

ROYAL CITY REALTY LIMITED

WRAP IT UP FOR CHRISTMAS

Nothing more cozy than sitting by the fireplace Christmas Eve. Large family kitchen, separated living, dining room with french doors. Private fenced backyard. MLS. \$220,000. Dianne Zahodnik* 941-5151. REF. 143.



\$135,000 SINGHAMPTON COMMERCIAL

Excellent exposure on Main Street for a business from this three bedroom home, plus workshop and store. Eileen Sankey* 941-5151 or 941-2207. REF. #1288.

COUNTRY IS THE PLACE TO BE THESE ARE A MUST TO SEE

124 acre farm - \$329,000. MLS. REF. #1048
100 acre farm - \$249,000. MLS. REF. #520
10 acre with new home - \$329,000. MLS. REF. #1338.
10 acre home on reservoir - \$549,000. MLS. REF. #1213.
50 or 100 acres vacant land - \$249,000. MLS.
Call Gord Gillespie* or Jean Rogerson* 941-5151 to view.

BEAUTIFUL MULMUR TOWNSHIP
This property offers it all! Lake access/ Snowmobile trails/Cross country skiing and close to the ski hills. New 1325 sq. ft. bungalow suitable for week-end retreat or permanent living. \$187,900. MLS. and open to offers. Call Rose Lormand,* 941-5151. REF. #1277.



CALEDON CARRIAGE TRADE

Vendor open for offers on this prestigious home in 4 acre park-like setting. Forks of the Credit area with glorious views of Niagara Escarpment. \$649,000. MLS. Call Jean Hardy,* or Spencer Finch* 941-5151. REF. #1371.

RETIREMENT BUNGALOW

Custom kitchen with built in appliances and walkout onto deck in mature setting enjoy nature, beautiful trees. Hardwood floors, completely finished fireplace in living room. MLS. \$160,500. Call Dianne Zahodnik* 941-5151. REF. 1055.

SEMI BUNGALOW

Close to all amenities \$142,500. MLS. Super maintained home - new soffits, roof & eavestroughing. Many interior improvements & updates. Will show anytime. Call Rose Lormand,* 941-5151. REF. #1328.



IN BEAUTIFUL MULMUR

1 1/2 storey Cape Cod on 5 treed acres with small pond & view. Well maintained home, 3 bedrooms, 4 pc & 2 pc baths, hot tub, sunroom, deck plus much more. \$275,000. Call Bob Kennedy 519-925-2761. MLS. REF. #1476.

BACK TO SCHOOL...

Brick schoolhouse on 1/2 acre, paved road close to town. Finished basement, finished attic conversion to mater bedroom with sitting room. \$89,500. MLS. Call Darlene Lilley* 941-5151. REF. #1388.



MUST BE SOLD

- 4 bedrooms with hardwood floors
 - separate dining room
 - main floor family room, with fireplace
 - spacious basement - only need the finishing touches
 - more than 2000 sq. ft.
 - extra wide lot
- \$210,000 MLS. Call Chris Elms* to view 941-5151. REF. #1342.



ANTIQUE COLLECTORS

This fine century home would be ideal for your treasured antiques. Boasting high ceilings, large rooms, wood mouldings, pocket doors, this charming residence awaits your special touches. \$148,900. MLS. Make an appointment to view today. Janice Copeland* 941-5151. REF. #1421.

CALEDON LOT REDUCED TO \$109,000. MLS.

Privacy with no immediate neighbours and adjacent to lovely horse farm. Vendors have dropped their price by more than \$30,000.....GREAT VALUE! Close quickly and save more than \$7,000. of GST! Call Judy Andrews* 941-5151. REF. #1021.



WORK A LITTLE/SAVE A LOT
Four bedroom side split in good area. Main floor family room, main floor powder room. New roof/windows/kitchen cabinets/insulation. Decorate to suite your own taste. Priced to sell at \$158,000. MLS. Dial 941-5151 and ask for Rose Lormand,* REF. #1405.

QUIET DAYS AND QUIET NIGHTS

In this restored victorian on 23.7 beautiful acres in Mono. New wiring, plumbing, air conditioned, 9 ft. high ceilings. Pine and maple floors, all original trim. Priced to see \$309,000. MLS. Call Margaret Ann Baker,* 941-5151. REF. #1415.

HOCKLEY VALLEY
.07 acres. Board and batten 2 years old. 3 bedroom, 2 bathroom home close to schools, 5 minutes from Orangeville. On town water and gas. A must to see. \$329,000. MLS. Colleen Chapman* 941-5151. REF. #1210.



IMMEDIATE OCCUPANCY

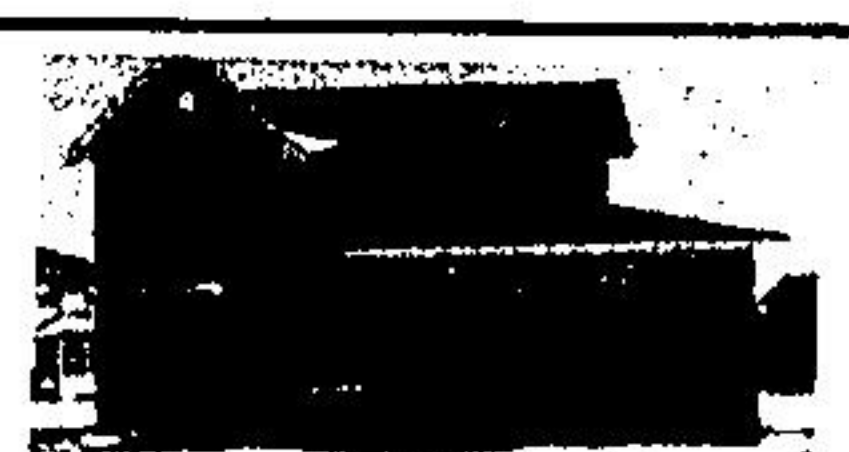
Take pride in owning this attractive home with family room brick fireplace, large inground pool, kitchen walkout fully landscaped. All for only \$147,000. MLS and open for offers. Call Spencer Finch,* or Jean Hardy* to view. REF. #1409.

SUPERIOR FAMILY HOME

Brand new exquisite gourmet kitchen ceramic tile entry, main floor family room has fireplace. Spacious 4 bedrooms all freshly decorated. \$229,500. MLS. Call Darlene Lilley* 941-5151. REF. #1203.



10+ FIVE BEDROOM- \$239,500
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.



NEW YEAR, NEW START

In this spacious quality built 2500 sq. ft. family home on a quiet court in Orangeville. A must to consider! You be the one to make this house a home. \$219,900. MLS. Call Nancy Needham* 941-5151. REF. #1231.

START OUT RIGHT

Raised bungalow style provides large windowed, bright space in lower level for it's two extra bedrooms, bathroom and finished rec room. Very simple conversion to apartment. Affordable at \$129,900 MLS. REF. #1145. OR - CONSIDER A CALEDON BUNGALOW already converted to lower apartment with over \$100,000 financing at 10 1/4%. \$179,500. MLS. REF. #1238. Call Rod Lambert* 941-5151.



SACRIFICE SALE!

Three year old charming home on 3/4 acre lot in a rural Caledon subdivision. \$219,000. MLS. and open for offers. Vendors must move. Call Spencer Finch* or Jean Hardy* 941-5151. REF. #1349.



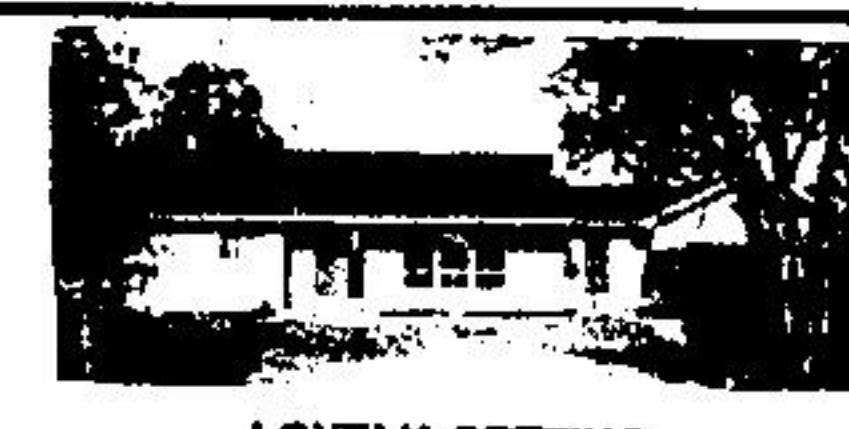
SPECIAL INVESTMENT

A lot 70 x 330 located on West Broadway. 2 bedroom bungalow, full finished basement with walkout, attached garage. Close to stores, etc Call Herman Tuls,* 941-5151. REF. #1380.



MARKDALE STARTER HOME

Neat starter home in a lovely village, well located, with large lot, walking distance to the village amenities. At \$98,900.00, perfect for the new-llyweds or small family. Call Dennis Dorrington** 519-925-2761 or 924-3006. REF. #1549.



LOVELY SETTING

Less-than-a-year old Viceroy home, bright and cheery, on an acre lot in a pretty area. The many features include airtight fireplace, sliding glass door walkout to patio (interlocking stone), extra-large 2-car garage. Price reduced to \$129,900.00. Call Dennis Dorrington** 925-2761 or 1-924-3006. REF. #F1329.



STONE

Renovated on acreage. Skylight, sunken family room with stone fireplace, vaulted ceilings. Shows beautifully! Ask for Connie Rae* 941-5151. MLS. REF. #1408.



THE NORTH SIDE OF TOWN

Immaculate link with finished lower level, and entrance from house to garage. Some appliances included. Priced at \$159,900. MLS. Call Margorie Grime** at 941-5151 to view. REF. #1286.



COUNTRY - CLOSE TO ORANGEVILLE

1895 Farm House with Extensive Renovations 70% complete; plumbing, wiring, septic system. All updated. Home is situated on 7.8 acres in a private, treed country setting. \$259,900. MLS. Call Margorie Grime.** 941-5151. REF. #1260.



JIM ARENBURG
Sales Rep.



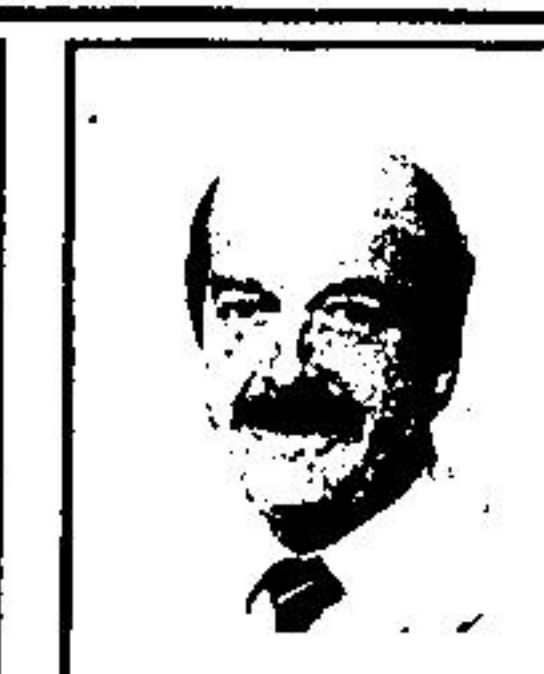
MARGARET ANN BAKER
Sales Rep.



CAROL DUGUID
Sales Rep.



MARGORIE GRIME
Assoc. Broker



DIRK HOOGENDOORN
Associate Broker



DEMAND THE BEST

67 FIRST ST., ORANGEVILLE 941-5151

* - Sales Representative ** - Associate Broker