

# J.A. SHAMMESS & ASSOCIATES INC.

## REALTOR

\* Sales Representative  
\*\* Associate Broker

HEAD OFFICE 2 TOWNLINE ORANGEVILLE  
AND FOR YOUR CONVENIENCE

THE ORANGEVILLE MALL - KIOSK  
(519) 941-9220 (416) 452-7997

"THERE IS A DIFFERENCE"



**NICE BRICK HOME**  
50' x 150' lot with lots of parking. 4 bedrooms, fin. rec room, new floor in kitchen & bathroom, eat-in kitchen, liv. & din. rms, carpet throughout. MLS #169,900. Arlene Harwood-Jones\*



**RAISED BUNGALOW**  
3 bedrooms, 2 baths with 4th bedroom or den & rec. rm. on lower level with w/o to fenced yard. MLS #145,000. Peggy Johnston\*



**RETIRE TO GRAND VALLEY**  
6 yr. old bung. on large lot w/eat-in kitchen, fireplace in L.R., & 3 B.R.'s for only \$146,900. Very good construction & extra insulation. EXCL. Ruth Hambleton\*



**CARDINAL WOODS PALACE**  
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. \$359,900 MLS. Linda Charlier\*\*



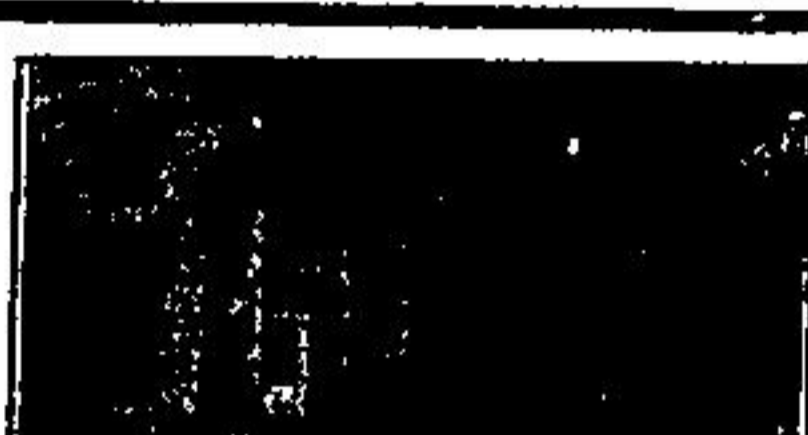
**DREAM HOUSE**  
Gorgeous bungalow on 1/2 acre, just a few minutes west of Orangeville. This home is just loaded with features & what a view!! For more info contact Doug Hannan\*. \$178,900 MLS.



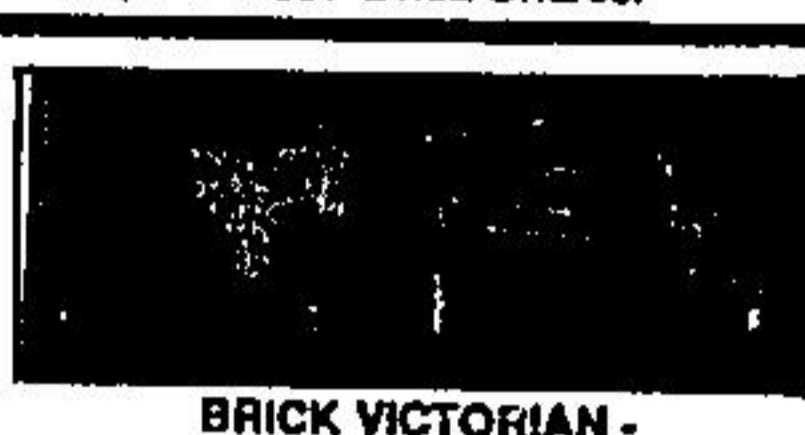
**GRAND VALLEY**  
Scenic village west of Orangeville. \$128,900 is the asking price of this neat 3 B.R. home close to the Grand River. Call for more information. MLS. Heidi Neumann\*\*



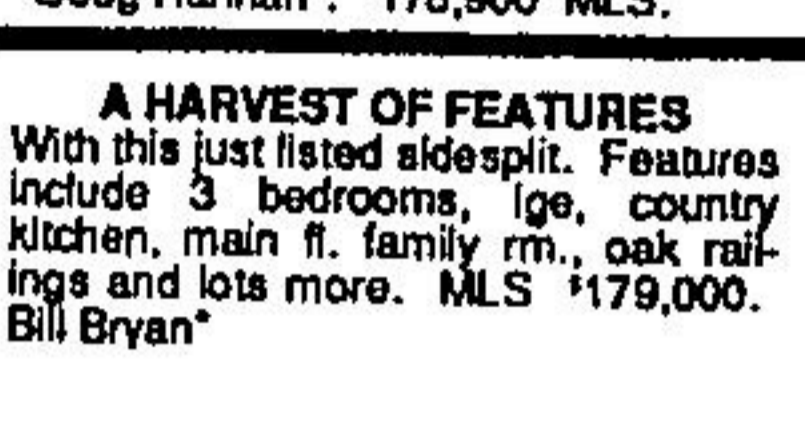
**A BEAUTIFUL SPOT**  
In the country. This 50 acre parcel of rolling land includes a bit of bush at the back and a log house built in 1983. 3 B.R.'s, 3 baths, separate dining room & more. \$385,000 MLS. Heidi Neumann\*\*



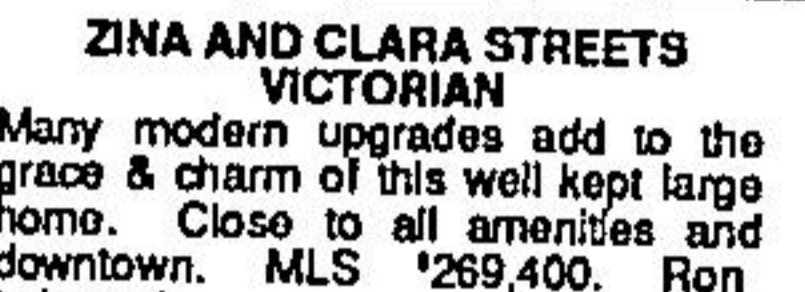
**BRING MOMMA WITH YOU**  
Come see this lovely Victorian style home. Nicely renovated downstairs apartment, 2 B.R.'s, hardwood floors in living room & master bedroom. 3 B.R. in-law suite. \$154,900 EXCL. Barry Weech\*\*



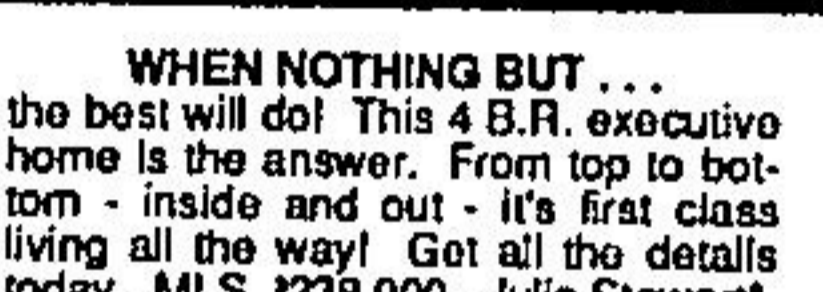
**BRICK VICTORIAN - 84 ACRES**  
Just 5 min. from Dundalk on paved road. 1 1/2 storey 3 B.R. (possible 4th), country kitchen w/woodstove, sunporch, deck, large bank barn suitable for horses. This home & property shows well. \$228,000 MLS. Maureen Maus\*



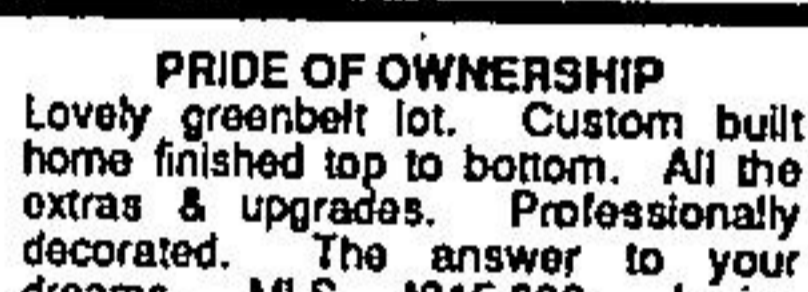
**A HARVEST OF FEATURES**  
With this just listed sidesplit. Features include 3 bedrooms, lge. country kitchen, main fl. family rm., oak railings and lots more. MLS #179,000. Bill Bryan\*



**ZINA AND CLARA STREETS VICTORIAN**  
Many modern upgrades add to the grace & charm of this well kept large home. Close to all amenities and downtown. MLS #269,400. Ron Lehman\*



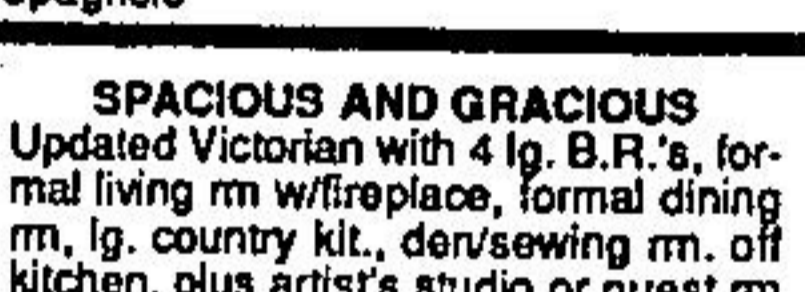
**WHEN NOTHING BUT ...**  
the best will do! This 4 B.R. executive home is the answer. From top to bottom - inside and out - it's first class living all the way! Get all the details today. MLS #238,900. Julia Stewart\*



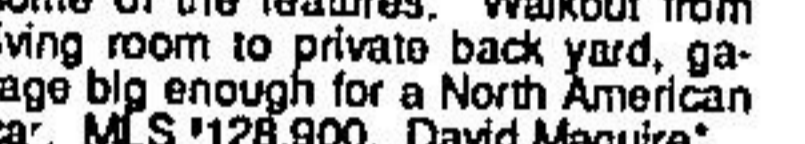
**PRIDE OF OWNERSHIP**  
Lovely greenbelt lot. Custom built home finished top to bottom. All the extras & upgrades. Professionally decorated. The answer to your dreams. MLS #315,000. Lorie Williams\*



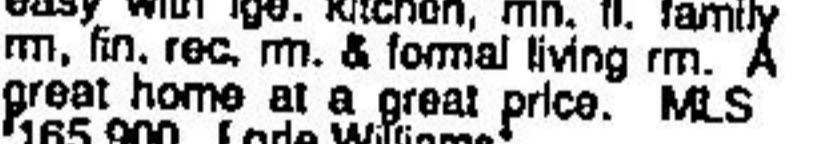
**SEMI IN TOWN**  
Two plus bedroom bungalow with one more in the basement on beautiful fenced lot. Lots of parking. Freshly decorated and a good assumable mortgage. EXCL. \$129,900. Eric English\*\*



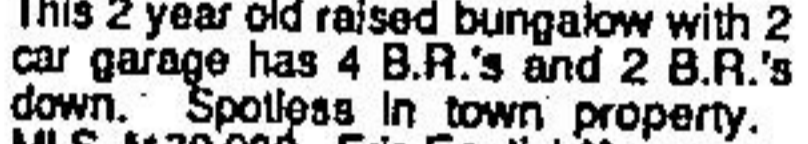
**SPACIOUS AND GRACIOUS**  
Updated Victorian with 4 lg. B.R.'s, formal living rm w/fireplace, formal dining rm, lg. country kit., dev/sewing rm. off kitchen, plus artist's studio or guest rm on main floor. Lge. entrance foyer - two staircases & more. MLS #239,900. Maureen Maus\* or Sharon Thomsen\*



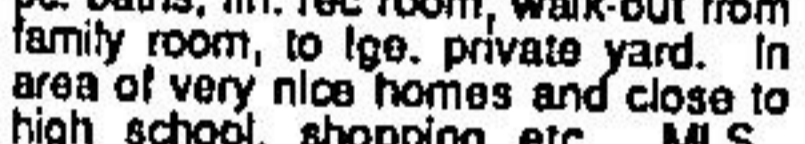
**NOW THIS MAKES SENSE**  
1439 sq. ft. of living space makes this one of the largest condo townhomes in Orangeville. 4 B.R.'s, 2 bathrooms, upgraded cupboards & carpet are some of the features. Walkout from living room to private back yard, garage big enough for a North American car. MLS #128,900. David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



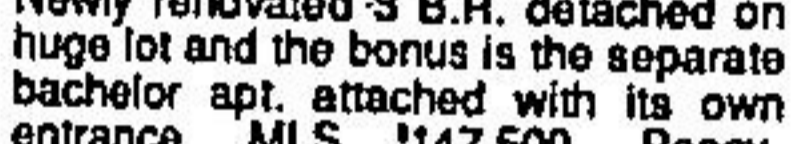
**POOL PARTIES**  
In your own backyard, BBQ's on your private deck, inside entertaining made easy with lge. kitchen, mn. fl. family rm, fin. rec. rm. & formal living rm. A great home at a great price. MLS #165,900. Lorie Williams\*



**SIX BEDROOMS**  
This 2 year old raised bungalow with 2 car garage has 4 B.R.'s and 2 B.R.'s down. Spotless in town property. MLS #179,900. Eric English\*\*



**GLENFOREST ROAD**  
3 B.R. sidesplit with upgrades, 5 & 2 pc. baths, fin. rec room, walk-out from family room, to lge. private yard. In area of very nice homes and close to high school, shopping etc. MLS #209,000. Ron Lehman\*



**INCOME IS THE OUTCOME**  
Newly renovated 3 B.R. detached on huge lot and the bonus is the separate bachelor apt. attached with its own entrance. MLS #147,500. Peggy Johnston\*

### COMMERCIAL

### OUT OF TOWN

### OUT OF TOWN

### MISCELLANEOUS

### MISCELLANEOUS

**FANTASTIC BUSINESS**  
Fantastic opportunity for someone wanting to start their own business. Established clientele. Vendor will train purchaser. Price includes all equipment, list a L.B.O. \$69,000. Marisa Spagnolo\*

**BE YOUR OWN BOSS!**  
This established fast food restaurant specializing in coffee, donuts & submarine sandwiches offers a high traffic location on Hwy. #10. Turn the key & you're in business! \$49,900. MLS. Linda Charlier\*\* or Eric English\*\*

**EXCELLENT BUSINESS**  
Well established, on Main St. of Orangeville. No franchise fees involved. Price incl. all equip. & freshhold improvements. Financial statements avail. to interested parties. This is a family run turn-key operation. \$140,000 MLS. David Maguire\*

**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. Eric English\*\* or Linda Charlier\*\*

**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\*\* or Linda Charlier\*\*

**LOCATION, LOCATION, LOCATION**  
Prime commercial location in downtown Orangeville. 2400 sq. ft. office space w/ rear entrance for easy deliveries. Building fully insulated except for delivery area. Wash-room facilities. For more info contact Barry Weech\*\* or Sue Johnston\*. \$50,000 MLS.

**HIGHWAY COMMERCIAL**  
Restaurant seating 16. Serving breakfast & fast foods. Located at the corner of Hwy. 9 & 25. Upstairs apt. to rent or owner occupancy. A busy spot with potential. \$259,000 MLS. Ron Lehman\*

**REDUCED TO \$289,900**  
ON 1.8 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 bathroom & walk-outs on both levels. MLS. Eric English\*\*

**FULLY LOADED!**  
This delightful sidesplit in a country subdivision in Caledon has many features including a lovely eat-in kitchen overlooking patio & in-ground pool, satellite dish, floor to ceiling fireplace in fam. rm. & much more! \$308,900 MLS. Linda Charlier\*\* or Eric English\*\*

**BEST OF BOTH WORLDS ON A 3 ACRE LOT!**  
Enjoy country living with town conveniences nearby. This nicely decorated bung. features 3 walkouts from lower level to rear patio, open concept kitchen & large deck with built-in pool. \$269,900 MLS. Linda Charlier\*\* or Eric English\*\*

**\$139,900 - BRAND NEW BUNGALOW**  
To be built. A 1288 sq. ft. bung. with a full walkout basement. Large kitchen, 3 B.R.'s on main level. You choose carpet, cupboards, & time permits. Lot size 59' x 166' in Grand Valley. MLS. Eric English\*\*

**COUNTRY HOME**  
On 2 acres west of Orangeville. In-law suite in basement. 3 B.R.'s, master with ensuite. Fieldstone fireplace in family room, walkout from living room, double car garage. \$205,000 MLS. Barry Weech\*

**THE GREAT ESCAPE**  
A very private setting for this country retreat. Super 4 B.R. home with all the extras. Detached garage, secluded 1.8 acre lot & more. Peace & seclusion abound. \$219,900 MLS. Lorie Williams\*

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

**BEAUTIFUL MONO REDUCED!!**  
3 bedroom bungalow on extra large lot with stream, walkout to deck, family room, separate cottage with sauna. \$229,000 MLS. Doug Dobson\*

**YOUR ATTENTION**  
Please. This bright & cheery home with detached garage has much to offer. Great location close to downtown Dundalk. A must to see when every dollar counts. \$124,900 MLS. Julia Stewart\*

**SKIERS DELIGHT**  
Here's your chance to buy that weekend retreat. 3 B.R. bung., high in the hills of Mulmur, minutes from Mansfield. Put our feet up on front of the fieldstone fireplace & relax! \$189,900 MLS. Barry Weech\*\*

**FIRST TIME BUYERS HOME - \$59,900**  
Very spacious 2 B.R. mobile home with lots of room for more. Large family room & a workshop & a sunporch. Very good condition. On a leased lot in Sunset Bay Park. MLS. Eric English\*\*

**PARK YOUR BIG HERE - HWY. LOCATION**  
Bungalow on 2+ acres with basement in-law suite. Workshop, small orchard. Come & see. \$224,900 MLS. Ruth Hambleton\*

**THE WELCOME MAT IS ...**  
Out on Saturday, June 1st from 1 - 4 PM. Ideal country setting for this charming home. Great location on Hwy. #89 between Airport Rd. & Hwy. #10. Yours for \$189,900 MLS. Watch for the signs. Lorie Williams\*

**COUNTRY, MINUTES FROM ORANGEVILLE**  
3 Bedrooms, 2 full baths, on 1/2 acre lot. Overlooks the Grand River where the children can fish. Make this your dream home - inspect it today! \$179,000 MLS. Marisa Spagnolo\*

**PRICE REDUCED TOWNHOUSE**  
3 B.R. freehold end unit on Johanna Dr. with dining room with w/o to large fenced yard. Close to public school. Freshly decorated. Excellent for first time buyers home. MLS #126,900. Ron Lehman\*

**FOUR BEDROOM BEAUTY**  
On Beechfield Cres., walk-out to yard from dinette, main fl. den, family rm. with fireplace, 2 car garage. MBR ensuite and main fl. laundry. All in neutral tones. You'll appreciate the oak staircase too. MLS #245,000. Ron Lehman\*

**SUPER SEMI**  
Tastefully decorated on quiet street. 3 B.R.'s, finished basement, deck off kitchen, workshop. MLS #129,900. Doug Dobson\*

**BUILD!**  
Your dream home here! Ideal lot in country subdivision. Enjoy the privacy of this 6 acre treed lot. Vendor may assist in financing. Great location. \$89,900 MLS. Lorie Williams\*

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

**COUNTRY PRIDE**  
Own a piece of Mono Twp. with this super century farm. Enjoy the views from the wrap around enclosed porch. Bright & cheery home, super outbuildings & 88+ acres of countryside. \$589,000 MLS. Lorie Williams\*

**DETACHED WITH IN-LAW SUITE**  
Immaculate raised bung. with a completely finished in-law suite. Nicely landscaped with manicured lawns & fenced yard. Come & see on Bielby St., Grand Valley. \$147,900. MLS. Eric English\*\*

**PROFESSIONALLY LANDSCAPED**  
1 1/2 storey - well maintained corner property in Grand Valley. Detached garage with space heater, 3 B.R.'s, eat-in kitchen, woodstove, some appliances included. All for \$144,900. MLS. Ruth Hambleton\*

**A SHORT COMMUTE TO PEACE & TRANQUILITY**  
Is what you'll get in this 3+ B.R. bungalow on 4.7 acres in picturesque Mono hills. Large kit. w/sunshine ceiling, spacious L.R. w/ cathedral ceilings & w/o to deck. Prof. finished rec room w/walkout to yard. many upgrades. \$249,000 MLS. Sue Johnston\*

**HOME WITH 10 ACRES IN CALEDON**  
Modern raised bung. w/fireplace in L.R., w/o from fam. rm., D.R., 4 B.R.'s, 2 car garage, barn with 15 stalls, 6 paddocks, 3 baths, above-ground pool, M. Fl. laundry rm. \$439,000 MLS. Arlene Harwood-Jones\*

**FOR THE SMALLER POCKET BOOK**  
We offer you this nearly new 2 B.R. Northlander mobile home in Sunset Bay Dev. for only \$49,000. Reduced! MLS. Bill Bryan\*

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

IN COMPLIANCE WITH THE RETAIL BUSINESS HOLIDAYS ACT (R.S.O. 1990) THIS OFFICE WILL BE CLOSED SUNDAYS & HOLIDAYS