

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



ATTACHED BACHELOR APT.
 With this 3 BR detached on a huge mature lot. Country kitchen + family room with walkout and woodstove. Excellent value at \$138,000. MLS Peggy Johnson*.



CARDINAL WOODS BUNGALOW
 This gorgeous home is on a 1/2 acre estate lot in a fantastic neighbourhood. Master bedroom has a 4 pc. ensuite & walk in closet. Many other special features. \$245,500. MLS Doug Hannan*.



ABSOLUTELY GORGEOUS!
 This 3 BR semi in town is immaculate. Nicely decorated in neutral tones, this home is vacant for you to move right in. Priced for the first time buyer at only \$127,900. MLS Doug Hannan*.



GOLDGATE DELUXE
 This multi-level home in a quiet neighbourhood features wood insert, central vac, privacy deck and double garage. Close to shopping and schools. A substantial reduction in price to \$189,000. MLS John Simmonds*.



GARAFRAXA WOODS
 This lovely 5 BR Georgian style home features a master BR with whirlpool ensuite & a sitting room. Three fireplaces, 2 car garage, Nanny suite with sep. entrance. \$319,900. MLS Eric English** or Linda Chartier**.



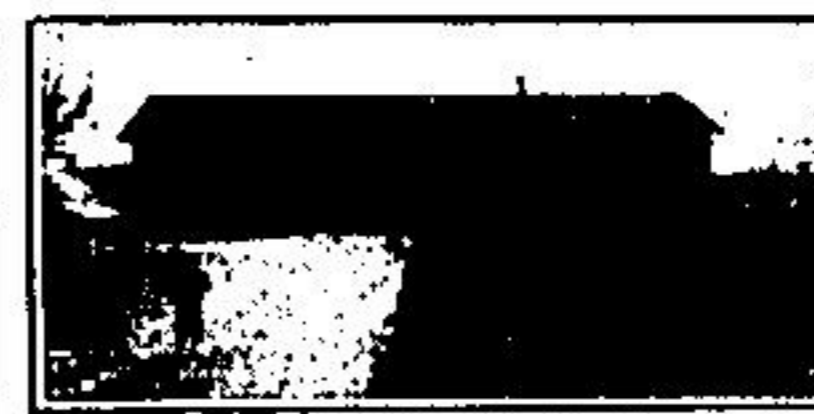
JUST LISTED
 Keep cool this summer in your very own 16' x 24' pool, entertain in the rec room or enjoy the fact that there's nothing to do but move in. Super brick bungalow at a great price! \$159,500. MLS Bill Bryan*.



OWNER SAYS SELL!
 Pretty home with large lot, close to shopping on the edge of Grand Valley. Stone fireplace with marble hearth in LR, full unspoiled basement including woodstove. \$148,900. EXCL. Ruth Hambleton*.



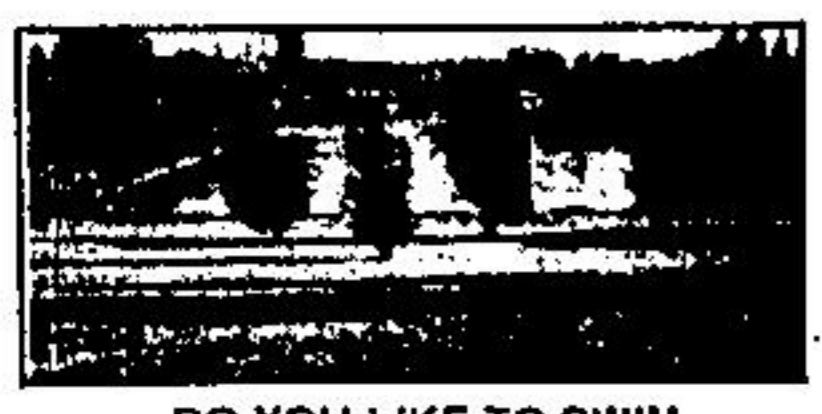
PARK-LIKE SETTING IN MONO TWP.
 This 3 BR bungalow has a .94 acre lot just minutes from Orangeville for that country flavour + a block building for your workshop. 1 Mile north of Camilla. \$172,000. MLS Allan Bennington*.



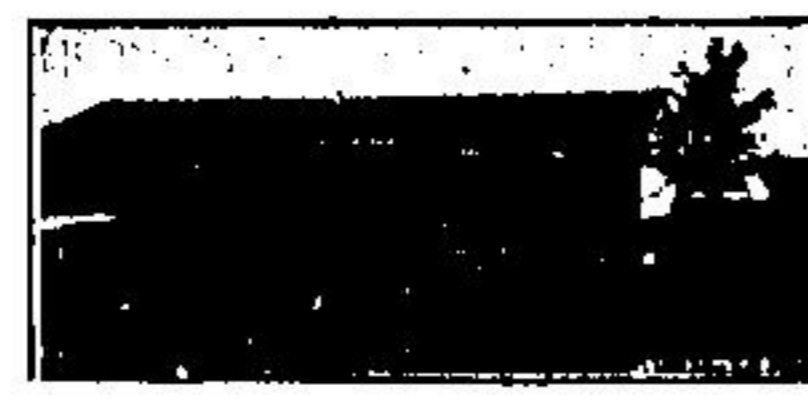
10 ACRE ESTATE
 Includes 3 BR bung., fieldstone fireplace, large family room w/walkout to deck & above-ground pool, 28' x 36' workshop, fully insulated & heated. Just west of Shelburne. \$154,900. MLS Doug Dobson* or Barry Weech**.



COUNTRY LIVING
 Beautiful all brick Cape Cod home with 4 BR's, large master with 4 pc. ensuite & walk in closet. Walkout from kitchen to large deck. 1/2 Acre lot, many upgrades. \$249,900. MLS Harold Livingston*.



DO YOU LIKE TO SWIM, FISH OR CANOE?
 Right in your own back yard? Then let me show you the way to beautiful Spring Water Lakes. You'll see your 3 BR bungalow on 3/4 acres & large kit. with w/o to deck overlooking pond. Downstairs has complete inlaw suite. \$154,900. MLS Sue Johnson*.



ON A STARRY, STARRY NIGHT
 Van Gogh should have seen this view. A lovely 2000 sq. ft. bung. set high on a hill overlooking picturesque pastures & meadows. Enjoy your breakfast in the large eat-in country kitchen overlooking the country side through glass sliders. Or cuddle up in front of a cozy fire in the sunken living room. The choice is yours in this reasonably priced country home \$199,900. MLS David Maguire*.



COUNTRY LIVING CLOSE TO TOWN
 This lovely stone bungalow on 3 acres features an open concept kitchen/dining/living room area, 3 walkouts from lower level to patio & large deck with built-in pool. \$255,900. MLS Linda Chartier** or Eric English**.



CARDINAL WOODS 3350 SQ. FT.
 This extremely large 2 storey brick home features ceramic tile entrance & kitchen floors, 4 Bedrooms, 3 baths, 4 pc. ensuite oil master BR, brick fireplace in fam. rm., 3 car garage. \$339,900. MLS Harold Livingston*.



EXECUTIVE DREAM HOME
 A beautiful greenbelt lot is the perfect setting for this top of the line custom home. Bright & spacious rooms, impressive foyer, prof. decorated. 3 Levels of finished living area. A must to see. \$315,000. MLS Allan Bennington*.

ORANGEVILLE

OUT OF TOWN

VACANT LAND & BUILDING LOT

REDUCED PRICE + LOW INTEREST RATES =

... the key to first home ownership. Just off the press - price reduced to \$121,900. 4 BR's, 1434 sq. ft. of maintenance-free condo townhouse living. Forget about the lawn & think of shrimps on the BBQ. This home boasts upgraded oak cupboards & broadloom + a garage you can park a real car in. \$121,900. MLS David Maguire*.

YOUR \$\$ WILL BE WELL SPENT

When you invest in this newer bungalow featuring ceramics, air cond., up-beat decor, finished rec room, 2 walkouts. Backing onto conservation area for a little more privacy. \$179,000. MLS Arlene Harwood-Jones*/Kathy Karpjy*.

ON THE GREENBELT

This 2 storey brick home is packed full of extras & upgrades. Lots of room for the growing family with 4 spacious bedrooms, main floor fam. rm., walkout basement & more. Pride of ownership is evident throughout. \$238,900. MLS Allan Bennington*.

EXCELLENT SEMI DETACHED

Well maintained 3 BR backsplit. Neutral decor, living/dining room comb., 2 bathrooms, ceramic floor in kit., fenced yard. Excellent location. \$136,900. MLS Harold Livingston*.

\$244,900
 Will buy this gracious brick Victorian home on Zina Street. Many modern upgrades, classic staircase, refinished floors, 4 car garage & hi-eff. furnace. MLS Ron Lehman*.

BEECHFIELD CRESCENT

Two storey brick exec. home features 4 BR's, ensuite bath, main floor family room + den, eat-in kitchen, walkout from lower level. Shows well - neutral decor throughout, central air & central vac. \$245,000. MLS Marisa Spagnolo*/Maureen Maus*.

EXCELLENT START FOR FIRST TIME BUYER

Or retiree. 2 BR condo apt. with air conditioning, main floor laundry room. Includes fridge, stove & window coverings. Close to all amenities. \$105,000. MLS Marisa Spagnolo* or Arlene Harwood-Jones*.

LOVELY PRIVATE LOT

Is only 1 extra feature with this fabulous bungalow. Ceramic floors, air cond., fin. rec room with walkout, 3rd BR with walkout to deck. Beautifully decorated. \$179,000. MLS Arlene Harwood-Jones* or Marisa Spagnolo*.

IMMACULATE HOME

With 4 BR's on Beechfield Crescent. Neutral tones accentuate the family room with fireplace, den, LR, DR, and eat-in kitchen. A lovely home at the right price. \$225,000. MLS Ron Lehman*.

JUST 20 MINUTES WEST!!

Of Orangeville that is! Picturesque 99 acres features 4 BR home, bank barn, hardwood bush, good driveway, towering trees & much more! \$299,000. MLS Heidi Neumann**.

GRAND VALLEY HOME

Near the Grand River. Three bedrooms, eat-in kitchen, separate dining room, extra large lot. \$128,900. MLS Heidi Neumann**.

GORGEOUS BUNGALOW 1.6 ACRES

Immaculate custom built ranch style bungalow with walkouts on both levels. 3 BR's + a guest room on the main floor. Excellent in-law suite on the lower level. Lots of bathrooms & more. \$259,900. MLS Eric English**.

A LOT FOR SO LITTLE

Stunning bungalow on 1/2 acre just west of Orangeville. Master BR has a 4 pc. ensuite with a whirlpool tub & two walk in closets. Central air & vac., main floor family & laundry rooms. \$178,900. MLS Doug Hannan*.

JUST A LITTLE BIT COUNTRY

Lovely split level home in an estate subdivision at the edge of town. Lot is almost 2 acres with loads of trees and privacy. Large drive-in shed. \$249,000. MLS Doug Hannan*.

HOT NEW LISTING

An excellent buy in Caledon. Large split level brick home on 1 acre country lot. Paved road. Huge family room. Close to the village and Orangeville. \$259,000. MLS Doug Hannan*.

WALDEMAR

Sidesplit detached on extra large country lot. Features include 3 BR's, large country kitchen, main floor family room, oak railings & lots more. \$179,000. MLS Bill Bryan*.

DETACHED WITH IN-LAW SUITE

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

SPARKLING CLEAN

\$59,000 to \$67,900
 Spotless mobile homes, some with appliances in Sunset Bay Park, an all year round park west of Shelburne on Hwy. #89. Good financing packages available. MLS Eric English**.

BRAND NEW BUNGALOW

To be built, a 1288 sq. ft. bungalow with full walkout basement. Large kitchen, 3 BR's on main level. You choose carpet, cupboards if time permits. Lot size 59' x 168' in Grand Valley. MLS Eric English**.

HORNINGS MILLS SPECIAL

Here's your chance to own a little country. 4 BR's, bay window, walkout from family room to deck, walkout from basement to back yard. All on 1 acre lot. \$138,900. MLS Barry Weech**.

A DREAM COME TRUE

Beautiful century farm with cute & cozy 4 BR farm home. Bank barn, steel barn & driveway & 98 acres m/l of rolling countryside. Super Mono Twp. location. \$569,000. MLS Lorie Williams*.

BUILDING LOT

Just 4 km north of Highway #9, west of Orangeville. Approx. 200' x 217'. \$56,900. Heidi Neumann**.

SUPERB BUILDING LOT!

This lovely 3 acre country lot on a paved road is just 8 kms. from Orangeville. Act now. Don't miss this opportunity! \$129,900. MLS Linda Chartier** or Eric English**.

AIRPORT ROAD & HIGHWAY #89

40.7 Acres being sold under Power Of Sale. This property must be sold. This very pretty parcel has a stream flowing through the middle and would make a lovely ranch, hobby farm etc. For more details on this exciting property call David Maguire*. Price reduced to \$259,000. MLS.

VACANT LAND

4.6 Acres Flesherston, close to lake. \$54,900. MLS. Mono Twp. estate lot. Vendor may hold 1st mgt. \$89,900. MLS. 40 Acres slightly rolling, excellent building sites. \$325,000. MLS. Doug Dobson*.

ROSE RIDGE ESTATES MONO TOWNSHIP

Estate subdivision approx. 2 acre lot. Paved road, street lights, architectural control, min. 2000 sq. ft. residences. Very pretty area. \$159,000. 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. Asking \$199,000. MLS Bill Bryan*.

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.