

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"

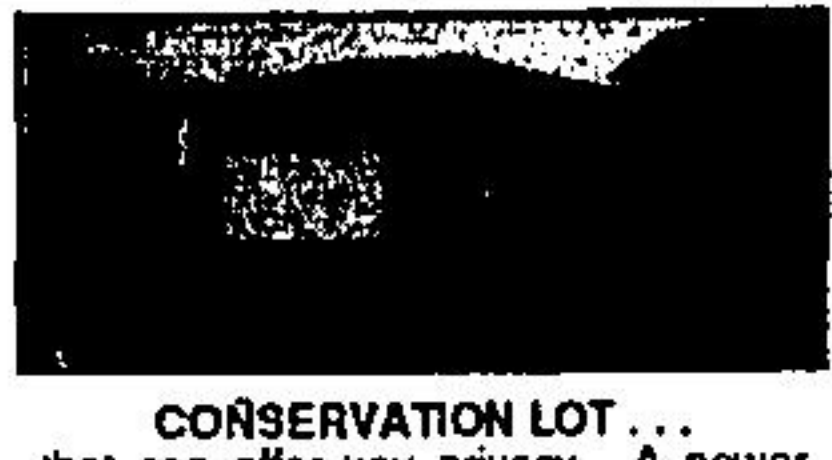
* Sales Representative
** Associate Broker



LET'S MAKE A DEAL
on this! Well built older home in the Village of Dundalk. Super corner lot, spacious and well maintained home with main fl. fam. rm., 1 1/2 baths, family kit. & more. MLS. *124,900. Lorie Williams*



RAISED BUNGALOW SEMI
3 Bedrooms, formal living & dining rooms plus an eat-in kitchen. 2 Baths, finished rec room with walkout to back yard. 4th Bedroom or den unfinished. Single car garage. MLS. *138,000. Peggy Johnston*



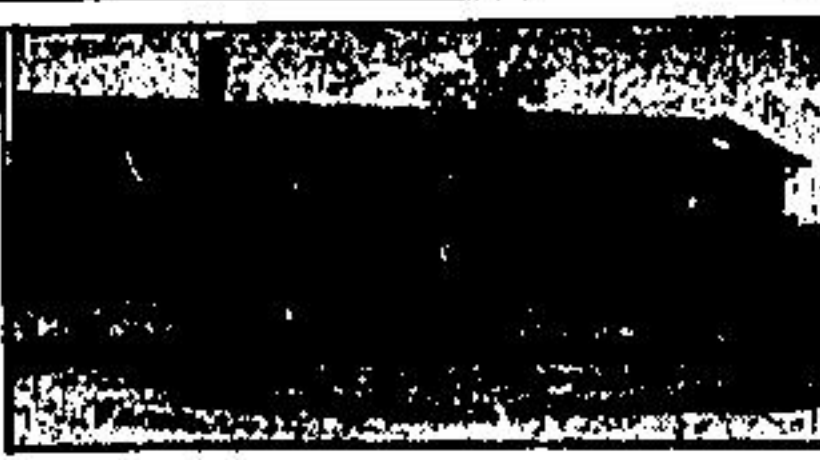
CONSERVATION LOT...
that can offer you privacy. A newer bungalow with A/C, ceramic tile, up-beat decor and 2 walkouts. One with a deck & the other from a finished rec room. Room with space enough for the whole family. Need to hear more? MLS. *179,900. Arlene Harwood-Jones/Kathy Kapry*



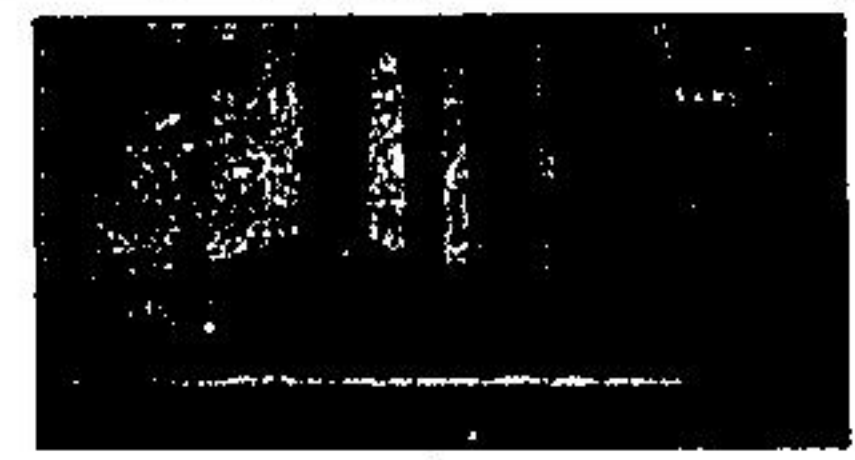
THIS IS A GREAT ONE!
If you like Victorians, then you must see this one! 2 Storey brick with a recent roof, soffit and fascia. A front verandah to sit & relax on & a deck at back. In Shelburne. MLS. *145,000. Marisa Spagnolo/Arlene Harwood-Jones*



GORGEOUS BUNGALOW
1.6 ACRES
Immaculate custom built ranch style bungalow with walkouts on both levels. 4 Bedrooms on main floor, excellent in-law suite on lower level. Lots of bathrooms & more. MLS. *239,900. Eric English**



COMPACT & DELIGHTFUL
Nice bungalow on large lot. Stone fireplace in living rm. & 3 bedrooms. Close to shopping in Grand Valley. EXCL. *146,900. Ruth Hamblen**



LOVELY CONDO IN TOWN
2 Yrs. new in a good location. 2 Bedrooms, ensuite, laundry, A/C, fridge & stove included. MLS. *105,000. Arlene Harwood-Jones/Marisa Spagnolo*



4 BEDROOM FAMILY HOME
on Beechfield Cres. Main floor den, family room w/fireplace, laundry, eat-in kitchen, master bedroom ensuite and more. MLS. *225,000. Ron Lehman*



ESCAPE!!
Beautiful Viceroy on secluded 1.6 acre lot with great access. 4 Bedrooms, country kitchen, finished lower level, beautiful grounds, lots of extras & upgrades. Real Value at *219,900. MLS. Lorie Williams*



PEACE & QUIET
on 2.14 acres just north of Shelburne, large home offers 4 BR's, farm kitchen, spacious L-shaped living/dining room with hardwood floors & woodstove. Pretty treed lot. MLS. *149,000. Brenda Weise**



JUST LISTED
Move right into this immaculate 3 BR home and relax. Extra large kitchen with new updated cupboards. All new carpeting & flooring throughout. Now 4 pc. bath upstairs & a 2 pc. downstairs in finished rec. rm. w/fireplace. Large deck with wet bar & brick BBQ. Curious? MLS. *169,900. Sue Johnston*



STOP, LOOK & LISTEN
STOP - and visualize yourself owning this 4 BR, 2,200 sq. ft. home w/sunroom living rm with fireplace, main floor family room, new carpeting and much more. LOOK - at the great mortgage details. *up to *150,000, at 10% for 3 yrs. WOW! LISTEN - to the bride singing on your lovely landscaped 1/2 acre in town location. MLS. *239,000. Sue Johnston*



ON A STARRY STARRY NIGHT
Van Gogh should have seen this view. A lovely 2000 sq. ft. bung. overlooking picturesque pastures & meadows. Enjoy your breakfasts in the large eat-in country kitchen overlooking the countryside through glass sliders. Or, curl 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 Maquire*



64 ACRES - VICTORIAN FARMHOUSE
Close to Dundalk on paved road, 1 1/2 storey home with large country kitchen, sunporch, deck, 3 BR's, potential for 4th or studio. Centre hall w/living/dining rooms. Excellent bank barn suitable for horses. Vendor re-locating. MLS. *229,900. Maureen Maus*



MONO MILLS
4 BR raised bungalow on large lot. Roughed in central vac., large addition on back of house. Lge. master bedroom with full ensuite, fully renovated in last few years. Double car garage. MLS. *229,900. Barry Weech**

ORANGEVILLE

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OUT OF TOWN

VACANT LAND & BUILDING LOT

LOTS OF ROOM
in this 4 bedroom, 2 storey detached dandy. Separate dining room, large rec room in basement, plus 2 car garage and much more. MLS. *156,900. Bill Bryan*

VERY CLEAN SEMI
This freshly decorated brick semi sits on a quiet in town lot with fully fenced backyard. EXCL. *129,900. Eric English**

IMMEDIATE POSSESSION
by first time buyer possible on this 3 BR freehold townhouse. This home has been freshly decorated, is close to public school and has a large fenced yard too. MLS. *125,000. Ron Lehman*

VICTORIAN
Almost restored to its original splendor, yet surprising with the modern upgrades. Hi-off. furnace, spacious interior and 4 car garage. Truly a family home. MLS. *244,900. Ron Lehman*

2 BEDROOM CONDO
Corner Apt. has window in kitchen and w/o to balcony, gas furnace, central air, laundry facilities and indoor parking. Well maintained building close to downtown. MLS. *118,900. Brenda Weise**

"VICTORIAN"
Brick home, 4 large bedrooms, country kitchen, formal living & dining room w/oak flooring and original trim and moldings. Main floor studio/guest room plus den/sewing room, two staircases and more. MLS. *239,900. Maureen Maus*

REDUCED PRICE PLUS LOWER INTEREST RATES
equals the key to first home ownership. Just off the price-reduced to *121,900. 4 B.R., 1434 sq. ft. of maintenance free condominium townhouse living. Forget about the lawn and think of shrimp on the BBQ. This home boasts upgraded oak cupboards plus a garage you can park a real car in. MLS. David Maquire*

FAMILY BUSINESS OPPORTUNITY
This established & well located eat-in or take-out restaurant specializes in subs, coffee & doughnuts. Turn the key & you're in business. MLS. *49,900. Eric English**/Linda Charter**

RESTAURANT BUSINESS
Popular & well established restaurant in Orangeville offers a great opportunity for family operation. Turn the key & you're in business. Serious inquiries only please. MLS. *165,000. Eric English**/Linda Charter**

LUCRATIVE GREENHOUSE OPERATION
Well established greenhouse, pot plants - tropicals - box plants, all equipment, all stock. Owner will assist in training period. MLS. *289,000. Linda Charter**/Eric English**

RESTAURANT HWY'S 9 & 25
Serving light, fast foods. Eat-in or take-out. Excellent location, comes with upstairs apt. for owner occupancy or rental for income. Possible vendor take back. MLS. *259,000. Ron Lehman*

PIZZA ANYONE?
Thriving pizza business servicing Orangeville & surrounding areas. Vendor will assist in training. Good lease in high traffic area. MLS. *169,000. Lorie Williams*

WALDEMAR
Sidelip detached on extra large country lot. Features include 3 bedrooms, large country kitchen, main floor family rm., oak railings, and lots more. MLS. *179,000. Bill Bryan*

GARAFRAXA WOODS
This lovely five bedroom Georgian style home features a master bedroom with whirlpool ensuite and a sitting room. Three fireplaces, two car garage & nanny suite with separate entrance. MLS. *319,900. Eric English**/Linda Charter**

WILL TWO DO?
Two bedroom bungalow on .76 acres in the Hamlet of Bowling Green. Double brick, central vac, attached garage, paved drive. Beautiful wooded lot. MLS. *189,000. Dianne Fuller*

COUNTRY MANNERS
Huge 4 BR home sits on 99 acres. Hardwood bush, bank barn in good condition. Driveshed. Watch the world go by from the old fashioned verandah. MLS. *229,000. Dianne Fuller*

JUST LISTED! GRAND VALLEY
This fine 3 BR home on a quiet cul-de-sac boasts a large eat-in kitchen with walk-out, living room with fireplace and a finished rec room. MLS. *149,900. Eric English**/Linda Charter**

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 and large deck with built in pool. MLS. *255,900. Linda Charter**/Eric English**

CARDINAL WOODS
*30,000 in upgrades. This lovely home must be seen! It boasts a dream kitchen with centre island, luminous domed ceiling, pantry and walkout to deck. MLS. *359,900. Linda Charter**/Eric English**

BRAND NEW BUNGALOW
to be built, 1288 sq. ft. with a full walkout basement. Large kitchen, 3 bedrooms, main level. You choose carpet, cupboards if time permits. Lot size 59' x 168' in Grand Valley. MLS. *139,900. Eric English**

DETACHED WITH IN-LAW SUITE
Immaculate raised bungalow. Newly landscaped lawns & fenced yard. Come & see on Bleby Street, Grand Valley. *147,900. MLS. Eric English**

HOT OFF THE PRESS
Beautiful secluded 23 acre property in Caledon offering park like setting. Lovely raised bungalow finished in country flair. Gracious entry, finished lower level with w/o. Ideal for in-law suite. MLS. *450,000. Lorie Williams*

DETACHED WITH WORKSHOP
Renovated detached 1 1/2 storey home on a large lot with fenced yard and workshop in Grand Valley. MLS. *119,900. Eric English**

COUNTRY LIVING
3 Bedroom bungalow with walkout basement on 11.4 acres. Beautiful clear spring fed pond and river. A country home owners dream! MLS *184,900. Heidi Neumann**

IMMACULATE MOBILE HOME
With small down payment. Gorgeous bathroom with skylight in this 1990 Northlander. Spacious kitchen with appliances included. Just spotless. On a leased lot in an all year round park west of Shelburne. MLS. *68,900. Eric English**

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. MLS. *129,900. Eric English**/Linda Charter**

DEVELOPMENT POTENTIAL
Amaranth Township - 160+ acres in the heart of the Township, close to Laurel. MLS. *295,000. Ruth Hamblen*

AIRPORT ROAD & HIGHWAY #89
This property must be sold. Very pretty parcel has a stream flowing through the middle and would make a lovely ranch, hobby farm etc. 40 Acres being sold under power of sale. MLS. *259,900. David Maquire*

MONO TOWNSHIP
Estate lot has been reduced to only *159,000. 3.8 Acre wooded lot on edge of Orangeville. MLS. Bill Bryan*

JUST LISTED!!
87 Acres m/l just 5 minutes west of Shelburne with lots of trees and a potential building site. Vendor will help with financing. MLS. *99,900. Sue Johnston*

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.