with an all-northern or

all-western exposure can

testify to the unrelieved

winter and the ac-

other in summer. The

free-standing house

fortunately has four

exposures, and here the

only problem is to face

the various rooms toward

the desired compass

In the existing house,

little can be done about

changing the orientation,

short of changing room

functions. Shade in the

form of roof overhang,

awnings, and trees may

be obtained for rooms

as a fountain pen must enormously. There will houses, and the question buyer, construction of inevitable. hazards of malcon-bathroom tiles, faulty for serious thought.

Orientation of the house

to sun can be important

written about the device just outside the popular during daylight the family off on

time. Moderate to high very latest in kitchen and storm windows, awnings, houses.

A great deal has been tree or other shielding rooms are generally not spark appetites or start mistakes. You don't have optimism in assessing the orientation of the house to window helps enormously hours. A northern ex-cheerful note each else's!"

house, new or used, must the average home seller be judged on its in- usually strike the buyer hand car lot, and not long interior possesses.

The new house, as struction and malfunc- drainage, scratchy paint Remember, too, that initial expenses for water and sewer lines, unknown quantity until discussed here, means tion. A reputable builder, jobs, leaking windows, developments are often finishing touches from and public tran-you live with them. You raw, treeless, and un- window screens to garden sportation, recreational, can, however, generally before. As anyone who Miami five minutes after New houses are likely, paved for quite a while; and outdoor living im- and medical facilities. count on the neighbors in has ever bought so much you move in, helps too, to be subdivision and if you are an early provements are Trees and shrubbery are an older neighborhood know, all new mer- inevitably be "bugs" in a of whether you will like other houses will be going On the other hand, the appearance and shading heterogeneous than those chandise carries certain new house-loose development living is one on around you for some new house provides the the property. Screens, in a subdivision of new

bathroom equipment, and fences, and some im- Obsolescence and in heating, plumbing, and proved outdoor living depreciation due to (1) wiring facilities; too, facilities are usually physical age of the design tends to be more present. The house itself structure, (2) inferior family-oriented, more is seasoned-ceiling construction, (3) lack of informal, than in houses cracks, warped doors, modernity in kitchen and of the past. In decorating, chipped paint are all in bathroom facilities, and

houses do exist, a credit automatically equate furnishings, wallpaper, newness with value. A and window hangings of to the farsightedness of

dividual merits. The new as either dreary or Unlike wines, there are house very soon becomes garish, too bland or ut- no vintage years for the used house-and what terly bizarre, and do houses. You can tell the then? Like Detroit's tail- much to detract from good from the bad only by fin auto, must it be rather than to exaggerate careful scrutiny of each condemned to the second- whatever merits the house. It is true that prices for used house are after to the junk heap? It has been said that flexible, whereas prices

Hardly. The used house buying a used house gives for new houses generally can be a source of you a chance to know in are not. However, this steadily increasing value advance what your neigh- factor alone is no over a period of many bors will be like. This is guarantee that you will years. The older house is not exactly true. Neigh- get a better buy on a used usually located in a stable bors, like marriage and house-although, armed tax area with schools, business partners, are with the proper inlibraries, paved streets, unfortunately an formation, you should!

Tudor with molded stone trim around doorway at left, diamondpaned windows, tall protruding chimney pots, and stone facing.

(2) Bedrooms, unless traditional for certainthat receive too much sun they are used extensively kinds of study and work or those that suffer from during the day for areas, particularly arheat due to late-day sun children's play or study tists' quarters, for a north exposure, particularly in or for adults' sewing, light is the most reading, and the like, sistent and produces the The purchaser of a new need not face south. An least glare. house often has a decided eastern exposure brings For the buyer of the advantagee in being able the morning sun, existing house, much of

the sun. In the north build up late-day heat in a it seems. As suggested considered preferable for making it uncomfortable devices as well as arthe house to be placed on during the early evening tificial lighting and received by rooms facing

awnings can further reduce the infiltration of solar heat in rooms facing However, since all rooms cannot probably should not face in a single direction no matter how favorable, what are some of the best orientations for given hand, the recreation or in the way of pleasurable playroom in which viewing. Nor will the (1) Kitchens and dining children are active during dining bay that faces east the day almost demands a but brings along with the

areas are pleasant at breakfast time when they face east. A northern kitchen will receive almost no sun at all and may require artificial lighting throughout the day. Probably the poorest orientation for a kitchen is west. Late afternoon sun will heat the room just at that time of day when dinner preparations are getting under way, making the kitchen most uncomfortable to work in in summer. A large shade

in a southerly direction.

to choose the site of his welcomed by all but late the foregoing may be MORTGAGING REALTOR home, and hence its risers. A western ex- unattainable. This is not posure, however, will always the serious matter its lot so that as many hours unless a specific creased heating facilities rooms as possible face cooling device is used. It can compensate for south. Thus, in winfer, the is best to avoid western unsatisfactory orienexposures for rooms in tation to the sun. In some and warmth throughout which young children cases, room functions

must be put to bed early. may even be switched. day. In summer, when the Northern exposures are Even for the buyer who - generally quite ac- has a choice of site, ceptable for bedrooms, proper orientation of the parcitularly if they are house to the sun's path usee principally for may not be the most important or even the (3) The preferred most desirable factor. orientations for living Orientation should also be rooms, recreation rooms, determined by view, studies, and dens are location of street and chiefly dependent on the noise areas, the direction uses to which these rooms of the prevailing winds. are put. The living room For example, the picture that is little used during window that faces south the daylight hours can but onto a thoroughfare well afford a northern or that carries an unceasing possibly even a western stream of vehicular exposure. On the other traffic will provide little

> Try the classified marketplace

southern exposure. This morning sunshine a view

is one of the reasons why of a neighbor's unkept

basement recreation backyard do much to

## CARNEYS

Wasaga Beach Woodland Beach

temperate zone, it is bedroom in summer, cooling and shading 3 Bedroom Home-\$12,900 Full Price

3 bedroom El Monte Mobile Home, set amongst the beautiful trees of Shady Acres at Orr Lake. Call now on this opportunity.

Starting Out or Slowing Down?

Either way, this 2 bedroom modular home will suit your needs to a T. Can be sold completely furnished or unfurnished. With a downpayment as low as \$3,900 you can have the lifestyle you

140 ft. of private sandy beachfront, 4 bedroom cottage on high setting. Sundeck and boathouse \$79,900, good financing.

Large 3 bedroom home, over 2,200 sq. ft. of living space with large rec. room, patio, fireplace, garage. Located on Woodland Drive close to the beach. Asking only \$53,900. Call for an appointment today.

Wymbolwood Beach

See the beautiful Viceroy home located on large treed corner lot-town water on year round road. Asking only \$39,900 with terms available. Call today for more information.

3 acre, excellent building lot. Lovely mature trees-reduced to \$22,500. Short drive to shopping areas and beach. 10 percent financing. 7-79.

Ranch Style 3 Bedroom Home

Suburban setting on large landscaped lot-Extras? Range, fridge, washer, dryer, broadloom, tower, rotor, color head, barbeque-2 car garage. Located between Barrie and Midland - Asking \$53,900 - Make an offer with 10 per cent down!

322-3131 Tom Fulmer Don Rumble 322-3131 Don Beardsall 322-2617 Yola Miandro 429-3545

4 bedroom ranch type—400 ft. on Highway 27, by 270 ft. - Almost 21/2 acres. Reduced from \$69,500—a good buy—13 miles to Barrie—3 miles to Elmvale.

3 bedroom, 6 yr. old bungalow-was originally \$47,000 now \$39,900—full basement. Close to shops and post office. This is a nice home-open to offers-Don't wait!

3 Acres on Corner

Nicely wooded with mature hardwood, 312 ft. on Highway 27-Just north of Elmvale, with a lovely countryside view. \$3,000 down will handle. Try an offer!

1 Acre-Wooded

Paved driveway - 1,400 sq. ft.-1 storey brickbeautiful condition. Large rec. room with fireplace-3 bedrooms, 1,200 sq. ft. detached, heated workshop. 322-3131 for more details. 7-151

Three Bedroom Ranch Bungalow Elec. heat-wooded lot 90x150 ft. Asking \$53,000—a lovely home—Take a look!

Pravacy Indeed!

\$55,000-100 acres of recreational propertycovered with mature bush. Located on Conc. 7, Flos, West of Sideroad 20.

Some of the Best Land in Flos Township \$115,000—100 acres with 10-room brick house and huge barn-good, productive land in Flos Twp., Conc. 6 at Sideroad 20.

100 Acres in Tiny Twp. on County Road 29, Conc. 2 Good brick and stucco 3 bedroom house, large solid barn and drive shed—listed at \$110,000.7-111

Convenient, Comfortable and Productive

322-1283 Dave Roy Charlie Shaw 322-1253 **Bob Storey** 322-2400

## 7453.

for information call the Listing Office

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526-7355 Norm Burke 549-8845 Paul Cadieux Vivian Kirkup 534-7865 John Toole

534-7294 Lazelle Lang 526-9465 Bill Cook 1. M-671 PARADISE POINT-SUMMER

COTTAGE Now is the time to buy this beautiful little spick and span 2 bedroom cottage, nice lot 60x187. All furnishings included. Try your offer, asking \$16,500. Owner will hold mortgage if necessary. 2. M-672 MIDLAND POINT Custom 3 bedroom bungalow. Features fireplace

in living room, separate dining room, main floor laundry room, wooded landscaped lot 105x178 with access to water. Asking \$47,900. 3. MLS no. 9 \$5,000 DOWN TO ONE MORTGAGE Year round home in prestigeous Thunder Bay Beach area. Four bedrooms. Two baths, fireplace. Furnished. Large well treed lot. Access to Georgian Bay only 100 feet away. Full price only \$41,900 with terms to suit. 4. MLS no. 37 EXECUTIVE HOME COUNTRY

LIVING, 5 MINUTES FROM MDILAND This beautifully decorated home features-4 large bedrooms, spacious games room, 2 baths. Built on large lot. Circular drive. Separate dining area. Over 2500 ft. of living area. Immediate possession. Owner is transferred.

5. M-640 465 YONGE STREET Ideal location close to downtown and shopping. Excellent older brick home features large rooms, formal dining room, newly decorated. Asking only \$43,900.

6. M-634 174 SIXTH ST. MIDLAND Good home for \$26,900. 3 bedrooms, new 4 pc.

bathroom, nice kitchen. Recently redecorated. 7. M-639 SILVERBIRCH LAND-OFF REI COURT

Brand new bungalow and side-split being built. Buy now when you can still choose your own carpet and colours.

8. MLS no. 160 SPACIOUS 4 LEVEL

In a desirable residential location on a mature treed lot. Oversized kitchen, 3 bedrooms, (Master ensuite with balcony) 3 baths, study, family room with open stone fireplace, games room. Many extras.

9. M-643 FAMILY HOME IN COUNTRY-31/2 ACRES

New custom five bedroom home near Vasey. Features include 2 fireplaces, recreation room 29x12, sewing room, mud room, central vacuum system, and built in Range and Oven. Must be

10. M-676 CENTRAL LOCATION

Elmvale

Carl Davis

Arnold Linssen

John Archer

Brick, 3 bedroom home. Close to downtown. Excellent condition throughout on nice level lot 59x175. Priced to sell.

BEST AUTUMN VALUE

361-1235

526-4304

VC / 494-This immaculate 4 bedroom, 3 bathroom home with finished rec room is a super value. Immediate possession, excellent financing and only \$5,000. down.

Philip Goldring

Claude Bingley

Stephen Lowes

361-1216

526-4694

Manager

GOOD STARTER HOME

M-667-A 3 bedroom home with full high basement on a quiet street in Midland. Included are good stove and fridge, freezer, washer and dryer. Asking \$ 28,900.

VC / 470-If you're turned on with large, older homes, this is the one for you! Main floor features living room with fireplace, separate dining room, family room, and large, bright kitchen. Upstairs there are 4 bedrooms, 3 pc. bath and plenty of closets. Full attic and full basement. Asking \$45,000.

HOUSE WITH ACREAGE

VC / 491-An older farm house needing renovation on 4.3 acres with good well. Vendor will hold mortgage. Asking \$23,500.

BETWEEN LAFONTAINE & PENETANG

VC / 450 - Recently built, good bri brick home on 3/4 acre. Features included oversized master bedroom with walk-in closet and 2 pc. bathroom ensuite, broadloom, full high basement with separate entrance, family size kitchen with eating island and loads of cupboards. Act quickly and be living in the country by Christmas.

PRESTIGE HOME VC / 485—A very desirable 4 bedroom home only 10 years old with acreage. Features include large kitchen that will seat the whole family, party size family room, 2 fireplaces, radiant electric heat and tall hardwood trees.

LOOKING FOR AN INVESTMENT? VC / 473-A 55 acre parcel fronting on County Rd. 25 near Perkinsfield. Excellent potential.

ATTENTION AUTO MECHANICS VC / 446—Is most of the money you are making ending up in someone else's pocket? Here is an opportunity to be in business for yourself. A service station, garage, convenience store and very attractive living quarters all combined in a

MLS—This is your last opportunity to buy this home in Perkinsfield. The lot is large—the price is right. Low monthly cost for utilities and taxes plus an opportunity already there for an added income if you want it. Call us about this home now before it's too late.

322-2423

361-2805 NOCHARGE VCE181 To look at this 2-storey, 3 bedroom home on a double lot. Has been remodelled inside.

2018 for further information. LOOK AND BUY MLS / 76 3-bedroom bungalow with full basement. Fieldstone fireplace, carpet, rec.

room, den, heated workshop. Waverley area. Call Elmvale office 322-2018. FRESHAIR

VCE-190 47-acre farm located near Vasey. Mostly cleared land, 3-bedroom, 2-storey home nicely decorated. Large barn in good condition, suitable for horses. Owner must sell-try your offer. Call Elmvale office 322-2018. DREAM NO MORE

VCE158 Do you enjoy being out in the fresh air? Here's your opportunity to do just that, PLUS, become your own boss. Come view this nicely treed, 50-acre trailer park near Elmvale. It could be the one for you. Call Elmvale office 322-2018.

pletely renovated, only one block from the finest sandy beach, 75x200' lot, year round access. Asking \$27,900. Open to offers.

P/346—See this authentic cedar log home, located near Thunder Bay. Features living room and dining room combination, 2 bdrms., kitchen, 3 pc. bath. Situated on a 100x273' lot. Immed. possession. Asking \$57,500.

Penetanguishene

Bernard Mailloux Dave Finkelman Al Leroux - Manager

526-6004

PENETANG

Ken Mackie

\$1,200 DOWN-NEW 3 BEDROOM HOMES 4 pc. bath, electric heat and broadloom. 3 models to choose from-starting at \$31,995.

JEFFERY STREET MLS/169/76-2 bdrms., bungalow, features large kitchen, 4 pc. bath, full basement, F.A.O. furnace, only 2 yrs. old; located in prime location close to shopping and schools. Asking \$32,500.

PENETANG OUTSKIRTS P / 340-11/2 storey, 4 bdrm. stucco home; large basement and kitchen, rec. room, large lot. Asking \$32,900.

NEW HOMES MLS / 76—Quality constructed executive style homes. From 3 to 4 bdrms., basements, finished rec. room, dens, laundry area, single or double garages. Large treed lots, completely serviced paved roads. From \$53,900. One 101/2 per cent

COUNTRY LIVING

See this executive 3 bdrm. 2 storey home. Featuring 20x22 elevated living room, 8' patio doors onto large sundeck. 2 bathrooms, cathedral ceilings, double garage, full high basement, professionally landscaped. Insulation level higher then Hydro standards. Asking

PENETANG OUTSKIRTS

P/351-Large 2 storey, 6 bdrm. home. Featuring farm size kitchen, 3/4 basement, 11/2 acre lot with 210' of frontage. Asking \$33,000. Vendor will hold 10 per cent mort.

BUSINESS AND HOME MLS / 275 / 76-5 bdrm. home plus 2 Bay auto repair garage (60'x30') with gas pumps, etc.good situation for auto repair, snowmobile sales and service, body shop, etc.-\$5,000. down to qualified Purchaser. Asking \$44,900 .- must be

VACANT LAND-RANGING FROM 6 ACRES TO 200 ACRES

Parcels, building lots and acreage. Zoned commercial, agricultural and residential ONLY 4 MILES FROM PENETANG

MLS / 105 / 76—See this large 2600 sq. foot back split home. Panoramic view of Georgian Bay. Beautifully landscaped lot. Many extras included. Asking \$68,500. GOOD WORKING FARM WITH LARGE

MLS / 123 / 76 — 45 acres of good farm land in Lafontaine plus large home, a well kept, 2 storey barn, 40x60', plus sheds, etc., good fences and wells. Will consider selling house and 7 acres separate from balance-make an offer. Asking

price for total package is \$75,900. PERKINSFIELD HOME-REDUCED TO

MLS / 124 / 76—See this 4 bdrm. brick bungalow with all aluminum soffitts and facia boards, on 11/2 acre lot, features large kitchen and living room, 14x38' rec. room, large laundry room, root cellar, 26x28' garage with double paved drive. Drilled well and many other extras.

CONC. 14-BELLE EAU CLAIRE

P/348-Close to beach, well constructed cedar log home by Pan-A-Bode. 40' deck, drilled well, custom fireplace, full electric heat, 3 bdrms. Large wooded lot, very close to sand beach. Good seasonal or year-round home. Asking \$49,900. MLS / 188 / 76-100 acre working farm near Vasey. Featuring large brick Victorian style farmhouse, 3 barns, drive shed, situated on paved road. 80 acres workable, 20 acres mixed bush. Excellent water supply. Immed. possession. Good fiancing. Asking \$120,000. GEORGIAN SANDS

P / 350—Excellent wooded building lot, secluded cottage setting. Good value at \$8,000.

49 ACRES-3 MILES FROM PENETANG MLS / 288 / 76—Lovely view, paved roads, school bus, two trout ponds. Private setting for executive home. Asking \$49,900.

PENETANG BAY P/334-Gorgeous 3 bdrm. custom built bungalow on 100' waterfront lot. 48' living room, fieldstone fireplace, 2 baths, all quality broadloom and panelling throughout, electric heating, wrap around sundeck, docks and many extra features. Asking \$79,000. Good terms.

FARLANE LAKE MLS / 129 / 76-210' of beautiful sandy beach along with a 4 bdrm. furnished cottage. Excellent swimming and boating. Only \$42,900.

**Gord Touet** Reg. Archer Frank Powell

prime location.

322-2962 322-1999 322-3144

LOOK NOW!!

VCE-183 4-bedroom home in Elmvale, Prime location close to shopping. Elect. heat, full insulated basement, patio, sundeck and attached garage—reduced to \$49,900, for quick sale, Call Elmvale office 322-2018.

BEACH AREA

VCE-196 2-storey home (or summer resident) on a quiet year round street at Woodland Beach. Block and frame construction with angle stone front and aluminum siding. This home features 3 bedrooms, 2 baths and L-shaped kitchen-diningliving room. Direct access to sand beach. View this one now. Owner anxious. Call Elmvale office

WASAGA LOCATION MLS 3-bedroom, brick home with a full basement, recreation room, with brick fireplace. Asking only \$34,500. Located near Sunnidale Road. Call Elmvale office 322-2018.

PRIME LOCATION VCE-191 One acre commercial lot, near Elmvale with a large brick home. Ideal location for almost any venture. Enquire for further details. Call Elmvale office 322-2018. COUNTRY BONUS

VCE-195 Attractive 3 bedroom home on over one acre of land. This well-kept home features extra large kitchen-dining area, separate living room, aluminum siding, mini-barn suitable for a pony and a newly drilled well. Private setting. Call now to view this one. Call Elmvale office 322Located at Waverley. Call Elmvale office 322-

WAHNEKEWANING BEACH MLS / 104 / 76-See this 3 bdrm. home com-

CEDAR LOG HOME