

**For All Your Real Estate Needs
... CALL**

**J.A. SHAMMESS
& ASSOCIATES INC.**

REALTOR
HEAD OFFICE 2 TOWNLINE ORANGEVILLE
AND FOR YOUR CONVENIENCE
THE ORANGEVILLE MALL - KIOSK
(519) 941-9220 (416) 452-7997
"THERE IS A DIFFERENCE"



4 BEDROOMS AND MORE

Spacious family home on north side of town. 5th bedroom, office or den, 2 1/2 baths, woodstove in family room and more. Walk-outs to deck, patio and private yard. MLS \$189,900. Heidi Neumann*



CLOSE TO DOWNTOWN

Attractive bungalow on large lot in mature area of Orangeville. Perfect for retirement or just starting out. R2 zoning is a bonus for those wanting to work at home. MLS \$169,900. Marsha Pedersen*



COMMUTERS DREAM

Immaculate all brick Cape Cod. 4 bedroom home, large master bedroom with 4 pc. ensuite, walk-in closets, brick fireplace in family room. Walk-out from kitchen to dock. All on a half acre lot. MLS \$259,000. Harold Livingston*

TRULY IMMACULATE 2 STOREY
This extremely large 2 storey brick executive home on Riverside Drive has ceramic tile entrance and kitchen floors, walkout from kitchen, brick fireplace and much more. MLS \$349,900. Harold Livingston*

GET READY FOR SPRING

We have a number of good building lots on file, priced from \$55,000. to \$189,000. both in town and country properties. MLS. Bill Bryan*

DETACHED WITH CLASS

We offer this 3 B.R. sidesplit, family room with brick fireplace, nicely decorated kitchen w/skylight, swimming pool and much more for only \$184,900. MLS. Bill Bryan*

IDEAL LOCATION

For the commuter lifestyle. Bright & spacious family home ideal for entertaining. Large landscaped lot with flower gardens. A must to see. MLS \$298,900. Lorie Williams*

FIRST CLASS

5 level home in quiet area. Finished top to bottom with many extras & upgrades. Professionally finished yard with inground pool and privacy decking and playhouse. MLS \$249,900. Lorie Williams*

GREAT BUY

In Dundalk. Super older home on corner lot with detached garage. Bright & cheery rooms, main fl. family & laundry rooms, enclosed from porch. Shows a ten plus. MLS \$124,900. Lorie Williams*

CONDOMINIUM FOR RENT

Fourth floor overlooks Rotary Park. 2 bed-rooms, air conditioning. References required. \$850/month EXCL. Marisa Spagnolo*

TIME FOR SPRING PLANTING

This property awaits your personal touch. Final grading to be done, then plant your garden for spring. Basement awaits finishing. Waidemar location on 1/2 acre. MLS \$189,000. Marisa Spagnolo* or Harold Livingston*

ORANGEVILLE 2 STOREY

Immaculate 3 B.R. home in southern area of town. Home features w/o to wooden deck. Beautifully landscaped gardens. Small workshop/shed with hydro. MLS \$147,900. Sharon Thomsen*

SCENIC MONO

6 acres of vacant land with long views to the south-east & west. Creek runs through southern part of property. Building site. MLS \$157,000. Sharon Thomsen*

ONE OF A KIND

Unique country home featuring approx. 3000 sq. ft. of living space. Cathedral ceilings, fireplaces in L.R., MBR & enormous country kitchen (16' x 32') 14+ acres of beautiful Mulmur land 1/2 mile from Hwy. #89. MLS \$349,000. Sharon Thomsen*

CENTURY FARMHOUSE IN TOWN

Lge. family home features 5 B.R.'s, main floor laundry, 2 woodstoves - 1 in country kit., 2nd in family room. Situated on oversized lot with lots of privacy. MLS \$172,900. Sharon Thomsen*

BRICK VICTORIAN

with in-town convenience close to schools & shopping. The charm speaks for itself, the upgrades and 4 car garage you'll love. Upgrades include hi-eff. heating, bathroom & pine & hardwood floors that shine. MLS \$269,400. Ron Lehman*

MATURE TREES & 100 ACRES

Privacy on your nature walks with the convenience of a building site for your new home and a new pond makes this property attractive for anyone with the natural touch. MLS. \$179,900.

EAST GARAFRAXA FARM

98 acres with 65+ acres of good productive soil, large bank barn, newer metal driveway & 3 B.R. 2 storey brick home. Surprising assumable mortgage. MLS \$449,000. Ron Lehman*

JUST LISTED

Don't miss your chance to own this spacious & spotless 4 B.R. home in desirable area of town. Beautiful newly renovated kitchen, 2 baths, entertainment size rec room w/wet bar and much more. MLS \$169,900. Sue Johnston*

YA SNOOZE, YA LOSE.....

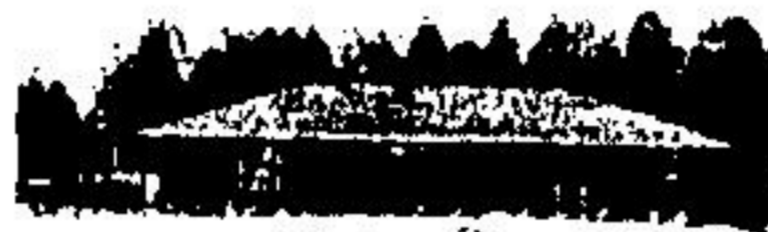
Your chance to get in the market with your own 3 B.R. home in Monticello. Cute & cozy and neat as a pin. And best of all a \$76,500. assumable mortgage at 11 3/4% till 94. MLS \$92,500. Sue Johnston*

INVESTIGATE.....

Grand Valley! Custom built 2 storey home. Open concept with pine staircase. Eat-in kit. and separate dining rm. Main fl. family room. MLS \$154,900. Dianne Fuller*

****CUSTOM BUILT****

Super clean bungalow will lure you to Grand Valley. Open concept kitchen/dining rm. + living rm. 4 bedrooms. Large fenced lot. MLS \$153,900. Dianne Fuller*



COUNTRY LIVING CLOSE TO TOWN

This nicely decorated bungalow on a 3 acre lot boasts 3 basement walkouts to patio, open concept kitchen/living/dining room, master bedroom w/ensuite and a large workshop. MLS \$269,900. Linda Charlier* or Eric English**



VICTORIAN BRICK - 84 ACRES

close to town of Dundalk on a paved road, well set back for privacy. 1 1/2 storey brick Victorian 3 bedroom, potential for large master bedroom. Large country kitchen-sunporch, bank barn w/loose housing, high enough for horses. MLS \$228,900. Maureen Maus*

SMALL TOWN CHARM

1 year young in Grand Valley. 2 storey home boasts 3 B.R.'s, 1 1/2 baths, main fl. laundry, neutral decor & double ggrage. MLS \$168,000. Dianne Fuller*

GLENFOREST ROAD

Lovely large sidesplit home on landscaped 80' lot. Walk-out from family rm., fireplace in living rm, 1 1/2 car garage with opener. MLS \$215,000. Brenda Weisse**

FARM HOME

on pretty 2.14 acres near Shelburne offers 4 B.R.'s, all with closets, huge kitchen, woodstove in living rm, main fl. laundry, updated wiring, septic and insulation. MLS \$149,000. Brenda Weisse**

MONO MILLS - RAISED BUNGALOW

Looking for a large well treed lot. View this home in subdivision just off Airport Road. Ideal location for commuting to Brampton-Mississauga-Airport areas. 3 B.R.'s plus potential for a 4th on lower level. Eat-in kitchen, lg. rec room w/fireplace & attached 2 car garage. MLS \$219,900. Maureen Maus*

BUILD YOUR OWN

Good 10 acre building lot west of Orangeville. Highway property. Vendor will hold first mortgage. MLS \$84,900. Harold Livingston*

GREAT STARTER HOME

Bargain basement price of \$99,900. for this 3 B.R. home totally upgraded. Pine kitchen, 1 1/2 baths, balcony off master bedroom on well landscaped lot. MLS. Harold Livingston*

LET'S MAKE A DEAL

on this 1 1/2 storey home in Alton. 3 B.R.'s, 1 - 4 pc. bath, fenced yard close to schools and shopping. Great starter home. MLS \$132,900. Harold Livingston*

25 ACRES

in area of estate homes. Great location in Mono Twp. Suitable for small horse farm. Slightly rolling. Vendor will assist with financing. MLS \$289,000. Harold Livingston*

**25 ACRE HORSE FARM
BRAMPTON AREA**

Ideally located in desirable area w/beautiful views. Large ranch chateau bungalow, 5 B.R.'s, 3 baths, 2 fireplaces, new barn w/11 box stalls, 2nd barn w/9 box stalls, 12 oak plank paddocks. MLS \$795,000. Arlene Harwood-Jones*

EXECUTIVE SUBDIVISION - ALTON

Large family or room for the in-laws, this raised bungalow will accommodate. Three bedrooms, 2 - 4 pc. baths, sep. dining, kitchen, family room w/fireplace plus 3 more B.R.'s and 3 pc. bath on lower level. Also rec room & laundry. Attached 2 car garage. MLS \$219,900. Maureen Maus*

**GARAFRAXA WOODS
VENDOR WANTS ACTION**

Country living close to town on approx. 2.8 acre lot in prestige subdivision. Immaculate raised bungalow w/3 B.R.'s, country kitchen, walkout to large deck, family rm w/fireplace, Cozy bar/lounge, billiard room, 4th bedroom, 1 - 4 pc, 1 - 2 pc. baths, attached 2 car garage. MLS \$244,900. Maureen Maus* or Peter Vanderzwaag**

CUTE, COZY & COUNTRY

This 2 B.R. bungalow on a 2.5 acre lot with stream offers a fabulous treed setting for privacy. It features an open concept kitchen/living room w/fireplace. MLS \$195,900. Linda Charlier**

**EXQUISITE COUNTRY HOME
IN CALEDON**

This home must be seen to be appreciated! Step into the lovely foyer then pass through the French doors to the large eat-in kitchen overlooking the pool & patio. There's lots more to see. MLS \$309,900. Linda Charlier**

3060 SQ. FT. PALACE

in Cardinal Woods. 4 lg. bedrooms with 3 baths on second floor, sunken living room, family room w/fireplace, main fl. laundry, crystal chandeliers, oriental hand painted blinds and more. MLS \$379,900. Linda Charlier** or Eric English**

IMMACULATE MOBILE HOME

3 B.R. nicely decorated mobile home on a leased lot in Sunset Bay Park. Sit on the deck and look over the pond. MLS \$71,900. Eric English**

**LUCRATIVE
GREENHOUSE OPERATION**

Well established greenhouse-pot plants-tropicals-box plants and all equipment, all stock, owner will assist in training period. MLS \$325,000. Eric English** or Linda Charlier**

VERY CLEAN IN TOWN SEMI

This freshly decorated brick semi sits on a quiet in town lot with fully fenced backyard. MLS \$133,500. Eric English**

COMMERCIAL ENTREPRENEUR!!!

Renovated building in 1986 with 26' main street frontage in Shelburne. Presently used for Oriental cuisine and Canadian food and licensed with LCBO. MLS \$225,000. building only. Bill Bryan*

HELP! PURCHASER NEEDED

We are about to build a 1288 sq. ft. bungalow with a full basement and a walk-out. You can help by choosing cupboards, carpets and some changes to layout. Beautiful lot in Grand Valley. MLS \$139,900. Eric English**

COUNTRY HOME ON 1/4 ACRE

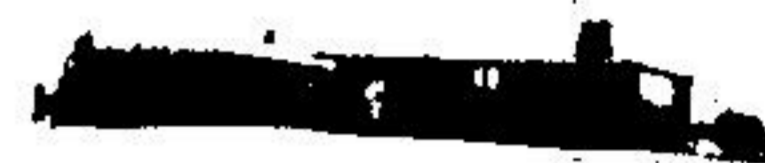
This country home (Amaranth 8th Line) has had numerous renovations, updated hydro, bathroom, kitchen and more. Huge workshop/garage 30' x 36' with 100 amp services. Lots of potential. MLS \$135,900. Eric English**

A1 CONDITION

This very spacious 2 B.R. mobile home with room for a 3rd B.R. has a large family room plus a workshop on a leased lot in Sunset Bay Developments. MLS \$59,900. Eric English**

**IMMACULATE
GRAND VALLEY PROPERTY**

Two storey brick, 1 1/2 years old, approx. 2200 sq. ft. Must be seen to appreciate. Quality material and workmanship. MLS \$219,900. Linda Charlier** or Eric English**



AMARANTH - 100 ACRES

Lovely property just a few minutes from town. Very private location. Gorgeous raised bungalow and barn. Thousands of trees. Perfect for horses or cattle. MLS \$289,000. Doug Hannan*



ORANGEVILLE DETACHED

Attention first time buyers. Here's your chance to get into the market with this 3 B.R. bungalow on nicely landscaped lot. Price includes fridge, stove, washer, dryer & curtains. MLS \$137,000. Sue Johnston*



IDEAL

for comfortable family living or professional offices or home occupation. Beautifully done top to bottom, bright & spacious rooms, large private lot. Get the details today. MLS \$325,000. Allan Bennington*

DETACHED - 3 YRS. OLD

This 3+ B.R. bungalow has walkouts from the kitchen and the finished rec rm, 3 pc. bath downstairs. Large lot in Grand Valley. MLS \$129,900. Eric English**

HANSEN BLVD.

Raised bungalow with 2 car garage, 4 B.R.'s on upper level, 2 B.R.'s in basement. Spacious kitchen, walkout in basement from garage. MLS \$179,900. Eric English** or Linda Charlier**

**REAL QUALITY
AT A
REALISTIC PRICE**

This 1.8 acre lot has an exceptionally well built ranch bungalow with a superb in-law suite. Has to be seen to be appreciated. Garafraxa Woods. MLS \$299,900. Eric English**

JUST LISTEN

Spacious 4 B.R. semi in desirable area close to shopping. Pretty treed lot. Lovely pine floor entry hall, w/o to patio from dining room. Finished rec room. Lots of room for a growing family. MLS \$145,900. Marsha Pedersen*

GOOD CORNER FARM

Fronting on paved road not far from Orangeville. Productive farmland, grain, hay & pasture. Bank barn w/10 box stalls, 5 bay driveway plus 1 1/2 storey alum. over log farmhouse. Good potential for restoration to full log home. MLS \$319,000. Marsha Pedersen*

A RARE FIND

This lovely custom built 4 B.R. home offers an abundance of upgrades plus a peaceful setting on a 2.7 acre lot with stream. Good location for commuters. MLS \$319,900. Linda Charlier**

STYLISH COUNTRY HOME!

T...s 1 yr. old raised bungalow on a 2 acre lot close to town boasts too many features & upgrades to list here! If interested we have more information. MLS \$229,900. Linda Charlier**

* Sales Representative
** Associate Broker

I.C.I RESIDENTIAL, RURAL, FARMS, AND ACCREDITED APPRAISAL DEPARTMENTS.