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Midland 526-9369
Penetang 549-2012

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No arranging fees or other hidden charges

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First mortgages at 10 1/2 per cent up to 90 per cent of the purchase price of your home.
We purchase "vendor take Back" mortgages at best possible rates.
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Frank Wristen
P.O. Box 384 Real Estate Limited
526-4242 527 Bay St., Midland
MEMBER OF MIDLAND PENETANG DISTRICT REAL ESTATE BOARD

Coldwater 835-3110
WALTER DEAN REAL ESTATE LIMITED
NO SMOG
\$43,500.00 - new 3 bedroom brick bungalow full basement only 10 miles west of Orillia.
SMALL LOT, BIG HOUSE
4 bedroom bungalow, near downtown Orillia and only \$29,000.00 - zoned Commercial.
ACREAGE - MEDONTE TOWNSHIP
18 Acres - Concession 9 - \$25,000.00.
49 Acres - Mount St. Louis - \$37,500.00.
8 Acres - Mini farm with a 4 bedroom bungalow - \$55,000.00.
100 Acre farm - 90 acres workable, 5 bedroom farm house and large barn - \$89,000.00.
CALL TOMOR BARB ADAMSON - 705 - 835-2323.
"STARTING UP OR SLOWING DOWN"
This cute little house on a quiet street in Coldwater. 58' x 176' lot. This beats apartment living. Asking price \$24,900.00. Call Marie Plue - Evenings 686-7459 or Office 686-7800.
"THIS OWNER'S NOT GREEDY"
He wants to sell promptly. 1 1/2 storey immaculate home on a 66' x 165' lot in Waubesa. Must be seen to be appreciated. \$25,900.00. Give us a call.
Call Marie Plue or Thomas Dean - Office 686-7800 or 835-3110.
WALTER DEAN

SERVICES

When the time comes in your family
There is one man you should see and rely upon, the man in your community allowed to sell the most respected name in monuments, the world over...
SANDERSON
Michael J. Stone 322-2732 Elmvalle
Julien Beausoleil 84 Poyntz St. Penetanguishene
Frank Doherty District Sales Manager 526-2924 Midland

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TANNERS BEACH
A delightful little 2 bedroom cottage on a private road less than a minutes walk from a private beach. Large living room with Franklin fireplace for coziness on rainy days. An ideal summer place for only \$24,500. MLS 417 Wayne Parker.
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SERVICES

Painting and paper hanging, will do home repairs and windows cleaning. Free estimates. Andy 322-2985.
Typewriter and Adder repair for home and office. Phone Tippet Office Services, 8 to 5 at 549-3245 (repairs to most makes).
SERVICES
Only PICTURES will capture your most important events for Weddings, Anniversary Photos, Portrait, Passport Photo-Copies and film prices and film prices. Phone 549-7697
PHOTO BOX - PENETANG
We have kept our prices reasonable over the past 10 years

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FOR RENT

Midland Industrial Mall
Renting 2 Units
30' x 50'
Call 526-4862
526-7662

Questions & Answers about Midland Meadows Condominium Membership
1. WHAT IS A CONDOMINIUM?
The concept of condominium dates back thousands of years to early Rome, a concept that has been rediscovered in North America as an optimum way to meet the needs of many home-seekers.
Condominium ownership enables a buyer to hold full title to his individual dwelling while sharing ownership and responsibility in the common elements such as the land, recreational facilities and parking areas. Maintenance of the common elements is carried out by the Condominium Corporation through its management agents. Therefore your life style is not cluttered by the tasks of mowing grass, raking leaves, shovelling snow and other exterior maintenance.
And you have an equal voice with your neighbours in the election of a Board of Directors, and the management of the Condominium Corporation.
For further information please call 526-3062 or come out and see us at 778 William St.

FOR RENT

Three bedroom cottage completely furnished with large stone fireplace. By the month \$500. Phone 526-4525 after 6.
Swimming pools for rent. Will lease and install for home owner. Family sized aluminum pool with patio, choice of styles meeting all fencing regulation on a one, two, three year rental basis with option to own. Try before you buy. Call collect anytime 1-416-663-2588.
Space - 3400 sq. ft. for warehouse or industrial. Also furniture storage. Central. Phone 526-6870.

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FOR RENT

Two bedroom apartment, quiet street in Penetang. Children welcome. Available August 15. Call Barrie collect, 728-6165.
Two bedroom apartment, broadloom, four-piece bath. Available September 1. Call 526-9165 after 6.

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M. FITZGERALD LTD. REAL ESTATE BROKER
Trusted Name In The Area
42 QUEEN ST. W. ELMVALE 322-2U18
After 5 p.m. Please Call:
Gord Touet 322-2245
Carl Davis 322-2961
Reg Archer 322-2423
Frank Powell 361-2805
Arnold Linsen 322-1999
John Archer 322-3144

HOMES
ELMVALE WEST
VCE / 253 - Better than average brick home on a nicely landscaped lot. 3 bedrooms, rec room, fireplace and garage. Owner anxious.
\$34,500
VCE / 282 - 3 bedroom bungalow in Elmvalle with attached garage and utility room. Very nicely landscaped lot with large garden area. See this one now.
COUNTRY
VCE / 296 - 4 bedroom, 2 storey home on a 150 x 206 lot. Asking \$39,500 with terms. This could be the one for you.
QUIET AREA
VCE / 286 - 3 bedroom bungalow with full basement and attached garage. Hardwood floors, oil heat and a large lot. See this one.
WYEVALE
MLS / 414 - 3 bedroom home on 60 x 150 lot. Full basement, attached garage and community water. This one is spotless - come see.
GOOD SELECTION OF COTTAGES AVAILABLE THROUGHOUT THE BEACH AREA.
FARMS-ACREAGE-LOTS
MLS / 413 - 75 acres - 65 acres under cultivation, barn and a 3 bedroom home - \$58,000.
VCE / 291 - 50 acres with good Hwy. frontage. Located south of Elmvalle - \$35,000.
VCE / 233 - 40 acres near Midland - now asking \$28,900. All offers considered.
VCE / 211 - Large commercial block in Elmvalle - 2 street frontages.
MLS / 359 - Waverley - large building lot with Hwy frontage. Prime area - \$14,500.
VCE / 287 - Wyevalle - central location 132' x 165' building lot.
VCE / 250 - 3 acre lot - located in the Vasey area. Asking \$17,500. Try our offer.
VCE / 285 - 2 very scenic building lots 100' x 264' near Mt. St. Louis. Asking \$13,500 each.
SEVERAL GOOD BUSINESS OPPORTUNITIES AVAILABLE IN THE AREA.

MIDLAND OFFICE
544 Hugel Ave., Midland 526-9366
after hours call
Isabelle Couper 538-1156
Edna Stephenson 534-7244
Norm Burke 526-8644
John Moreau 534-3789
Ron Mink F.R.I. 526-5388

PENETANG OFFICE
157 Main St., Penetang 549-3101
after hours call
Diana Gibson 526-9493
Jerry Fountain 526-7355
Bob Armstrong 534-7535
Marg McAllen 526-2784
John Toole 526-9465

COUNTRY RESIDENTIAL
P 14 Wahnekewaning Beach Home
2 year old 4 bedroom bungalow on 1/2 acre lot in pine tree setting. 1/2 mile from Sandy Beach - 1280 sq. ft. of finished living area - anxious to sell - \$37,900.
P 63 North West Basin
New, quality built 3 bedroom bungalow nestled in beautiful large pine trees. Full basement single garage, many other attractive features. \$44,900.
P 66 Country Living
See this large 2 storey 4 bedroom home featuring large living room and kitchen, separate dining room, 11 x 31' rec. room, large garage, 2 bathrooms, many other extras. Reduced to \$49,900.
P 76 Coutnac Beach
See this 3 bedroom home situated on large well treed lot, joining onto private waterfront park, sandy beach, 12 x 24' dining room with cut stone fireplace, patio doors onto large sundeck, 12 x 22' living room, many other attractive extras. Only \$49,900.
P 77 Country Living
3 bedroom recently renovated, 1 1/2 storey home situated on nearly an acre of land. A creek runs through the back of the property making an excellent situation for fish farming. Asking \$44,900.
P92 Orr Lake
3 bedroom home with water access at Orr Lake - lot size 120 x 150' aluminum siding, frame shed, panelled interior - \$32,000 - terms.

1st Time Offered
Central - 2 bedroom bungalow, completely redecorated in and out. Good kitchen, main floor utility room. New furnace. Only \$22,500.
Year Round Country Home
On beautiful 100 x 150 treed lot. Very clean, spacious 2 bedroom home with 20 ft. insulated glassed-in sunroom. Just minutes from boating and swimming area. Within 12 miles from Midland. Asking only \$28,500. See the lovely home today. MLS 376.
Starter Home
\$23,900 - M 72 - 2 bedroom bungalow in new condition throughout. Features include a brand new kitchen, brand new 4 pc. coloured bath. Completely new plumbing. F.A. oil furnace, alum. siding, paved drive, deep, level lot with new chain link fencing. All for only \$23,900.
Waterfront - 1.23 Acres - MLS 392
Honey Harbour, 110 ft. frontage on secluded bay less than 5 minutes from the "Dell". 2 bedroom furnished cottage plus 2 guest cabins. Good dock.
Furnished Cottage - \$13,900 - MLS 390
2 bedroom summer cottage only steps to an excellent, sandy private beach. Treed lot, new septic system, town water. Immediate possession. Try \$3,000 down.
Year Round - \$21,900 MLS 129
Lovely 2 bedroom bungalow with alum. siding close to beach and playground. Large kitchen and living room, 3 pc. bath. This home has been completely renovated throughout. Lot 60 x 145. Garage.
Part Time Business MLS 369
Laundromat, busy downtown location, fully equipped, Coin Wash in 800 sq. ft. store, 19 washers, 8 dryers, plus all other machines and sign. Excellent income. For a part time operator, asking \$25,000. Terms can be arranged.

Extra Lot Inc. - Reduced
M36 - 7 room brick home with fireplace and new roof. 4 pc. bath, price reduced to \$36,500.
Manly St. A.H.O.P.
Just off of Hugel Ave., 3 bedroom bungalow on lovely lot 50 x 177. Only \$19,500 down.
A Beautiful Home for a Large Family
5 bedrooms, 2 storey, large family room with fireplace, 12.6 x 34'. Broadloom, beautiful kitchen cupboards, fridge, stove, and white oak dining room suite included. Reduced to \$45,000. M-17.
143' Prime Waterfront
8 bedroom house which could be used as a lodge, plus a 6 room summer cottage on the premises. This could be an ideal Recreation Property or year round retreat. \$65,000.00. M-51.
West Side - \$28,900 MLS 123
4 bedroom, 2 storey home in good condition throughout. 16 ft. kitchen, large living room, alum. siding. Level lot 50 x 200. Try an offer with \$3,000 down.
4 Bedroom \$23,900 M 91
Close to downtown, 1 1/2 storey home, large kitchen, many recent improvements including new roof, new 4 pc. bath, some new wiring, new furnace. Any reasonable down payment considered.
Last Week \$23,750 Now \$19,700 Waterfront - MLS 311
New 3 bedroom unfinished cottage with alum. siding, 24 ft. veranda, lot size 99 x 190 with pure sand beach. Septic system is in.
Huron Park Area
P 55 Very quiet location on dead end street. 5 bedroom, eat-in kitchen, fireplace, walk-out basement, large fenced-in lot. A pleasure to view.

COMMERCIAL-INDUSTRIAL
P 27 Top Business Location Plus New Home
Two 2 bedroom apts., new brick building with total of 10 rooms, zoned light industrial, Balm Beach Road, just off Hwy. 27. Vendor will hold a mortgage at 10 per cent. Asking \$44,900.
P 28 Roofing Contracting Business Plus Home
Established business showing gross sales \$283,000; high net profit. Vendor will stay for 6 months - will hold first mortgage at 10 per cent. Includes large modern 5 bedroom home with family room and full basement and \$100,000 worth of equipment and trucks. Asking \$250,000.
P 71 Neighbourhood Store
Handyman special, just \$22,900 plus stock. Call for further information.
P 73 Income Home near Main Street
2 bedrooms, living room, modern kitchen and 4 pc. bath in lower apartment; 1 bedroom, kitchen, living room and 3 pc. bath in upper apartment. Asking \$37,900. Good terms.
MLS 124 Two Bay Garage Plus Five Bedroom Home
Good situation for auto repair, small motor and snowmobile sales and repair business plus 5 bedroom home - only \$5,400 down. Building size 1800 sq. ft. Asking price is \$44,900.
MLS 306 Investment Property
Good location with 2 commercial outlets, large three bedroom apartment - also 3600 sq. ft. of modern living quarters with many attractive features.
LOTS & ACREAGES
P 16 Coutnac Beach
Close to water - \$2,500 down - asking \$11,500.
P 45 Penetang Bay
180' of water frontage - good dock, sandy beach, natural harbour for large craft. \$34,900 - open for offers.
P 46
Building lots - well treed, water supplied, \$9,500. Low down payment, easy terms.
P 100 Champlain Road
195' of beautiful sandy beach on edge of Penetang Bay - large maple trees, well landscaped. Ideal building site for the yachtsman. \$48,900.
M 10 Waterfront Lot
100 x 200' - Midland Point exclusive area - \$36,900.
MLS 288 Present Island
Beautiful well treed waterfront lot with sandy beach - \$13,900.
MLS 348 Medonte Township
50 acres in Medonte Township with 30,000 trimmed Christmas trees, approximately 2,500 trees could be harvested this year. \$69,000. Terms.

COTTAGES
P 57 Clearwater Beach
5 bedroom, partially winterized home with a 2 bedroom guest cabin on a 98 foot waterfront lot. Good dock, new septic system, Artesian spring water, new pump, completely furnished. \$700 per year income from water supply. \$75,000 with \$35,000 down.
MLS 356 Only \$58,500
210 foot waterfront with one main cottage, one guest cottage and boat house with electric boat lift. Fully furnished, winterized, 2 living rooms, in main cottage, large kitchen.
MLS 373 Peek A Boo Trail
100' of prime waterfront beautifully treed. Two bedroom cottage, beautiful cut stone fireplace, 14 x 20' boat house, many other attractive extras. \$59,500.
P 101 Tee Pee Trail
See this 3 bedroom bungalow on 80 x 127' lot - completely broadloomed - combined living and dining room and kitchen - Vendor will take back an open mortgage at 10 per cent. Asking \$28,500.

PENETANG RESIDENTIAL
P 8 Poyntz Street - Attractive View of The Bay
3 bedroom plus living room, dining room and large kitchen - gas furnace, sun porch - a very well kept home with many extras. \$56,900.
P 9 Modern Duplex
Contains two 1-bedroom apartments with separate entrances, gas furnace, 2 years old, with 4 pc. bath, car port, large lot 120 x 280'. Asking \$41,900.
P 67 Burke Street
Close to school, broadloom throughout, finished recreation room in barn-board panelling, 4 pc. coloured bath, well treed lot, \$34,900. Terms. Immediate possession.
P68 Edward Street
See this 3 bedroom bungalow with carport and paved drive, situated on large well treed lot, features large living room and kitchen and 4 pc. bath, full basement. Centrally located. \$47,900.

M 73 Zoned General Commercial
House on large lot - 52 x 209' - on busy street. Good location for professional offices. Priced at \$47,900.
MLS 45 3 Year old Side Split with Garage
One of the better values in town - full basement - large living room and dining area plus family size kitchen - patio doors. Only \$43,900.
MLS 305 Executive Four Bedroom Home
Beautifully finished 2 storey brick and aluminum featuring large kitchen, dining room, family room, 2 cut stone fireplaces, 4 pc. and 2 pc. bath, patio doors onto sundeck, dishwasher plus many extras. Double garage - must be seen to be appreciated. Open of offers - \$72,900.
P 91 Poyntz Street
Very neat, recently renovated 2 bedroom home on a quiet street, lot size is 66 x 240', taxes \$190. paved drive, sewers and water, close to church and shopping. Asking \$26,000 - terms arranged.