

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"



**DETACHED PLUS APARTMENT**  
3 bedroom family home on huge mature lot. Plus an attached bachelor apartment. MLS. \$147,500. Peggy Johnson



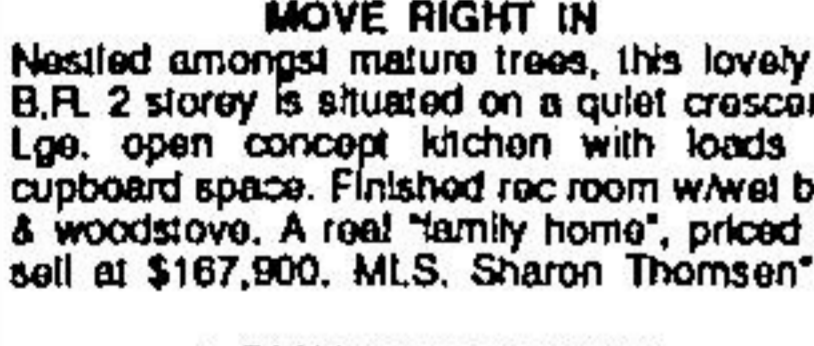
**SUPER SEMI**  
Raised bungalow with 2-4 pc. baths, deck off kitchen to fenced yard. Finished rec room. MLS. \$132,000. Peggy Johnson



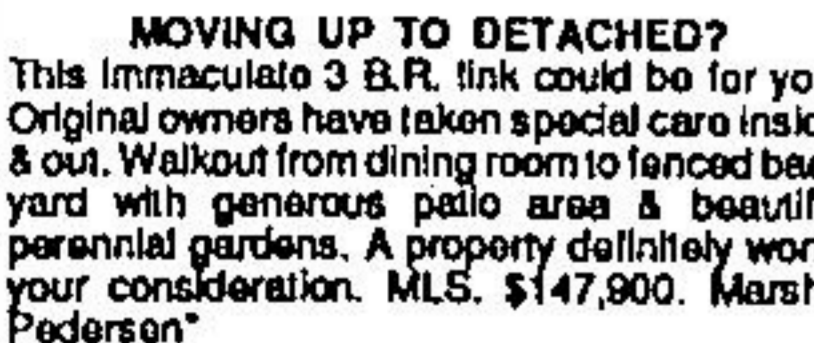
**HILLS OF MULMUR**  
Come see this 3 B.R. bungalow, 1 1/2 baths, large fieldstone fireplace, garage, all on 1/2 acre lot with view to the south. \$169,900. MLS. Barry Weech.



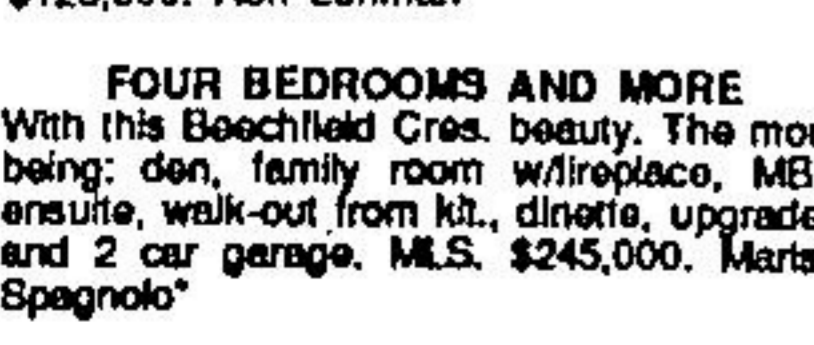
**MAPLE CRESCENT**  
We have just listed this one for you. Immaculate, clean 3 B.R. sidesplit with rec room, new carpets & decorated in 1989. new roof in May of '91. You view to appreciate. \$159,900. MLS. Bill Bryan.



**MONSTER CONDO TOWNHOUSE**  
JUST LISTED  
1439 sq. ft. of living space makes this one of the largest townhouses in Orangeville. 4 B.R.'s, 2 bathrooms, upgraded cupboards & carpet are some of the features. Walkout from living room to private back yard, garage big enough for a North American car. \$128,900. MLS. David Maguire.



**MONO SPLENDOR**  
Lovely views from this (almost) 50 acre property. Open concept log house with 3 B.R.'s, 3 baths, main floor laundry & more. \$395,000. Heidi Neuman MLS.



**MOVING UP TO DETACHED?**  
This immaculate 3 B.R. link could be for you. Original owners have taken special care inside & out. Walkout from dining room to fenced back yard with generous patio area & beautiful perennial gardens. A property definitely worth your consideration. MLS. \$147,900. Marsha Pedersen



**JOHANNA DRIVE**  
Freehold townhouse, end unit, freshly decorated, single car garage, large fenced lot, paved drive and walk-out from diningroom. MLS \$128,900. Ron Lehman

**BRICK VICTORIAN**  
In town, close to schools & shopping, with 3+ bedrooms. Many upgrades including hi-eff. gas furnace. Lots of space for family living and auto storage. MLS \$269,400. Ron Lehman

**RETIRE IN TOWN**  
Very clean bungalow semi on a larger than normal fenced lot in a quiet part of town. EXCL. \$129,900. Eric English

**C-5 HOLDING**  
Stately Victorian home in prime location. Currently being used for home occupation. Ideal for professional offices. Large lot offers ample parking. Make an offer! \$325,000. MLS. Lorie Williams.

**FIRST CLASS**  
Exceptional home lovingly cared for. Bright & spacious rooms, full walkout basement, double garage, deck, greenbelt lot & more. Nothing to do but move in & enjoy. \$239,900. MLS. Lore Williams.

**JUST LISTED**  
Ideal family home in newer subdivision. Bright & sunny rooms, main floor family room, master ensuite with jacuzzi, formal living & dining rooms, a whole lot for your money. \$214,900. MLS. Lorie Williams.

**TRY THIS FOR A STARTER**  
Semi detached bung. in quiet section of town. 3 B.R.'s in. rec. rm., deck off kitchen, car port. Move in condition. \$129,900. MLS. Doug Dobson.

**I HATE TO USE THE WORD "STEAL" BUT...**  
Vendor says bring me a deal! Try this on for size; detached sidesplit on Morgandale. Main floor family room with fireplace, eat-in kitchen with sliders to walkout & deck, new furnace in '89. New alarm, work this year. Vendor has an offer in, which means we need action. Listed at \$149,900. MLS. David Maguire.

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**MONSTER CONDO TOWNHOUSE**  
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1439 sq. ft. of living space makes this one of the largest townhouses in Orangeville. 4 B.R.'s, 2 bathrooms, upgraded cupboards & carpet are some of the features. Walkout from living room to private back yard, garage big enough for a North American car. \$128,900. MLS. David Maguire.

**JUST WHAT YOU'RE LOOKING FOR**  
3 storey "Georgian" brick house sits proudly on a pretty 1 acre lot north of Shelburne. Original trim, pine floors & unspoiled attic provide charm & potential to this stately home. \$173,000. MLS. Sharon Thomsen.

**CANT MISS THIS AT \$125,000.**  
Great starter for young family. Super large lot has much potential. Single garage makes nice workshop. Home has been remodelled & updated. Located in Grand Valley. MLS. Marsha Spagnolo.

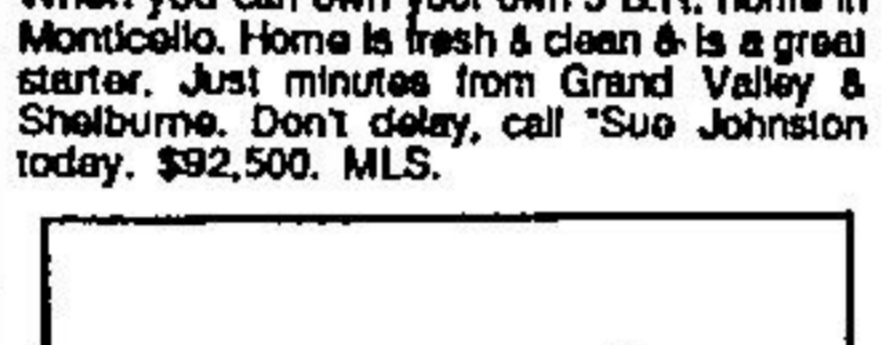
**MONO MLLS ONLY \$219,900**  
For this raised bungalow on large corner lot w/ mature landscaping. 3 B.R.'s bright & spacious living/dining rms., eat-in kitchen w/walkout to lg. deck & overlooking above-ground pool. Large rec rm. w/fireplace, potential 4th B.R., att. 2 car garage. MLS. Maureen Maus.

**VILLAGE OF ALTON**  
This 3 B.R. bung. is situated on approx. 1/2 acre lot in executive subdivision. Separate living & dining rm., kitchen/fam. rm. with walkout & fireplace, 2-4 pc. baths + Fin. lower level w/3 more bedrms., 3 pc. bath, rec rm. & laundry, att. 2 car garage. Reduced to \$205,900. MLS. Maureen Maus.

**4 PLUS 2 BEDROOMS**  
Spotless clean raised bungalow less than 2 yrs. old with 2 car garage. Good assumable first mortgage. MLS. \$179,900. Linda Charlier or Eric English



**WHY PAY RENT?**  
When you can own your own 3 B.R. home in Monticello. Home is fresh & clean & is a great starter. Just minutes from Grand Valley & Shelburne. Don't delay, call Sue Johnson today. \$92,500. MLS.



**GRAND VALLEY**  
Custom built, 3 B.R.'s, large country kit., nice bright living room & also a roomy recreation area in basement. Asking only \$153,900 for this super home. MLS. Bill Bryan.

**GRANDMA'S HOUSE**  
Is for sale. Beautiful 98+ acre property in the hills of Mono. Cute & cozy century home, bank barn, driveway, garage & newer steel barn. Make the escape today. \$569,000. MLS. Lorie Williams.

**INVESTMENT OPPORTUNITY**  
On this 133 acre farm, 40,000 Xmas trees planted in the last 3 years. It also gives you almost 1 mile of #89 Hwy. frontage. \$199,000. Call Bill Bryan for more info on this farm and other vacant land today. MLS.

**VACANT LAND**  
OHI WHAT A LOT  
Located in estate country subdivision just off Airport Rd. Unique treed, 8 acre lot. Build your dream home here. \$89,900. MLS. Get the details today! Lorie Williams.

**VACANT LAND, MONO TWP.**  
40 acres of slightly rolling land, excellent building sites. Just reduced to \$325,000. MLS. Doug Dobson.

**CALEDON**  
1 acre building lot, west off Airport Rd. Rolling land would suite house with walkout basement. \$119,000. MLS. Heidi Neuman.

**INDUSTRIAL/COMMERCIAL/ INVESTMENT**  
PRICE REDUCTION!!  
Hwy. 9 & 25 restaurant, with 1 B.R. apt. This is a super location with income & future potential too. Could be a starter business for the right person or family. \$259,000. MLS. Ron Lehman.

**BUSY IS BLOOMING**  
Very busy greenhouse operation for sale with living accommodation. Well established. Details to serious clients only. MLS. Eric English or Linda Charlier.

**CORNER PROPERTY JUST LISTED**  
3 B.R. Grand Valley home with det. heated garage, circular drive, prof. landscaped, sunporch & many other extras & new water heater & submersible pump. Listed at \$149,900. MLS. Ruth Hambleton.

**WORKSHOP 30' x 36' & RENOVATED HOUSE**  
Just the place for that hobby that requires space. Very pretty & quiet country setting on this Amaranth 8th Line property. Listed at \$135,900. MLS. Eric English.

**LOOKING FOR A MOBILE? \$87,900.**  
Look no further, this one is truly immaculate with a deck, sunroom & landscaping. Located on a leased lot in Sunset Bay Park. MLS. Eric English.

**PAY \$139,900 & WAIT 90 DAYS!**  
For this 3 B.R. bungalow, 1 1/2 baths, large fieldstone fireplace, garage, all on 1/2 acre lot with view to the south. \$169,900. MLS. Barry Weech.

**JUST LISTED!**  
Over 2000 sq. ft., 4 B.R.'s, 4 pc. ensuite, main floor family room with fireplace, main floor laundry, walkout basement & hot tub in the basement is waiting for you! \$245,000. MLS. Marsha Spagnolo.

**WELL KEPT SEMI**  
Spotless home in town with 2 baths, ceramic tile in kitchen, hardwood floors under carpet. New roof in '89. Fin. rec room, 3 B.R.'s, eat-in kit., liv. rm., & din. rm. \$138,900. MLS. Arlene Harwood-Jones.

**QUALITY HOME**  
3 B.R. gem! Large 90' x 120' lot, fenced at back. Mature trees offer privacy. Upgrades, 5 pc. bath, fam. rm with walkout. \$209,000. MLS. Ron Lehman.

**LIVE WITH MOM & DAD IN COMFORT**  
This beautiful custom built bung. with 4 B.R.'s on the main floor, 4 pc. ensuite, dining room, family room etc. has an above average in-law suite with walkouts. \$289,900. MLS. Eric English.

**ARE YOU READY FOR THE COUNTRY?**  
This custom built home on 14 acres is ready for you. Spacious principal rooms offer comfortable daily living. Huge master suite with fireplace & whirlpool room, main floor laundry, formal dining room, country kit., w/fireplace & guest bedroom/bathroom. Special woodwork & cabinetry throughout. Excellent location for commuters. \$349,000. MLS. Marsha Pedersen.

**FULLY LOADED!**  
This delightful sidesplit 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 or Eric English.

**ELEGANT PROPERTY IN THE VALLEY**  
Very unique 2 storey brick, approx. 2200 sq. ft., 4 B.R.'s huge kit, with walkout to deck. Walkout also on basement level. Gem of Grand Valley. \$219,900. MLS. Eric English or Linda Charlier.

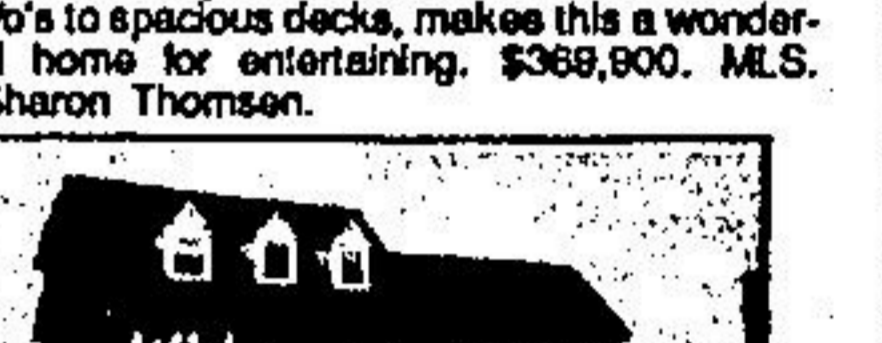
**NOW UNDER CONSTRUCTION**  
3 B.R. brick bung., 1 1/2 baths, large kitchen, garage, all on large lot in Shelburne. Close to shopping. \$145,000. MLS. Barry Weech.

**OUT, BUT NOT "FAR OUT!"**  
.89 acre wooded lot with 300' stream frontage. Unique bung. features loft master B.R., pine fam. rm. w/Franklin fireplace + w/c. Guest house with sauna. \$242,000. MLS. Dianne Fuller.

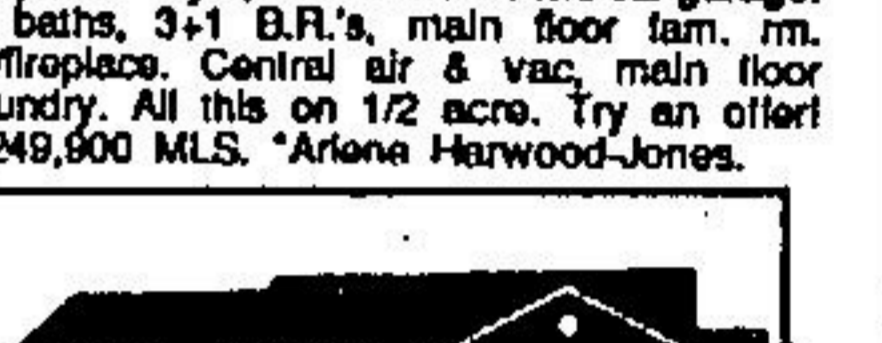
**IT'S "IN" TO BE "OUT"**  
Out of town of course! 15 min. west of Orangeville! 2 B.R. bung., bright sunroom + lots of lawn on 3/4 acre. You'll love the very "nature" of it! \$189,000. MLS. Dianne Fuller.



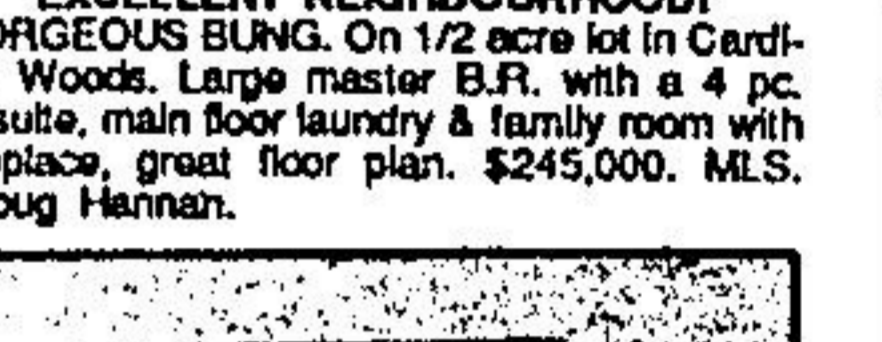
**COUNTRY EXECUTIVE**  
Hilltop setting for this lge. raised bungalow provides panoramic views of the Mono Hills. 2 fieldstone fireplaces, sauna, hot tub, numerous w/o's to spacious decks, make this a wonderful home for entertaining. \$368,900. MLS. Sharon Thomsen.



**CARDINAL WOODS**  
Cape Cod style, all brick home w/3 car garage. 3 baths, 3+1 B.R.'s, main floor fam. rm. w/fireplace. Central air & vac, main floor laundry. All this on 1/2 acre. Try an offer! \$249,900. MLS. Arlene Harwood-Jones.



**EXCELLENT NEIGHBOURHOOD! GORGEOUS BUNG.**  
On 1/2 acre lot in Cardinal Woods. Large master B.R. with a 4 pc. ensuite, main floor laundry & family room with fireplace, great floor plan. \$245,000. MLS. Doug Hannan.



**ATTENTION COUCH POTATOES**  
This beautiful bung. on a 1/2 acre lot features a satellite dish, huge master B.R. with jacuzzi & 2 walk-in closets. Main floor laundry & family rooms. Only \$178,900. MLS. Doug Hannan.

**COUNTRY LIVING**  
Come see this 4 B.R. home featuring walkout, basement entrance, large dining room, fam. rm., lovely 1 acre lot with trees & fully fenced. All just north of Shelburne. \$138,900. MLS. Barry Weech.

**BUSY RESTAURANT IN TOWN**  
Walk right in & start cooking in this well established business. Details to serious clients only. MLS. Eric English or Linda Charlier.

**ROOM FOR THE FAMILY**  
4 B.R. farm home on pretty 2.14 acres, 4 miles from Shelburne. Updated wiring, septic & insulation. Huge kit., & L-shaped living/dining rm., w/hardwood floors & woodstove. \$149,000. MLS. Brenda Weise.

**COUNTRY ELEGANCE ERIN TOWNSHIP**  
This lovely 3700 sq. ft. exec. home is situated on a 10 acre wooded parcel in an exclusive area just off Trafalgar Road. For all the features on this executive home please contact Marsha Spagnolo or Maureen Maus. \$499,500. MLS.

**I.C.I. RESIDENTIAL, RURAL, FARMS, ACCREDITED APPRAISAL DEPARTMENTS**  
IN COMPLIANCE WITH THE RETAIL BUSINESS HOLIDAYS ACT RSO 1980. THIS OFFICE WILL BE CLOSED SUNDAYS & HOLIDAYS.