

# MITZGERALD

REAL ESTATE (1978) LTD.

REAL ESTATE BROKER

# PENETANG

5 Robert St. W.

549-7426



Wade Cadeau  
549-8136



Al Leroux, Manager  
549-2998

## RESIDENTIAL



**1. "1/4 ACRE"**  
P-749 — 3 bedroom modern brick home, with finished basement, 2 bedroom apt, very private area, beautifully treed surrounded by nature. \$48,000



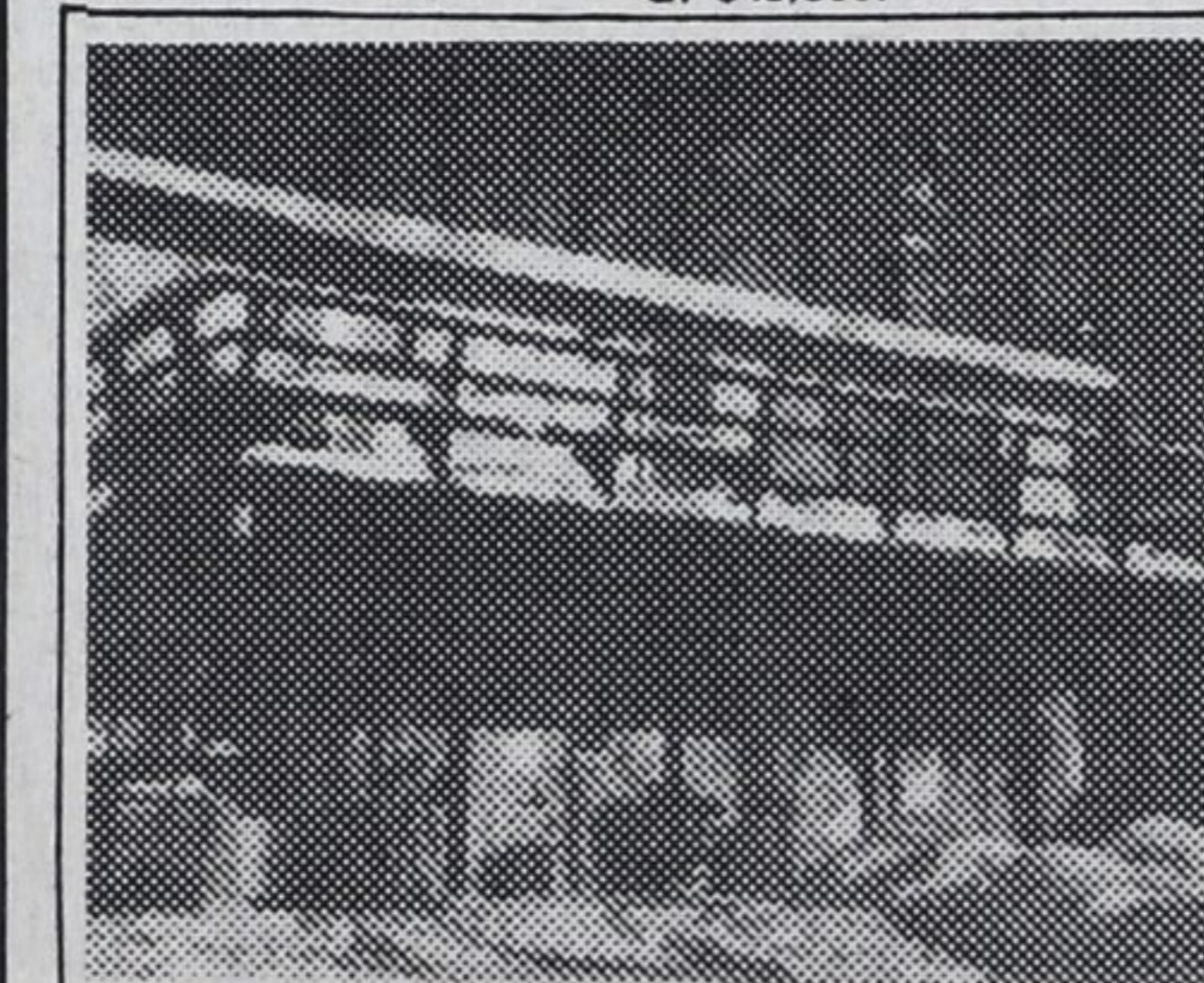
**2. "UPTOWN LOCATION"**  
P/744 — Stately older home, only steps from Main Street, 4 bedrooms, 2 fireplaces, 2 baths, new furnace and much more. Priced to sell at only \$48,500.

**TREE-MENDOUS**  
P/790 — Beach country home. Modern 3 bedroom. Gorgeous treed lot, two fireplaces, sundeck, garage, well tailored grounds. Full basement. This home is immaculate. Permanent resident permit. Owner asking \$52,900.

**3. HALF-WAY HOME**  
P/768 — This cosy little bungalow is being completely remodelled. New furnace, plumbing, roof, etc. Situated on a mature treed lot containing about 1 1/2 acres of land on Vinden Street. Asking only \$28,500.

**4. CLASSICAL BEAUTY**  
P/775 — This superb home is situated directly across from a waterfront park on two lots over 170' frontage. All custom built, two fireplaces. Other extras too numerous to mention. Asking \$89,900.

**5. COUNTRY VIEW IN TOWN**  
P/804 — From this hilltop bungalow featuring new garage and large porch entrance, modern kitchen, dining area and panelled living room, 4 pc bath, 2 large bedrooms up, with gorgeous 30'x20' rec room and fireplace, extra bedroom in basement. \$54,900.



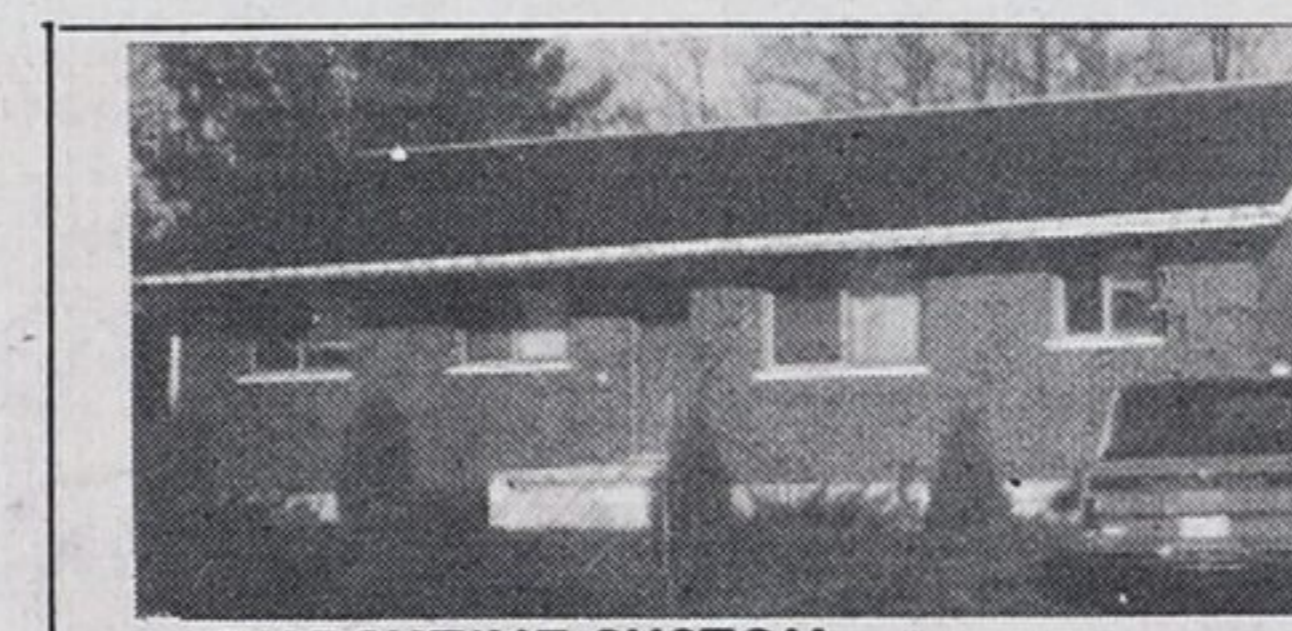
**6. GREAT FOR KIDS**  
P-799 — This modern completely finished two level 3 bedroom bungalow is situated in the heart of outdoor recreational area, a stones throw from waterfront park and endless acres of skiing bush trails. The rec. room is 32' x 12' with brick wall and airtight stove. About 15 minutes from town. Only \$42,500.



**7. FAMILY JEWEL**  
P/779 — This meticulous 1 1/2 storey home features large bedrooms, eat-in kitchen, bright living room, 4 pc. baths, separate laundry room, broadloomed and vinyl cushion floors, Rec. Room. \$32,000.



**8. JUST FOR YOU**  
P/798 — This very attractive bungalow has been newly renovated, super location, close to park and swimming. Full basement, new aluminum siding, large kitchen, living room. \$35,000.



**9. EXECUTIVE CUSTOM**  
P/794 — 1200 sq. ft of luxury living in this specially built, 3 bedrooms, brick bungalow. Ultra modern kitchen and dining room, 4 pc. ceramic tile bath and vanity. 21' living room with patio doors onto 600 sq. ft cedar deck. Full finished basement, 10' ceiling height rec. room 30' x 25', red plush rug, extra bathroom, workshop, laundry and cold storage room. Owner moved, sacrifice price at \$59,900 on 70' x 150' treed lot.

**10. ELBOW ROOM**  
P/803 — This charming 1 1/2 storey 3 bedroom home features pioneer style stone fireplace in tastefully decorated 28' living room. Family size kitchen off big bright den entrance; patio doors exit onto concrete and marble patio with creek fed fish fountain. All this on huge treed lot 182' x 214'. Priced to buy at \$43,500.

**11. "BROAD STREET"**  
P/765 — 4 level brick bungalow. 3 bedrooms, rec. room, garage, spacious yard. Yours for the low price of \$55,000.

**12. "ONE ACRE LOT"**  
P-699 — In town, modern 3 bdrm aluminum siding, bungalow with 2 kitchens, 2 baths, panelled throughout, broadloomed and cushioned floors, full basement, close to park and beaches. Only \$38,900

**13. WYEBRIDGE**  
P-770 — 2 storey, 4 bedrooms or 2 bedrooms apartment, full basement, dual furnace, 95' frontage on Hwy. 27, backs on to river. Good condition. Only \$43,900. Owner will hold mortgage.

**14. INVESTMENT**  
P/723 — Property with shop close to downtown. This triplex has been fully renovated inside and out. Very good return. Large lot. Huge shop in rear. \$57,900.

**15. POTENTIAL UNLIMITED**  
P-777 — 11 acres of property with over 1900 feet of corner highway frontage across from popular Golf and Country Club. \$275,000.



**16. SUPER INCOME**  
P/802 — This apartment building is an investor's dream. It features a brick building in mint condition, fully paved drive and large parking lot, double gas furnace. Very good return on investment. New 12 per cent mortgage. \$65,000.

**17. PUMPING PROFITS**  
P/787 — Over 380,000 gallons from this gas bar, grocery store and propane filling station on 4 corner location. Also modern 3 bedroom home with walk-in cooler, full basement. This business is making money. Require good down payment, owner hold mortgage, details available to serious buyers.

**18. CLEAN PROFIT**  
P/782 — From this established laundromat excellent Main Street location, minimal time and effort required to operate. Concrete block building 1538 sq. ft, 10 years old, 20 commercial coin washers 15 of them new and only 6 months old and 10 new dryers 6 month old, etc. All machines completely overhauled within last year. Gas furnace and hot water. Excellent return on \$79,900 investment.

**19. WATERFRONT PARK**  
P/801 — Lovely view of Bay, furnished 2 bedrooms, combined living room and dining room, large fieldstone fireplace, 4 pc. baths, fully carpeted, situated on large lot 100' x 200'. \$39,000.

**20. BEACH AREA**  
P/797 — Finished on both levels this raised bungalow has a Spanish touch. It has a patio and upper deck, fireplace, 4 bedrooms, large living room, family room, huge 1/2 acre lot. Owner has moved. \$49,900.

**21. GORGEOUS WATERFRONT**  
P-786 — Western exposure from the beautiful screened sunporch you can watch the breathtaking sunsets on Georgian Bay. Electrically heated. Cottage features large living room, huge kitchen, 3 bedrooms, good well, all sitting on 129' of waterfront. Only \$69,900.



**22. LOOK NO FURTHER**  
P/769 — Here it is...A winterized cottage, directly across from waterfront. Permanent residence permit, good well and septic, new roof, Only \$29,900

**23. TREED LOT**  
P/795 — 100' x 150' cleared building lot, waterfront park access approx. 300 yards - piped in water, culvert installed in driveway. \$9,900.

**24. NEARLY AN ACRE**  
P/796 — Large lot ready for building 125' x 262' new approved septic system. Drilled well with pump. Hydro already on property. Only \$14,000.

**25. BUILDING LOTS**  
P-780 — 20,000 sq. ft. beautifully treed lot, Sawlog Point area. Short yards from waterfront access. \$11,000. Terms.

**26. COUNTRY LOT**  
P/766 — 125' x 156', Concession 17. Priced to sell at \$8,500.

**27. MAIN STREET**  
P-747 — Commercial building lot, unlimited potential. Owner asking \$36,000

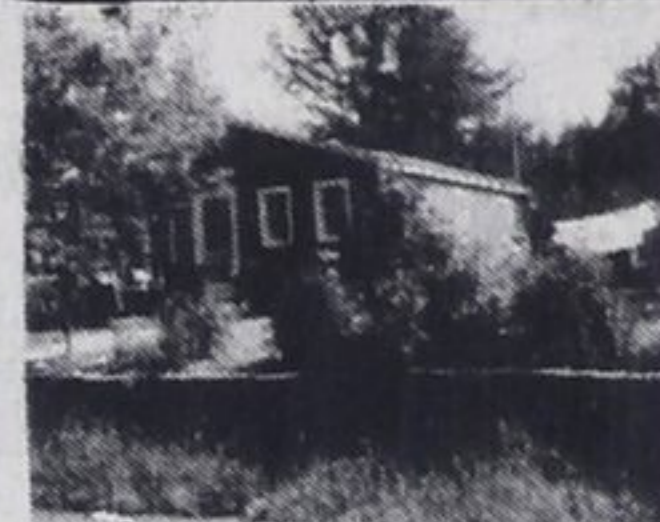
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**29. YEO STREET**  
P/626 — Serviced building lot 74' x 100', \$10,000.

**30. 100 ACRES**  
P/784 — Beautiful acreage hardwood bush and spruce trees, 30-40 thousand red pine plantation, 5-6 hundred apple trees now bearing fruit, 6-7 acre beaver pond, also available recently completed forest management survey from Dept. of N.R. Owner asking \$77,900.

**31. 100 ACRES**  
P/739 — Excellent working farm, 5 bedroom brick home with walk in freezer and cooler, barn 60' x 40', Pole barn 60' x 30', Concrete silo 630 ton capacity, 80' feed belt, 1800 bush. grain bin. New drilled well, 400 amp Hydro. Overall condition very good, \$150,000. Owner hold mortgage.

**WANTED**  
Full time salesperson for active office, experience preferred. Call Al Leroux.



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## LOTS

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**RESIDENTIAL BUILDING LOTS BY TOWN OF PENETANG PRICES FROM \$10,000 COMPLETELY SERVICED**

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## LOTS

**40. INDUSTRIAL ZONING**  
M-2302 Vacant land zoned so that your residence may be combined with your business. Ideal for many types of businesses. Call today for more information. Asking \$25,000 with terms.

**41. WATER ACCESS**  
Large building lots at Wagners Beach, building permits available, vendor will take back mortgage at attractive rate.

**42. SECLUDED BUSH LOT**  
M-2408 Here it is, 4 acres of well treed property to build that dream home. Only 10 minutes from Midland. Asking \$19,900.

**43. TREED LOT**  
M-2393 Build your dream home on this gorgeous property, only a skip and a jump from Penetang Bay. Waterfront access, good swimming area. Only \$12,500.

**44. GREEN ACRES**  
M-2401 Gorgeous 39 acre parcel consisting of pine and hardwood, beautiful building site for your dream home, situated close to the beach, try an offer. Asking \$42,000.

**45. BUILDING LOT**  
M-2392 Gorgeous treed level lot with waterfront access and municipal water available. Year-round access. Only \$18,900.

**46. WATERFRONT LOT**  
M-80' frontage. Septic and foundation installed. Beautiful view. Act today, build tomorrow. Asking only \$38,900.

**47. BUILD YOUR OWN HOME**  
M-2224 This 50x153 lot on Hugel Avenue is priced right for Spring building. A Maple tree, a good location and a view of the bay for only \$15,500.

**48. WATERFRONT LOT**  
M-2390 Build the cottage of your dreams on this gorgeous treed lot with sandy beach and very sheltered. Buy now and be ready for Spring. Southern exposure the best.

**49. KING SIZE LOT**  
M-2366 Huge well treed building lot serviced with municipal water located in a well established beach area with waterfront access. Only \$9,500.

**50. BEAUTIFUL BLDG LOT**  
M-2358 Glenbrook Gardens well treed large 208' x 170' building lot - municipal water and paved roads - park on the water for residents. An excellent location.

**51. REI COURT**  
M-2008 Excellent building lots on Silverbirch Lane. A lovely residential area. Buy today, build tomorrow.

**52. ISLAND WATERFRONT**  
M-2308 Ideal building site on Little Beausoliel Island. Try your offer.

**53. MIDLAND LARGE LOT**  
M-2323 Large lot in good location. Ideal for your new home. Asking \$15,000. as is or will build to your plans.

**54. COMMERCIAL LAND**  
M-2068 Large lot fronting on King St. Excellent highway commercial property. Owner will hold mortgage. Open to offers.

**55. ACREAGE**  
M-2235 12th Conc. Tiny Township 80 acres. 10 acres cleared, balance mixed bush. Ideal building site. Priced to sell. Call for complete details.