

ROYAL CITY REALTY LIMITED

COUNTRY LIVING

- 10 acres in Mono with new cedar home. Features cathedral ceilings, hard floors, dream kitchen, good views. REF. #1338.
- 124 acres of fenced rolling land - quaint house, good out buildings. \$329,000. MLS. REF. #1048.
Call Gord Gillespie,* or Jean Rogerson,* 941-5151.

OFFER NEEDED

Popular Cape Cod with extras galore. Open concept kitchen/family room, skylight, 2 walkouts. Ceramic flooring from entrance throughout kitchen. Master ensuite features double size whirlpool tub, skylights, ceramic tile and much more. \$214,900 MLS Vendor anxious to sell. Rose Lormand *941-5151 ref #1395



RENTING? CHECK THESE PRICES AND BUY!

\$69,000.: Very liveable, cozy starter home backs onto Beaver River. REF. S1322.
\$99,900.: 4th Bdrm or fam. rm, fenced backyard, B/I appl., in town. REF. S1278.
\$107,000.: Bungalow with FP, deck & finished basement with woodstove. REF. S1450. Call John Witkowski* to see these and other Dunalk and area homes. 925-2761 MLS.

CALLING ALL BUILDERS AND DEVELOPERS

2 prime parcels zoned High Density Residential, both with beautiful locations along the river valley, one with river frontage. Located in small growing Village with good commuting to Guelph and Orangeville. For full details call Judy Andrews* 941-5151 MLS. REF. #1398, 1399.



CALEDON COUNTRY \$225,000
Cozy 3 bedroom raised bungalow, almost an acre mature lot. 1/2 km to golf course. Minutes to Orangeville. Great buy. Call Mary Klein* 927-5829 (res) or 941-5151. REF. #1208.

LOCATION, LOCATION
Well maintained "semi" bungalow close to all amenities. \$142,500 MLS. New roof, soffits and eavestroughing. Many improvements and updates. Lets talk it over. Rose Lormand *941-5151 ref#1328
VENDOR MUST SELL \$169,900
19.7 acres in Mono Township (approx 1/2 mixed bush). Permits available. Vendor will consider holding mortgage for qualified purchaser. Well worth checking out. M.L.S. Rose Lormand * 941-5151 ref #856.



WOW!!!
First time offered - this sparkling clean home is beautifully decorated in soft greys. Many upgrades and a large lot. \$189,000 MLS. Sandy Tyers** 941-5151 REF. #NEW.



DETACHED \$159,900
Great price - Good area
3 bedroom side split, open concept living area. Finished family room. Motivated Vendor have purchased and must sell. Will consider all reasonable offers. Check it out. MLS. Rose Lormand *941-5151 ref #1359.



CONSIDER THIS...
2 acres, 5 minutes to Orangeville, 4 bedrooms, beautiful views, 2 fireplaces. Large family room, office. Vendor is anxious to move. Call me for the latest price. Judy Morrison ** 941-5151 ref #1289.



HORSE LOVERS SPECIAL
1/4 mile track, 60' x 40' barn with 6 box stalls, Saugeen River. Immaculate 3 bedroom brick bungalow with fireplace, on 23 Acres. Just listed at \$189,500 for ACTION!! CALL Gower Palmer*, 925-2761 or res. 925-3856. MLS REF. S1510.

RIVERFRONT RETREAT
Six acres of woods with almost 800 feet of riverfrontage, and in a very private setting. \$44,900.00. Call Dennis Dorrington 519-941-5151 or 519-924-3006. REF. #F530.



FUTURE INVESTMENT
A 2 bedroom bungalow on a 70x330 ft. lot located in Orangeville, full finished basement with walkout, attached garage. Full price \$249,000 MLS Call Herman Tuls *941-5151 ref#1390.

COUNTRY HOMES CLOSE TO ORANGEVILLE \$259,000 - \$389,900



REF. #1310
Super brick/alum. bungalow on 1.16 acres. In the hills of Mono. Country kitchen, family room plus more!



REF. #1185
2 storey backing onto the Nottawassa in Hockley Valley. 4 walkouts, family room c/w brick fireplace + main floor laundry.



REF. #1260
2 storey frame - 9' ceilings in 1895 farm home in private country setting. 70% of renovating complete. PRICE: \$259,900.



REF. # 1188
All the space you would want in 2 storey, with 50' sunroom off kitchen. Ensuite with whirlpool tub + shower. All on over 2 acres.

FOR MORE INFORMATION BE SURE TO CALL MARGORIE GRIME, ASSOC. BROKER AT 941-5151.



NOW

is a good time for you first time home buyers to take a step towards a future of economic and family stability through home ownership. This 3 bedroom home with new shingles, paved drive, 2 baths, could be your step forward to that goal. \$137,500. MLS. REF. #1351. Call Bert Nieuwenhuis,* 941-5151.



EXCELLENT FAMILY HOME
4 bedrooms, rec room and family room. Large kitchen, 2 car garage, 4 levels plus crawl space. On a 60x130 ft. lot. A1 location. M.L.S. Call Herman Tuls * 941-5151 ref#1392.



THE 'FOR SALE' SIGN JUST WENT ON!!
Be the first to see this great little bungalow. New broadloom - freshly painted - party size rec room and fireplace. Many 'specials' in this one! \$159,900 MLS. Sandy Tyers** 941-5151. REF. #NEW.



YOU'LL LOVE THE YARD
Traditional Orangeville home with re-finished wood floors, eat in kitchen with walkout. Large lot. \$184,900 MLS. Helen Hancey* 941-5151 or (res) 925-6128. REF. #1183.

ROSE RIDGE ESTATES EXCELLENT VENDOR FINANCING

A truly rural setting in the beautiful rolling countryside S. of Hockley Valley, the long and private tree lined entrance to Rose Ridge Estate provides seclusion for the 12 special families who build here. Some of these estate building lots are heavily treed and rolling. Others have incredible views, some are walkout lots backing on to conservation land where a stream rambles through. Convenient short drive to Toronto or Brampton, only 5 min. east of Orangeville. Restrictions apply to insure exclusivity. Paved road and street lights. 2 acres to almost 5 acres \$159,000 to \$199,000 mls. Only 7 lots remaining. Close in 90 and save the GST! Call Judy Andrews * 941-5151, 457-4770 ref. #1097.



AFFORDABLE
Semi-detached - 3 bedroom 2 storey, finished lower level with 4 pc. bath. Great potential for in-law suite. Super opportunity for first time buyers. Come see for yourself. MLS Rose Lormand * 941-5151 ref #1382.



PRICE IS DOWN
* 3 bedroom condo
* 1125 sq. ft.
* single garage
* deck and walkout
* ref #1336
Lorraine Horton **941-5151



\$298,875
Rambling five level sidesplit with wonderful views. Large principal rooms, 2 family rooms, 3 woodstoves. Private, half acre lot. Separately fenced in-ground pool. MLS. Sandy Tyers** 941-5151 REF. #1346.



NANCY NEEDHAM
Sales Rep.



BARB MARTIN
Sales Rep.



CONNIE RAE
Sales Rep.



TERRY MITCHELL
Sales Rep.



MARGORIE GRIME
Assoc. Broker

SHELBURNE CORNER 24 & 89 925-2761

DEMAND THE BEST

