

Toronto's real estate boom pushing up demand

The dramatic increase in residential real estate prices in the Metro Toronto region has resulted in an upward movement in demand and prices for real estate outside of this area, according to Sue Cumberland, manager of the Town and Country Division of A.E. LePage Real Estate Ltd.

Miss Cumberland says these trends in many areas throughout Ontario are being influenced by a rippling effect of the increases centred in Toronto where sales and home prices have risen dramatically in recent months.

The result has been a noticeable increase in demand in outlying regions and markets, with the largest gains being experienced to date in areas closest to this and other large urban centres.

Effects "Realizing the likely effects of continued demand and the market value increase which should follow, many people are beginning to look outside of the major metropolitan areas for investment purposes," says Miss Cumberland.

"Deterred by steadily increasing land prices in larger urban centres, various types of rural property have attracted the person who is either looking for the opportunity to enter the real estate market for the first time or the investor who is looking for a safe place to put their money."

A.E. LePage, through regular market surveys, has noticed a movement towards recreational property or second homes as the perfect option for those with limited investment resources.

To better service this growing market, A.E. LePage has established a network of branch offices throughout the Province and outside of the Metropolitan Toronto area. By co-ordinating the efforts of its branches, A.E. LePage clients are introduced to properties in the area where they intend to buy without having to go any further than their nearest A.E. LePage branch office.

The A.E. LePage Town and Country Division has offices now in most major markets including Barrie, Caledon, Grimsby, Guelph, Kingston, Lindsay, Midland, Muskoka, Orillia, Owen Sound and Peterborough.

The impact of demand increases have at this point been more apparent as one comes in closer proximity to

major cities. In Barrie, sales of residential real estate are up 97 per cent during the first quarter of 1981 compared with the first quarter of 1980, with total dollar volume up 104 per cent over the same period. In Midland-Penetangishene, total real estate sales are up 204 per cent, with increases of 35 per cent in Orillia.

Miss Cumberland notes these trends are in keeping with market adjustments in the past. She says the activity currently being experienced in Barrie and other medium-sized centres are now starting to be noticed in markets further away from Toronto.

Classified

ANNOUNCEMENTS | ANNOUNCEMENTS | ANNOUNCEMENTS

ANNOUNCEMENT

OLIVETTI CANADA LIMITED is pleased to announce the appointment of BIRCH BUSINESS SYSTEMS CORP. as the exclusive Olivetti Dealer in the Midland area.

The management and staff of BIRCH BUSINESS SYSTEMS brings you 62 years of Olivetti sales and service.

For information on the Olivetti typing and word processing systems call:



BIRCH BUSINESS SYSTEMS
79 Dunlop Street West
Barrie, Ontario
(705) 737-4232

40

AUCTION SALES

"Auction Sale" spring fling and bake sale. Anglican Church lawn in Elmvalle. Saturday May 30th starts 10:00 a.m. Coffee and light lunch. Bargains galore. "Milt" Trace, auctioneer. Come and have fun with Milt.

40,42

AUCTION SALES

ARCHER COLWILL

726-8904

QUALIFIED AND RECOGNIZED AUTHORITY



Auctioneer • Appraiser
FARM • FURNITURE • ANTIQUES
ESTATES • REAL ESTATE
Selling Successful Sales since 1957

Thursday evening, May 21 at 6:30 p.m.

At Elmvalle Sales Stables Ltd. For Mrs. Tyson Rowat formerly of Elmvalle. Complete sale of real good household furniture and appliances etc.

Saturday, May 23 at 12 noon

For Miss Bella Miller at 38 McDonald St., Barrie. **Appliances:** Viking refrigerator, Kelvinator elec. stove 24", Moffatt annex, deep freeze, washing machine, all small appliances etc. **China etc.:** figurines, setting of 8 Facination Eng. china dinner set, pedestal cake plate, 12 Eng. clover leaf plates, set of 8 Community pate 'Adam pattern', set of 6 Rogers 1897 silverware, set of 6 ivory handled butter, cheese and jam spreaders, set of 8 luncheon set, set of hand painted, water and juice glasses, knick knacks, tea pots, candy dish etc. **Furniture and antiques:** 9 pcs. solid oak dining room suite complete, 2 pcs. chesterfield, drop leaf cherry table, walnut bookcase, French mantle clock, 2 antique photo albums, RCA TV, velour covered arm chair, Jacques and Hayes 6 pcs. settee sit 4, carved parlour table, 2 pcs. blue 4 seat chesterfield, oak hall rack w/bevelled glass, 9x9 rug blue and 9x12 green and grey rug w/underpad, double brass bed, double bed w/mattress, single iron bed w/brass top, oak dresser and chiffoniere, oil lamp, Philco colour TV 25" screen, pine harvest table, old dressers, 2 full length mirrors, Hoover vacuum cleaner, chrome kitchen round table with 4 chairs, pine cupboard, books, garden equip. and furniture, steel roll up garage door single, crocks, one of the nicest sales of the year. Terms cash or cheque with I.D.

Saturday, May 30 at 12 noon

For William McCuaig located on line 3 Oro Twp., 1 mile N. of Hwy. 11 or 8 miles N.E. of Barrie. **Cattle:** 16 Hereford cows w/calves at foot, Hereford bull, 7 yearlings. **Horses:** 10 yr. old brown 1/4 horse mare, excellent conformation and quiet. **Machinery:** Cockshutt 550 diesel tractor rebuilt motor and new rubber, Allis Chalmers 180 gas tractor w/cab, heat, air, duals, radio, 3500 hrs., Fleury tandem discs, 3 p.h. cultivator, Oliver 3 furrow plow, J.D. #14T hay baler, Int. side delivery rake, Int. 7' mower 3 p.h., Allied bale elevator 35', Gehl hammer mill and belt, grain auger, fanning mill, scales, McKee harvester and pipes, Int. manure spreader on rubber, Viking milking machine, wagon and rack, 1956 Int. 1/2 ton truck (as is), truck cap, qty. used steel roofing, horse cutter, set of new single driving harness. **Furniture:** 'sells first', rocking chair, old dressers, antique kitchen harvest table, refrigerator, partial list only.

Saturday, June 6 at 12 noon

For the estate of Lucy Cole, Anten Mills. Sale of all household furniture, appliances, dishes, etc.

Saturday, June 13 at 11 a.m.

For the estate of Carman Robinson, Moonstone. Sale of household furniture, appliances, carpenter tools, garden tractors, mowers, etc.

The Elmvalle farm and produce sale and flea market is open every Thursday from 10 a.m. to 11 pm. The largest market of its kind.

Book your own sales early with Archer Colwill. Selling Successful Sales Since 1957.

TENDERS

THE MIDLAND BOARD OF PARK MANAGEMENT

PARK COMMITTEE INVITES SEALED TENDERS

FOR CONSTRUCTION OF VOLLEY BALL COURTS IN LITTLE LAKE PARK AS FOLLOWS

- 1) Prepare an area 120 ft. by 200 ft.
- 2) Install 640 ft. pressure treater 2 in. by 10 in. lumber. (material supplied by owner)
- 3) Install 8 steel posts at a depth of 4 ft. in cement. (posts supplied by owner)
- 4) Fill prepared area with sharp, clean sand (beach sand) 120 ft. by 200 ft. by 18 in. (sand to be approved by owner)
- 5) Slope exterior walls to a width of 10 ft. with fill and top soil, topped with sod.

WORK TO BEGIN IMMEDIATELY UPON ACCEPTANCE

All tenders to be received by the undersigned no later than 5 p.m. Wednesday June 3, 1981.

Tenders may be delivered to the Park Office located in Little Lake before 5 p.m. Monday to Friday.

Jim McLaren, Manager
Parks & Arena
P.O. Box 12
Midland, Ontario
L4R 4K6

40,41

HELP WANTED

As a result of the demand for properties in the Balm Beach area, E.D. Langevin Real Estate Ltd., Wasaga Beach, announces opening a branch office at Balm Beach, Main Street, June 1st, 1981. Sales personnel wanted and listings welcome. Contact E.D. Langevin, Broker, 705-429-3101 or write Box 93, Wasaga Beach.

W36-W38-W40

HELP WANTED

Class "A" mechanic, truck experience an asset. Apply at J.W. Hart Motors, Barrie, Ontario.

40

Wanted - floor covering mechanic, capable of installing vinyl flooring and carpet. Must be able to start work immediately. Apply to Box 609-J, c/o Midland Times.

40-41-42

Help wanted

School Bus Drivers required.

Contact Brian Dubeau,

P.M.C.L.

526-5438

34TF

B & B

AUCTIONEERS

(705) 737-0879

Auction Sale Of New & used Boats & Motors Sat. May 23, 1981 at 1 P.M. Sharp For Severn Boat Haven Port Severn, Ontario off 69 Hwy.

Used Boats unreserved: 1976 18' Crestliner, c/w 75 hp Chrysler o/b; 1971 18' Crestliner, c/w 115 hp Evinrude o/b; 20' Cutter, c/w 188 Mercruiser i/o; 17' Bayliner, c/w 90 hp Chrysler o/b; 1978 16' Thunder Craft, c/w 40 hp Mercury o/b; 1976 15' Sunray, c/w 50 hp Johnson o/b; 16' Caddrette c/w 60 hp Chrysler o/b; 1980 16' Prince Craft c/w 70 hp c/w trailer; 28' (wood) Cabin Cruiser c/w 80 hp Chrysler; 22' Chris Craft c/w V8 Volvo (new); 20' Gren-ell c/w 200 hp i/o c/w EZ Load trailer 2000 lb.

New Boats: 1979 Tristar c/w 170 hp Mercruiser i/o; 1980 18' 191 Starcraft; 1980 18' 191 Starcraft; 1980 18' 191 Holiday c/w 140 Mercruiser i/o; 1980 15' Starcraft ST 160 c/w 100 hp Evinrude o/b; 1979 22' V5 Islander; 1980 V5 Islander; 8' Dingy.

- List subject to deletions & additions.
- Terms Cash Certified Cheque Letter of Credit
- Nothing is to be removed from sale site until completely settled for.

CONSTRUCTION SALE

Sat. June 20, 1981 at 10 A.M. Construction, transport, job support equipment, on behalf of Bailey Construction Co. Ltd. and also other Ont. contractors. After 25 years, Mr. Alexander is retiring from the construction industry. Sale site 2 miles north of Orillia on Hwy. 11. To consign your equipment call: 705-737-0879. my20

Sales Conducted by:
B & B Auctioneers
16 Mary St., Suite 3
Barrie, Ontario
(705) 737-0879

Graham Allen Auctioneer SCL57

"Rain or Shine under The Big Top"

726-5055 Barrie, Ontario 737-2491

AUCTION SALE

for the estate of the late Irwin Beamish, on Saturday, May 23rd, 1981 at 10:00 a.m. sharp 4 Wellington Street East, CREMORE, Ontario

Partial list: Complete line of sheet metal equipment inc. shears, 5 ft. break, lock former, easy edger, rollers, new spot welder, notchers, crimpers, assorted snips, multitude of duct work and sheet metal, grills, motors and numerous oil burner parts, nozzles, oil burner tools, numerous electric heaters, heavy duty contractors cords, trouble lights, 295 amp Marquette welder, multitude of plumbers and carpenters tools, many pipe wrenches up to and including 4 ft. long electric grinder, anvil and vise on stand. 2 lathes, pipe cutters and dyes, power vise, pipe threader, Rigid 300, Oxy Aetaline gauges, cutting torch and base, 32 ft. of new slant fin hot water heating baseboard radiator, pipe bender, pipe clamps, C clamps, quantity of copper and brass fittings, assorted sizes, A.B.S. and plastic pipe and numerous fittings - various sizes, copper pipe up to 3", cp fittings, pipe suitable for barn posts, quantity of scrap iron. All metal contractors box for pick-up, extension and step ladders, numerous pulleys, casters etc, hilti gun, ammunition and hardware, electric drills, router, ban saw, portable air compressor, 4,000 lb. capacity, hydraulic control, hydraulic cylinders, utility trailer, homemade, garden tractor, heavy duty bumper for truck, one ton truck rear end with springs and tires, Polaris snowmobile, cutter, amprobe tester, Case 400 tractor, buzz saw to fit tractor, 30 ft. hay elevator on wheels, leaf mill, jacks and many many more tools and articles too numerous to mention.

Antiques and household items include: Carved birdseye maple and oak dresser with mirror (refinished), chest of drawers fancy cut out bottom, oak china cabinet, pine harvest table, press back chairs, French Provincial doors, iron and brass bed, copper boiler, cross cut saws, horse hammers, cast iron skillet, lanterns, desk, antique bath tub, numerous sets of taps, pitcher and basin and misc. items.

Comments: Ladies and Gentlemen, Mr. Beamish was in the contracting for 20 years. A large selection of plumbing, heating and electrical and burner tools. A large selection of parts and tools for all these trades. Don't miss this sale or you will miss the piece of equipment you've been looking for. Cash preferred. Cheques will be accepted with proper I.D. and approval. Neither the Estate nor the Auctioneer will be responsible for accidents or property loss on the day of the sale. Lunch available.

No reserve, everything must be sold to settle the Estate.