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 CAM EADES 827-3214
 HOWARD CATON 838-7708
 KEITH SMITH 853-3683
 GLORYA EADES 827-3214
 BARBARA (McMULLEN) GLENN 853-0923
 DOUG MEAL 877-4279
 BRENDA BASSINGER 853-1988

877-5296

Realtor

GERRY ROTZAL 877-3198
 MICHAEL ADAMS 877-7071
 MAUD BRONCKMANN 877-4118
 RICHARD PRESTON 457-0060
 LINDA NICHOLSON 877-7870
 ALEX GLENN 853-0923
 IRENE PRIES (519) 858-4368
 SUE GRAHAM 877-5377
 SUSAN CARRIER 877-7937



ROYAL CITY REALTY LIMITED



BEAUTIFUL MASSADAWEYA

5 bedroom home on 5 acres. Family room, only 10 years old. \$137,900 just minutes from 401. Gerry Rotzal or Irene Pries 877-5296 4677

2 BRAND NEW HOMES

One new backspl't & one new sidespl't. Each with family room and hard wood floors. \$89,900 or \$95,700. Gerry Rotzal and Irene Pries 877-5296 4518



OUTSKIRTS OF GUELPH

A luxurious home with skylight, sunken living room, elaborate ceramic tile decor. 31 ft. family room with fireplace, guest sized dining room, main floor laundry, 3 baths, master bedroom with ensuite, walk in closet, and balcony on 1 1/2 acre lot. Call Irene Pries and Gerry Rotzal 877-5296.



COUNTRY CLASSIC

Truly a home that's been designed & built by a quality builder and tastefully finished by a proud owner. Almost an acre spruce treed lot and pond. For information call Alex or Barb Glenn 877-5296 4639



ROCKWOOD

Just south east of Guelph offers this beautiful open concept home. It awaits your personal inspection. Many people drive many miles to visit Rockwood - just think how nice it would be to live there. Alex or Barb Glenn would be pleased to show you this home. 877-5296 4644



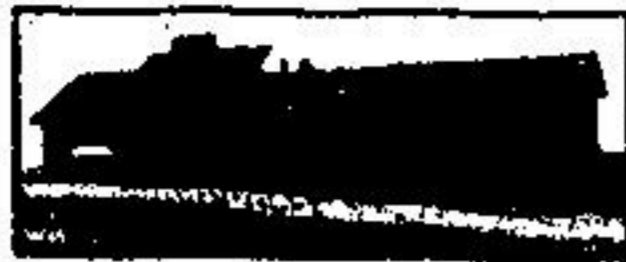
"COUNTRY PARADISE"

This beautiful home awaits you on this fantastic landscaped private lot just minutes from famous Terra Cotta Inn. Let Barb or Alex Glenn make an appointment to show you this one. 877-5296 4666



TALK ABOUT LIVING!

You couldn't ask for anything more. Fit for a king, everything for gracious living. Listed for \$325,000. Let's room the 37 acres together. For confidential & personal appointment call Alex or Barb Glenn 877-5296 4624



"LET'S MAKE A DEAL"

50 acre horse ranch with huge barn. New drive shed and beautiful ranch style bungalow make this a must to see. Full price \$259,000. Call Alex or Barb Glenn 877-5296- 4634



THE ULTIMATE LOCATION

10 beautiful acres, 10 min. from town. 3 bedroom cedar home, large living room, separate dining, brick fireplace in family room, electric forced air heat with central air. Asking \$132,500. Cam or Glorya Eades 877-5296. 4632



**LOG HOME AND BARN
4 ACRES**

Believe it! 3 bedrooms plus loft, island kitchen, stone fireplace. Electric heat plus wood furnace. \$144,500. Cam or Glorya Eades 877-5296. 4637



IMMACULATE!

6 tastefully decorated home with separate dining room, beautifully finished rec. room with wood stove. Many extras! Sue Graham. \$79,900. 4684



ATTENTION CARPENTERS!

\$52,500 for a 4 bedroom home with separate dining room. Excellent location in neighbourhood of well kept homes. Short walk to downtown shops, GO train & other amenities. Sue Graham, 877-5296 4660



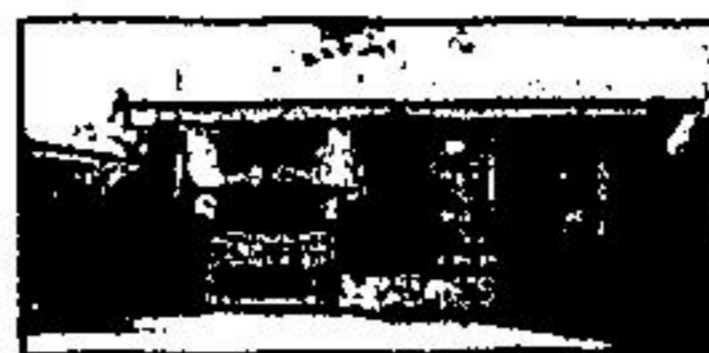
\$99,900

Large 4 bedroom home with separate dining room, roughed in staircase to 3rd floor attic. Great lot 60 x 150. Call now! Sue Graham, 877-5296 4681



SPACIOUS & GRACIOUS

Well kept, charming home. Large country kitchen, separate dining room, attached workshop. Beautifully landscaped lot, patio & garden. \$69,500. Sue Graham 877-5296. 4672



IN TOWN CHARMER

New windows, new roof, new furnace. 3 bedroom brick bungalow, separate dining room. Don't delay, call Doug Meal or Susan Carrier. \$77,900. 877-5296. 4683



DON'T MISS YOUR CHANCE

\$79,900. To be the proud owner of this immaculate brick bungalow. Separate in law suite, dining room, private yard. Call Doug Meal or Susan Carrier 877-5296. 4675



EXCELLENT TOWNHOUSE

Pride of ownership shows in this spotless 3 bedroom beauty. Well decorated, walkouts. Call Doug Meal or Susan Carrier \$59,900. 877-5296. 4670



TWO SEMI'S \$65,000

Available in town near GO Train. 3 bedrooms each, building in excellent condition. Call Doug Meal or Susan Carrier 877-5296 4658



A "10"

can only describe this gorgeous 5 bedroom country home 5 min. to town, in-ground pool, sun room, fireplaces, main floor family room, oak bar, plus a lot more. Call Doug Meal 877-5296. 4599



WHY RENT?

\$30,000! Two bedroom condominium, walk to downtown. The only one available. Call Doug Meal today on this one. 877-5296. 4673

THIS WEEK'S FEATURE

PRIVACY PLUS CONVENIENCE

Imagine! 5.3 very private ac. in beautiful Terra Cotta with 3 bedroom chalet. Fully equipped kitchen, 2 fireplaces, 2 baths. Small pony shed. Vendor transferred. Asking \$139,900. Cam or Glorya Eades 877-5296. 4686



BUILDERS SOLAR HOME

Under construction, solar heated home on 3 1/2 acre, all treed lot 20 minutes from airport. Purchaser to have choice of colours, carpet etc. Only \$167,500. Howard Caton 877-5296. 4657



SUPER BUY

3 bedroom brick bungalow. Finished rec room, paved drive, large lot, close to schools & shopping. Priced to sell under \$70,000. Howard Caton 877-5296. 4656



SUPER STARTER

3 bedroom brick home with a lot of nice extras for just \$54,900. Why not see it today with Maud Bronckmann 877-5296. 4654



NEED 5 BEDROOMS?

This 3 bedroom up and 2 down features an in-law suite with separate entrance. Ideal way to subsidize your mortgage. For more details call Keith Smith at 877-5296. 4680



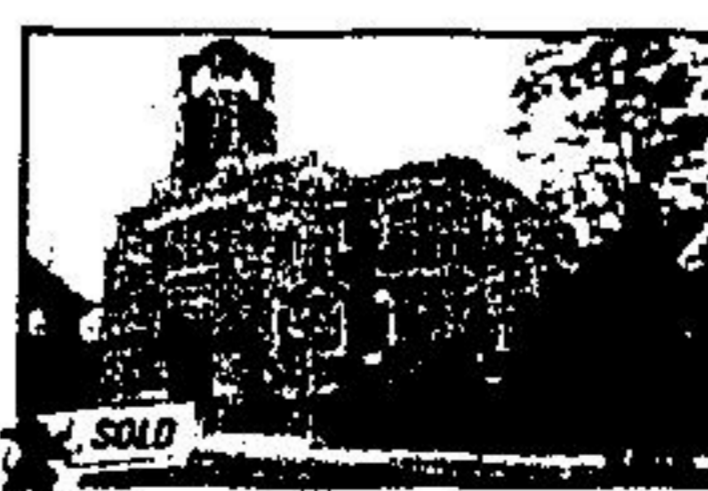
**OPEN HOUSE
SNEAK PREVIEW...**

Sunday Sept. 9th/84, 1-4 p.m. 131 Mt Street W. Acton. \$84,500. Cream of the crop - Pass it on! Brenda Bassinger 877-5296. 4682



COUNTRY SECLUSION

Features 3 plus one bedroom. Split, hidden among the trees on a 1 acre lot. Located minutes from town on paved road. For your personal inspection call Keith Smith 877-5296. 4665



FANTASTIC INVESTMENT \$\$\$

8 plex plus a possibility of 2 more units makes this a fantastic investment. \$35,000 - yearly income, \$11,000 expenses. Maud Bronckmann 877-5296. 4642



"TAN-FASTIC" END UNIT

Features 3 bedrooms with full ensuite wash, off the master. Basement completely finished. Tastefully decorated in earth tones. For more details call Keith Smith 877-5296. 4689