

# 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

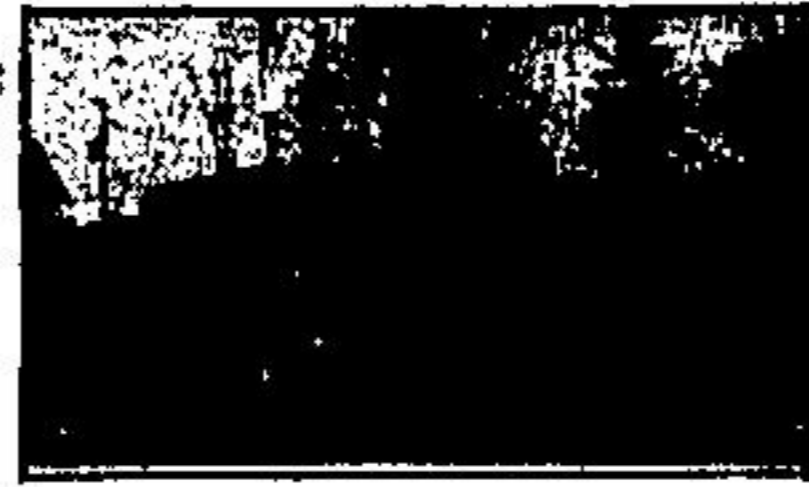
"THERE IS A DIFFERENCE"



**OWN A PIECE OF MONO**  
Excellent century farm nestled in the Hills of Mono. Panoramic views, rolling hills, 98 acres m<sup>2</sup>, good outbuildings & a cosy 4 B.R. century home. Yours to discover! \$569,000 MLS, Lorie Williams



**SPACIOUS BUNGALOW IN WALDEMAR**  
This must be seen! Approx. 1/2 acre comes with this lovely home. 2 baths, main floor laundry, family room with fireplace, 3 B.R.'s. What a deal, only \$179,900 MLS Arlene Harwood-Jones



**EXCELLENT SEMI DETACHED**  
Well maintained 3 B.R. backsplit. Neutral decor, living & dining room combination, 2 baths, ceramic floor in kit., carpet throughout, fenced yard. Excellent location. \$136,900 MLS Harold Livingston



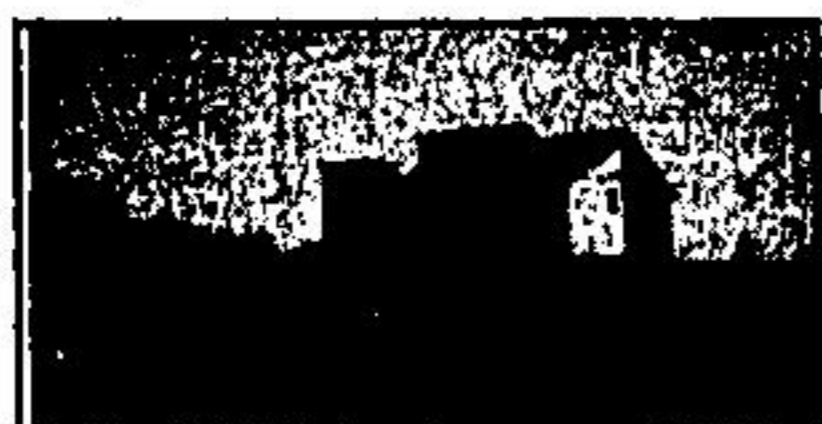
**PEACE AND QUIET**  
On 2.14 acres just north of Shelburne. Large home offers 4 B.R.'s, farm kitchen, spacious L-shaped dining/living room with hardwood floors & woodstove. Pretty treed lot. \$149,000 MLS Brenda Weise



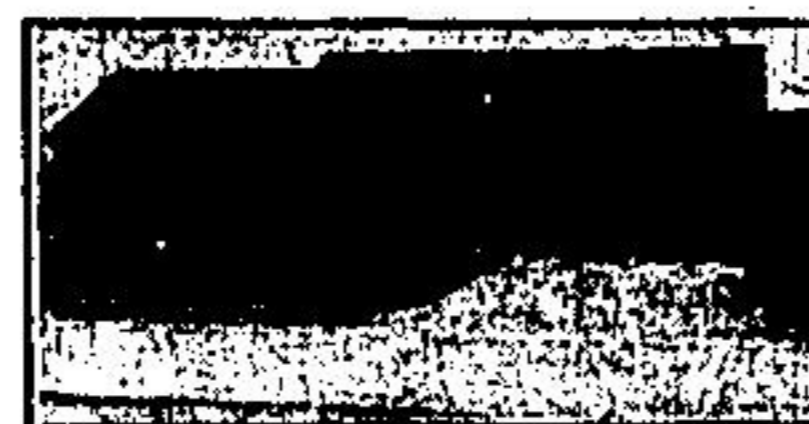
**\*\$128,900**  
Lovely family home, beautiful lot near river. In 1989 roof was resingled, new windows & siding installed & insulation added. Well maintained! Come see for yourself. MLS Heidi Neumann



**FIRST CLASS EXECUTIVE**  
Beautiful 2 storey home on greenbelt lot. Over 2100 sq. ft. of living space with family size kitchen, 4 spacious B.R.'s, main floor fam. rm., formal LR & DR & walkout basement. A must to see! \$238,900 MLS Lorie Williams



**OPEN HOUSE SUNDAY, JUNE 23, 1-3**  
Hwy. 10 north to 25 Sideroad, right to signs. Affordable country living in this 3+ B.R. open concept bungalow on 4.7 acres with picturesque Mono views. Cathedral ceiling, 2 walkouts, finished rec room & much more to see. \$249,000 MLS Sue Johnston



**SAY WHAT?**  
Large bungalow on 1/2 acre in Cardinal Woods. Main floor laundry & family room with fireplace. Master B.R. with ensuite & walk-in closet. Great house! Outstanding neighbourhood! \$245,500 MLS Doug Hannan



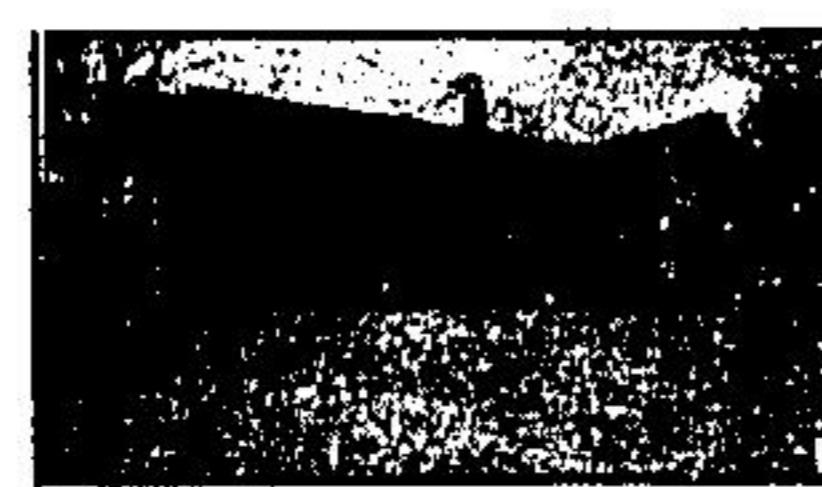
**COUNTRY - PURE AND SIMPLE**  
Set high on a hill overlooking gentle rolling pastures, this 2000 sq. ft. raised bungalow offers the best in country living. Huge kit. w/stairs to large deck, sunken fam. rm. w/woodstove. Newly decorated in (what else) country colours. Extra large double car garage. Small workshop with hydro & telephone. All this + more on 1 acre lot. \$199,000 MLS David Maguire



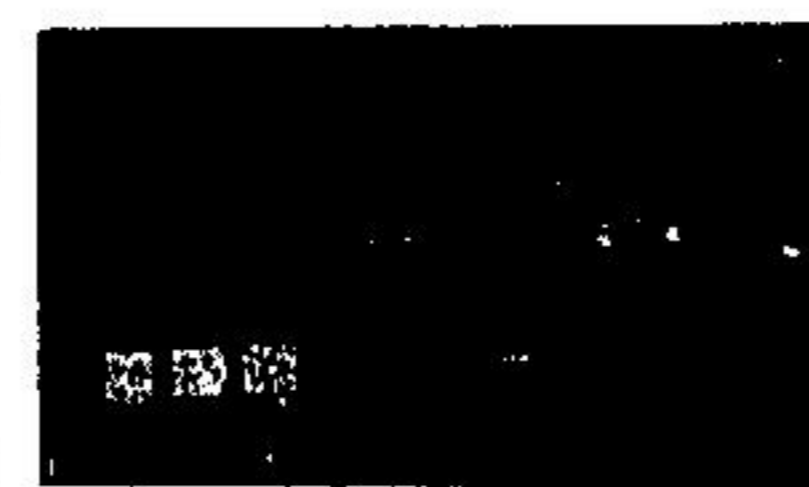
**PARKLIKE PROPERTY...**  
4 B.R. home that charms you with spacious entrance, sunken living room & 1/2 acre grounds. If that impresses you check out the 0% financing to qualified purchasers. All for \$239,900. MLS Hedy Schicht



**CORNER SEMI**  
Larger than average lot, 4 B.R. bung. Too many renovations to list. Eat-in kitchen, loads of cupboards, 2 baths, in-law suite. Close to school. All for only \$134,900 MLS Barry Weech



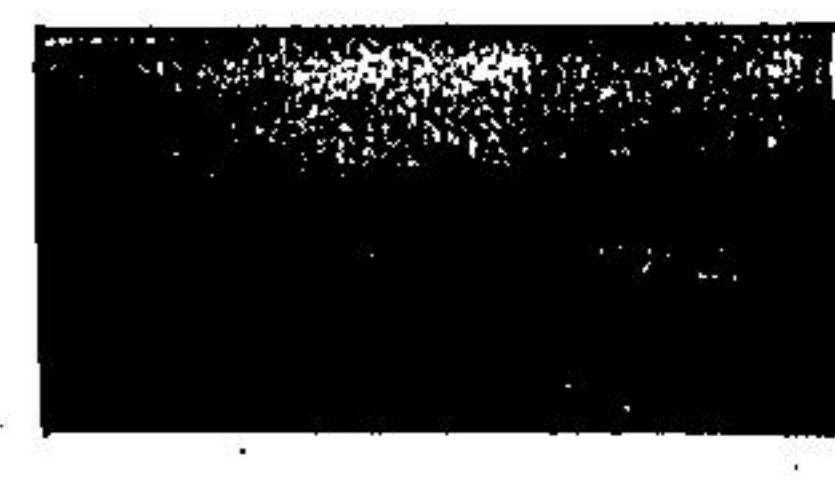
**COUNTRY EXECUTIVE**  
Hilltop setting for this large raised bung. provides panoramic views of the Mono hills. 2 Fieldstone fireplaces, sauna, hot tub, numerous walkouts to spacious deck, makes this a great home for entertaining. MLS \$369,900 Sharon Thomson



**CARDINAL WOODS 3350 SQ. FT.**  
This extremely large 2 storey brick home features ceramic tile entrance & kitchen floors, 4 B.R.'s, 3 baths, 4 pc. ensuite off master B.R., brick fireplace in fam. room, 3 garage. MLS Harold Livingston



**CLASSIC VICTORIAN**  
Located on Mt. St., this lovely home retains the charm of yesterday with today's amenities. Large country kit., formal LR & DR's, 4 large B.R.'s, 2 staircases & more. \$239,900 MLS Maureen Maus/Sharon Thomson



**REDUCED TO \$259,900 ON 1.8 ACRES**  
Exceptional well built ranch style bung. with 4 B.R.'s on the main floor & very well finished in-law suite. Skylight in the bathroom & walkouts on both levels. MLS Eric English

### COMMERCIAL

### COUNTRY ESTATES

### OUT OF TOWN

### ORANGEVILLE

### ORANGEVILLE

**ORANGEVILLE COMMERCIAL**  
Robb Blvd., 5-1000 sq. ft. units, each with washroom & separate heating units, ample parking. M1 Zoning. \$358,000 MLS Doug Dobson

**FAST FOOD RESTAURANT**  
At Hwy's 9 & 25. Seating for 15 persons. Serving breakfast, burgers, etc. 2nd floor apt. for income or owner occupancy. Possible Vendor Take Back. Potential & location. \$259,000 MLS Ron Lehman

**BE YOUR OWN BOSS!**  
This established 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 Charter/Eric English

**GREENHOUSE BUSINESS AND LIVING QUARTERS**  
Good working greenhouse operation with lots of repeat orders. Mainly catering to the wholesale market. Business established for about 18 years. MLS Eric English

**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 Charter/Eric English

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

Marked property, inside & out. 50 acres, mostly treed. Pond, river, spacious home with luxurious features. \$499,000 MLS Less than 1 mile from Highway. Heidi Neumann

**CONCRETE'S DREAM**  
Immaculate all brick Cape Cod. Brick fireplace in family room, walkout from kitchen to deck, 4 B.R.'s, master B.R. with 4 pc. ensuite, main floor laundry, many upgrades. 3 Car garage, 1/2 acre lot \$249,900 MLS Harold Livingston

**CARDINAL WOODS PALACE**  
\$338,900  
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 tiles & more! \$359,900 MLS Eric English/Linda Charter

**ENCOUNTER THE COUNTRY EXPERIENCE...**  
Have your personal needs & desires catered to. View this terrific bungalow & its grounds nicely decorated. Open concept & featuring central air, plus a fireplace insert. Now listed at \$289,900 MLS Hedy Schicht

**PEACE & QUIET OF THE COUNTRY**  
Grow your own garden, swim in your own pond, walk on your own land on this 10 acre, with your own brick bungalow. 3 B.R.'s, large master, oak cupboards, full basement, all just north of Orangeville. \$339,900 MLS Barry Weech

**FULLY LOADED!**  
This delightfully sleep-in a country subdivision in Caledon has many features including a lovely eat-in kitchen overlooking patio & inground pool, satellite dish, floor to ceiling fireplace in law. room & much more! \$309,900 MLS Linda Charter/Eric English

**DO YOU LIKE?**  
\* Cathedral ceilings  
\* Country kitchen w/ fireplace & walkout  
\* Quality bedroom  
\* Whirlpool tub  
\* Custom made pine woodwork  
\* Workshop & barn  
\* Magnificent views  
Then call Sharon Thomson to show you this incredible property. \$349,000 MLS

**LOG HOUSE**  
In beautiful Mono Hills. 50 Rolling acres with some bush at rear and lots of trees planted at front. Spacious home, built in 1983. Cathedral ceiling in L.R., floor to ceiling fireplace, lot overlooking L.R., main floor laundry & more. \$363,000 MLS Heidi Neumann

**"YOU'RE SURROUNDED"**  
... By a beautiful treed yard! Charming 2 B.R. double brick bungalow boasts attached garage, paved drive, central vac. Outlet, relaxing "Bowling Green". \$189,000 MLS Diane Fuler

**GREAT STARTER HOME**  
\$132,900 IN ALTON  
Lots of potential, great area for this 1 1/2 storey frame home. 3 B.R.'s, 4 pc. bath, main floor laundry, fenced yard, corner lot. MLS Harold Livingston

**BUILDING LOT**  
1 Acre in Amaranth Township, just north of Hwy. #9. 200' x 217'. \$6,900 MLS Heidi Neumann

**GREAT RETIREMENT HOME**  
Bungalow with full basement on large lot in Grand Valley. Close to Medical Clinic & shopping. 3 B.R.'s, eat-in kitchen, fireplace in living room. Only \$146,900 EXCL. Ruth Hambleton

**DETACHED WITH IN-LAW**  
\$147,900  
Immaculate raised bungalow with a completely finished in-law suite. Nicely landscaped with manicured lawn and fenced yard. Come & see on Betty Street, Grand Valley. MLS Eric English

**PEACEFUL, SMALL TOWN**  
3 B.R. home, renovated kit. & a den, situated on beautiful landscaped lot on the banks of the Grand River. Asking \$145,000 MLS Bill Bryan

**GRAND VALLEY HOME!**  
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

**WALDEMAR**  
Features include 3 B.R.'s, large country kit, main floor family room, oak railings & lots more. \$179,000 MLS Bill Bryan

**34 ACRES VICTORIAN HOME**  
On paved road just outside Dundas. 1 1/2 storey home w/whirlpool kitchen, sunporch off kitchen & deck, 3 B.R.'s w/whirlpool for 4th, combined living/dining room, large bank barn high enough for horses. Shows well. \$228,000 MLS Maureen Maus

**"ENGLISH COUNTRY GARDEN"**  
Awaits you at this charming quality built home. Eat-in kitchen with walkout to oversized deck & beautifully landscaped grounds. Fam. rm. with fireplace, separate D.R., all tastefully decorated. \$219,000 MLS Sharon Thomson

**SPARKLING SEMI**  
\$135,900  
This home features 3 B.R.'s, 2-4 pc. baths, walkout from kitchen to deck & fully fenced back yard + an attached garage. MLS Eric English/Linda Charter

**\$129,000 - SEMI IN TOWN**  
Two plus B.R. bung. with one more in the basement on a beautiful fenced lot. Lots of parking. Freshly decorated & a good assumable mortgage. EXCL. Eric English

**JUST LISTED!**  
This lovely 3 B.R. side-split features an eat-in kitchen with walkout to deck, family room with gas fireplace & walkout to backyard & a lot that's nicely landscaped. \$167,900 MLS Eric English/Linda Charter

**NEWER BUNGALOW...**  
Jus. listed at \$179,000 & loaded with upgrades to enhance every day living for you & yours. Want privacy? Then you must view this home now! MLS Arlene Harwood-Jones or Kathy Karby

**FAMILY HOME**  
On Beechfield Crescent with 4 B.R.'s, 2 1/2 baths, fam. rm. with fireplace, main floor den, ceramics, neutral decor, walkout to yard, 2 car garage, double paved drive. \$245,000 MLS Ron Lehman

**UPGRADED VICTORIAN IN TOWN**  
On Zina Street. This home has charm & space w/originality & modern services. Pine & hardwood floors complement this fine home with 4 car garage. \$244,900 MLS Ron Lehman

**FURTHER PRICE ADJUSTMENT**  
3 B.R. freehold townhouse, end unit, on Johanna Drive. Just freshly decorated for immediate possession. Walkout from DR to large fenced yard. \$125,000 MLS Ron Lehman

**WHAT'S THIS? 1434 SQ. FT. FOR \$124,900!**  
Every word is true. Condo living makes this townhouse stress-free. This home is nicely decorated with 4 ample bedrooms, living room with sliders to yard, breakfast nook off kitchen, upgraded carpet & cupboards. Just reduced to \$124,900 MLS David Maguire

**LOVELY EXECUTIVE HOME IN TOWN**  
Nearly new 2 storey brick home. Just about everything you need is here. 4 B.R.'s, 3 baths, family rm. with fireplace, main floor den. \$245,000 MLS Arlene Harwood-Jones

## 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.