



ROYAL CITY REALTY LIMITED



NOW OR NEVER

A move to B.C. coupled with slow market conditions and PRESTO! We have this gorgeous country home in Caledon being offered for only \$299,900. THIS CHANCE WON'T WAIT! Call today Paul Flaherty, ** or Kevin Flaherty, * 519-927-5697. Ref. #1318.

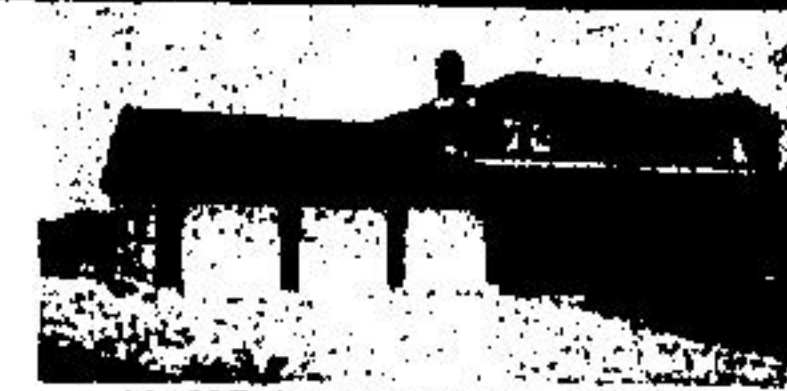


UNIQUE STONE

Renovated & Redecorated Classic solid home shows beautifully. Central vac. New plush broadloom. Circular stairs to lookout/loft. New furnace. Floor to ceiling stone fireplace in familyroom. Vaulted ceiling. Motivated vendor. \$237,500. MLS. Call Connie Rae, * 941-5151. Ref. #1408.

BARGAIN NORTH OF BROADWAY

St. Andrew Area West off Blind Line - Popular 2 storey layout with upgraded kitchen open to sunny, bay windowed breakfast nook and cosy family room with fireplace. Includes 4 bedrooms, 2 1/2 baths, central air & vac., main floor laundry and 4 appliances - all on a wide pie shaped lot. \$184,900. MLS. Call Rod Lambert, * 941-5151. Ref. #1381.



HOME FOR HAPPY LIVING

This Purple Hill 4 bedroom home offers a country style kitchen with walk-out to huge deck, inground pool, main floor family room with fireplace, entrance from 3 car garage to basement and much more. Priced to sell at only \$283,000. MLS. Call Paul Flaherty ** or Kevin Flaherty * MLS 519-927-5697. Ref. #1423.

SOLID BRICK BUNGALOW

Well built Edelbrock Home. Hardwood floors, four bedrooms & finished rec room. Walkout from rear of house to deck & lovely treed lot. \$136,800. MLS. Call Ardith Wood, * 941-5151. REF. #New.



LOVE AT PURSE SIGHT

This top of the line two bedroom 14 x 68 ft. mobile home in Erin is a buyer's delight. With cathedral ceiling, central air and 4 appliances, this delightful home is now only \$82,900. MLS. ADVISE FAST ACTION!! Call Paul Flaherty, ** or Kevin Flaherty, * 519-927-5697. Ref. #1209.



DESIRABLE: -

- Pie-shaped lot
- Quiet court
- Spacious 2500 floor plan
- Keen vendor
- Now \$219,900. MLS
- Call Nancy Needham, * 941-5151. Ref. #1231



WHERE DO YOU START LOOKING?

At the most expensive or least expensive home? This 3 bedroom home, one of 35 semis on Orangeville. MLS. (Nov. 28) heads the list as least expensive. It has features which make it a good value. For details call Bert Nieuwenhuis, ** 941-5151. Ref. #1351.



COUNTRY CHARM - IN TOWN CONVENIENCE

This cozy home is surrounded by a beautifully treed, extra large lot. Enjoy an eat-in Hanover kitchen with walk-out to deck. Refinished wood floors. \$184,900. MLS. Call Helen Hancey, * 941-5151 or 925-6128. REF. #1182.

COME AND HAVE A LOOK!!

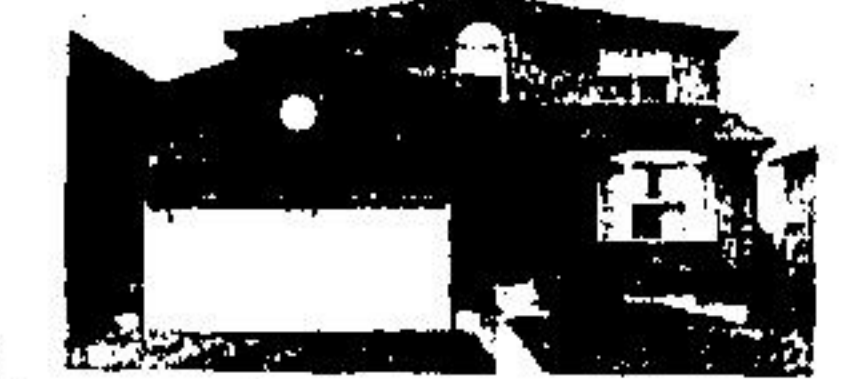
"Open House" Wednesday, Dec. 5th between 7-9 p.m. You're invited to see this great buy at 31 Parkview Dr., Unit 49 almost new Town House. \$123,900. MLS. See you there. Call Carol Duguid, * 941-5151. Ref. #1261.

Only \$123,500. MLS INVESTORS, FIRST TIMERS

End unit Town Home being redecorated. No condo fees. Like a semi! Quiet court. Possible mortgage pay down. Call Connie Rae, *. Let's make a deal!



CALEDON WITH APARTMENT
Village 1/3 acre with newer bungalow and double garage. Separate entrance apartment and 101/4% financing make this very affordable at \$179,500. MLS. Ref. #1230. Or go a little further North and get a raised bungalow with cosy apartment. Call Rod Lambert, * 941-5151.



10+ FIVE BEDROOM - \$249,500
Walkout basement to large garden. Finished rec room. Main floor family room with fireplace. Spacious kitchen. Walkout to deck. Master with Jacuzzi ensuite. Call me for the many upgrades in this new home. MLS. Eileen Sankey *941-5151 or res. 941-2207 ref #1252.



\$117,900. A VALUE PACKED HOME

Large finished rec room with a 2 pc washroom. This home is an affordable approach to style. \$117,900. MLS. Call Ardith Wood, * 941-5151. Ref. #1429.

BUILDERS DEVELOPERS

2 prime parcels zoned HIGH DENSITY RESIDENTIAL in small growing village, 35 km. to Orangeville, 42 km to Guelph. Beautiful locations with one having river frontage. Call Judy Andrews, * 941-5151. MLS. Ref. #1399.



INVESTMENT

Vendor offers creative financing on this prime 98 acre farm West of Orangeville. Call Chris Elms, * for details. Ref. #1317.

DETACHED BUNGALOW

3 bedroom
Central air/central vac
Party size rec room
with floor to ceiling fireplace.
\$159,900 MLS
Call Sandy Tyers
**941-5151 ref #1401



IF YOU LIKE STONE...

This vintage 1863 2 storey comes complete with wide pine floors in the living room and triple car garage. Sitting on 2/3 acre in Orangeville. MLS. Lorraine Horton **941-5151 ref #1237

BUILDING PLANS
Now's the time to buy. 1.26 acre lot East Garafraxa Township. \$72,900. MLS. Vendor says sell! Call Darlene Lilley * for details. 941-5151. Ref. #899.

BRICK SCHOOLHOUSE

Open concept main living area with cozy woodstove. Finished attic offers master bedroom with library or nursery room. Pretty tree lined 1/2 acre \$89,500. MLS. Darlene Lilley* has details. 941-5151. Ref. #1388.

A STONE CREATION POND & BUSH

Executive retreat near Georgetown, 3 beautiful levels, all with walkouts to the privacy of the secluded pond & bush. Unique & delightful. Waiting for your custom finishing. MLS. Call Judy Andrews, * 941-5151. Ref. NEW.



NW ORANGEVILLE

Tastefully decorated, well situated & convenient home boasts 4 (+1 extra) bedroom & main floor family room with walkout. Vendor has offered financing. \$249,900. MLS. Call Nancy Needham, * 941-5151.



GO WEST YOUNG MAN!

And take your bride with you to the Hamlet of Waldemar where you will find this cozy 3-bedroom bungalow on a 144 x 99 ft. lot. At \$166,500. MLS and looking for offers. Call Lorraine Horton, ** 941-5151. Ref. #1379



YOUR ATTENTION PLEASE

Cape Cod Style, close to all amenities. Property fully fenced and landscaped. Yard backs onto greenbelt and stream. Lower level walkout. Only \$159,400. MLS. to view call Marjorie Grime **941-5151 ref #1091.



LOCATION, LOCATION, LOCATION

- Exquisite kitchen
- Spacious 4 bedrooms
- Double garage, private yard
- Close to all amenities
- Call Darlene Lilley, * 941-5151. Ref. #1203.



CHRISTMAS PRESENT

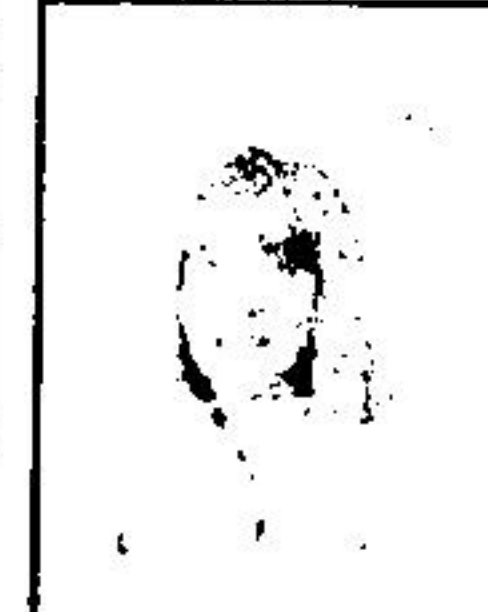
And Christmas future - this spacious family home has all you'll ever need for growing family. Available immediately at \$210,000. MLS. Call Chris Elms, * 941-5151 to view. Ref. #1342.



KATIE STEED
Sales Rep.



JOE COURTNEY
Sales Rep.



JUDY ANDREWS
Sales Rep.



GORDON GILLESPIE
Sales Rep.



JEAN HARDY
Sales Rep.



DEMAND THE BEST

67 FIRST ST., ORANGEVILLE 941-5151

* - Sales Representative ** - Associate Broker