

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"

COME TAKE A LOOK

At this super century home on large private lot. Cozy country kitchen features woodstove & loads of cupboards. 5 B.R.'s provide lots of room for the growing family. Priced to sell at \$184,900. MLS. Sharon Thomson.

PICTURE PRETTY

Beautiful 2 story home on prime lot features a main floor fam. rm. w/ fireplace, ceramic tiles, central vac, walkout from kitchen to large cedar deck & beautifully landscaped yard with perennial gardens. \$219,000. MLS. Sharon Thomson.

BUILD YOUR DREAM!!

VACANT LAND
* 2 1/2 acre parcel, dry & level, north of Dundak \$42,500 MLS or...
* 8 acres in Mono Twp. with long views to the south-west. Stream runs through corner of property. Excellent bldg. site. \$167,000. MLS. Sharon Thomson.

GOOD CORNER FARM

Currently set up for horses, with 10 box stalls & paddocks. Approx. 80 acres good workable land. Small amount of mixed bush. 5 bay driveway, 3 B.R. farmhouse is 1 1/2 storey alum. over log, tastefully decorated with some log exposed in kitchen. Paved road location north of Orangeville. Easy access to raceway. \$319,000. MLS. Marsha Pedersen.

MONO MILLS RAISED BUNGALOW

Well landscaped lot in executive subdivision. Large eat-in kt. w/walkout to deck, 3 B.R.'s, spacious living/dining room, large rec room w/ fireplace - potential 4th bedroom. Attached 2 car garage, above ground pool. \$219,900. MLS. Maureen Maus.

VICTORIAN FARMHOUSE 84 ACRES

On paved road just outside of Dundak. Good bank barn with loose housing, high enough for horses. Home has large country kitchen w/woodstove, 3 B.R.'s w/potential for 4th + sunporch & deck off kitchen. Start farming now! \$228,000. MLS. Maureen Maus.

ATTENTION EXECUTIVES

Custom built home on 10 acres in Erin Twp. Approx. 3700 sq. ft. home with 3 large bedrooms + Henry's suite, main floor family room w/ fireplace, large country kitchen, sep. formal living & dining rooms, 2-6 pc., 1-3 pc. & 1-2 pc. baths, attached 3 car garage. \$499,500. MLS. Marisa Spagnolo/ Maureen Maus.

FOR LEASE

Spacious 4 B.R. semi in good location, close to all amenities. Available mid-June. Asking \$1050 per month + utilities. For showing contact Marsha Pedersen.

EXCELLENT SEMI

4 B.R.'s, fin. rec room, 2 1/2 baths, eat-in kitchen, large entry hall, fenced, treed yard & single car garage. Tastefully decorated. Desirable area. \$145,900. MLS. Marsha Pedersen.

2 ACRE ESTATE LOT

In Rose Ridge Estates, just east of Orangeville. New subdivision, paved road & street lights. Ideal for your very special home. \$159,000. MLS. Marsha Pedersen.

GRANDMA'S HOUSE

Bring back your memories of "yesteryear" with this Mono Twp. century farm. Panoramic views of surrounding countryside. Cute & cozy home, good outbuildings, 98 acres of rolling land. \$569,000. MLS. Lorie Williams.

IMMEDIATE OCCUPANCY

This large 3 B.R. home is within walking distance of high school & public school & major shopping. Located in a quiet neighbourhood. Price recently reduced to \$198,000. MLS. John Simmonds.

COUNTRY RETREAT

This almost new raised bungalow is situated on over 7 acres of rolling land with a river running through. Located approx. 15 min. from Orangeville, this property won't last long. \$145,000. MLS. John Simmonds.

DETACHED WITH CLASS!!

We offer this 3 B.R. sidedraft, family room w/ 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 comb. & rec. room. Walkout from kit. to a spacious deck & large fenced lot. \$153,900. MLS. Bill Bryan.

WOODLOVER'S DELIGHT

Custom woodwork throughout this spacious 3000 sq. ft. home makes it special. Situated on nearly 15 rolling acres, the magnificent view can be enjoyed from large deck off the country kitchen. For the discriminating buyer looking for a "special" place - this could be the one! \$349,000. MLS. Sharon Thomson.



VENDOR SAYS SELL!

Why pay rent when you can own your own 3 B.R. detached home in Monticello. Large country kitchen, cozy L.R. & much more. Call & ask Sue Johnston about the great mortgage details on this property. MLS.



IF YOU THINK COMFORT...

You must see this home. All the conveniences. Kitchen pantry, main floor family room, walkouts, fireplace, main floor laundry room, built-in dishwasher. A lot of house for only \$259,000. MLS. Healy Schicht.



HOME IN THE COUNTRY

Attractive Georgian farmhouse with all the charm of yesteryear. Original trim, stained glass. Plumbing & electrical updated. New kitchen cupboards. A great place to call "home". \$173,000. MLS. Sharon Thomson.

HERE'S A REAL BEAUTY

Brick & fieldstone bungalow 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. Barry Weech.

COUNTRY HOME WITH A HUGE WORKSHOP

1 1/2 storey home totally upgraded on 1/4 acre lot with a 30' x 36' workshop in very good repair. Approx. 12 min. from town. Lots of potential. \$135,900. MLS. Eric English.

FIRST TIME BUYERS HOME

Very spacious 2 B.R. mobile with lots of room for more. Large family room + a workshop & a sunporch. Very good condition. On a leased lot in park west of Shelburne. MLS. Eric English.

\$129,900 SEMI IN TOWN

Two + bedroom bung. with one more in basement. On a beautiful fenced lot, lots of parking. Freshly decorated & a good assumable mortgage. MLS. Eric English.

DETACHED STONE HOME

This Grand Valley 3 B.R. stone home has a large lot & a good workshop. \$129,900. EXCL. Eric English.

FIRST TIME BUYERS HOME

Immaculate mobile home. Nicely decorated, 3 B.R.'s, on a leased lot in Sunset Bay Park west of Shelburne. Addition on side with 2 decks & looks out over the pond. MLS. Eric English.

SIX BEDROOMS

This 2 yr. old raised bungalow with 2 car garage has 4 B.R.'s up and 2 B.R.'s down. Spacious in town property. \$179,900. MLS. Eric English.

ELEGANT PROPERTY IN THE VALLEY

Very unique 2 storey brick, approx. 2200 sq. ft., 4 B.R.'s, huge kit. w/walkout to deck. Walkout also on basement level. Gem of Grand Valley. \$219,900. MLS. Eric English/Linda Charlier.

COUNTRY FLAIR

The "Welcome Mat" is out. Excellent home with new addition, large country kitchen, main floor family room, 2 baths, formal living room, detached garage & more. Ideal for commuters. \$199,900. MLS. Lorie Williams.

COME HOME

To this! Super detached, finished top to bottom, bright & cheery country kitchen, main floor fam. rm., rec rm., 2 baths, 3 B.R.'s & a pool. All you really need! Great price! \$165,900. MLS. Lorie Williams.

POTENTIAL, POTENTIAL

Beautiful Victorian home on First Street, zoned C5 Holding. Ideal for offices, prof. space or home occupation. Large lot provides ample parking. A must to see. \$325,000. MLS. Lorie Williams.

SPRING HAS...

Arrived! Is moving on your mind? Then it's time to visit this lovely Caledon home. Ideal location for commuters. Something for everyone. Bright, sunny & spacious floor plan. Maybe its for you. \$298,900. MLS. Lorie Williams.

ATTENTION PLEASE

The ideal home priced to sell. \$126,900. Bright & cheery rooms, large corner lot, detached garage, in the Village of Dundak. Value for your dollars. Call for details today. MLS. Lorie Williams.

SPLISH, SPLASH

Into the inground pool. Privacy decking on terraced lot. Beautiful 5 level home with main floor family rm., formal din. & liv. rooms, jacuzzi rm., 3 B.R.'s, play rm. & more. Seeing is believing. \$249,900. MLS. Lorie Williams.

CLASSIC COUNTRY RETREAT

Built as schoolhouse, now a renovated 2 B.R., double brick home on .71 acres. Features lovely treed lot, garage & sunroom. \$189,000. MLS. Dianne Fuller.

SOUTH OF TOWNLINE

Immaculate 3 B.R. home in quiet area offers in. basement, walkout from dining room, established landscaping & storage/workshop with hydro. \$147,900. MLS. Brenda Weise.

COUNTRY HOME

4 B.R. brick on pretty 2.14 acres near Shelburne features huge farm kitchen, main floor laundry, woodstove in living room, updated wiring, septic & insulation. \$149,000. MLS. Brenda Weise.

FULLY LOADED!

This delightful sidedraft in Caledon features a lovely eat-in kitchen overlooking patio & inground pool, satellite dish, floor to ceiling fireplace in family room & much more! \$309,900. MLS. Linda Charlier/Eric English.

87 ACRES...

Just 5 min. outside of Shelburne. Driveway already in and area cleared for potential building site. Lots of trees planted, & lot is just off of Hwy 89. \$129,900. MLS. Sue Johnston.

WOULD YOU LIKE TO FARM?

Try 60 acres, bank barn with a workshop + a log home. There are fields for hay, bush, stream & more. All only \$249,900. MLS. Ruth Hambleton.

MAIN ST. LOCATION REDUCED!

2 storey building with income to carry mtgs. At street level, 2 commercial units, upstairs offers 2 residential apts. Live in one & rent the rest. Only \$185,900. MLS. Ruth Hambleton.

COUNTRY BUNGALOW

On 1/2 acre minutes from Orangeville. Overlooks the Grand River. This bungalow will not disappoint you! Make an appt. today! Convenient floor plan. \$179,000. MLS. Marisa Spagnolo.

REDUCED TO \$125,000

Freshly redecorated on corner lot. Have a look inside! Eat-in kitchen with woodstove. Including water softener, water heater, fenced yard with pressure treated wood, single car garage. MLS. Marisa Spagnolo.

RAISED BUNGALOW - ARTHUR

3 bedrooms, 2 baths, living room, dining room & eat-in kitchen is just waiting for you. The high open basement has potential for 2 more bedrooms & a family room. Located in area of new homes & near schools. \$139,000. MLS.

PEACE & QUIET

Just north of River Road in Metamora Twp., see this 4 B.R., 1 1/2 storey home on 1 acre of land. Family room with walkout to large back yard. Room for large garden. \$138,500. MLS. Barry Weech.

GREENHOUSE BUSINESS & LIVING QUARTERS

Good working greenhouse operation with lots of repeat orders. Mainly catering to the wholesale market. Business established for about 18 years in Marsville. MLS. Eric English/Linda Charlier.

RESTAURANT BUSINESS

Popular & well established family restaurant in Orangeville offers a great opportunity for family operation. Turn the key & you're in business. Serious enquiries only please. MLS. Linda Charlier/Eric English.

\$139,900 BRAND NEW BUNGALOW

To be built, a 1288 sq. ft. bungalow with a full walkout basement. Large kitchen, 3 B.R.'s on main level. You choose carpet, cupboards & tile permits. Lot size 50' x 166' in Grand Valley. MLS. Eric English.



MUST BE SEEN!

This lovely home is located in the prestigious neighbourhood of Cardinal Woods. Featuring a dream kitchen as well as \$30,000 of upgrades. Shows to perfection! \$379,900. MLS. Linda Charlier.



CENTRAL ORANGEVILLE

Well built bungalow on large pie-shaped lot features 4 bedrooms, rec room, workshop, 3 car garage & high eff. furnace. Quiet street close to schools. \$229,500. MLS. Doug Dobson.



BEST OF BOTH WORLDS ON A 3 ACRE LOT!

Enjoy country living with town conveniences nearby. This nicely decorated bungalow features 3 who's from lower level to rear patio, open concept K/L/D/R/LR area & large deck with built-in pool. \$269,900. MLS. Linda Charlier/Eric English.

GORGEOUS BUNGALOW ON 1.5 ACRES

Immaculate custom built ranch style bung. with walkouts on both levels, 3 B.R.'s + a guest bedroom on the main floor. Excellent in-law suite on the lower level. Lots of bedrooms & more. \$289,900. MLS. Eric English.

TRULY IMMACULATE 2 STOREY \$348,000

this extremely large 2 storey brick exec. home on Riverside Drive has ceramic tile entrance & kitchen floors, walkout from kit., brick fireplace & much more. MLS. Harold Livingston.

GREAT STARTER HOME IN FLESHERTON

Bargain basement price - \$99,900. 3 B.R. home totally upgraded. Pine kitchen, 1 1/2 baths, balcony off master B.R. On a well landscaped lot. MLS. Harold Livingston.

BUILD YOUR OWN

Hey, property - 10 acres - good building lot west of Orangeville. Vendor will hold first mtgs. \$84,900. MLS. Harold Livingston.

BRAMPTON-CALEDON AREA HORSE FARM

Large spacious bung. over 3000 sq. ft. 2 fireplaces, 4 B.R.'s, inground pool, new barn w/11 box stalls, 2nd. barn w/9 box stalls, 12 oak plank paddocks, view for miles. \$795,000. MLS. Harold Livingston.

LET'S MAKE A DEAL

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

MAIN STREET HILLSBURGH COMMERCIAL

Well built 3 yr. old building, 2500 sq. ft. in total, has a 1 B.R. apt. attached. Would work well for restaurant or gas & variety store. \$475,000. MLS. David Maguire.

WANT SPACE FOR LESS!!

You must take time to look at this 2000 sq. ft. + custom built brick/alum. sidedraft home. Large eat-in kit., main floor family room, 3 bright bedrooms & much more. Located in Waldemar. \$189,900. MLS. Bill Bryan.

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

IN COMPLIANCE WITH THE REAL BUSINESS HOLIDAYS ACT, RSO, 1990. THIS OFFICE WILL BE CLOSED SUNDAYS & HOLIDAYS