

J.A. SHAMMESS & ASSOCIATES INC.

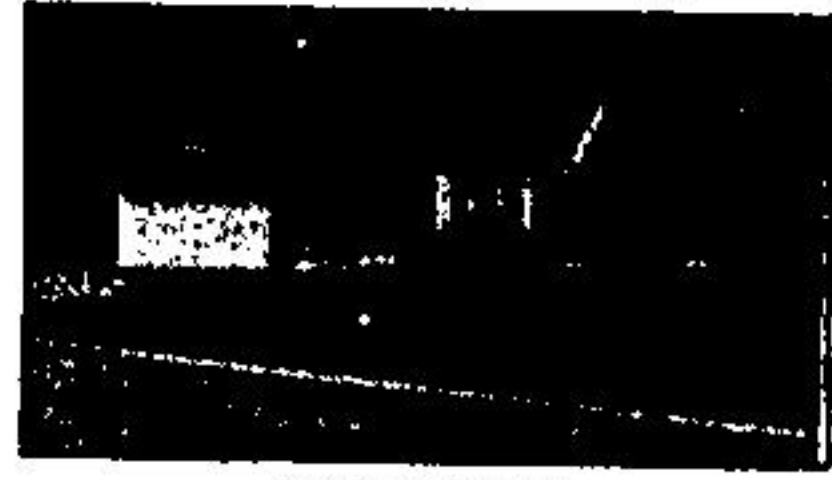
REALTOR

HEAD OFFICE 2 TOWNLINE ORANGEVILLE
AND FOR YOUR CONVENIENCE
THE ORANGEVILLE MALL - KIOSK

(519) 941-9220 (416) 452-7997

"THERE IS A DIFFERENCE"

* Sales Representative
** Associate Broker



KEEP COOL!

There is central air in this lovely bungalow on approx. 1/2 acre. Just a few minutes from town, this home has main floor laundry and family rooms. Plus many extra features. *179,900.00 MLS Doug Hannan*



REDUCED TO *259,900.00

On 1.6 acres. Exceptionally well built! 4 Bedrooms on the main floor and very well finished in-law suite. Skylight in bathroom and walkouts on both levels. Eric English** MLS.



SPARKLING SEMI

This home features 3 bedrooms, 2-4 pc. baths, walk-out from kitchen to deck and fully fenced back yard and an attached garage. *135,900.00 MLS Eric English**



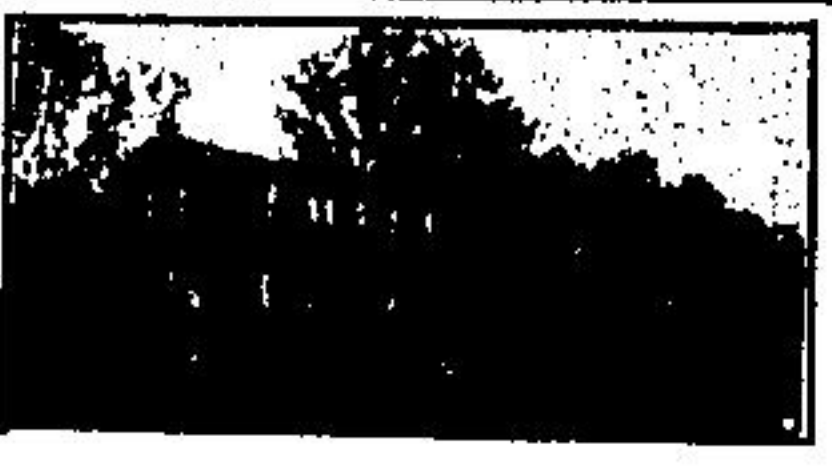
SUPER SEMI

Beautiful hardwood floors on main floor and broadroom in the recently finished rec. room. 4th Bedroom or den, 2 baths and 3 walk-outs. *138,000 MLS Peggy Johnson*



VICTORIAN IN SHELburne

On quiet street, approx. 100 years old with livingroom, eat-in kitchen, family room with woodstove. Recent roof, soffit and fascia. Lovely hardwood floors in living/dining rooms. Large lot. *145,000.00 MLS Arlene Harwood-Jones* and Marisa Spagnolo*



REDUCED AGAIN - VENDOR SAYS BELL

3000 Sq. ft. custom built home on 15 rolling acres. As well as Cathedral ceiling, 3 fireplaces, country kitchen (16 x 32) with w/o, sumptuous master bedroom with dressing room and whirlpool, there is also custom pine trim rarely seen today. An insulated workshop and barn are also included. Priced to sell at *319,000.00 MLS Sharon Thomsen*



HOT! HOT! HOT!

Cool down in this newer home featuring central air, high efficiency furnace, ceramics, and two walk-outs, one to a deck and the other from a beautifully finished rec. room to a lovely conservation lot with a brick BBQ for those family gatherings. *179,000.00 MLS Arlene Harwood-Jones* and Kathy Karpy*



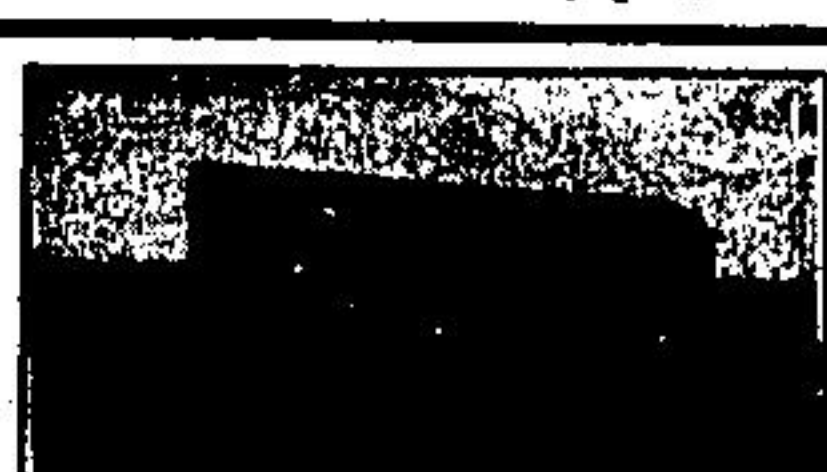
SPRING WATER LAKES

This 4 bedroom home on 100 x 150 ft. lot overlooks the scenic 25 acres of this communal property in which you can enjoy; the Beaches, Lakes, fishing and hiking. *100.00 annual Assoc. Fee. *142,000.00 MLS Allan Bennington*



***238,900.00**

2200 Sq. ft. home on 1/2 acre treed lot on private street in Orangeville. Features include spacious foyer, sunken livingroom with fireplace, formal dining room with walk-out, solid oak door and trim downstairs, upgraded carpets and main floor fireplace with woodstove. Curious? You should be, call Sue Johnston*



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 kitchen walkouts to large deck, sunken family room with woodstove. Newly decorated in vibrant, rich country colours. Extra large double car garage. Small workshop with hydro and telephone. All this + more on 1 acre lot. *199,900.00 MLS David Maguire*



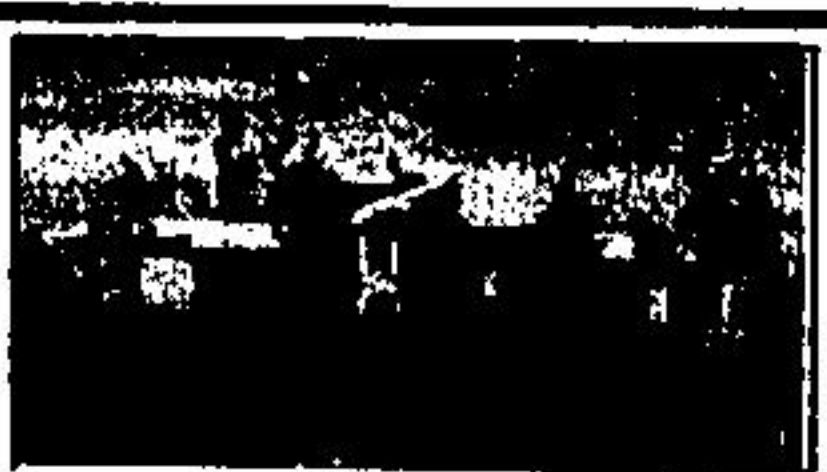
CLASSIC COUNTRY RETREAT

Built as schoolhouse, now a renovated 2 bedroom double brick home with sunroom on .71 acres, paved drive. *189,000.00 MLS Diane Fuller*



SMALL AND COMFY GRAND VALLEY

Lovely fireplace in livingroom, lots of cupboards. Full unfinished basement and carpet. 3 Bedroom all broadroom. *146,000.00 EXCL. Ruth Hambleton*



ROOM TO GROW

This spacious home is located on almost 2 acres in a lovely subdivision on the edge of town. Hot tub and walk-out to a huge sundeck. Large drive-in shed. Lots of trees. Very private. *249,000.00 MLS Doug Hannan*



LET THE PICTURE DO THE

Talking for this 3 bedroom home on the banks of the Grand River, in the Village of Grand Valley. Asking only *145,900.00 MLS Bill Bryan*



ORANGEVILLE COMMERCIAL

1 Acre plus on Robb Blvd. 5 - 1000 Sq. ft. units each with office space, separate heating, ample parking, M1 zoning. *358,000.00 MLS Doug Dobson*

COMMERCIAL

EXCELLENT BUSINESS OPPORTUNITY
Well established family run business in Orangeville. Financial statements are available to interested purchasers. No franchise fees involved. Listed at *140,000 includes business, equipment, stock & all leasehold improvements. Call David Maguire* for more detailed information. MLS

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 Eric English**

BUSINESS & LIVING QUARTERS
Good working Greenhouse operation with lots of repeat orders. Mainly catering to the wholesale market. Established for about 18 years. MLS Eric English**

RESTAURANT BUSINESS
Popular & well-established restaurant in Orangeville offers a great opportunity for family operation. Turn the key & you're in business. Serious enquiries only please. *160,000 MLS Eric English**

HIGHWAY COMMERCIAL
Restaurant seating 15+ customers. Serving light foods, eat-in or take-out. Super location at Hwys. 9 & 25. Living quarters for new owner or rent out. Possible V.T.B. *259,000 MLS Ron Lehman*

VILLAGES & HAMLETS

MAKE YOUR CHOICE
2 - 3 B.R. semis in Mount Forest. Buy now & choose carpet & kitchen flooring. Each unit has walkout to back yard, 1 1/2 baths, single car garage. *89,900 MLS Barry Weech**

DETACHED *128,900
Located near the river in Grand Valley. An extra large lot for the enthusiastic gardener & 3 bedroom home with eat-in kitchen + formal dining room for the growing family. MLS Heidi Neumann**

MONTICELLO BOUND
Be the proud owner of this 3 B.R. home on nicely treed lot. Home is fresh & cozy with large country kitchen & warm living room. And best of all, value priced at *92,500. MLS Sue Johnston*

TAKE A SECOND LOOK!!
The lot's been regraded. It shows beautifully. This 1800 sq. ft. (approx.) bung. overlooks the Grand River. Its private & comfortable with air conditioning. Won't last long at this price! *179,000 EXCL. Marisa Spagnolo*

WALDEMAR
Sidesplit detached on extra large country lot. Features include 3 B.R.'s, large country kitchen, main floor family room, oak railings & lots more. Asking *179,000. Bill Bryan*

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

DETACHED WITH IN-LAW
Immaculate raised bung. Nicely landscaped with manicured lawns & fenced yard. Come & see on Bielby Street, Grand Valley. *147,900 MLS Eric English**

IN-LAW POTENTIAL
Bungalow in executive subdivision in Alton features 3 B.R.'s, 2-4 pc. baths, kitchen/family room with fireplace and walkout to large deck. Separate living/dining rooms. Lower level features rec. rm., 3 B.R.'s, 3 pc. bath & laundry. Attached 2 car garage. Lot approx. 85' x 210'. Asking *205,900 MLS Maureen Maus*

DETACHED WITH WORKSHOP
Many renovations have been done to this 1 1/2 storey home on a large corner lot on a newly fenced area. Workshop with hydro. Lots of parking. *119,900 MLS Eric English**

ORANGEVILLE

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 *124,900.00 MLS David Maguire*

PICTURE PERFECT
2 Storey home with full walkout basement. Large pool-sized lot. Spacious 4 bedroom home for the growing family. Many upgrades & many inclusions. *245,000.00 MLS Marisa Spagnolo*

3 BEDROOM FREEHOLD TOWNHOUSE
On Johanna Drive. Freshly decorated, end unit with walkout to very large fenced yard. No maintenance fees & immediate possession. *125,000 MLS Ron Lehman*

FOR DOLLARS & SENSE
The dollars (*138,000) give you a 3 B.R. detached, fully renovated home on a country size lot. The sense of it all is the attached apt. bringing in *500 each and every month. MLS Peggy Johnson*

FIRST TIME BUYERS
Immaculate 3 B.R. raised bung. semi on Quarry Dr. Walkout from family room to enclosed yard. Neutral broadroom, 2-4 pc. baths. *127,900 MLS Sharon Thomsen*

ORANGEVILLE

LOVE VICTORIAN?
Then you'll love this stately home. Original trim, double staircase, 4 B.R.'s, one with walkout to balcony, formal living & dining rooms, country kitchen, studio/guest room on main level. Upgraded plumbing & wiring. *239,900.00 MLS Maureen Maus*/Sharon Thomsen*
*129,900.00

Two + bedroom bungalow semi 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. sidesplit features an eat-in kitchen with walkout to deck, family room with gas fireplace & walkout to back yard & a nicely landscaped lot. *167,900 MLS Eric English**

BROMMOUNT END UNIT
2 B.R. condo with window in kitchen & walkout to balcony. Bright & clean with parquet floors in bedroom, broadroom in living/dining rooms, fridge & stove included. *118,900 MLS Brenda Weis*

PRICE ADJUSTED TO *225,000.00
On this lovely 4 B.R. family home on Beechfield Cres. See the main floor den/fam. rm. with fireplace & walkout from kitchen dinette. Neutral tones & ceramic foyer will add to your pleasure & convenience. MLS Ron Lehman*

VENDORS LOOKING FOR OFFERS
On their gracious brick Victorian home that has modern upgrades, space to spare. 4 Car garage & within walking distance to schools and downtown. *244,900.00 MLS Ron Lehman*

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

IN COMPLIANCE WITH THE RETAIL BUSINESS HOLIDAYS ACT R50 1980. THIS OFFICE WILL BE CLOSED SUNDAYS & HOLIDAYS.