

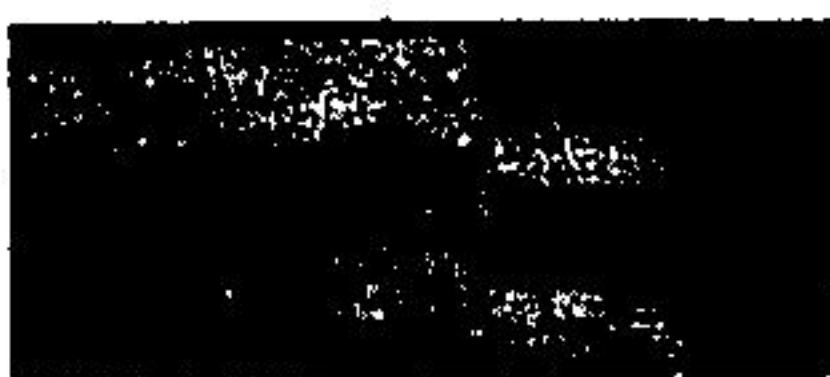
# J.A. SHAMMESS & ASSOCIATES INC.

## 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"



### GARAGRAXA WOODS

This lovely 5 B.R. Georgian style home features a master B.R. with whirlpool ensuite & a sitting room. 3 fireplaces, 2 car garage, Nanny suite with separate entrance. \$319,900 MLS \*\* Eric English or \*\* Linda Charlier.



### LOVELY VICTORIAN WITH A LARGE LOT

Approx. 100 yrs. old 2 storey brick home in Shelburne. Newly renovated hardwood floors in living/dining rooms, recent roof, soffits & fascia. See this today! \$145,000 MLS \* Marisa Spagnolo or \* Ariene Hardwood-Jones



### SIDESPLIT IN SHELBURNE

Large back yard with large deck & ample trees for privacy. 3 B.R.'s with 4th on lower level, fam. rm. with woodstove for cozy winter nights. Well decorated & well maintained. \$162,500 MLS \*\* Peter Vanderzwaag



### 25 ACRE HORSE FARM BRAMPTON AREA

Ideally located in desirable area with beautiful views. Large ranch chalet bung. w/5 B.R.'s, 3 baths, 2 fireplaces, new barn with 11 box stalls, 2nd barn with 8 box stalls, 12 oak plank paddocks. \$745,000 MLS \* Harold Livingston



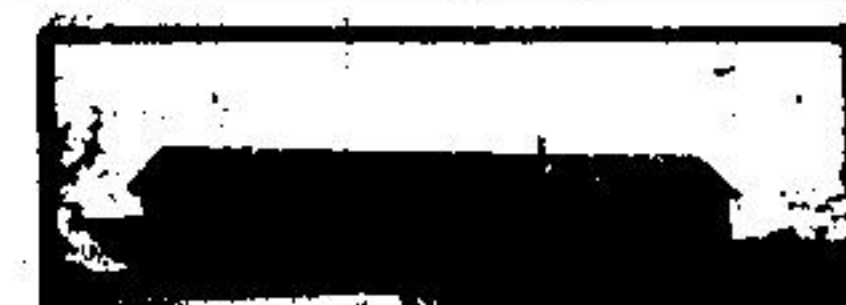
### PRETTY AS A PICTURE

Beautiful custom R-2000 home on superb treed .98 acre lot. Loaded with extras & upgrades. Marley tile roof, 3 fireplaces, greenhouse kitchen, 6 pc. ensuite & more. Seeing is believing. \$435,000 MLS \* Lorie Williams.



### BUNGALOW ON 3 ACRES

Enjoy country living on the edge of town in this nicely decorated bungalow. Features include 3 walkouts from lower level to patio. Open concept kitchen/dining/living room areas, large deck with built-in pool. \$255,900 MLS \*\* Eric English or \*\* Linda Charlier.



### 10 ACRE ESTATE

Includes a 3 B.R. bung., fieldstone fireplace, large family room w/walkout to deck, above ground pool, large workshop fully insulated & heated. Frontage on 2 roads, just west of Shelburne. \$154,900 MLS \* Doug Dobson or \*\* Barry Weech



### EXCELLENT SEMI DETACHED

Well maintained 3 B.R. backsplit. Neutral decor, living/dining comb., 2 baths, ceramic floor in kit, fenced yard, excellent location. \$136,900 MLS \* Harold Livingston



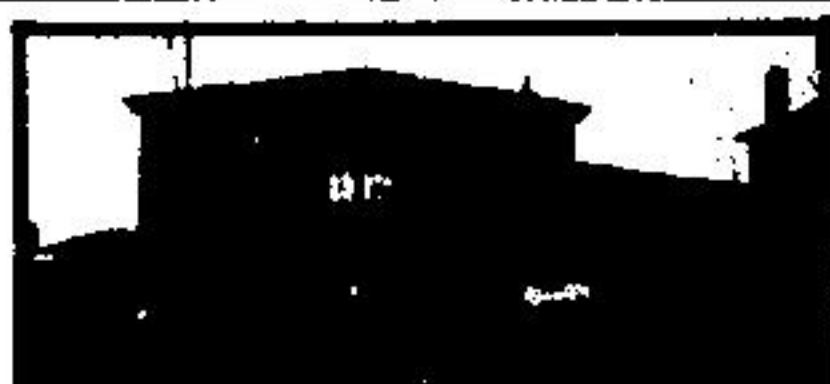
### PICTURE PERFECT

Brick Victorian with modern upgrades, re-finished floors, original staircase, comfortable floor plan, 4 car garage & close to schools & downtown. \$244,900 MLS \* Fon Lehman



### COUNTRY ESTATE

30 acres surround this exceptional home. Beautiful trees, a pond & a river. What else could you wish for? Luxurious finishing make the house a dream home. A must to see! \$499,000 MLS \*\* Heidi Neumann



### BEECHFIELD CRESCENT

Lovely 2 storey, 4 B.R. home with main floor family room with fireplace + den, formal living & dining rooms. Neutral decor throughout, walkout from lower level + hot tub (negotiable), attached 2 car garage. Desirable area of town. \$245,000 MLS. \* Marisa Spagnolo or \* Maureen Maus



### ROOM FOR THE FAMILY

In this 4 B.R. home on pretty 2.4 acres 4 miles from Shelburne. Cozy woodstove in living room, main floor laundry, updated wiring, septic & insulation. \$149,000 MLS. \*\* Brenda Weise



### VICTORIAN SPLENDOUR

Large home in Orangeville on approx. 55x172' lot. 4 large B.R.'s, formal living & dining rooms, country kitchen, den, breakfast room off kitchen, main floor studio or guest room, 4 pc. & 3 pc. baths, 2 staircases & more. \$299,000 MLS \* Maureen Maus or \* Sharon Thomson



### OPEN HOUSE

SAT. JULY 6TH, 1-3 P.M.  
Do you want? 4 B.R.'s, 2 baths, large eat-in kitchen, sunken L.R., fireplace & new carpet, formal D.R. w/walkout, main floor family room, den, 1/2 acre in-town treed lot in very private setting + 10% private financing to qual. purchaser. Why don't you meet me, Sue Johnston, at 7 Gifford St. \$239,900 MLS. Call office for directions.



### GRAND VALLEY

Lovely family home near the river. Scenic area for country atmosphere. \$128,900 MLS \*\* Heidi Neumann

## ORANGEVILLE

## OUT OF TOWN

## COUNTRY & FARMS

## VACANT LAND & BUILDING LOT

### SUPER DETACHED

Well maintained 3 B.R. sidesplit with finished basement & walkout from family room with gas fireplace. Nicely fenced & landscaped lot. \$159,900 MLS \*\* Eric English or \*\* Linda Charlier

### GORGEOUS BUNGALOW

This has got to be seen! Beautifully decorated. Ceramic tiles in hall, kitchen & bath, finished rec. rm. with walkout to conservation lot. Walkout from 3rd. B.R. to deck. \$179,000-MLS, \* Ariene Hardwood-Jones & \* Kathy Karpj

### FAMILY HOME

On Beechfield Cres. with 4 B.R.'s den, family room with fireplace, walkout to yard from kitchenette. Neutral tones, ceramics, oak staircase & 2 car garage. \$225,000 MLS \* Ron Lehman

### FREEHOLD TOWNHOUSE

Freshly decorated 3 B.R.'s, end unit with D.R. walkout to large yard, single car garage. On Johanna Drive, close to Springbrook School. \$125,000 MLS \* Ron Lehman

### SPARKLING SEMI

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

### WALDEMAR

Detached sidesplit on extra large country lot. Features incl. 3 B.R.'s, large country kitchen, main floor family room, oak railings & lots more. \$179,000 MLS \* Bill Bryan

### 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 family room, 3 car garage. \$339,900 MLS \* Harold Livingston

### COUNTRY LIVING

Beautiful all brick Cape Cod home. 4 B.R.'s, large master B.R. with 4 pc. ensuite w/walkin closets, walkout from kitchen to large deck. 1/2 acre lot, many upgrades. \$249,900 MLS \* Harold Livingston

### JUST LISTED

\$154,900, Would you like to swim, fish & canoe right in your own back yard? Then this 3 B.R. bung. on .78 acre lot in Milder Twp. may be the place for you. Downstairs complete with full in-law suite. for complete details contact \* Sue Johnston MLS

### DETACHED WITH WORKSHOP

Renovated, detached 1 1/2 storey home on a large lot with fenced yard & workshop in Grand Valley. \$119,900 MLS \*\* Eric English

### OPEN HOUSE

SUNDAY, JULY 7, 12 - 2  
 Hwy. 10, 1 mile north of Camille. 3 B.R. brick bungalow + a large block building for your workshop etc. \$172,000 MLS \*\* Allen Bennington

### REDUCED TO \$259,900

Exceptionally well built home on 1.6 acres. 4 B.R.'s on the main floor & very well finished in-law suite. Skylight in bathroom & walkouts on both levels. MLS \*\* Eric English

### DETACHED WITH IN-LAW SUITE

Immaculate raised bungalow. Nicely landscaped with manicured lawns & fenced yard. Come & see on Bieble Street, Grand Valley. \$147,900 MLS \*\* Eric English

### JUST LISTED!

We offer this 3 B.R. raised bungalow for only \$174,500. Situated on 2 1/2 acre well landscaped & treed lot. This home also has 2 fireplaces, den & sunroom & much more. \*Bill Bryan MLS

### COUNTRY AT ITS BEST!

\$249,000  
Could you imagine... 3 + B.R.'s, 3 pc bath + 4 pc. bath roughed-in, sunshine ceilings, cathedral ceilings, oak railings, finished rec room with wainscoting, 2 walkouts & much more. All this on 4+ acres in picturesque Mono hills. MLS \* Sue Johnston

### POSTCARD PERFECT

A lovely country setting for this charming home. Ideally located for today's commuter. Bright & cheery rooms, recent addition, detached garage & more. Value for your dollars. \$189,900 MLS \* Lorie Williams

### LEMONADE ON THE VERANDA?

Huge home sits on 99 acres! Bank barn, new driveway + 15 acres hardwood bush complete the picture. Bring your favourite pots. \$299,000 MLS \* Dianne Fuller

### COUNTRY PRIDE

Beautiful country home with new addition on landscaped 1/2 acre lot. Enjoy the warmth & charm this home has to offer. Ideal location for commuters. Great value at \$189,900 MLS \* Lorie Williams

### COUNTRY BUNGALOW

On 2 acres just west of Grand Valley. Features 3 B.R.'s, 4 baths, walkouts, fieldstone fireplace, in-law suite. \$195,000 MLS \*\* Barry Weesh

### A LITTLE BIT OF COUNTRY

80 yr. old triple brick home with many updates including plumbing, 200 amp. service, new roof in '87, oak kitchen cupboards & new counter. Situated on 1/2 acre east of Dundalk. \$173,900 MLS \* Sharon Thomson

### LOOKING FOR A FARM?

Victorian farmhouse on 84 acres, close to Dundalk on paved road. 1 1/2 storey 3 B.R. brick home. Large country kitchen w/attached sunporch & walkout to deck. Loft over kitchen has potential for studio/4th B.R. Large bank barn suitable for horses. \$228,900 MLS \* Maureen Maus

### INVESTMENT OPPORTUNITY

This 133 acre farm has 40,000 Xmas trees planted in the last 3 years. Almost 1 mile of #89 Highway frontage. \$199,000 MLS \* Bill Bryan

### BUILDING LOT

CLOSE TO ORANGEVILLE  
This lovely 3 acre country lot on a paved road near Camilla is just 8 km. from Orangeville. Don't miss this opportunity! Act now & start planning your dream home. \$129,900 MLS \*\* Eric English or \*\* Linda Charlier

### AIRPORT RD. & HIGHWAY #89

This well situated & pretty 40 acres is being sold under Power of Sale so don't delay, get your offer in today. Call me for more information on this exciting property. \$299,900. MLS \* David Maguire

### LOT & LOTS

Beautiful 4.6 acre lot in Artemesia - close to Eugenia & Talisman. \$54,900 MLS. Country estate lot in Mono Twp. Good commuting via Airport Rd. \$89,900 MLS \* Lorie Williams.

### BUILDING LOT

1 acre in Amaranth just north of Highway #9. Asking \$56,900 MLS \*\* Heidi Neumann

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

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