

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"



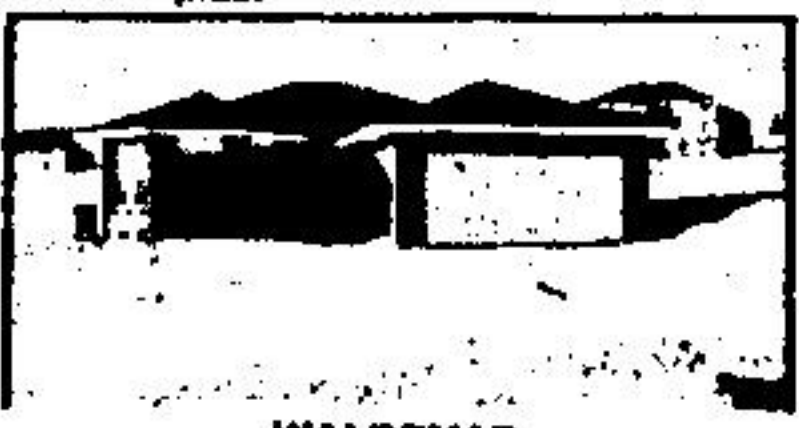
FULLY LOADED!

This delightful sidesplit in Caledon has many features to offer including a lovely eat-in kitchen overlooking patio & inground pool, satellite dish, floor to ceiling fireplace in family room & much more. \$309,900. MLS. *Linda Chartier or *Eric English.



WHAT MORE COULD YOU NEED?

3 B.R. detached home in Monticello. Large country kit., comfy, cozy L.R., large side porch (great for playroom), affordable, assumable mortgage \$78,500 at 11 3/4% 'til 1994. Best of all - only \$92,500! Try an offer today. *Sue Johnston MLS.



WALDEMAR

Last one left at this price! Approx. 1800 sq. ft. bungalow at \$179,900. Don't delay & miss your chance. Make an appointment to view this 1 1/2 yr. new home on 1/2 acre lot today. *Marisa Spagnolo MLS.



STARTER DETACHED

In the process of being remodelled. Great location for children. Oversized lot 166' x 70'. Large eat-in kitchen, landscaped yard, 24' x 24' garage. MLS. *Marisa Spagnolo.



FRESH & BRIGHT DETACHED

Immaculate raised bungalow just waiting for you. Basement is high & dry with possibility of 2 extra bedrooms & a family room with extra 2 pc. bath. Close to schools. MLS. *Marisa Spagnolo.

FABULOUS TREED SETTING PLUS STREAM!

This charming 2 B.R. bungalow on a 2.5 acre lot features an open concept kitchen with fireplace \$195,900. MLS. *Linda Chartier.

COUNTRY SETTING WITH BUBBLING STREAM

This lovely custom built 4 B.R. home on a 2.7 acre lot must be seen to be appreciated! It offers upgrades galore. Call for more details. \$319,900. MLS. *Linda Chartier.

\$131,900
VERY CLEAN IN TOWN SEMI
This freshly decorated brick semi sits on a quiet in-town lot with fully fenced backyard. MLS. *Eric English.

LUCRATIVE GREENHOUSE OPERATION
Well established greenhouse. Pot plants, tropicals, box plants, all equipment, all stock, owner will assist in training period. \$325,000. MLS. *Eric English or *Linda Chartier.

\$129,900
DETACHED - 3 YRS. OLD
This 3+ B.R. bungalow has walkouts from the kitchen & the finished basement. Large kitchen. Finished rec. room. 3 pc. bath downstairs. Large lot in Grand Valley. MLS. *Eric English.

HELP! PURCHASER NEEDED
We are about to build a 1288 sq. ft. bungalow with a full basement & a walkout. You can help by choosing cupboards, carpets & some changes to layout. \$139,900. Beautiful lot in Grand Valley. MLS. *Eric English.

\$59,900
IMMACULATE CONDITION
Very roomy, 2 B.R. & potential for more. 2 family rooms, kit., dining area, workshop, 2 decks, excellent mobile home on leased lot in Sunset Bay Dev. west of Shelburne. Try offer with \$9,000 downpayment. *Eric English MLS.

CLASSY GRAND VALLEY HOME
2 story, brick 1 1/2 yrs. old, approx. 2200 sq. ft. Unique design, quality materials & workmanship. Large country kitchen with walkout to large deck. \$219,900. MLS. *Eric English / *Linda Chartier. MLS.

REDUCED TO \$289,900 ON 1.5 ACRES
Exceptionally well built ranch style bung. with 4 B.R.'s on the main floor & very well finished in-law suite. Skylight in the bedroom & walkouts on both levels. MLS. *Eric English.

\$179,900 HANSEN BLVD.
6 B.R. raised bung. w/2 car garage, 4 bedrooms on upper level, 2 bedrooms in basement. Spacious kitchen, walk into basement from garage. MLS. *Eric English / *Linda Chartier.

3060 SQ. FT. PALACE CARDINAL WOODS
4 large B.R.'s with 3 baths on second floor, sunken L.R., Fam. rm. w/fireplace, main floor laundry, crystal chandeliers, Oriental hand painted blinds & more. \$379,900. MLS. *Eric English / *Linda Chartier.

\$67,900
IMMACULATE MOBILE HOME
3 B.R. nicely decorated mobile home on a leased lot in park west of Shelburne. Sit on the deck & look over the pond. MLS. *Eric English.

HUGE WORKSHOP 30' x 36'
Extensive renovations have been made to this country home on a 14 acre lot. Located at Amaranth 8th. Line & 10th Sideroad. New kitchen, bathroom, laundry & more. \$135,900. MLS. *Eric English.

HOME SWEET HOME
Lovely family home in the Village of Caledon. Lots to offer the growing family. Hardwood floors, French doors, walkout to landscaped lot. Seeing is believing. \$299,900. MLS. *Lorie Williams.

A GOOD DEAL
In Dundalk, ideal "Dec" block home on corner lot. Bright & spacious rooms, main floor fam. rm., 1 1/2 baths, family style kit. & more. Priced to sell! \$124,900. MLS. *Lorie Williams.

COUNTRY...
Lifestyle & great access. Ideal property in Mono Twp., cute & cozy home, detached garage, super landscaped lot. A whole lot for your dollars. \$199,900. MLS. *Lorie Williams.

MONO MILLS RAISED BUNGALOW
On large well landscaped lot in executive subdivision - ideal family area - 3 bedrooms, large eat-in kitchen w/walkout to deck, spacious living/dining area, finished rec room w/fireplace, potential 4th bedroom, 16 x 32 above-ground pool, attached 2 car garage. \$219,900. MLS. *Maureen Maus.



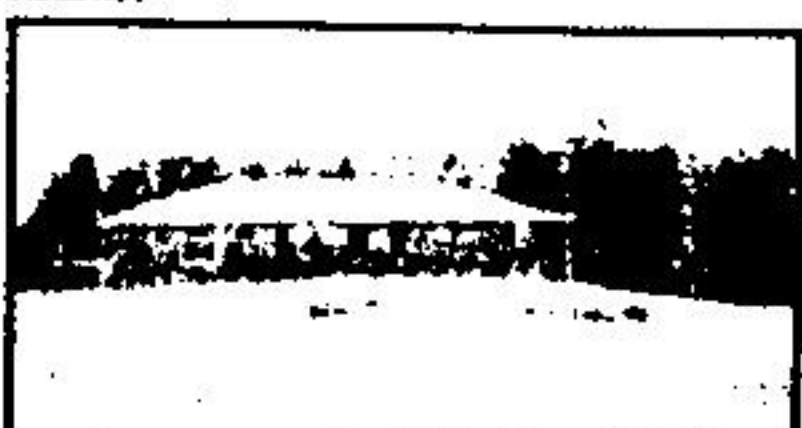
A HOME IS...

Lots of room for the whole family. 3 levels of living space, main floor fam. rm., formal dining room overlooks formal liv. rm., ensuite bath off master B.R., jacuzzi, inground pool on landscaped lot. Lots of extras. \$249,900. MLS. *Lorie Williams.



FIRST STREET LOCATION

Ideal for a variety of uses - offices, home occupation or family living. Large lot provides ample parking. Zoned C-5 Holding. Lots of extras & upgrades. \$325,000. MLS. *Lorie Williams.



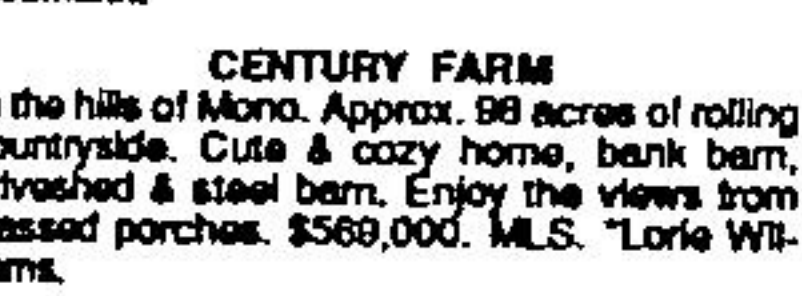
BEST OF BOTH WORLDS ON A 3 ACRE LOT

Enjoy country living with town conveniences nearby. This nicely decorated bungalow features 3 w/b's from lower level to rear patio, open concept kit./D.R./L.R. area, & large deck with built-in pool. \$189,900. MLS. *Linda Chartier or *Eric English.



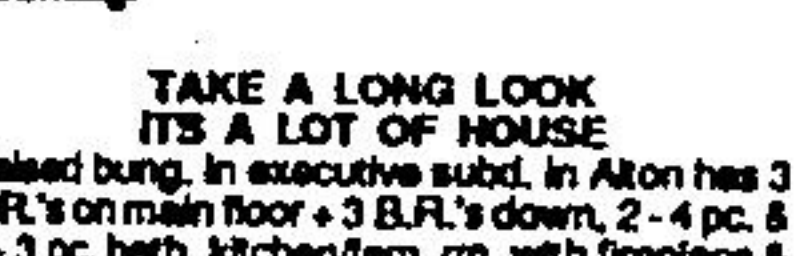
4 BEDROOMS PLUS!

Located on Zina Street, this spacious home boasts many extras. Among them a woodstove in family room, solarium off kitchen, beautiful lot. A must to see. \$189,900. MLS. *Heidi Neumann.



EXECUTIVE SUBDIVISION 2.8 ACRES

In Genetrix Woods. Lovely raised custom built bung. Large country kitchen w/walkout to deck, spacious living-dining area, 3 bedrooms, semi-ensuite bath. Fully finished lower level w/family rm. w/fireplace & bar lounge, billiard rm. & laundry. Attached 2 car garage. \$244,900. MLS. *Maureen Maus / *Peter Vanderzwaag.



TAKE A LONG LOOK ITS A LOT OF HOUSE

Raised bung. in executive subd. in Alton has 3 B.R.'s on main floor + 3 B.R.'s down, 2-4 pc. & 1-3 pc. bath, kitchen/fam. rm. with fireplace & walkout, separate dining room. Rec. rm. on lower level. Attached 2 car garage. \$219,000. MLS. *Maureen Maus.



REDUCED - REDUCED - REDUCED

2 story building on Main St. with commercial zoning on main floor & 2 res. apts. Upstairs rents will carry large mfg. Now \$185,900. MLS. *Ruth Hambleton.

ZINA STREET
Spacious Victorian home with attached 3 car garage + single garage/workshop. Home has hardwood & pine floors, oak staircase & partially finished attic. 4 appliances included. \$289,400. MLS. *Brenda Weise.

MAIN HWY. LOCATION
Newer bung. on 3+ acres with in-law suite. Building suitable for repair work. Also space for the truck driver's rig. \$249,500. MLS. *Ruth Hambleton.

PEACE & QUIET
Just north of River Road. See this 4 B.R. 1 1/2 story home on 1 acre of land. Family room w/walkout to large back yard, room for large garden. \$138,500. MLS. *Barry Weech.

IN-LAW SUITE INCLUDED
See this 2 story with 3 bedroom in-law suite, 2 bedrooms for you. Nicely decorated, large lot in Grand Valley. \$154,900. EXCL. *Barry Weech.

OLD LOOK - NEW HOME
See this Victorian styled home in quiet area of Orangeville close to downtown. 3 B.R.'s, 3 baths, fireplace, make your own choices or some changes. \$180,000. MLS. *Barry Weech.

BRAND SPARKING NEW!
3 B.R. bung. on large lot in Shelburne. Close to shopping. Buy now, make your own choices. Can be ready for summer occupancy. \$135,000. MLS. *Barry Weech.

HILLS OF MONO
Magnificent wooded lot with 300 ft. of Sheldon Creek running through property. Master B.R. w/lot & skylight, pine fam. rm., guest house with sauna. \$262,000. MLS. *Doug Dobson.

WHY LIVE IN TOWN?
Buy this 4 B.R. home on 98 acres. Nicely decorated, 2 baths, 24' x 62' garage, several outbuildings, all this just west of Grand Valley. \$249,900. MLS. *Dianne Fuller.

INDUSTRIAL BUILDING ON 1.37 ACRE LOT
5 - 1000 sq. ft. units each having separate office space, washrooms & forced air gas heating, ample parking. \$358,000. MLS. *Doug Dobson.

PRODUCING FARM IN EAST GARAFRAXA
98 acres with excellent bank barn, 2 driveways & a 3 B.R. 2 story home. Absolutely excellent assumable mortgage adds to the attractive property. \$449,000. MLS. *Ron Lehman.

100 ACRES WITH BUILDING SITE
A pond, seeds of trees in East Garafraxa. Permits available from authority having jurisdiction. Vendor may assist with financing. \$179,900. MLS. *Ron Lehman.

HIGHWAY COMMERCIAL
Fast foot restaurant seating 15 persons, + a 1 B.R. apt. Corner of Hwy's 9 & 25. Possible future development area. Vendor may assist with mortgage take back. \$299,000. MLS. *Ron Lehman.

3 B.R. SIDESPLIT ON GLENFOREST
Ultra clean with upgrades, gleaming hardwood floors, fireplace, family room w/walkout to large private yard & close to high school & shopping. \$215,000. MLS. *Ron Lehman.

SMALL TOWN CHARM
Custom built home in Grand Valley invites your family. Open concept with lovely pine staircase. 3 B.R.'s, main fl. fam. rm. w/woodstove. Don't miss out! \$154,900. MLS. *Dianne Fuller.

MUST BE SOLD \$4 ACRE FARM
w/brick Victorian farmhouse. Large country kitchen, sunporch, deck off kitchen, porch across front. Woodstove in kit., 3 B.R.'s, potential for large master bedroom. Large bank barn w/loose housing suitable for horses. Vendor being transferred out of area. \$228,900. MLS. *Maureen Maus.

WANT SPACE FOR LESS!!!
You must take time to look at this 2000 sq. ft. custom built brick/stone sidesplit home. Large eat-in kitchen, main floor family room, 3 bright bedrooms & much more. Located in Walde-mar. \$189,900. MLS. *Bill Bryan.



COME SEE 19 YORK STREET
Restored older home. Large lot backing onto parkland. Original woodwork around windows & doors, refurbished kitchen, main floor laundry. Upgraded wiring, 3 yr. old furnace. \$279,900. MLS. *Ruth Hambleton.



COME TO THE COUNTRY
3 B.R. log home on 50 acres with bank barn, workshop, stream, 15 acres bush. Great for horses, cattle or even just getting away! \$249,900. MLS. *Ruth Hambleton.



ROOM FOR THE FAMILY
In this 4 B.R. farm home. Cozy woodstove in living rm., main floor laundry, updated wiring, septic & insulation. Pretty 2.14 acres just 4 miles from Shelburne. \$149,000. MLS. *Brenda Weise.



IMMACULATE HOME MUST BE SEEN!
Brick bung. in new subdivision w/east-in kit., 3 B.R.'s, 4 pc. bath, w/b from 3rd. B.R., Liv./Din. rms. Ceramics in kit., bath & hallway. \$168,800. MLS. *Arlene Harwood-Jones & *Kathy Karply.



JUST LISTED
Super 4 level family home with main floor fam. room, rec room. 1 1/2 baths & lots more. Conveniently located to schools & shopping. A pleasure to view. \$165,900. MLS. *Lorie Williams.

DETACHED WITH CLASS!
We offer this 3 B.R. sidesplit, family room with brick fireplace, nicely decorated kit. w/skylight, swimming pool & much more. \$164,900. MLS. *Bill Bryan.

CUSTOM BUILT HOME!
It gives you 4 B.R.'s, large bright kit./dining room combined, rec room. Walkout from kit. to a spacious deck & large fenced lot. \$153,900. MLS. *Bill Bryan.

BUILDING LOT
1 acre in beautiful Caledon country. Sloping property with trees lining the front. \$130,000. MLS. *Heidi Neumann.

HERE'S A REAL BEAUTY
Brick & fieldstone bung. on 2 acres. Stone fireplace, 3 B.R.'s, 2 baths, walkout, built-in stove & oven, dishwasher, in-law suite in basement with 1 B.R., woodstove. All this just west of Orangeville. \$205,000. MLS. *Dianne Fuller.

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

IN COMPLIANCE WITH THE REALTORS BUSINESS PRACTICES ACT, 1980 - THIS OFFICE WILL BE CLOSED SUNDAYS & HOLIDAYS