

# real estate marketplace

Elmvalle 322-1871  
Penetang 549-2012  
Midland 526-9369



Perkinsfield Office  
526-3771



At the Crossroads — Open 7 days a week

Claude Bingley Bill Cook Dave Finkelman Steve Sharko Philip Goldring Mike Fitzgerald Lazelle Lang Jane Macksey John Swan  
526-4694 361-2354 526-6004 526-4304 526-8806 526-7486 526-6141 526-2368 533-2142

## BEACH AREAS

### 250' OF WATERFRONT

VC / 389 - Six bedroom cottage, located on beautiful Thunder Bay Beach. Excellent boating and swimming. Call John Swan. Bus. 526-3771 or res. 533-2142.

YEAR ROUND COTTAGE - ASKING \$28,500  
VC / 377 - Fronting Balm Beach Road, this spacious frame, 4 bedroom cottage is fully insulated with heavy duty electric heat and large brick fireplace. Requires some panelling to finish. Very close to shops and sand beach. For details call David Finkelman. Bus. 526-3771 or res. 526-6004.

LOOK AT WHAT \$17,700 WILL BUY  
An insulated 2 bedroom cottage at Balm Beach with 2pc washroom. The cottage is in spotless condition and features a nicely treed lot, 80 x 125, containing a new well and stone barbecue. Call Bill Cook. Bus. 526-3771 or res. 361-2354.

BALM BEACH  
VC / 333 - Just reduced by \$10,000, well established cabin business with 12 units and a 3 year old centre hall bungalow with L-shape deck, 2 pc. off largemaster, full basement, roughed in fireplace. Excellent location, potential and financing. Call Lazelle Lang. Bus. 526-3771 or res. 526-6141.

LOW PRICE - CLOSE TO BEACH  
A nicely finished cottage conveniently located 200 feet from good sand beach. If comes furnished, could be starter home. \$23,900. Call Bill Cook. Bus. 526-3771 or res. 361-2354.

BALM BEACH - COMMERCIAL LOT  
Excellent potential for large motel or commercial business at the beach on a corner lot. Here is a real money maker - with all the benefits of year round business. Call Steve Sharko. Bus. 526-3771 or res. 526-4304.

IDEAL COTTAGE LOT  
Located approx. 1 mile south of Balm Beach, this 80 x 150 lot is one of the better values in the beach area. Asking \$10,000. Call Bill Cook. Bus. 526-3771 or res. 361-2354.

CAWAJA BEACH  
VC / 366 - Serviced lot, 90 x 125', only \$12,000. Call John Swan. Bus. 526-3771 or res. 533-2142.

CEDAR PREFAB. IDEAL RETREAT  
A 3 bedroom cottage, 2" cedar plank construction, features 2 pc. washroom, 100 amp hydro and nice 80 x 160' lot on quiet dead-end street. Vendor is prepared to consider all offers. Asking \$26,500. Call Bill Cook. Bus. 526-3771 or res. 361-2354.

SANDY BEACH AREA HOME  
VC / 350 - This beautiful retirement home is at one of Tiny Twp. most beautiful beaches. Full basement, double garage, cedar deck around home and many more features. Call Steve Sharko. Bus. 526-3771 or res. 526-4304.

WAHNEKEWENING BEACH - WATERFRONT  
This cottage is undergoing complete renovations, when completed, will be a beautiful year round vacation or permanent home featuring full foundation, full insulation, new windows, doors, exterior siding, 200 amp hydro, electric heat, 4 pc. bath, custom kitchen, carpet and cushion floor. Located on the finest sand beach on a quiet road, this one will sell quickly. Buy now for June occupancy. Call Bill Cook. Bus. 526-3771 or res. 361-2354.

TEE PEE POINT SPECIAL - CLOSE TO BAY  
VC / 349 - Perfect cottage now or complete winterizing for year round living. Features 3 bedrooms, large living area, community water system. Priced right - call David Finkelman. Bus. 526-3771 or res. 526-6004.

WATERFRONT LOT - BLUEWATER BEACH  
One of the few available in a nice secluded location. Call Bill Cook. Bus. 526-3771 or res. 361-2354.

THUNDER BAY  
M / 466 - Permanent home, 3 bedrooms, large sunporch, completely furnished. Only 10 years old. \$5,000 down. Call John Swan, bus. 526-3771 or res. 533-2142.

### TRIPLE BAY

VC / 359 - Asking \$39,900 - New 3 bedroom home with sundeck, family kitchen, unfinished family room with walk-out. Franklin fireplace. Excellent location. Call Lazelle Lang. Bus. 526-3771 or res. 526-6141.

BALM BEACH AREA - \$39,900  
VC / 373 - Cottage built like a year-round home with fireplace, garage, full service with all the conveniences and all on a large lot that is hard to find in this area of the beach. Call Steve Sharko. Bus. 526-3771 or res. 526-4304.

BALM BEACH HOME - LARGE LOT  
This superbly built home features full foundation, oil furnace, excellent insulation, 3 pc. bathroom, air conditioning and is located on a large 75 x 250 lot with large trees, sleeping cabin, good well and septic and tasteful landscaping. Call Bill Cook. Bus. 526-3771 or res. 361-2354.

ARDMORE BEACH  
VC / 373 - Immediate possession of this attractive 3 bedroom home, sliding doors to large deck, open fireplace. Modern 4 pc. with vanity. Large lot and garage. Ask for Lazelle Lang. Bus. 526-3771 or res. 526-6141.

THUNDER BAY BEACH  
Located only steps from finest sand beach, this cottage is great value. Features 3 bedrooms, 4 pc. bath, stone fireplace, insulation and completely furnished including many pieces of new rustic pine furniture. This one will be snapped up quickly, the price is only \$27,900. Call Bill Cook. Bus. 526-3771 or res. 361-2354.

OSSOSSANE BEACH - \$21,500  
VC / 378 - Winterized cottage or bachelor pad for those who hate paying rent. Right at the beach for an evening dip after a hard day. Call Steve Sharko. Bus. 526-3771 or res. 526-4304.

COMFORTABLE BEACHFRONT COTTAGE  
This cottage is located on excellent sand beach and offers 3 large bedrooms, 3 pc bath, stone fireplace with heater. The cottage is well insulated and has electric heat. Could be really good year round home. Call Bill Cook. Bus. 526-3771 or res. 361-2354.

BALM BEACH - ONLY \$69,900  
VC / 385 - Immediate possession. Excellent location at waterfront. Modern and attractive, 3 bedroom, living quarters, plus well established store and cabins. Call Lazelle Lang. Bus. 526-3771 or res. 526-6141.

WYMBOLWOOD BEACH - WATERFRONT  
VC / 387 - Beautiful 3 bedroom waterfront cottage, completely furnished. Pure sand beach and surrounded by trees. Call Steve Sharko. Bus. 526-3771 or res. 526-4304.

SECLUDED COTTAGE CLOSE TO BEACH  
VC / 369 - Good size 2 bedroom cottage on a 108 x 120' lot, all conveniences, plus the safety and quiet of a private road. Ready to enjoy now - try your offer today. Please call David Finkelman. Bus. 526-3771 or res. 526-6004.

GEORGIAN HIGHLANDS  
VC / 343 - Large freed lot with a 3 bedroom unfinished cottage. Must sell, has transferred to Montreal. Call Steve Sharko. Bus. 526-3771 or res. 526-4304.

FOR THE DISCRIMINATING BUYER  
VC / 386 - Modern architecture. You owe it to yourself and your family to experience this spacious custom built home designed for today's lifestyle. Features view of Bay from balcony and deck. 3 extra large bedrooms, broadloom throughout, central living room with fireplace and sliding glass doors. Full basement with rec room and office. The 130 x 120' lot is wooded and includes combination shop and double garage - fully insulated and heated. For an appointment to inspect this unusual home call David Finkelman. Bus. 526-3771 or res. 526-6004.

THUNDER BAY BEACH  
VC / 335 - 32 acres of sugar bush, stream, privacy and close to water. You just have to go for a walk in it and feel the closeness to nature. Call Steve Sharko. Bus. 526-3771 or res. 526-4304.

CAWAJA BEACH  
VC / 367 - Large living room - 3 bedrooms, 4 year old home only \$39,900. Call John Swan. Bus. 526-3771 or res. 361-2354.

PORT SEVERN - HONEY HARBOUR  
VC / 342 - Older home on 7 1/2 acres lot on Honey Harbour Road. Across from Golf course and future community centre. Super retirement home. Call Steve Sharko. Bus. 526-3771 or res. 526-4304.

BALM BEACH  
VC / 376 - Only \$29,900 - move right into this immaculate, cedar lined 3 bedroom home. Good well. Call Lazelle Lang. Bus. 526-3771 or res. 526-6141.

THUNDER BAY BEACH  
VC / 336 - Large lot in prime beach area. Build a permanent home or cottage. Call Steve Sharko. Bus. 526-3771 or res. 526-4304.

## TINY TOWNSHIP

AT THE CROSSROADS OF TINY - \$35,900  
VC / 372 - Large 3 bedroom home on a 100 x 175 foot lot, close to Midland. Full basement, 12 x 17 kitchen, large 14 x 30 attached garage, work area, and above all, nothing to do but move in. Call Steve Sharko. Bus. 526-3771 or res. 526-4304.

75 ACRES  
VC / 324 - Close to town, Excellent potential. Try an offer. Call John Swan. Bus. 526-3771 or res. 533-2142.

SUPER STARTER  
M / 334 - This large starter or retirement home is available but only for a short time. 100 x 200' lot in the country. Large work shop for the handyman, large basement, large kitchen and many more features. A real buy at \$28,500. Call Steve Sharko. Bus. 526-3771 or res. 526-4304.

## MIDLAND

TRIPLEX  
VC / 380 - Located in Midland, immaculate setting - 3 renovated apartments, monthly income \$550. Low down payment. Call John Swan. Bus. 526-3771 or res. 533-2142.

HUGEL HEIGHTS  
Beautiful split entrance home completely decorated, finished family room, den or 4th bedroom, full basement completely wired with lots of outlets. Call Steve Sharko. Bus. 526-3771 or res. 526-4304.

ATTRACTIVE COLONIAL STYLE HOME  
A family size, 2 storey home with 4 bedrooms, large eat-in kitchen, separate dining room, 2-2 pc and 4 pc. bathroom, newly finished rec room. This spotless home must be seen to be appreciated. Other features include attached garage with walk-in, forced air gas furnace and 6-3/4 per cent mortgage. Call Bill Cook. Bus. 526-3771 or res. 361-2354.

DOWN TOWN MIDLAND  
VC / 381 - \$28,900. Priced right for this beautiful home near downtown shopping, view of Midland Bay and shaded by trees. Ideal for retirement home or as a starter. Call Steve Sharko. Bus. 526-3771 or res. 526-4304.

## INCOME AND INVESTMENT PROPERTIES

SUMMER STORE AND VERY ATTRACTIVE HOME  
Located close to a popular beach, this commercial property has great potential. Combined is a large 1170 sq. foot home with fireplace, 4 pc. bath, laundry area, 3 bedrooms, patio doors and sun deck. The store is equipped, air conditioned and is summer post office. The building is electrically heated and located on large 105 x 150 lot. Call Bill Cook. Bus. 526-3771 or res. 361-2354.

OUTSTANDING BUSINESS OPPORTUNITY  
A very successful year round grocery-variety store located in bush beach area with a large permanent population. The 1,000 sq. foot store is fully equipped and air conditioned, also there are 2 complete 3 bedroom apartments attached. Inspect this property and you will agree this is one of the best commercial properties available. Call Bill Cook. Bus. 526-3771 or res. 361-2354.

OPEN HOUSE - MAY 23rd - 1-4 p.m.  
WYMBOLWOOD BEACH WATERFRONT  
Located in North Wymbolwood, this insulated cottage with 3 bedrooms and 3 pc. bath is located on a nicely landscaped lot fronting on the finest sand beach in the area. With many pine trees and lawn and patio back and front, this is a very desirable property.

Mobile home, Port Severn - 12 x 64 ft., three bedrooms. Price \$10,500. Terms. Phone 538-2675.

Elmvalle. For sale or rent. Modern 3 bedroom bungalow with double garage, fireplace, and 8 acres of land. Located on Hwy 92. For further information call Mario at 737-1211 or 726-5751 Virgo Realty Ltd.

One year old three bedroom brick bungalow, attached garage. Port McNicoll. \$34,500. Call 534-3317.

Large residential lot 170 x 250 on Hwy 92 1 1/2 miles west of Elmvalle. Phone 322-1188.

Open House - Woodland Beach Subdivision. Saturday and Sunday, May 22, 23 from 1 to 4 p.m. Presenting Commendable Custom Built Homes for your viewing. Many deluxe features - broadloom throughout, custom built kitchen cabinets, total electric living, rough in fireplace, full basement, and other outstanding features. Follow Hwy 92 from Elmvalle towards Wasaga Beach, turn right on Simcoe County Road 29, watch for Open House signs. Or call Carol evenings 429-3718.

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R. CHOLKAN & CO. LTD.

Specialists in Residential and Cottage Property  
341 King St., Midland 526-8443

## THE HOUSE OF THE WEEK



Large 130 x 111 ft. lot, 3 bedrooms, 4 pc. bath, finished basement, close to schools.

Rudolf Herrmann 526-6461  
Doug White 534-7615  
Yvette Marchand 526-4708

Harry Hagedorn 549-8248  
Laurie Gendron 756-2475  
Jack Pettigrew, Mgr. 526-7353

1384 RESIDENTIAL AREA  
Close to Bayview School, well wooded, 100 x 200 ft. lot, 4 bedrooms, 2 baths, double garage, ideal family home.

1354 FRONTAGE ON HWY. 12  
Close to Sturgeon River, 176 x 234 ft., level lot, 2 bedroom bungalow, 4 pc. bath. Make an offer.

1227 TOWN - COUNTRY BUNGALOW  
Spic and span 4 bedrooms, rec room, garage, double paved drive, beautiful corner lot, an outstanding property to own.

1368 COUNTRY HOME  
Good buy for handyman, brick home with one acre land, partly remodelled. \$29,900.00.

1303 DUPLEX AND BUSINESS  
Total annual income approx. \$8,000.00. Ideal for retired person, close to downtown. Main building recently remodelled.

1396 BEAUTIFUL GEORGIAN BAY WATERFRONT  
Honey Harbour - Log 3 bedroom waterfront home, electrical wall heaters, on nicely 90' x 200' freed lot, sandy beach, well priced, cash to good mortgage.

1315 MUSKOKA WATERFRONT  
On Little Go Home Bay, 582' x 640' over 6 acres, partly wooded, water access to Georgian Bay, asking \$30,000.00.

1314 CLOSE TO DOWNTOWN  
Storey and half brick, excellent condition, large kitchen, 3 bedrooms, 3 pc. bath, 62 x 150 ft. lot, only \$32,900.00.

1255 BRICK RANCHER - CHOICE HIGHLAND  
Spacious 3 bedroom bungalow, rec room, large sundeck, beautiful 1 1/2 acres land.

1264 COUNTRY BUNGALOW UNDER CONSTRUCTION  
Make your move into this beautiful 4 bedroom Tudor style split entry bungalow, electrically heated, on 1 1/2 acres of land, located near Penetang and right behind new Provincial Park on Geo. Bay.

1337 FACING SUNDOWN  
Waterfront two bedroom home, 100 ft. sandy beach, a very lively place. \$48,200.00.

1266 GORGEOUS SIGHT  
Lots underground cable, paved roads. Size varies from 100 to 140 ft. frontage. Reasonably priced.

1321 VACANT LAND  
\$32,800.00 for 20 acres more or less, on your way to Thunder Bay Beach. About 800 ft. of frontage on main road.

## ACREAGES - TAY TWP.

1347 - 25 Acres with creek partly cleared on Hwy. intersection.  
1318-25 acres ravine lot, view over Georgian Bay with new barn.  
1117 - 88 acres rolling land, partly clear, good fields with barn, farmhouse, garage, tractor and equipment.

- For complete Real Estate Services call R. Cholkan & Co. Ltd. 526-8443.
- 18 Offices in Ontario. Members of the Toronto and Midland Real Estate Boards.
- For Listing, Selling, Appraising and arranging of Mortgages, we have experienced consultants to assist you.

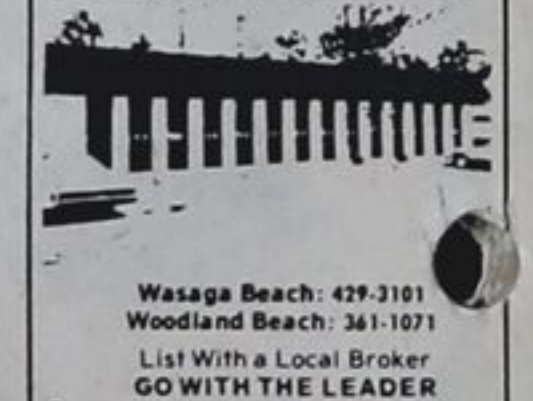
E. D. LANGEVIN  
Real Estate Ltd.  
WASAGA BEACH

WOODLAND BEACH - new home of brick construction, 3 bedrooms, family room, fireplace, attached garage, electric heat. Large landscaped lot measuring 90 x 199' with stream running through. Easy walk to beach. Area of new homes. Asking \$54,900. C-3319

WITH A LITTLE WORK - you can have a beautiful year round retreat. This cottage is situated in a quiet area, very close to the beach and includes 4 bedrooms, 3 pc. washroom, and is insulated. Of you want a small project here it is for the asking price of \$22,000. C-3320

A COZY SPOT IS THIS - cottage which is located on a quiet, private street and features 3 bedrooms, well furnished, electric heat completely winterized, and has a drilled well. Landscaped lot measuring 60 x 250. A good investment for the asking price of \$34,000. C-3325.

LIST WITH US! TRY OUR "CO-OP SELLING SERVICES"



Why should you have to make all of that mortgage payment?  
Why not look into owning a duplex? Live in comfort upstairs with your own private entrance and let the main floor collect \$165. per month in rent toward your mortgage. Call Tom for further details 361-2171 or 429-3057.

**WALTER DEAN REAL ESTATE LIMITED**  
COLDWATER 835-3110  
MIDLAND 526-4211

28 ACRES AND RIVER  
High, scenic acreage near Victoria Harbour, with the Sturgeon River flowing through on its way to Georgian Bay. Only \$32,000. Please hurry. Call Thomas Dean 835-3110

835-3110

**MUTTART HOMES**

Choose from over 38 floor plans in 2-storey, split-level or ranch style, with 2, 3 or 4 bedrooms. There's no down payment and a Muttart mortgage can be repaid in 15 years. All you need is your own lot and you can build your home quickly and easily from complete, simple instructions supplied. Don't delay! Ask for your FREE BROCHURE today! Write, phone or visit...

No. 28 Hwy. (P.O. Box 534), Peterborough Phone (705) 743-4472 (Collect) Ask for Mr. Don Brisbin

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**GEORGE MARSHALL**  
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Open Wednesday, Thursday & Friday Evenings  
till 8 p.m. After hours please call

Jim Adamson 526-4524	Gildore Sauve 526-8566
Joan McDonald 534-7891	Agnes Marshall 526-6183
Jim Ellis 526-9483	George Marshall 526-6183

Member of Midland-Penetang Real Estate Board

**REDUCED IN PRICE**  
Owner is anxious. Immed. possession. Very neat and clean home, central, 2 bedrooms and bath on main floor. 1 large finished room up. Lovely winterized sunroom. Double paved drive. Hot water heating. Low down payment.

**EVERTON DRIVE**  
Large bungalow on lot overlooking the Bay, 4 bdrs, 2 baths, rec. rm. w / wet bar, walk out basement. Dble garage, paved drive. Mortg. 10 per cent. Owner transf. Reduced in price.

**GLEN EAGLES CRESC.**  
Side split in immac. condition. 3 bedrooms, recreation room. Garage paved drive. Lot fully landscaped. Low interest rate on mortgage.

**HUGEL AVE.**  
Close to school. Lovely brick bungalow. Fireplace in liv. rm. sep. din. rm. 4 bdrs. family rm. and recreation rm. Covered sundeck 12 x 18. 2.4 pc. baths.

**BRICK - 4 levels**  
Nice side split, 4 bdrs. 1 1/2 baths, recreation rm. w / bar. Nice large lot. Mortg. 9 1/4 per cent.

**THUNDER BAY**  
Original log cottage, 2 bdrs. mod. kit. 3 pc. bath, fully brdm. plus extra lots. Close to Bay. Open to offers.

**WATERFRONT**  
Year round home on large lot. 120 ft. dock. Fireplace in liv. rm. 3 bdrs. 2 baths. Sundeck 14 x 27. Cabin on property w / 2 pc. bath.

**ISLAND**  
1 acre with a good furnished 3 bedroom cottage. Close to Honey Harbour.

We are Exclusive Agents for Pyramid sect. homes at Smiths Park. Priced from \$18,500. and up. Good financing.

2 serviced lots in town. 9th. and Montreal street.  
Grandview Beach, bldg. lot, \$3,900.00.

**FOR RENT**  
3 bedroom house and also 1 bedroom apt. References required.