAP AROUND DECK, NICELY LANDSCAPED WITH MATURE TREES IN AREA OF QUALITY WATERFRONT HOMES, BUNGALOW STYLE, POTENTIAL FOR WHEELCHAIR ACCESSIBILITY, 25 MINUTES TO CITY, SOUTHERN EXPOSURE, DOUBLE GARA

LBrk 182 Re/Max Eastern Realty Inc. 705 292-9551
SBrk Out Of Board
LSP1 SANDY WITHERSPOON 705-292-8735
SSP J.COOK, C21 LEADING



SOLD \$185,000 10/17/99 MKT: 21

ROLL#MLS# 151601010235300
Style bughw Mat/Hm Y Uffi N
Exter mason Age(+) 27
Gar detch, dbl #Bdrm 3
Wtr well, drill Swr septic
Heat oil, f/a HWT R
Taxes/Yr 1780/1999 FEES
Poss'n TBA
Show T/SP Sgn N
CB Com 2.5 Lkbr Y


9, VALLEY VIEW LANE \$189,000

Munic RR 2 HASTINGS Dist OBJ
Wtr Access WATERFRONTAGE SubDist NUMBE
KrmAs/BdyWtr TRENT RIVER Zoned SR + HAZ
Legal CON 13 PT LOT 18 PERCY TWP
(M) LVIN 23' X 17' (M) KITCH 25' X 8'5 (M) DINRM COMBO KITCHEN
(M) MBED 13' X 11' (M) BEDRM 10' X 9' (L) BEDRM 14' X 12'
(L) KITCH 11' X 11' EXTRA KIT. (M) BATH 4PC (L) RECRM 30'6 X 14'
(L) BATH 3PC (L) LAUND YES (L) OTHER RT 12' X 10'11"

Dir FROM HASTINGS TO WATER ST, TURN LEFT AND FOLLOW 2 1/2 MILES TO VALLEY VIEW LANE, TURN LEFT AND FOLLOW SLOWLY TO 'T' TURN LEFT AND HOUSE IS FIFTH.
Incl ALL WATER TREATMENT, CEDAR HOT TUB, DISHWASHER, TV TOWER WITH CONTROLS, SATELLITE WITH RECEIVER, CENTRAL VAC WITH EQUIPMENT
Excl

Rem FELDSTONE FRONT ON LOWER HALF OVERLOOKING EXCELLENT WATERFRONTAGE WITH WALK DOWN STEPS TO WATER DECK ON WATER SIDE, WALKOUT DOWNSTAIRS AT GROUND LEVEL, LOWER LEVEL PROVIDES FULLY EQUIPPED, LARGE MOTHER-IN-LAW SUITE, 200 AMP IN HOUSE, 100 AMP IN GARAGE, CENTRAL VAC ON BOTH FLOORS OF HOME, WATER SOFTENERS, AIR CONDITIONED, NEW HIGH EFFICIENCY OIL FURNACE, PAVED DOUBLE DRIVE. LOCATED 5 MINUTES FROM HASTINGS, 15 MINUTES TO CAMPBELLFORD, GARAGE IS DRYWALLED ON SECOND FLOOR, INSULATED AND HEATED WITH OIL FURNA

LBrk 186 Re/Max Eastern Realty Inc 705 653-2080
SBrk 181 Re/Max Eastern Realty Inc. 705 743-9111
LSP1 SHARON RIX -653-1875
LSP2 JAMES CRATE -696-1161



SOLD \$186,000 06/01/99 MKT: 41

ROLL#MLS# 142900005017700
Style bughw Mat/Hm Y Uffi N
Exter stone, mason Age(+) 10
Gar detch, dbl #Bdrm 4
Wtr well, drill, oil Swr septic
Heat oil, bboard HWT O
Taxes/Yr 1618.91/1998 FEES
Poss'n 60 DAYS
Show T/SP Sgn Y
CB Com 3% Lkbr N

FIGURE 7

W F - WATERFRONT

258

171, YANKEE LINE, RR#4 **\$189,900**

Munic OWAMEE, TWP OF EMILY
Wtr Access Frontage Pigeon River
KnownAs/BodyWtr PIGEON LAKE
Legal CON 7 PT LOT 15 RP 57899 PT 6 AND RP57838 PT. 11, EMILY TWP

(M) LIVIN 20'6 X 13'2 (M) DINRM 13' X 9'8 (M) KITCH 13'11 X 13'1
(M) MBED 11'1 X 9'8 (M) BEDRM 11'5 X 10'6 (M) BATH 9'11 X 9'6
(L) BEDRM 11'1 X 10'2 (L) BEDRM 11'1 X 9'5 (M) BATH 1-4PC, 1-2PC.
(L) RECRM 8'12 X 8'0 (L) UTIL. 18' X 15' W/O (M) LAUND 5' X 4'

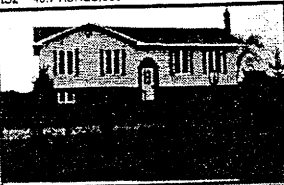
Dr FROM BRIDGENTH TAKE YANKEE LINE TO NUMBER 171 ON RIGHT SIDE (SEE SIGN)

Incl ALL LIGHT FIXTURES AND FAN, CENTRAL VAC AND ATTACHMENTS, WOODSTOVE, HOT WATER TANK, WATER SOFTENER, AIR EXCHANGER SYSTEM, SATELLITE DISH, SHED.

Excl PLATE RACKS, PINE BATHROOM CUPBOARD

Rem FABULOUS 49.7 ACRES WITH 500 FEET ON LAKEFRONT, BEAUTIFUL TREED AND PRIVATE SETTING, ZONING FARM RESIDENTIAL, NEWER ROYAL HOME BUNGALOW, FULL WALKOUT LOWER LEVEL, MFLR, LOVELY OAK KITCHEN AND PANTRY WITH W/O TO DECK AND MAGNIFICENT VIEW AND PRIVACY. IDEAL LOCATION, CLOSE TO PETERBOROUGH AND LINDSAY. NATURAL SETTING WITH WILDLIFE, GO CAMPING AT THE WATERFRONT ON YOUR OWN FARM, VERY UNIQUE PROPERTY AND SETTING, ONE OF A KIND.

Lbrk 375 Sutton Group-All Pro Realty Inc 705 749-5454
Sbrk Out Of Board 705 749-5724
LSP1 RAY WILSON 705-749-5454
SSP OUT OF BOARD -



SOLD \$178,000 05/07/99 MKT: 202

ROLL#MLS# 160100000705601
Style bughw Mat/Hm Y Uffi N
Exter alvin, brck Age(++) 8
Gar #Bdrm 5
Wtr well Swr septic HWT U
Heat elec. bboard, oth FEES
Taxes/Yr 2,643.00/1998
Poss'n T.B.A. Sgn Y
Show T.L.S.P. Lkbx Y
CB Com 3%

282, FIFE AVE, RR#2 **\$188,500**

Munic PETERBOROUGH
Wtr Access FRONTAGE - CHEMONG LK
KnownAs/BodyWtr FRONTAGE - CHEMONG LK
Legal CON 5 PT LOT 4 PT LOT 5 PLAN 58 LOT 4 BLK NO. 163469

(M) LIVIN 20'0 X 13'0 (M) KITCH 13'0 X 13'0 (L) MBED 13'7 X 13'5
(M) OTHER HOUSES 2REZEM (L) BEDRM 11' X 9' (L) FAMRM 24' X 20'
(L) STORE (L) UTIL (L) LAUND


Dr LINDSAY HWY TO FIFES BAY RD. FOLLOW TO FIFE AVE THEN LEFT 3RD HOUSE ON RIGHT

Incl CENTRAL VAC, BOAT DOCK, SHED, GARAGE DOOR OPENER, SECURITY SYSTEM, ALL WINDOW COVERINGS, 2 WINDOW AIR CONDITIONERS

Excl KITCHEN CEILING FAN (WILL BE REPLACED) AND KITCHEN LIGHT

Rem CHEMONG LAKEFRONT HOME, UNIQUE OPEN CONCEPT BUNGALOW WITH LOFT MASTER BEDROOM AND 4 PC ENSUITE, CATHEDRAL CEILINGS, LAKE VIEW UNBELIEVABLE FROM WINDOWS ACROSS THE WHOLE FRONT OF HOME, WALKOUT FINISHED BRIGHT BASEMENT INCLUDING FAMILY ROOM, BEDROOM, LAUNDRY, 2 PC BATH, COLD ROOM, HUGE DECK ACROSS LAKESIDE, DOUBLE GARAGE AND PAVED DRIVE. HYDRO IS \$156 EQUAL BILLING FOR HEAT & HYDRO.

Lbrk 182 Re/Max Eastern Realty Inc. 705 292-9551
Sbrk 182 Re/Max Eastern Realty Inc. 705 292-9551
LSP1 MURIEL WILSON 705-292-5075
SSP MURIEL WILSON 705-292-5075



SOLD \$178,000 03/07/99 MKT: 111

ROLL#MLS# 151602002026300
Style bughw Mat/Hm Y Uffi N
Exter alvin Age(++)
Gar dbl #Bdrm 2
Wtr well Swr septic
Heat elec. wood, lva HWT O
Taxes/Yr 1794.29/1998 FEES
Poss'n TBA Sgn Y
Show T.L.S.P. Lkbx Y
CB Com 3.0%

604, DENNE LANE **\$184,900**

Munic BRIDGENORTH
Wtr Access CHEMONG LAKE FRONTAGE
KnownAs/BodyWtr CHEMONG LAKE
Legal CON 6 LOT 8 BLK NO 176022 AM250 SMITH TWP.

(M) LIVIN 17' X 17' (M) DINRM 18' X 9' (M) KITCH 19' X 8'
(M) MBED 15'7 X 12'00 (M) BATH 1-4 PC (M) FAMRM
(M) OTHER SOLARUM 11'11' (M) DEN 9'7 X 11'6 (M) LAUND
(M) OTHER SMOORUM 11'11' (2) BEDRM 11'11' X 11'11' (2) BEDRM 14' X 18'5


Dr CHEMONG PARK AREA IN BRIDGENORTH, FOLLOW PETERBOROUGH AVE. TO DENNE LANE, FOLLOW TO SIGN

Incl CENTRAL VACUUM AND ATTACHMENTS, ALL EXISTING ELECTRICAL LIGHT FIXTURES

Excl SIGN IN FRONT OF HOUSE

Rem CHEMONG LAKE WATERFRONT HOME, UNIQUE 1-1/2 STOREY ORIGINAL CHARM, HARDWOOD FLOORS, FRENCH DOORS, SUNROOM WITH SKYLIGHTS, 3 BEDROOMS, FORMAL DINING AND LIVING ROOM, FIREPLACE, WESTERN EXPOSURE, CLEAN SHORELINE, DETACHED DOUBLE GARAGE, FORMER WINDOWS IN BEDROOMS, \$125.00 PER YEAR FOR ROAD MAINTENANCE.

Lbrk 182 Re/Max Eastern Realty Inc. 705 292-9551
Sbrk 182 Re/Max Eastern Realty Inc. 705 292-9551
LSP1 LESLIE JENSEN -799-2928
LSP2 MICHAEL JOHNSON -799-2928
SSP CATHY WRIGHT 705-292-9551



SOLD \$178,000 02/15/99 MKT: 113

ROLL#MLS# 1516020020040900
Style 1.5str Mat/Hm N Uffi N
Exter alvin Age(++)
Gar detch, dbl #Bdrm 3
Wtr well Swr septic HWT T
Heat oil, lva FEES
Taxes/Yr 1680.57/1998
Poss'n TBA Sgn Y
Show T.L.S.P. Lkbx Y
CB Com 2.50%

1499, O'CONNOR DR **\$189,900**

Munic ENNISMORE
Wtr Access BUCKHORN LAKE
KnownAs/BodyWtr BUCKHORN LAKE
Legal CON 9 PT LOT 9 PLAN 45 PT LT 7 WITH R.O.W.

(M) LIVIN 21'6 X 15'4 (M) KITCH 18'6 X 11'6 (M) MBED 11'6 X 9'5
(M) BEDRM 11'6 X 8'11 (M) BEDRM 9' X 8'4 (M) BATH 1-4PC
(B) RECRM 18' X 19' (B) LAUND 9'10 X 9'


Dr NORTH ON TARA RD FROM ENNISMORE, TURN RIGHT ON KERRY LINE, FIRST LEFT ON MURPHY TO LAKE AND TURN RIGHT ON MALLARD ROAD, FOLLOW TO O'CONNOR DRIVE ON RIGHT

Incl FRIDGE, BUILT IN OVEN AND RANGE, MICROWAVE, WASHER, DRYER, ALL WINDOW COVERINGS, CENTRAL VAC SYSTEM, TV TOWER

Excl ALL PERSONAL EFFECTS

Rem EXCELLENT BUCKHORN LAKE LOCATION, IMMACULATE 3 BEDROOM HOME OR COTTAGE, FULL BASEMENT WITH WALKOUT, DOUBLE DRY BATHROOM, SUPER LEVEL LOT WITH SANDY SHORELINE, LIVING ROOM WITH STONE FIREPLACE AND WALKOUT TO LARGE DECK ON LAKESIDE.

Lbrk 182 Re/Max Eastern Realty Inc. 705 292-9551
Sbrk 182 Re/Max Eastern Realty Inc. 705 292-9551
LSP1 STEVEN JOHNSTON 705-292-1200
SSP BILL WOLFF 705-292-5131



SOLD \$178,500 06/15/99 MKT: 10

ROLL#MLS# 151601010214900
Style bughw Mat/Hm N Uffi N
Exter wood Age(++)
Gar boat #Bdrm 3
Wtr well, drill Swr septic HWT T
Heat oil, lva FEES
Taxes/Yr 1402.58/1998
Poss'n TBA-IMMEDIATE Sgn Y
Show T.L.S.P. Lkbx Y
CB Com 3.0%

2050, YALE RD **\$189,900**

Munic R.R.#4, LAKEFIELD
Wtr Access LAKE
KnownAs/BodyWtr KATCHEWANOOKA LAKE
Legal CON 4 PT LOT 26 RP4589484 PART 1

(M) LIVIN 13' X 21' (M) DINRM 18'3 X 10'11 (M) KITCH 19'4 X 10'11
(2) MBED 11'6 X 11'6 (L) BEDRM 13' X 10'5 (L) BEDRM 13' X 10'5
(L) BEDRM 10'5 X 8' (M) BATH 3PC/4PC/2PC (L) RECRM 19'3 X 10'6
(L) LAUND 10' X 8'2


Dr COUNTY RD 28 NORTH TO JUST BEFORE BRIDGE AT YOUNG'S POINT. TURN LEFT ON SOUTH BEACH ROAD, THEN IMMEDIATE RIGHT ON YALE ROAD TO #2050

Incl DISHWASHER, MICROWAVE, WINDOW COVERINGS, ALL LIGHT FIXTURES, 24" DOCK, TV ANTENNA AND ROTOR.

Excl WATER SOFTENER, PROPANE HOT WATER TANK, ALL FURNISHINGS AND PERSONAL BELONGINGS, CORNER CABINET IN LIVING ROOM, 2 SATELLITE DISHES

Rem BEAUTIFUL AND IMMACULATE 4-SEASON WATERFRONT HOME WITH MANY UPDATES SUCH AS KITCHEN, BATHROOMS, WIRING, PLUMBING, WELL, SEPTIC, ETC. NEW ADDITION IN 1994, TRIPLE ATTACHED GARAGE, 8'X18' HEATED WORKSHOP OFF GARAGE, SUPER LOCATION, 14' WATERFRONT FOR DOCKING BOAT, SUPER VIEWS, BEAUTIFULLY LANDSCAPED, YEAR ROUND ACCESS, WALKOUT FROM KITCHEN TO WRAP AROUND DECK. SEE SURVEY FOR ACCURATE DIMENSIONS.

Lbrk 013 Boves and Cocks Ltd. Realtor 705 652-3364
Sbrk 013 Boves and Cocks Ltd. Realtor 705 652-3364
LSP1 JUDITH BALL 705-652-3364
LSP2 GREG BALL 705-652-0867
SSP GREG BALL 705-652-0867



SOLD \$180,000 02/16/99 MKT: 20

ROLL#MLS# 152201000127800
Style side Mat/Hm Y Uffi N
Exter alvin Age(++)
Gar in #Bdrm 4
Wtr well Swr septic HWT T
Heat prop FEES
Taxes/Yr 1784.86/1998
Poss'n FLEXIBLE Sgn Y
Show T.L.S.P. Lkbx Y
CB Com 2.5%

1383, RR1 **\$199,900**

Munic BUCKHORN SAUNDERS RD
Wtr Access FRONTAGE
KnownAs/BodyWtr BIG BALD LAKE
Legal CON 10 PT LOT 15 PLAN 25 LOT 23

(M) LIVIN 20'0 X 13'0 (M) DINRM (COMBO) (M) KITCH 13' X 11'6
(M) MBED 13'4 X 9'2 (M) BEDRM 12'6 X 9'2 (M) BATH 1-4PC
(M) LAUND (M) OTHER 13'2 X 9'2 (L) DEN 11' X 9'9

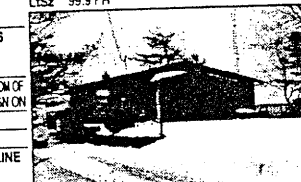
Dr HIGHWAY #67 THROUGH BUCKYON TO PULOCK ROAD, TURN LEFT FOLLOW TO BOTTOM OF HILL, KEEP RIGHT TO T TURN LEFT ON SAUNDERS ROAD, HOUSE ON L.H.S. SIGN ON

Incl FRIDGE, STOVE, DISHWASHER, T.V. TOWER AND CONTROL.

Excl

Rem WATERFRONT HOME ON BIG BALD LAKE, GOOD SHORELINE AND GORGEOUS VIEW DOWN THE LAKE, TWO BEDROOMS PLUS THIRD BEDROOM/OPEN OR OFFICE, EXTRA BUNK BED AREA OFF DEN, SCREENED PORCH ACROSS FRONT OF HOME, ALSO BACK AND SIDE PORCHES, GARAGE WITH WORKSHOP AND STORAGE, METAL SHED, STONE FIREPLACE IN SUNKEN LIVING ROOM WITH HEATILATORS, ZONING: RES/FARM

Lbrk 395 Peak Realty Associates 705 743-3636
Sbrk 182 Re/Max Eastern Realty Inc. 705 292-9551
LSP1 MAE ALLAN -742-0895
SSP LORIANNE MELS -657-3335



SOLD \$180,000 03/23/99 MKT: 39

ROLL#MLS# 154201030316400
Style bughw Mat/Hm Y Uffi N
Exter alvin, wood Age(++) 35
Gar detch, 1.5 #Bdrm 3
Wtr well, oth Swr septic HWT O
Heat elec. bboard FEES
Taxes/Yr 2644.46/1998
Poss'n TO BE APPRANGED Sgn Y
Show THROUGH LISTING SALESPERS Lkbx Y
CB Com 2.5%

882, BIRCHVIEW RD **\$195,000**

Munic DOURO-DUMMER
Wtr Access WATERFRONT
KnownAs/BodyWtr CLEAR LAKE
Legal CON 1 PT LOT 27 PLAN 33 PT LOT 8

(M) LIVIN 24' X 15' (M) KITCH 14'6 X 8'6 (M) MBED 13' X 11'
(M) BEDRM 9'6 X 8'6 (M) BATH 1-4 PC

Dr

Incl ALL FURNISHINGS, WINDOW COVERINGS, DISHES

Excl

Rem IMMACULATE CLEAR/STONE LAKE COTTAGE, STONE FIREPLACE, GRANITE PATIO OVERLOOKING LAKE, 100 FEET CLEAR ROCKY SHORELINE, GREAT CABIN AND SAUNA, FULLY FINISHED

Lbrk 187 Re/Max Eastern Realty Inc 705 652-3367
Sbrk 187 Re/Max Eastern Realty Inc 705 652-3367
LSP1 VERN HAMILTON 705-652-3367
SSP JULIA CAMERON 705-652-0113



SOLD \$180,000 06/04/99 MKT: 29

ROLL#MLS# 152201000106400
Style cott Mat/Hm N Uffi N
Exter wood Age(++)
Gar #Bdrm 2
Wtr pond Swr septic HWT O
Heat oth FEES
Taxes/Yr 2052/1998
Poss'n IMMEDIATE Sgn Y
Show T.L.S.P. Lkbx Y
CB Com 3%

601, RIVER ROAD SOUTH **\$189,900**

Munic PETERBOROUGH
Wtr Access OTONABEE RIVER
KnownAs/BodyWtr OTONABEE RIVER
Legal PLAN 18S PT LOT 32

(M) LIVIN 22' X 14'10 (M) DINRM 11'6 X 9'4 (M) KITCH 13'10 X 11'6
(M) MBED 14' X 9'3 (M) BEDRM 13'8 X 8'4 (M) BEDRM 11'10 X 11'7
(M) BATH 1-1-3PC DOWN (M) FAMRM 23'5 X 12'10 (B) RECRM 20' X 11' X 20' X 15'
(B) STORE 22' X 11' (B) LAUND 13'10 X 8'4 (B) SCREENED PORCH


Dr

Incl ALL WINDOW COVERINGS, BUILT IN DISHWASHER, WASHER, DRYER, 2 STORAGE SHEDS, ALL LIGHT FIXTURES EXCEPT DINING ROOM.

Excl DINING ROOM LIGHT FIXTURE, RENTAL HOT WATER TANK.

Rem CITY WATERFRONT WITH 40' DEEP LOT & MANY MATURE TREES, SPACIOUS BUNGALOW FEATURING A BEAUTIFUL LIVING FAMILY ROOM, WINDOWS HAVE BEEN REPLACED IN BEDROOMS & BATHROOM & ALL WINDOW PANES HAVE BEEN REPLACED IN LIVING ROOM & FAMILY ROOM, LARGE, OPEN RECREATION AREA DOWNSTAIRS, ALL MEASUREMENTS ARE APPROXIMATE.

Lbrk 031 Century 21 Gray-Munro Realty Inc 705 743-6666
Sbrk 187 Re/Max Eastern Realty Inc 705 652-3367
LSP1 BOB ALLAN -745-3184
SSP ROSE WRIGHT -748-3756



SOLD \$180,000 07/04/99 MKT: 16

ROLL#MLS# 151401001013400
Style bughw Mat/Hm Y Uffi N
Exter brck, stone Age(++) 47
Gar #Bdrm 3
Wtr munic Swr munic HWT T
Heat elec, gas, bboard, hotwat FEES
Taxes/Yr 2,930.54/1998
Poss'n OCT. 30/99 OR TBA Sgn Y
Show T.L.S.P. Lkbx Y
CB Com 2.5%

This MLS book may not contain all pertinent listing information. For clarification please refer to the MLS Computer System.

FIGURE 8


966, PIRATES GLEN RR 3 BOBCAYGEON \$129,900

Munic HARVEY Dist RURAL
Wtr Access WATERFRONT SubDist HARV
KnownAs/BdyWtr PIGEON LAKE Zoned REC/CRES
Legal CON 14 PT LOT 18 PLAN 42 LOT 28 HARVEY TWP PETERBOROUGH COUNTY
(M) LVIN 22'X14' (M) DINOK 17'X12' COMB. (M) KITCH COMB.
(M) MBED 13'X15'8 (M) BEDRM 13'X9'10 (L) BEDRM 12'X12'
(M) BATH 1-4PC (L) BATH 1-4PC (L) REGRM 21'X14'6
(M) FOYER 9'4X8' (L) UTIL 22'X14'

Dir HWY 36 NW OF BUCKHORN TO TATES BAY RD TO END. LEFT PIRATES GLEN LEFT TO 966.
Incl WASHER, DRYER, FRIDGE, STOVE, CEILING FANS.
Excl MICROWAVE, 14' FIBREGLASS BOAT - 33 HP Evinrude MOTOR (NEG), PERSONAL ITEMS.
Rem UPSCALE 1400+ SQ. FT. SOLID BRICK BUNGALOW ON CANAL (100' WATERFRONT) TO PIGEON LAKE (BOATING ACCESS). IN PRESTIGIOUS WATERFRONT COMMUNITY (LAKEFRONT PARK AND BEACH FOR RESIDENTS ONLY AND GUEST DOCKING FACILITIES). LUXURY HOME FEATURES FOYER, BIG KITCHEN, PARQUET FLOORING IN LIVING ROOM AND WALKOUT DECK, 3 BEDROOMS, 2 FULL BATHROOMS INCLUDING JACUZZI, LARGE REC ROOM WITH WALKOUT TO SCREENED-IN PORCH, LARGE PRIVATE LEVEL LOT, WELL TREED WITH UNDERGROUND SPRINKLER SYSTEM. OWNER RELOCATING. PRICED WELL BE

LBrk 999 P.R.E.B. AND INTERBOARD LISTINGS 705
SBrk 999 P.R.E.B. AND INTERBOARD LISTINGS 705
LSP1 SASKIA SEVINK 705-731-0444
SSP OUT OF BOARD

Vendr MCNEIL ROBERT
LiSz 100'X150' (0.34 ACRES)
ROLL#MLS# 154201000261733
Style bugw Mat/Hm N Uffi N
Exter brick Age(++)
Gar atch, dbl #Bdrm 3
Wtr comity Swr septic
Heat elec, wood, ta, htump HWT
Taxes/Yr 2519.09/1999 FEES
Poss'n T.B.A. Sgn Y
Show CONTACT LISTING SALES OFF Lkbx Y
CB Com 2.5%



SOLD \$129,000 08/06/99 MKT: 31

0, ISLAND 11 JACK LAKE \$135,000

Munic APSLEY Dist RURAL
Wtr Access FRONTAGE SubDist METH
KnownAs/BdyWtr JACK'S LAKE Zoned 1R
Legal ISLAND 11 JACK LAKE TOWNSHIP OF METHUEN
(M) LVIN 31'1 X 13'6 (M) KITCH 10'3 X 9'3 (2) MBED 14'6 X 9'3
(2) BEDRM 12'7 X 10'3 (M) BEDRM 9'3 X 9'7 (M) BATH UNFINISHED
(M) DEN 9'3 X 8'2 (2) BATH UNFINISHED

Dir APSLEY JACK'S LAKE ROAD TO MARINAS - BOAT TAXI/SHOWMOBILE TO ISLAND #11 IN SHEEPS BAY
Incl BLDG. MATERIALS, KITCHEN APPLIANCES
Excl TOOLS, PERSONAL ITEMS
Rem OWN YOUR OWN ISLAND ON SPECTACULAR JACK'S LAKE - 2.73 ACRES OF PRIVACY IN LOCATION CONVENIENT TO MARINAS - PROPERTY INCLUDES SOUTH FACING 1180 SQ. FT. MODERN VICEROY REQUIRING SOME FINISHING

Vendr WYCKOFF CARL
LiSz 2.73 ACRES
PHOTO NOT AVAILABLE

ROLL#MLS# 153101000773100
Style bkcspt Mat/Hm N Uffi N
Exter wood Age(++) 18
Gar #Bdrm 4
Wtr pond Swr septic
Heat elec, bboard HWT O
Taxes/Yr 2089.00/1998 FEES
Poss'n TBA Sgn Y
Show TSLP Lkbx Y
CB Com 4%

LBrk 185 Re/Max Eastern Realty Inc 705 656-1567
SBrk 185 Re/Max Eastern Realty Inc 705 656-1567
LSP1 AMBROSE MORAN 705-656-4824
SSP AMBROSE MORAN 705-656-4824

SOLD \$130,000 05/01/99 MKT: 80

2663, FIRE ROUTE 9 \$139,900

Munic GALWAY-CAVENDISH & HARVEY Dist RURAL
Wtr Access WATERFRONT SubDist HARV
KnownAs/BdyWtr LOWER BUCKHORN LAKE Zoned RR
Legal PLAN 24 LOT 8, TOWNSHIP OF HARVEY.
(M) LVIN 13'8 (M) DINRM 8'8 (M) KITCH 9'3
(M) MBED 8'6 (M) BEDRM 6'2 (M) BEDRM 6'7
(M) BATH 1-3pc. (M) OTHER 13'5

Dir County Road 36 (formerly Highway 36) easterly from Buckhorn, right Deer Bay Reach Road, right Fire Route No. 9 to property on right #2663. See sign.
Incl Fridge, stove and most furnishings.
Excl Bamboo furniture in solarium, dining room table, chairs, china cabinet, side table, green rocking chair.
Rem Private parkland setting, easy four seasons access. 3 bedroom cottage, open concept dining room/living room with cut stone fireplace, kitchen with solarium facing lake, boatport for mooring watercraft. Purchaser to verify all room sizes and information.

LBrk 065 Hall's Bridge Realty Inc 705 657-3213
SBrk 020 Choice of Service Savers Realty Ltd. 705 749-9229
LSP1 PAUL BRESS -657-3213
SSP J. MIGHTY FALLEN -741-2388

Vendr VINCENT ROLAND JAMES
LI-VINCENT YANLAI
LiSz 81' x 175' Irregular
PHOTO NOT AVAILABLE

ROLL#MLS# 154201030019300
Style bugw Mat/Hm N Uffi N
Exter alvin Age(++) 30
Gar boat #Bdrm 3
Wtr well Swr hold
Heat prop HWT O
Taxes/Yr 1,554.71/1998 FEES
Poss'n TBA Sgn Y
Show TSLP Lkbx Y
CB Com 3%

SOLD \$130,000 05/12/99 MKT: 22

1738, GREENWOOD LANE E \$134,900

Munic SMITH/ENNISMORE Dist RURAL
Wtr Access FRONTAGE SubDist SMITH
KnownAs/BdyWtr BUCKHORN LAKE Zoned SEAS, REC.
Legal CON 17 PT LOT 23 BLK 22 BUCKHORN LAKE, SMITH/ENNISMORE ATM 910
(M) LVIN 35' X 13' (M) DINRM COMBO (M) KITCH COMBO
(M) BEDRM 11'6 (L) DEN 11'6 (M) BATH 1-4PC
(M) UTIL 11'6

Dir HWY 507 (COUNTRY RD. #23) NORTH TO 17TH LINE. TURN LEFT. GO TO END TURN RIGHT GO OVER BRIDGE TURN RIGHT AND GO TO #1738.
Incl APPLIANCES AND FURNITURE
Excl PERSONAL EFFECTS
Rem WELL MAINTAINED 2 BEDROOM COTTAGE WITH BEAUTIFUL VIEW OVERLOOKING BUCKHORN LAKE FROM NEWER DECK. APPROXIMATELY 2 HOURS FROM TORONTO FOR THOSE GETAWAY WEEKENDS. GOOD WATERFRONT. Email: rcbarke@sutton.com

Vendr ESTATE OF ARTHUR CHARTRAND
LiSz 107' X IRREGULAR
PHOTO NOT AVAILABLE

ROLL#MLS# 151602000622600
Style bugw Mat/Hm N Uffi U
Exter alvin Age(++) 25
Gar parksp #Bdrm 2
Wtr well, drill Swr septic
Heat elec, bboard HWT U
Taxes/Yr 1680.57/1999 FEES
Poss'n TBA Sgn Y
Show TSLP Lkbx Y
CB Com 3%

LBrk 375 Sutton Group-All Pro Realty Inc 705 749-5454
SBrk 031 Century 21 Gray-Munro Realty Inc 705 743-6666
LSP1 ROBERT NORMAN CLARKE 705-292-9514
SSP RON BAILEY -748-4106

SOLD \$130,000 05/20/99 MKT: 9

1207, ARMOUR RD \$137,900

Munic PETERBOROUGH Dist PTBO
Wtr Access SubDist 4NORT
KnownAs/BdyWtr OTONABEE RIVER Zoned R1
Legal PLAN 12G PT BLK C, PT RIVER ROAD CLOSED BY LAW
(M) LVIN 14'5X14' (M) DINRM 22'X7' (M) KITCH 19'5X12'8
(2) MBED 12'X11' (M) BEDRM 16'3X11' (M) BEDRM 14'X11'
(M) BEDRM 1-4, 1-2PC. FAMRM 17'3X16'

Dir
Incl WOODSTOVE, BLINDS, PATIO DOOR BLINDS, ALL SHEARS IN KITCHEN.
Excl PURCHASER TO VERIFY ALL ROOM MEASUREMENTS. PROPERTY HAS SEWER BUT IS ON WELL WATER.
Rem A UNIQUE 3 BEDROOM WATERFRONT HOME. HARDWOOD FLOORING, 2 BATHS, HIGH EFFICIENCY GAS HEAT, OVERSIZED SINGLE GARAGE WITH LOWER ROOM FEATURING JACUZZI BATH AND WALKOUT TO WATER. PROPERTY IS CONNECTED TO CITY SEWERS. HAS WELL ON PROPERTY. SUNROOM 19'7X7' AND DECK 30'X12'.

LBrk 031 Century 21 Gray-Munro Realty Inc 705 743-6666
SBrk 031 Century 21 Gray-Munro Realty Inc 705 743-6666
LSP1 DONNA O. SHAUGHNESSY -745-0368
SSP BOB ALLAN -745-3184

Vendr CLARK SHARON LINDS
LiSz 146.90'XIRREG.
PHOTO NOT AVAILABLE

ROLL#MLS# 151404019021200
Style 2str Mat/Hm N Uffi N
Exter wood Age(++)
Gar detch, single #Bdrm 3
Wtr well Swr munic
Heat gas HWT U
Taxes/Yr N/A/1998 FEES
Poss'n TBA Sgn Y
Show TSLP Lkbx Y
CB Com 3%

SOLD \$130,500 01/01/99 MKT: 51

522, MONAGHAN RD \$139,900

Munic CITY OF PETERBOROUGH Dist PTBO
Wtr Access WATERFRONT SubDist 5WEST
KnownAs/BdyWtr OTONABEE RIVER Zoned RESIDENTIA
Legal PLAN 66Q LOT 5 CITY OF PETERBOROUGH
(M) LVIN 19'2 X 13' (M) KITCH 12'11 X 10' (M) MBED 11 X 12'5
(M) BEDRM 13 X 8'10 (M) BATH 4 PC (2) BEDRM 13' X 32'6
(L) REGRM 20' X 12'7 (L) STORE 9'6 X 11'6 (L) OTHER 23' X 11'6

Dir
Incl
Excl
Rem RARE FIND, BRICK 1.5 STOREY ON OTONABEE RIVER. VERY DEEP LOT WELL TREED. GARDENS WITH RASPBERRY CANES, SANDY SHORELINE. OAK CUPBOARDS IN KITCHEN. REPLACEMENT WINDOWS. LOTS OF WOOD TRIM THROUGHOUT. FINISHED RECRROOM WITH WOODSTOVE. CENTRAL AIR. LARGE WORKSHOP IN BASEMENT

Vendr ROBERTA SEARLE, KEITH POWER, EXECUTORS **
LiSz 47X262X15X281
PHOTO NOT AVAILABLE

ROLL#MLS# 151401010011300
Style 1.5str Mat/Hm U Uffi N
Exter brick Age(++)
Gar carprt #Bdrm 3
Wtr munic Swr munic
Heat oil, ta HWT T
Taxes/Yr 2290.00/1999 FEES
Poss'n IMMEDIATE Sgn Y
Show TSLP **ROBERTA SEARLE, KEI Lkbx Y
CB Com 3

LBrk 181 Re/Max Eastern Realty Inc 705 743-9111
SBrk 181 Re/Max Eastern Realty Inc 705 743-9111
LSP1 LISA BROWN -742-7172
SSP SCOTT DOUGLAS -742-7172

SOLD \$131,000 08/09/99 MKT: 28

2047, PINEHURST AVE \$153,900

Munic SMITH Dist RURAL
Wtr Access frontage SubDist SMITH
KnownAs/BdyWtr CHEMONG LAKE Zoned RES
Legal PLAN 74 LOT 5 SMITH TOWNSHIP
(M) LVIN 21'6X11'3 (M) DINOK 11'3X21'6 (M) KITCH 16'X11'6
(M) MBED 11'4.5X9'4 (M) BEDRM 15'5X7'6 (L) BEDRM 8'11'9"
(M) BATH 1-4 piece (L) FAMRM 22'11'3 STORE # (M) OTHER 7'11'3 SURRO

Dir Centre Line of Smith to Concession 11 Smith then left to Pinehurst, sign on property near end of cul-de-sac.
Incl built-in dishwasher, oven, countertop stove, light fixtures, ledge, all window coverings, t.v., tower & controls, as is' player piano in basement.
Excl rental hot water tank
Rem All room sizes approximate. Prime waterfront location. Area of good quality waterfront homes. Property vacant, shows well. Newer carpet 1999, 1995 new shingles, furnace 1997, 2+ bedroom home, full basement. Stone fireplace in rec room, lots of windows, private treed lot, open concept, pine kitchen, double stainless steel sink, built-in dishwasher, oven, stove. Great frontage. Sold As-Is.

LBrk 181 Re/Max Eastern Realty Inc 705 743-9111
SBrk 181 Re/Max Eastern Realty Inc 705 743-9111
LSP1 DAVID BURNS 705-743-9111
LSP2 JANE CAMPBELL 799-1208
SSP DAVE CARTER 705-7439111

Vendr ESTATE OF THOMAS ROBERT JONES
LiSz 85'X197.05'
PHOTO NOT AVAILABLE

ROLL#MLS# 151602000405400
Style bugw Mat/Hm N Uffi U
Exter wood Age(++)
Gar detch, single #Bdrm 3
Wtr well Swr septic
Heat oil HWT T
Taxes/Yr 1555/1998 FEES
Poss'n T.B.A./30 DAYS Sgn Y
Show T.L.S.P. Lkbx Y
CB Com 3

SOLD \$132,000 03/20/99 MKT: 50

00, BUCKHORN LAKE RR1 \$134,900

Munic LAKEFIELD GALWAY-CAVEN-HARVEY Dist RURAL
Wtr Access SubDist HARY
KnownAs/BdyWtr BUCKHORN LAKE Zoned RECREATION
Legal CON 10 PT LOT 6
(M) LVIN 13'10X15'6 (M) KITCH 13'10X8'2 (M) MBED 9'9X9'9
(M) BEDRM 9'9X9'5 (M) BEDRM 8'6X8'9 (M) BATH 4PC

Dir COUNTY ROAD 23 (HWY 507) THROUGH LEFT THROUGH YLLAGE TO BUCKHORN NARROWS ROAD LEFT TO MYSTIC POINT ROAD TO END TO PARRIS OR CENTURY 21 SIGN
Incl MOST FURNISHINGS, KIT EQUIPMENT, BEDDING ETC. LARGE DOCK.
Excl PERSONAL EFFECTS, SOME FURNISHINGS AND WALL DECORATION, DECK FURNITURE.
Rem EXTREMELY WELL MAINTAINED ROOF SHINGLES AND CEDAR DECK IN 1996. STERISK FILTER IN KITCHEN FOR DRINKING WATER, GOOD WATER PUMP FOR GREAT PRESSURE. DECK SANDED IN FALL TO BE STAINED OR STAINED SUPPLIED PRIOR TO CLOSING. VENDOR WOULD PREFER TO SELL AS A PACKAGE WITH ADJOINING (WESTERLY) LOT. 154201030304300 (\$45,000.00)

Vendr PARRIS BERNICE HILDEGARDE
LiSz 105 FEET
PHOTO NOT AVAILABLE

ROLL#MLS# 154201030304400
Style cott Mat/Hm N Uffi R
Exter wood Age(++)
Gar #Bdrm 3
Wtr pond Swr road
Heat elec, wood HWT O
Taxes/Yr 1856.42/1998 FEES
Poss'n TBA/IMMEDIATE Sgn Y
Show TLBO Lkbx Y
CB Com 3

LBrk 040 Century 21 Carl Oake Realty Ltd. 705 743-4444
SBrk 065 Hall's Bridge Realty Inc 705 657-3213
LSP1 BERNICE PARRIS 705-743-4444
SSP PAUL BRESS -657-3213

SOLD \$132,000 05/09/99 MKT: 96

This MLS book may not contain all pertinent listing information. For clarification please refer to the MLS Computer System.

FIGURE 9

2778, NEWCOMB LANE, DEER BAY \$219,000

Munic SMITH/ENNISMORE Dist RURAL
Wtr Access FRONTAGE-BUCKHORN SubDist SMITH
KnownAs/BdyWtr DEER BAY LOWER BUCKHORN Zoned SR
Legal PLAN 68.LOT 4, SMITH TWP.

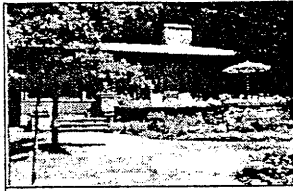
(M) LIVIN 14'2 X 18' (M) DINOK COMBO KITCHEN (M) KITCH 10' X 17'
(M) MBED 10' X 11'6" (M) BEDRM 9' X 9' (M) BATH 1-3 PCE
OTHER SCREENED PORCH 9'4 X 12'6"

Dir HWY 29 NORTH TO JUST SCHOOL RD. NORTH OF YOUNG'S POINT, TURN LEFT AND FOLLOW TO 15TH CONCESSION. TURN LEFT AND FOLLOW TO NEW COMB LANE. TURN RIGHT INCL. ALL LIGHT FIXTURES, ALL WINDOW COVERINGS, CARPETS WHERE LAID, APPLIANCES

Excl ALL FURNITURE, PERSONAL ITEMS, BOATS & MOTORS

Rem ABSOLUTELY METICULOUS 2 BEDROOM COTTAGE OFFERING FIREPLACE IN LIVING ROOM, 3 PCE BATH, KITCHEN/EATING AREA, ONE BEDROOM HAS WALL TO WALL BUILT-IN DRAWERS, SPECTACULAR SUNROOM OVERLOOKING LAKE AND SPLENDID SUNSETS, LANDSCAPED TO PERFECTION, PRIME WATERFRONT & VIEWS, YEAR ROUND PRIVATE ACCESS, SEPTIC, SHARED WELL. ARCHITECTURALLY DESIGNED AND BUILT BY OWNER, ABSOLUTELY ELEGANT FROM ENTRANCE TO EXIT. PRIDE OF OWNERSHIP SHOWS. SEE SUPPLEMENT.

Lbrk 013 Boves and Cocks Ltd. Realtor 705 652-3364
Sbrk 013 Boves and Cocks Ltd. Realtor 705 652-3364
LSP1 JUDITH BALL 705-652-3364
LSP2 GREG BALL 705-652-0867
SSP JUDITH BALL 705-652-3364



SOLD \$205,000 08/29/99 MKT: 2

ROLL#MLS# 151602050204800
Style bug/w, cott Mat/Hm N Uffi N
Exter wood Age(+/-) 40
Gar #Bdrm 2
Wtr well, shared Swr septic
Heat wood, oth HWT O
Taxes/Yr 1343.50/1999 FEES
Poss'n FLEXIBLE
Show T/SP Sgn Y
CB Com 3.0 Lkbr Y

156, SHERIN AVE \$218,500

Munic PETERBOROUGH Dist PTBO
Wtr Access OTONABEE RIVER SubDist 4CENT
KnownAs/BdyWtr OTONABEE RIVER Zoned RES
Legal PLAN M9 LOT 6 AM 112 CITY OF PETERBOROUGH

(M) LIVIN 16' X 14' (M) KITCH 22' X 9' (2) MBED 15'6 X 11'2
(2) BEDRM 9'2 X 12'8 (2) BEDRM 13' X 9' (L) BEDRM 12' X 10'
(2) BATH 1-4 PC (L) BATH 1-3 PC (L) FAMRM 23' X 15'
(L) DEN 9' X 7' (L) STORE 10' X 7' (L) UTIL 7'1 X 10'
(L) LAUND 8'3 X 7'3

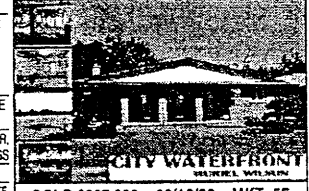
Dir RIVER RD. S. TO BENFORD RD. RIGHT ON SHERIN. VERY PRIVATE CUL-DE-SAC LOCATION.

Incl AMANA COUNTERTOP STOVE, KENMORE BUILT-IN OVEN, GE DISHWASHER, CENTRAL VAC & ATTACHMENTS, GAS FIREPLACE, ALL WINDOW COVERINGS

Excl

Rem CITY OF PETERBOROUGH, OTONABEE RIVER ACCESS, BACK SPLIT BRICK PRIVATE HOME, GLEAMING HARDWOOD FLOORS IN HUGE WHITE, NEWER EAT-IN KITCHEN & FOYER, HUGE BRIGHT BOW WINDOW IN LIVING ROOM, 4 BEDROOMS, 2 BATHS, GAS FIREPLACE IN HUGE FAMILY ROOM WITH WALKOUT TO L SHAPED DECK OR PATIO, CENTRAL AIR, CENTRAL VAC, CAR PORT, WATCH THE BOATS PASS BY ON THE RIVER, FENCED, LANDSCAPED, PAVED DRIVE, SOUTH END CITY LOCATION, RARE FIND! ALL ROOM MEASUREMENTS ARE APPROX. EXTENSIVE LIST OF UPGRADES AT LB OFFICE. E-MAIL carlos@k

Lbrk 182 Re/Max Eastern Realty Inc. 705 292-9551
Sbrk 182 Re/Max Eastern Realty Inc. 705 292-9551
LSP1 MURIEL WILSON 705-292-5075
SSP MURIEL WILSON 705-292-5075



SOLD \$207,000 08/18/99 MKT: 55

ROLL#MLS# 151401001012003
Style bckslp Mat/Hm Y Uffi N
Exter alvln, brick Age(+/-) 40
Gar carprt #Bdrm 4
Wtr munic Swr munic
Heat gas HWT T
Taxes/Yr 2912.10/1999 FEES
Poss'n TBA Sgn Y
Show T/SP Lkbr N
CB Com 3.0%

362, FOTHERGILL RD \$219,000

Munic ENNISMORE Dist RURAL
Wtr Access PIGEON LAKE SubDist ENNIS
KnownAs/BdyWtr PIGEON LAKE Zoned SR
Legal CON 11 PT LOT 5, RP45R717B, PART 1

(M) LIVIN 18'1 X 13' WFP (M) DINRM 12'2 X 11' (M) KITCH 13'2 X 11'
(2) MBED 11'1 X 10'5 SITE (2) BEDRM 13'4 X 11'4 (2) BEDRM 11'6 X 9'10
(L) RECRM 23'1 X 11'6 WWS (L) LAUND 23'8 X 12'6 (L) STORE 10' X 12'2
(M) BATH 1-4 PC (2) BATH 1-3 PC


Dir NORTH ON TARA ROAD TO FOTHERGILL ROAD, TURN LEFT, FOLLOW TO 362 FOTHERGILL RD, JUST PAST WINDERMERE DR.

Incl

Excl

Rem NEAT AND CLEAN 3 BEDROOM SIDESPLIT ON PIGEON LAKE, ANGEL STONE FIREPLACE IN LIVING ROOM, AIR TIGHT WOODSTOVE IN REC ROOM, LARGE EAT IN KITCHEN, PATIO DOORS OFF DINING ROOM TO A 19'6 X 12' SUNDECK, 3PC ENSUITE OFF MASTER BEDROOM, 4PC MAIN BATH, ATTACHED 2 CAR GARAGE, LEVEL TREED LOT, EXCELLENT VALUE IN TODAY'S WATERFRONT MARKET. E-MAIL wafront@kawartha.com

Lbrk 182 Re/Max Eastern Realty Inc. 705 292-9551
Sbrk 182 Re/Max Eastern Realty Inc. 705 292-9551
LSP1 BILL WOLFF 705-292-5131
SSP BILL WOLFF 705-292-5131



SOLD \$207,500 12/20/99 MKT: 102

ROLL#MLS# 151601010236501
Style sde Mat/Hm N Uffi N
Exter alvln, brick Age(+/-) 40
Gar atch, cot #Bdrm 3
Wtr well Swr septic
Heat elec, f/a, htpump HWT R
Taxes/Yr 1935/1999 FEES
Poss'n TBA Sgn Y
Show T/SP Lkbr N
CB Com 2.5

0, CHANDOS LAKE ESTATES \$224,900

Munic BURLEIGH/ANSRUTHERCHANDOS Dist RURAL
Wtr Access CHANDOS LAKE SubDist CHAN
KnownAs/BdyWtr CHANDOS LAKE Zoned SR
Legal CON 7 PT LOT 17 LOT 18, PLAN MLL LOT 2 TOWNSHIP OF CHANDOS

(M) LIVIN 19' X 15'4 (M) DINRM 10'4 X 15'1 (M) KITCH 9'3 X 11'4
(M) MBED 10'8 X 9'9 (M) BEDRM 9'4 X 9'8 (M) BEDRM 9'9 X 9'4
(M) BATH 1-4PC (M) UTIL 3'3 X 8'9 (M) OTHER PORCH 15'7 X 17'9

Dir APSLEY - #620 TO BALMER ROAD RIGHT TO CHANDOS ESTATES LOT #2

Incl KITG, EN APPLIANCES - DOCKING FACILITIES

Excl FURNITURE, WALL HANGING, PERSONAL ITEMS, MICROWAVE, TV, LAMPS, TV CABINET

Rem LARGE PRIVATE LOT ON YEAR ROUND ROAD IN CHANDOS ESTATES - 3 BEDROOM VICEROY COTTAGE - OPEN CONCEPT - GREAT VIEW OVER SOUTH BAY. NOTE: PROPERTY SUBJECT TO 66' SHORE ROAD ALLOWANCE

Lbrk 185 Re/Max Eastern Realty Inc 705 656-1567
Sbrk 185 Re/Max Eastern Realty Inc 705 656-1567
LSP1 AMBROSE MORAN 705-656-4824
SSP AMBROSE MORAN 705-656-4824



PHOTO NOT AVAILABLE

SOLD \$210,000 01/18/99 MKT: 76

ROLL#MLS# 153601020210902
Style bug/w, cott Mat/Hm N Uffi N
Exter wood Age(+/-) 20
Gar #Bdrm 3
Wtr pond Swr septic
Heat elec, wood, board HWT O
Taxes/Yr 2077.91/1998 FEES
Poss'n TBA Sgn N
Show CALL LISTING SALESPERSON Lkbr N
CB Com 3.5%

1342, TRAPPERS LANE RR2 \$229,000

Munic LAKEFIELD Dist RURAL
Wtr Access FTAGE 102 SAND & PEBBLE SubDist DUMM
KnownAs/BdyWtr STONEY LAKE Zoned NA
Legal CON 8 PT LOT 32

(M) LIVIN 20' X 11 (M) DINRM 26' X 11'5 COMBO DINING/KITCH
(M) MBED 9'2 X 9'9 (M) BEDRM 12'9 X 9 (M) BEDRM 11'8 X 11
(M) BATH 3PC/2PC 2NDICE WITH 3PC BATH KITCHEN BEDRM


Dir STONEY LAKE ROAD TO CROWES LANDING (SMALL WHITE CHURCH) TURN LEFT, STAY LEFT TO WHEATING STORE, PAST STORE TURN LEFT AT TOTEM POLE GO STRAIGHT THROUGH T

Incl SOME APPLIANCES AND FURNITURE

Excl MOST FURNISHINGS AND PERSONAL EFFECTS, 1 FREEZER

Rem BEAUTIFUL LAKE FRONTAGE ON STONEY LAKE, CROWES LANDING AREA, 102' FT CEMENT CRIBBED SHORELINE WITH BUNKIE AT WATER EDGE (BUNKIE SELF CONTAINED), 3 BEDROOM HOME/COTTAGE WITH BREATHTAKING VIEW.

Lbrk 043 Century 21 Carl Oake Realty Ltd. 705 652-5066
Sbrk 040 Century 21 Carl Oake Realty Ltd. 705 743-4444
LSP1 JOHN BROWN 705-657-2130
LSP2 BETH COCKBURN 705-652-6915
SSP ARTHUR BIDGOOD -742-2244



SOLD \$210,000 03/25/99 MKT: 24

ROLL#MLS# 152202000536900
Style bug/w Mat/Hm N Uffi N
Exter wood Age(+/-) 25
Gar #Bdrm 3
Wtr pond Swr
Heat oth HWT
Taxes/Yr 2375.34/1998 FEES
Poss'n TBA Sgn Y
Show T/SP Lkbr Y
CB Com 3

0, BIG BALD LAKE \$219,900

Munic HARVEY Dist RURAL
Wtr Access FRONTAGE SubDist HARV
KnownAs/BdyWtr BIG BALD LAKE Zoned RR-SD 177
Legal CON 10 PT LOT 14 L5 PLAN 46 HARVEY TWP

(M) LIVIN 20' X 12'9 (M) KITCH 14'4 X 11'7 (L) MBED 17'8 X 14'5
(M) BEDRM 10' X 10' (M) BEDRM 10'10 X 10' (M) BEDRM 19' X 10'3
(M) BATH 3PC, 4PC (L) RECRM 20' X 9'8 (L) STORE 13'5 X 13'8
(L) LAUND 14' X 13'2


Dir HWY 23 (FORMERLY 507) THRU BUCKHORN ON LAKEHURST RD TO ELBOW POINT RD, TURN RIGHT GO TO END OF ROAD, TURN RIGHT - SEE SIGN

Incl PADDOLE BOAT, WINDOW BUNDS, ALL ELECTRIC LIGHT FIXTURES & FANS, TOOL SHED

Excl ALL PERSONAL ITEMS, ALL APPLIANCES, RENTAL PROPANE TANK, RHWT

Rem BEAUTIFUL, BRIGHT, EXTREMELY WELL MAINTAINED WATERFRONT HOME APPROX 30 MINS. FROM PETERBOROUGH, FANTASTIC VIEW OF BIG BALD LAKE, EXCELLENT WATERFRONT FOR SWIMMING AND BOATING, CEDAR INTERIOR, CERAMIC TILE FLOORS, PROPANE FIREPLACE, DEFINITELY A MUST SEE. E-MAIL: billstewart@bovesandcocks.com

Lbrk 011 Boves and Cocks Ltd. Realtor 705 742-4234
Sbrk 036 Royal Lepage Frank Real Estate 705 657-8860
LSP1 WILLIAM STEWART -652-1609
SSP BREN SELVAJE -657-8860



SOLD \$210,000 04/04/99 MKT: 32

ROLL#MLS# 154201030310905
Style bug/w Mat/Hm Y Uffi U
Exter wood Age(+/-) 18
Gar #Bdrm 4
Wtr well, pond Swr septic
Heat elec, wood, prop HWT
Taxes/Yr 2164.97/1998 FEES
Poss'n UPON CLOSING Sgn Y
Show T/SP Lkbr Y
CB Com 3%

4, MCKELLAR ST \$249,000

Munic PETERBOROUGH Dist PTBO
Wtr Access FRONTAGE SubDist 5WEST
KnownAs/BdyWtr Zoned R1
Legal CON 11 PT LOT 14 PLAN 59Q PARK PT LOT 8 PLAN 59Q

(M) LIVIN 29'6 X 12'1 (M) KITCH 13'6 X 12'1 (M) MBED 18'6 X 12'8
(M) BEDRM 14'5 X 12'6 (2) BEDRM 10'5 X 8'9 BATH 3PC 4PC
(2) FAMRM 13'6 X 12'1 (2) DEN 12'9 X 11'1 (2) OTHER ROOM 10' X 11'7


Dir LOCK STREET SOUTH OF LANSDOWNE TO MCKELLAR.

Incl GARDEN SHED

Excl RENTAL HOT WATER TANK

Rem LARGE WATERFRONT LOT (0.65 AC, 116 FEET WIDE, ALMOST 200 FEET DEEP), OTONABEE RIVER, SOUTH PART OF CITY, SECLUDED, TREED HOUSE HAS SEVERAL LARGE WINDOWS PROVIDING PANORAMIC VIEW OF RIVER, BEACH FOR SWIMMING, BOATING, HOME HAS 2000 SQ. FT. ON 2 LEVELS, LARGE ROOMS, 3 PLUS BEDROOMS, 2 BATHS, CENTRE HALLS, CARPETED WITH HARDWOOD, 2 KITCHENS, 2 FIREPLACES, WOOD WORK, HIGH CEILINGS, LARGE EFFICIENT 2 LEVEL HOME WITH POTENTIAL ON LARGE WATERFRONT LOT IN SECURED SETTING, CLOSE TO ALL CITY SERVICES.

Lbrk 040 Century 21 Carl Oake Realty Ltd. 705 743-4444
Sbrk 396 Buy and Sell Network Realty Inc. 705 749-2488
LSP1 JOHN WOOD 705-749-0660
SSP JEANNE MORRIS -749-2428



SOLD \$210,000 07/08/99 MKT: 109

ROLL#MLS# 151401005003600
Style 1.5str Mat/Hm Y Uffi N
Exter alvln Age(+/-) 60
Gar atch, single, carprt #Bdrm 3
Wtr munic Swr munic
Heat elec, hotwat HWT T
Taxes/Yr 2652/1999 FEES
Poss'n SUMMER Sgn Y
Show THRU LISTING OFFICE Lkbr N
CB Com 2.5

0, STONEGATE ROAD \$219,000

Munic STONEY LAKE Dist RURAL
Wtr Access FRONTAGE SubDist BURL
KnownAs/BdyWtr STONEY LAKE Zoned SEAS.RES
Legal CON 11 LOT 2 BLK 13 BURLEIGH TOWNSHIP

(M) LIVIN 20' X 13'6 (M) DINRM 11'6 X 10' (M) KITCH 13' X 12'
(M) MBED 11'8 X 11' (M) BEDRM 11'8 X 9'4 (M) BEDRM 9'10 X 10'
(M) BATH 1-4 PC OTHER BUNKIE


Dir COUNTY RD 6 TO STONEGATE ROAD, TURN LEFT AND FOLLOW TO SIGN

Incl 14' FIBREGLASS BOAT & 15 HP MOTOR, WASHER, DRYER, REFRIGERATOR, STOVE, MICROWAVE, KITCHEN TABLE & CHAIRS, COUCH, SWIVEL ROCKER, BLUE END TABLE, QUEEN SIZE BED

Excl ALL PERSONAL EFFECTS, TOOLS AND FURNISHINGS NOT LISTED ABOVE

Rem STONEY LAKE 4 SEASON COTTAGE/HOME WITH 148 FEET EXCELLENT SAND AND ROCK FRONTAGE, BEAUTIFUL SUNSETS, 3 BEDROOM AND BUNKIE, SPACIOUS LIVINGROOM AND KITCHEN, DETACHED GARAGE, SOME APPLIANCES AND FURNISHINGS INCLUDED

Lbrk 187 Re/Max Eastern Realty Inc 705 652-3367
Sbrk 187 Re/Max Eastern Realty Inc 705 652-3367
LSP1 VERN HAMILTON 705-652-3367
SSP ELDA PIRIE 705-652-3367



SOLD \$210,000 07/02/99 MKT: 101

ROLL#MLS# 153602000306600
Style cott Mat/Hm N Uffi N
Exter alvln Age(+/-) 40
Gar detch #Bdrm 3
Wtr well Swr septic
Heat elec, board HWT O
Taxes/Yr 2193/1998 FEES
Poss'n IMMEDIATE Sgn Y
Show T/SP Lkbr Y
CB Com 3%

figure 4 shows how cottage properties experienced a similar trend during the same period with the average selling price reaching a peak of \$133,000 in 1989, and declining slowly over the next few years, until levelling off recently.

We have already discussed the importance of rising property values in raising much needed revenue for the local government in the form of taxation (see Hamilton Harbour remedial plan). In a survey conducted last year by Bowes and Cock, it was revealed that waterfront properties in the Lakefield area sold on average for more than twice their assessed value, which represented a valuable loss of taxable income. This is a perfect example as cited in US Dept of the Interior NPS (1995) where 'many jurisdictions assessment of property values often lag behind market value'. A perfect example of this is the case of a waterfront property currently for sale with Bowes and Cocks (see figure 5) where this property is listed for sale at \$319,000 and only has an assessed value of \$173,000. A discussion also revealed the importance of maintaining waterfront properties in a satisfactory manner. Here a property in Armour Road that has been recently renovated has an asking price in excess of \$300,000 while similar style properties either side of it that were in bad structural order were valued below the \$100,000 level. Figure 6-10 are examples of waterfront properties currently on sale through Bowes and Cox¹⁴.

Study Areas for Property Surveys

It was decided to choose a number of areas that were associated with specific natural amenities. Kawartha Heights (see figure 11) was chosen in the west of the city being close to a golf course and small park area. Jackson Park (see figure 12) was chosen due to it being one of the largest natural features in the city. Nicholls Oval Park (see figure 13) has the Otonabee River flowing to its west side and also has a trail path passing through the park and alongside the river. Finally an area was chosen along, and at the

¹⁴Copies supplied by Bob Niergrath-Charlotte Street Office 705-742-4234

PROPERTY

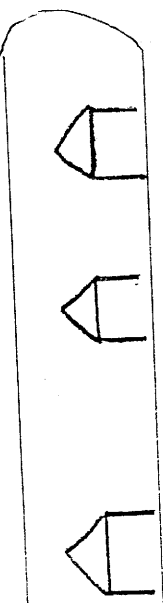
KHB = \$110,000
INGLEWOOD = \$116,000
LYNHAVEN = \$112,500

1/2 1/4 1/8 1/16 1/32 1/64

INGLEWOOD ROAD



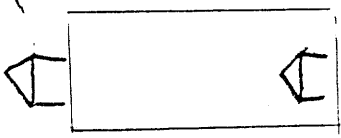
LYNHAVEN ROAD



KAWARTHA HEIGHTS



MOUNTLAND DRIVE



BOULEVARD

CHILDREN'S PLAY AREA

KAWARTHA HEIGHTS

PARK

SOCCER PITCH

SLOPE

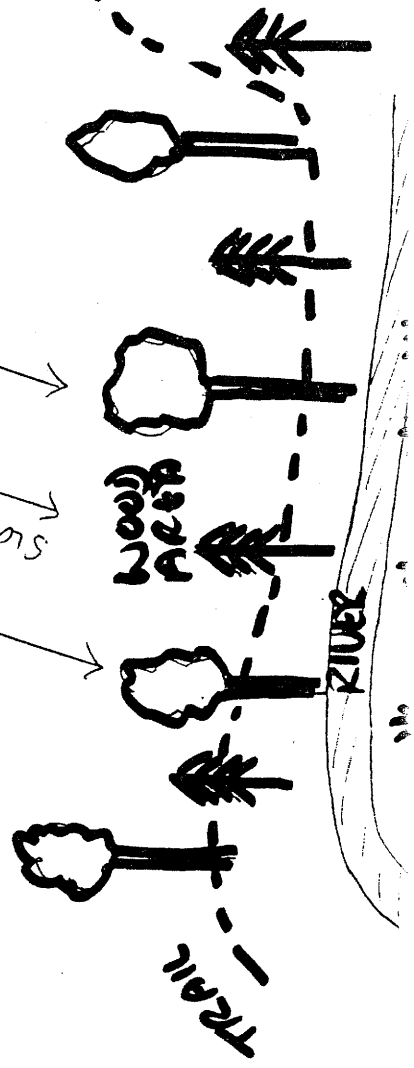
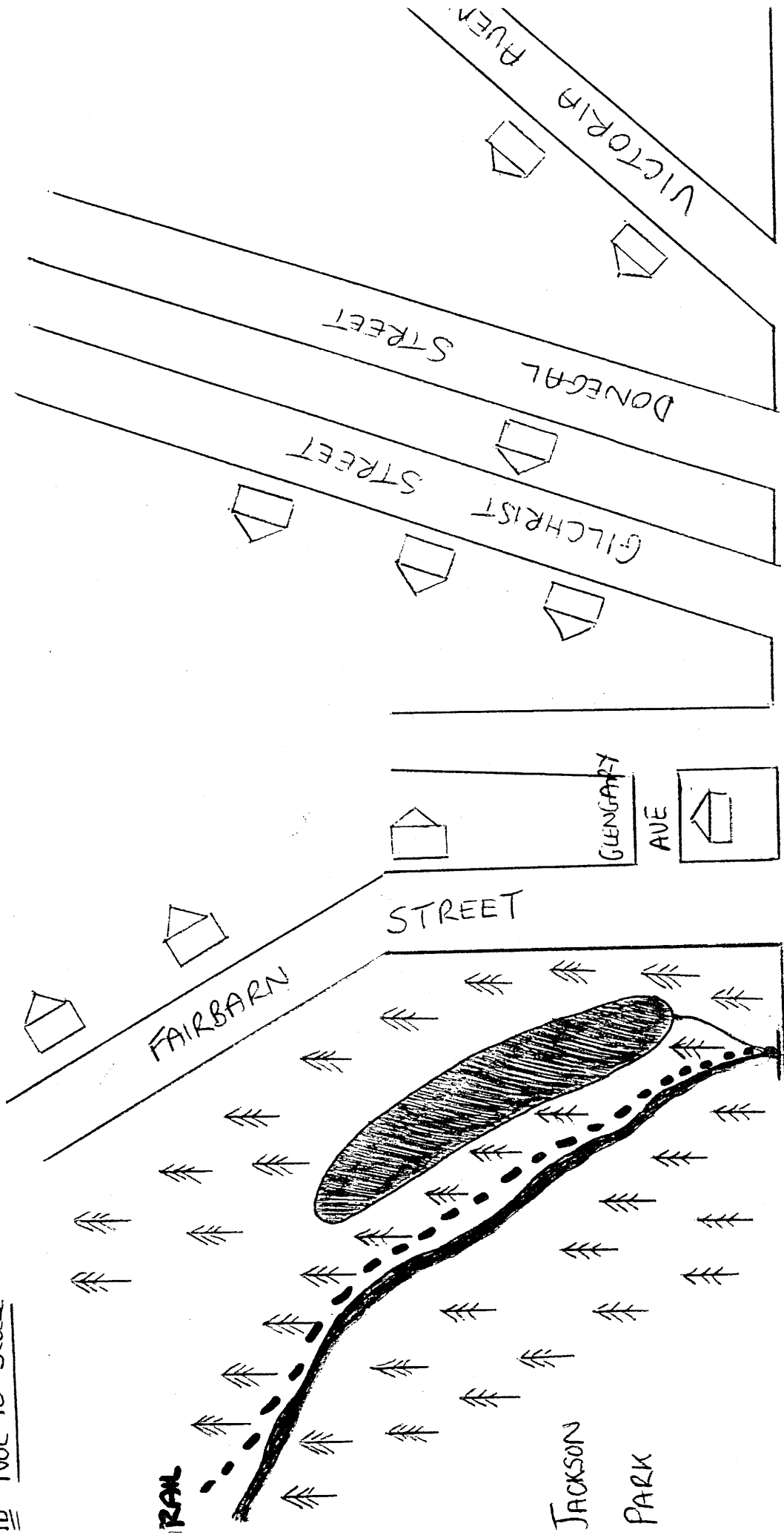


FIGURE . 11

18 Not to Scale

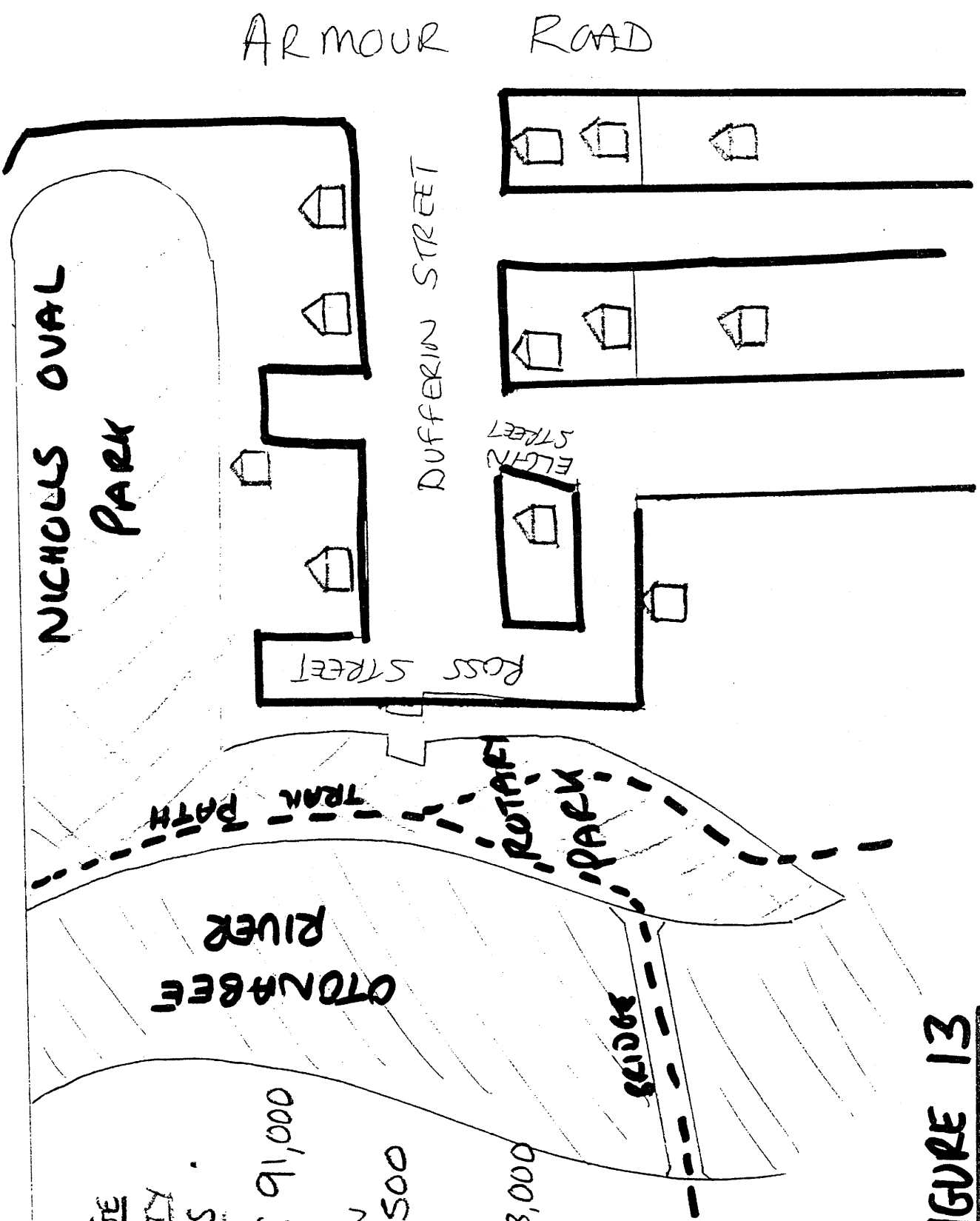


NEIGHBORHOOD	AVERAGE PROPERTY PRICE
FAIRBARN	96,000 \$CA
GILCHRIST	73,400
DONEGAL	76,500
GLENGARY	77,000 \$CA
VICTORIA	75,500

FIGURE 17

Scale

PARKHILL ROAD



AVERAGE
PROPERTY
PRICES

ROSS = \$ 91,000

DUFFERIN
= \$ 103,500

ELGIN
= \$ 103,000

FIGURE 13

* Study
15/8/89

HERBERT STREET

- 193 - 102k - garage + driveway
 - 196 - 109k
 - 209 - 103k
 - 219 - 118k
 - 227 - 105k
 - 223 - 113k
 - 225 - 104k
 - 215 - 102k - BT garage + other
 - 216 - 114k - BT garage
 - 234 - 103k - BT garage
 - 236 - 103k - BT garage
 - 238 - 94,000 - NE 1201 - 1000 sq ft - 1900 - with driveway, 1959 190
- Ave = \$106,000**

Ave = \$104,500

TRILLIUM LANE

- 16 - \$107,000 - BT garage
- 20 - \$113,000 - BT garage
- 12 - \$101,000 - all 12-25
- 17 - \$101,000 - B + no garage
- 25 - \$101,000
- 24 - \$101,000

ST PAULS STREET

- 980 - \$112k - B + G
- 983 - \$112k - B + G
- 987 - \$100k - A - drive - by 3 983 + 987 - next door to each other
- 944 - \$111k
- 952 - \$109k
- 958 - \$104k - all bungalows
- 972 - \$103k - 1000
- 977 - \$107k - 1000

Ave = \$105,500



FIGURE. 14

BARNARDO AVE

- 984 - \$100,000 - C. Bungalows no garage
 - 987 - \$104,000 - C. Bungalows + garage
 - 991 - \$113,000 - C. B + G
 - 995 - \$119,000 - C. B + G
- Ave = \$107,000**

back of Barnado Park (see figure 14) where there are plans to build a road through this area. The design method was based on choosing a road or street adjacent to the natural amenity and recording the details relating to the size and style of property. Then at distances of either 100 feet or one house block away from the original area, new details were taken, ensuring similar styles and sizes of properties. This process was repeated to ensure details were taken of properties up to 500 and 1000 feet away from the natural amenities. The data was then collated and taken to the City Hall where details were taken from the property assessment records.

Peterborough Homeowner Survey

It was felt that the comments from the property owners would help compliment any feedback from the Real-estate members of Peterborough, and give a more complete picture. It was felt that a simple range of questions would be more appropriate to gain greater feedback. A total of 84 people were surveyed in three areas which excluded Kawartha Heights, the questions and responses are as follows; (FIG 15)

Question-Do you feel that being close to natural areas adds value to your property?

Answer- 69% agreed 24% do not know 7% disagreed

.....

Question-Is it important to have a scenic view from your property?

Answer- 81% agreed 19% disagree

comments ranged from ' this was the reason for buying the house'

'the surrounding area is beautiful'

'yes, we wanted scenic surroundings'

'this is important to us but we did not buy on this alone'

"all our friends comment on the view"

'this is a beautiful area'

Market Survey: 'Is there added value for properties located next to nature areas, parks and trails in the Peterborough area

By Peter Palmer
c/o Trent University
International Office
Symons Campus
Peterborough
(705) 748-1280

.....

What attracted you to live in Peterborough?

.....

Why did you move to this particular part of the city?

.....

Is it important for you to have a scenic view from your property?

.....

Do you believe that it is important to be close to amenities such as parks, trails and waterways?

(agree) (dont know) (disagree)

.....

Do you feel that being close to these natural areas adds value to your property?

(agree) (dont know) (disagree)

.....

Any further comments

.....

FIGURE. 15.

Question-*Do you believe it is important to be close to amenities, parks trails and waterways?*

Answer- 81% agreed 19% did not know no one disagreed

comments raised were 'yes, Jackson Park is beautiful'

'we are dog owners, need space to walk them'

'area is great for the children and our dogs'

'access to recreational areas great for kids'

'close to park is good for family'

'easy access is good, have 4 kids'

.....

Question-*What attracted you to live in Peterborough?*

Answer- 24% said being close to Toronto for work

- 38% were resident due to family from area

-33% thought it a nice area

-5% cited nothing special

comments raised, 'nice small town', 'moved here for my job'

'area good for rates and near to parks'

'nice quiet city and very safe'

'originally from Oshawa, relocated for job'

'good property values'

'good area and has sense of community'

'A nice friendly place'

'Peterborough has nature going for it'

'moved her to set up hairdressing business'

'close to park and moved here with Quakers'

These and other comments all gave a favourable impression of the qualities that are important to people living and looking to move to an area like Peterborough.

PROPERTY VALUE AND AMENITIES SURVEY

Sponsored by the Peterborough Real Estate Board, Trent Centre for Community-Based Education, and the Greater Peterborough Area Economic Development Corporation

Trent University student Peter Palmer is conducting this 2-page survey of the effects of certain natural and cultural amenities on property values in the Peterborough area. Your professional experience, made available for **five minutes to complete this survey**, would be greatly appreciated and will contribute to new economic development and marketing efforts in the future. All responses will be treated in the strictest confidence and only aggregated results will be reported. Thank you for participating.

PLEASE FAX BACK COMPLETED SURVEY to Peter Palmer at: (705)-748-1626
For more information on this survey, please call: (705) 876-7576

Please fill in or circle the appropriate answer.

YOUR NAME:

YEARS' EXPERIENCE:

YOUR FIRM:

REGION OF ACTIVITY:

Do you want to be publicly recognized by name and firm in the final report? YES NO

1. Do purchasers specifically seek properties with natural amenities such as parks, trails and waterways?
NO A FEW SOME MANY DON'T KNOW
2. Do residential purchasers specifically seek properties of historic interest or value?
NO A FEW SOME MANY DON'T KNOW
3. Does a community garden available to grow food or flowers enhance a neighbourhood's value?
NO SOMEWHAT A LOT DON'T KNOW
4. Is the average market exposure time, ie. the "for sale" period, shorter for properties with natural or historic amenities?
NO SOMEWHAT A LOT DON'T KNOW
5. Is the average time period that a property is owned longer for those with natural or historic amenities?
NO SOMEWHAT A LOT DON'T KNOW
6. Over time, do properties with natural or historic amenities increase in value more than others?
NO SOMEWHAT A LOT DON'T KNOW
7. Do residential purchasers accept smaller lots or denser lotting patterns if they have secure and greater access to natural, scenic or trail amenities?
NO A FEW SOME MANY DON'T KNOW
8. Do vendors specifically seek purchasers who will maintain or enhance the existing natural or historic amenities on their properties?
NO A FEW SOME MANY DON'T KNOW
9. Would property owners be prepared to restrict future uses of their properties if doing so would both: (a) maintain their natural or historic amenities, and (b) result in tax benefits?
NO A FEW SOME MANY DON'T KNOW

FIGURE 16 (a)

10. Would purchasers be prepared to buy properties if uses were restricted to protect natural or historic amenities? NO A FEW SOME MANY DON'T KNOW

11. Do businesses seeking to relocate to this area prefer the presence of natural and historic amenities? NO A FEW SOME MANY DON'T KNOW

12. Natural and historic amenities are important in making a business relocation decision. Do you: AGREE STRONGLY AGREE DISAGREE DISAGREE STRONGLY DON'T KNOW?

13. By how much do the following amenities on a property either add to or detract from its market value? **Please fill in the approximate percentage value in one or the other place, such as "8%" or "20-30%"**

A. Scenic view	ADDS by _____ %	DETRACTS by _____ %
B. Trail	ADDS by _____ %	DETRACTS by _____ %
C. River, canal, or lake front	ADDS by _____ %	DETRACTS by _____ %
D. Small creeks	ADDS by _____ %	DETRACTS by _____ %
E. Mature trees	ADDS by _____ %	DETRACTS by _____ %
F. Other natural areas	ADDS by _____ %	DETRACTS by _____ %
G. Historic interest	ADDS by _____ %	DETRACTS by _____ %

14. Do the following amenities add value to a property if located either within 50 metres, 500 metres or 2 kilometers from a property? **Please circle each one of the distances that apply** (50 m = 160 feet or a half city block; 500 m = 1640 feet, 2-3 city blocks, or a 1/4 concession; 2 km = 1 1/4 mile or 1 concession).

A. Scenic view	NO	50 m	500 m	2 km
B. Trail	NO	50 m	500 m	2 km
C. River, canal or lake	NO	50 m	500 m	2 km
D. Provincial Park	NO	50 m	500 m	2 km
E. Conservation Area	NO	50 m	500 m	2 km
F. Conservation Reserve	NO	50 m	500 m	2 km
G. Other park, natural area	NO	50 m	500 m	2 km
H. Site of historic interest	NO	50 m	500 m	2 km

15. What percentage of market value would be added to a property if it was located within 500 metres from the following features? **Please circle one** (500m = 1640 feet, 2-3 city blocks, or a 1/4 concession).

A. Scenic view	NONE	1-10%	11-20%	21-40%	>40%
B. Trail	NONE	1-10%	11-20%	21-40%	>40%
C. River, canal or lake	NONE	1-10%	11-20%	21-40%	>40%
D. Provincial Park	NONE	1-10%	11-20%	21-40%	>40%
E. Conservation Area	NONE	1-10%	11-20%	21-40%	>40%
F. Conservation Reserve	NONE	1-10%	11-20%	21-40%	>40%
G. Other park, natural area	NONE	1-10%	11-20%	21-40%	>40%
H. Site of historic interest	NONE	1-10%	11-20%	21-40%	>40%

PLEASE FAX this completed survey to Peter Palmer at (705) 748-1626.

Thank you for taking your valuable time to complete this survey. Please add below any further comments on the subject of amenities and property values, or on an attached page.

.....

.....

.....

FIGURE 1616

References

- Conservation Council of Ontario-A Study of Open Space in Urban Metropolitan Areas
1971 p112
- Holly T. 'The Economic Benefits of Land Conservation'-Technical Memo of the Duchess
Dept of Planning and Development-Feb1991,p3
- Kendle T and Forbes S 'Urban Nature Conservation- Land Management in the Urban
Countryside, Thompson Professional New York 1997 p3, p86, p93
- Nicholson-Lord, N-The Greening of the Cities Routledge London/New York
p102,p145,p170
- Perks W T , Jamieson W, Bunting T, Filion P-Planning and Development in Canadian
Cities p509
- Radcliffe J, An Introduction to Town and Country Planning Hutchinson of London 1974
p211, p310,p310
- Schwarz L, Greenways, A Guide to Planning, Design and Development -The
Conservation Fund Island Press Washington DC 1993, p1, p76, p121
- Smith E E and Riggs D S ,Land Use, Open Space and the Government Process-The San
Francisco Bay Experience Praeger Publishers New York 1974 p30, p31
- US Dept of the Interior National Park Service 1995-Economic Impacts of Protecting
Rivers, Trails and Greenway Corridors- Resource Book p1-3, p1-7, p1-8

Research and collect information	Contact material sources	2 hours	ongoing
	Research library sources	10 hours	ongoing
	Research other materials	40 hours	ongoing
Develop annotated bibliography	Review and catalogue materials	20 hours	ongoing
TOTAL HOURS		80 hours	

8. Research the Added Land Value of Open Space Uses

Community Economic Development, Social Policy/Research/Community Development, or Environment/Natural Sciences stream

The purpose of this project would be to assemble information and then analyze the actual and added value of land in open space uses. The analysis would examine such uses as agriculture, conservation and recreation. It would focus on property assessment and real estate data, and possibly other sources, to determine the economic impacts of open space uses on subject and neighbouring properties. Aspects of the analysis would include the presence and proximity of water access, trees, aesthetics and views, parks, trails, agricultural disturbances, golf courses etc. This research would provide valuable insight and expand perspectives on the economic benefits of open space uses within the region, particularly as policy decisions and quality of life promotion are undertaken by municipal, economic development and sectoral interest organizations, among others.

OBJECTIVE	TASK	TIME	TIMELINE
Familiarize with project	Orientation meeting	1 hour	week 1
	Attend monthly meetings	4 hours	ongoing
Develop research directions	Develop project scope, methods	5 hours	week 3
Survey regional realtors	Analyze realty advertisements	5 hours	week 4,11
	Develop realtor survey	5 hours	week 4
	Circulate and promote survey	4 hours	week 5
	Compile and summarize results	6 hours	week 12
Research assessment info	Negotiate access to records	3 hours	week 4
	Identify methodology, sites	10 hours	week 6
	Collect assessment data	20 hours	week 10
	Summarize analysis of data	7 hours	week 12
TOTAL HOURS		70 hours	