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PHOTO M.L.S.

NORTH YONGE

\$37,900. Immaculate 8 room

brick home ideal for large

family or someone needing

an extra apartment, 3 baths,

open fireplace, 2 car garage,

2 kitchens, 2 extra rooms fin-

RICHMOND HILL

\$44,900. Solid brick 11 rooms,

west side near Yonge, full

divided basement with kit-

chen and separate entrance

ideal for renting, Mrs. Mc-

rooms, large living-dining

rooms, attached garage with

heated entrance, full base-

ment, clean gas heat, sodded

lots, low down payment, Mr.

\$3,000. DOWN

\$24,500. 6 room brick bun-

galow, 26 ft. living-dining

room area with broadloom

3 bedroms, rec. room 22'x10'

with bar, close to schools

RURAL CHARMER

3 bedroom brick ranch bun-

galow, 2 car garage, finished

rec. room, situated 15 miles

north of Metro. Asking

KING COMMERCIAL

Just great for Hairdressing

Salon, antiques or similar

business venture, 57 ft. front-

age on King Sideroad near

Keele, large 3 bedroom 2

storey home, full basement,

paved drive. Mrs. Edwards,

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new Hollywood kitchen,

broadloom throughout, hot

water heating, many extras.

\$18,500 WITH INCOME

\$3.500 down. 7 room home

country living on well treed

ot. Only 11 miles north of

\$2,000 DOWN - BARGAIN

\$21,900, 6 room brick bunga-

low, large kitchen, alumin-

RICHMOND HILL

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6197 Fonge St., Willowdale

FIRST TIME OFFERED

\$28,900

6 room bungalow with paved

drive and beautifully landscap-

ed lot with good sized back

vard. This lovely brick home is

equipped with stove, fridge,

4 BEDROOMS

Beautiful big back split with

large kitchen overlooking lovely

covered patio, nicely landscaped

246 foot lot close to shopping

2 BUILDING LOTS

Holland Landing

60x248 feet nice level and dry

treed lots in good area. Give

me a call and we can discuss

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and all services.

the easy terms.

family room that has walkout to

washer (automatic) and dryer.

ums. Carries like rent.

25 YONGE

ST. NORTH

including self contained apt.

3 bedroom brick, better than

884-4425 or 773-4211.

CONSULTANTS

889-7381 or 727-8234.

\$31,500. Mrs. Sutherland.

and shopping. Mr. Sunter.

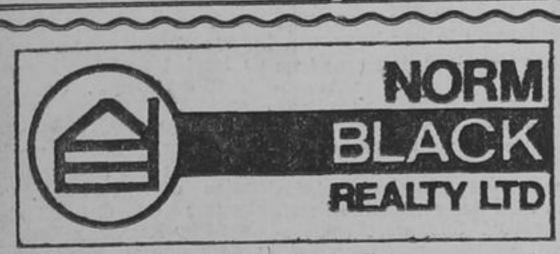
BUILDER'S CLEARANCE

ished downstairs. Mr. Crow-

773-4335



Owning your own home gives you security, stability, a growing equity and a lasting sense of pride and accomplishment. Check the many homes for sale on today's Liberal Real Estate Page. The day you purchase your own home is a day you will never forget.



85 Yonge St. S. Richmond Hill's Leading Realtor

INVESTMENT OPPORTUNITY. Pool room, miniature golf course, 8 stool lunch counter and pin ball machines on 11/3 acres near Innisfil Park. Completely equipped. Could add living quarters, possible L.C.B.O. license. Owner must Call MR. CUMMER sell. Only \$31,900. NEW RANCHER - \$26,900. Wide 113 foot treed homesite is setting for this 3 bedroom brick bungalow, oversized attached garage, open fireplace, walkout from living room to large sun deck, full basement, oil heat. Choice of brick, tiles, colors, etc. Excellent north of Newmarket loca-Bargain hunters call MR. WHITE LUCRATIVE BUSINESS known as Village Pizza Bar. Annual turnover \$50,000 located next to new office plaza on Yonge St. in Richmond Hill.

Only \$14,900. Terms available. For more information call MR. CUFF LOOK - JUST REDUCED BY \$6,000. 7 room custom built home on 2 acres of land, 2 washrooms, fireplace, country living within range of city. Your investment considered. Only \$33,900. For information call MR. CUMMER

2 ACRES - \$32,900. Just north of Newmarket, oversized custom built, electric heated bungalow with attached garage, large living and dining area, features walkout basement, patio doors to balcony and 640 sq. ft. finished rec. room. Your down payment considered.

Call WALTER DYRDA RICHMOND HILL - \$23,500 Spotless 5 room bungalow, broadlomed, separate dining room, large bedrooms - on 265 ft. deep homesite. Good

existing mortgage, try \$3,500 down. Call MR. CUFF \$2,500 DOWN - \$14,900 FULL PRICE. \$120 monthly carries this comfortable 3 bedroom bungalow on deep treed homesite. Extras include

stove, patio and low taxes. Fast possession. Call WALTER DYRDA "WHY PAY RENT?" \$2,000 down, carries \$110 monthly, clean 2 bedroom bungalow, private drive with garage, located north Richmond Hill. Fast

possession, low taxes, safe oil heat. Only \$13,250. Call ROY MARINOFF 1 ONLY - \$37,900. New Spanish style split level, 3 bedroms, Hollywood kitchen, overlooking family room with stone fireplace. Richmond Hill west. Call MRS. BOYLE

HARDWARE STORE. Busy hardware store, stock and equipment, paint mixer, glass cutter and panel truck. On busy street, no competition. Lease includes spacious 5 room apt., garage and Please call MRS. BOYLE storage sheds. RICHMOND HILL - 1/2 ACRE. Sparkling 3 bedroom home with separate dining room, broadloomed living room, panelled rec. room, bright modern kitchen, new cupboards, oil heat. Only Call MRS. BOYLE \$29,800.

11/2 ACRES - \$26,900. \$3,900 investment buys this 2-bedroom bungalow with garage, income producing basement, set on 825 foot deep homesite, extras galore. Call RON JONES

\$3,500 DOWN - BRICK RANCHER. 1 year new 3 bedroom bungalow with electric heat, family sized kitchen, gleaming hardwood floors. Carries low. Huge 60x200 ft. treed homesite. Bargain priced at only \$23,500. Immediate possession. Call MR. NIXON

\$17,900 - NORTH RICHMOND HILL. \$2,000 down. Sparkling 2 bedroom home on completely fenced homesite. Huge modern kitchen with loads of cupboards, large living and dining room combination. Must be seen. Call MRS. HAUGHTON

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\$18,900

3 bedroom semi-detached home in centre of town - needs a little fixin' - zoned commercial start building an equity in your first home or buy this one as an investment.

\$25,900

Charming 3 bedroom bungalow on 75'x200' lot, 4 pc. and 2 pc. powder room. This home is in excellent condition and finished in rug brick and cut stone. A real gem near school. Five minutes to Newmarket and GO train.

\$19,900 Why pay rent? As low as \$2,000 down to qualified buyer. This 3 bedroom semi is the ideal

way to get away from the landlord.

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3 Yonge Street S. - Richmond Hill

\$2,000 DOWN, 2 STOREY

Brick 6 room home, full basement, 3 family size bedrooms. Combination living and dining room, large kitchen. Vacant. Asking \$23,500. Call JOYCE CLELAND

\$28,500 DETACHED

6 room bungalow, attached garage, divided basement, broadloom in living room. Large master bedroom. Fast possession. Call JOHN CRYER

RICHMOND HILL RANCHER

Double car garage. 6 room brick ranch style bungalow. Full basement, many dollar saving extras. Fast possession. Asking \$29,900. Try Call DOUG BENNETT \$5,000 down.

\$22,500 RICHMOND HILL

Detached cosy 5 room bungalow. Full basement, 50x353 ft. landscaped homesite. Try \$3,000 down. Call DELMA WOODCOCK

61/4 % N.H.A. RESALE

Carries \$91.00 monthly including taxes. Substantial down payment required. 6 room brick 2 storey home in A-1 condition throughout. Many dollar saving extras including broadloom. Asking Call HORST ROSNER \$21,900.

\$109. MONTHLY

Including taxes. Carries 51/2% NHA mortgage. 6 room brick detached bungalow, double car garage. Large landscaped homesite. Immediate possession. Asking \$29,900. Call BRUCE PRIDHAM

\$25,300 FULLY FURNISHED 6 room brick bungalow. Finished rec. room, large family kitchen, combination living and dining room. Fully landscaped homesite. Immediate Call BRUCE RAINEY possession.

ULTRA MODERN

Side split bungalow featuring attached garage. Open stone fireplace in large living room. Huge kitchen loaded with cupboards. Partially finished rec. room. Immediate possession. Call MEL ATKINS

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Boards HALF ACRE Solid brick rancher, 3 bedrooms, wall to wall

broadloom, loads of trees, 71/2% mortgage, \$116 monthly includes taxes. \$27,900.00. Close to Yonge and Elgin Mills. Call GARTH PALMER \$2,000 DOWN PAYMENT

Solid brick 3 bedroom bungalow, 2 baths, finished recreation room with bar and refrigerator. Private drive. Absent owner must sell. Only Call BRAM OGDEN \$23,900.00.

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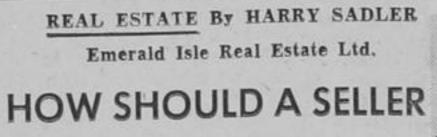
CALL BRAM OGDEN 2 ACRE ESTATE HOME

King City close to Hwy. 400, 9 room executive ranch style bungalow, separate maid's quarters, heated swimming pool, change cabins, fully air conditioned. Electronic air cleaner, intercom and various quality features. For appointment to view call GARTH PALMER



LOOK FOR THE SIGN OF THE SHAMROCK





TREAT HIS FIRST OFFER?

Harry Sadler, F.R.I.

If it is a fair offer, then with the thought in mind that it could turn out to be the best offer he will ever

Newly-listed property has a special appeal to buyers for several reasons: The feeling it has been looked at and rejected by previous buyers is absent and the buyer is conscious of getting first "chance" at a new offering; suspicions of hidden flaws because the property has not sold previously do not arise: salesmen are usually more enthusiastic showing a property for the first time. Finally, the "right" buyer may have been waiting for

such a property to appear. If the seller then receives a fair offer within a few days, where does the problem arise? It is that the seller

is not mentally conditioned to accept it. "If three days brought one offer, then six will bring two and the next may be for the full price," the seller may reason, though it seldom works out that way.

If this first prime prospect is lost, the property may lag for weeks, becoming "stale" on the market, and the seller may finally have to sell for less than he first

See you next week.

SEMI-DETACHED two storey THORNHILL area, six room bungalow; two baths, garage, house in Richmond Hill. Three handy to Yonge buses, \$7,500 bedrooms, 11/2 bathrooms. Call down with good mortgage terms. tfc4 884-3285. Mrs. Adler, 421-5442.

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KLEINBURG - 2 ACRES

Beautiful ravine lot sloping to Humber. Last available lot in prestige area. \$25,900. Call Jane Haight, 889-9330.

KING HILLS

Marvelous view, chalet type style cedar clapboard 5 bedroom house on 10 acres, small barn, padocks. Excellent financing at 81/2%. Possession immediate. Call Jane Haight, 889-9330.

EXECUTIVE RESIDENCE

\$44.800. Thornhill Greens, four bedrooms, three baths, separate full suite dining, family room, walkout, fireplace, main floor laundry, two garages. Immediate possession. Exclusive with Mr. Peddle, 889-9330.

RAMBLING RANCH - POOL

\$47,800. Thornhill's custom home on 100'x165 lot. Features twin-sized bedrooms, finished recreation and billiard room, two garage. Immediate possession. Mr. Peddle, 889-9330.

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County area. (1) We arrange 1st and 2nd mortgages. Call BILL LAING, Mgr.

CENTRE OF RICHMOND HILL 55x220 Ft. Lot

Two storey, solid brick. 4 bedrooms, spacious living and dining room. Family kitchen. \$35,-PATTY SMITH

SOLID BRICK - DETACHED 6% Mtge., Carries \$128. P.I.T. 3 bedrooms. Large "L" shaped living and dining

room. All finished rec. room. WALLY MAGEE EARLY VINTAGE SPARKLER Storey and Half - Richmond Hill West 3 large bedrooms, 2 baths, garage. Large land-

MRS. YEO scaped lot. FOR RENT - OFFICE SPACE - YONGE ST. 970 sq. ft. All broadloomed. Good parking. BILL LAING, Mgr.

> FOR ACTION ON YOUR PROPERTY LIST WITH THE ACTION MEN

YORK COUNTY DISTRICT TORONTO REAL ESTATE BOARD





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35 Vaughan Road Richmond Hill 881-0363

RICHMOND HILL

\$55,000 - Large ranch bungalow set in private surroundings, 7 rooms, elegant executive home, 18x13 ft. fully equipped kitchen, broadloom, many extras. Priced to sell. \$25,000 down to one mortgage. Call Mrs. Wright for inspection.

AURORA

\$39,900 - Magnificent home 2 years old, 4 bedrooms, 21/2 baths, main floor family room with fireplace and walkout to patio, family sized kitchen, finished rec. room, completely landscaped. Call Mr. Hill.

BUTTONVILLE

\$38,500 - Living room with open fireplace, 4 bedrooms, master ensuite, air conditioning. 2 car garage, family sized kitchen. Gardener's delight, Please call Mrs. Wright.

> SELLING A HOME BUYING A HOME ARRANGING A MORTGAGE

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For the above homes please call Mrs. Wright or Mr. Hill at 881-0363

CORRESPONDENT: MRS. W. SANDLE

Mrs. Raeburn (Kathaleen Den-Headford ladies played the nis) and daughter of Caledon; Victoria Square ladies at the Mr. and Mrs. Clarence Stong park Tuesday evening of last of Weston; Mrs. Ella Ratcliffe week. The game ended with the of Stouffville: Mr. and Mrs. Headford ladies defeating the Harold Mortson, Mr. and Mrs. Herb Sanderson of Richmond

on Thursday evening of last Mortson. week lost their game by one Mrs. Faye Wills is holidaying run to the Greenwood team at in Mexico.

Playground The childmen at the play-ting with their grandparents. ground celebrated Hallowe'en Mr. and Mrs. Harry Barber. on Tuesday of last week. The Special greetings to Mrs. playground leaders and the Alice Perkins, who on August children were dressed in cost- 1 will be celebrating her 83rd ume for the occasion.

Church News Visitors at the church ser- Dale Barker is attending the vice Sunday morning were: Willow Springs Bible Camp at Mrs. Irvin Gohn of Unionville, Stouffville this week. Alan Hardwin of Montreal, Tim

service at Victoria Square or Needs Prompt Action Headford United Churches during the month of August. However, the church services hasn't received his rebate of will resume September 5 at the 25% of net farm property tax, regular hours of worship - announced by Premier John Ro-Headford at 10 am and Victoria barts in October 1970, the On-

Rev. Martin Jenkinson in advises him to take immediate action. Neighborhood Notes Thursday of last week, Miss that the farmer first contact his Mabel Sanderson entertained local assessment office to check

REALTOR • The tax rebate is paid only on WANT TO SELL YOUR HOME?

WE NEED LISTINGS will not be made. For tops in service CALL NOW MAKE OFFER 100'x150' homesite, Richmond Hill. Asking \$10,000. HOME SITES

Beautiful I acre lots, westside of Yonge, Richmond Hill. \$16,000. Full Price. BRICK DETACHED 3 bedroom home, large separate living room, rec. room, 58' fenced lot, close

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to all conveniences. Ask-

WANTED For Richmond Hill's oldions. Call Mr. Murphy, & Wall.

LIST WITH

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3 or 4 bedroom semi-detached pass from one generation to home in Richmond Hill.

884-7823. J. M. EASTERBROOK

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Realty

\$18,000.00 FULL PRICE Sparkling 5 room fully detachage on large lot. Features hot shopping and downtown bus.

fully detached home on large treed homesite. Features 2 south of the contact two miles bathrooms, open fireplace, safe oil heat and more. Your down payment considered south of the centre of town. Two neighbours told council the piggery is fouling the air and payment considered.

\$1,000.00 DOWN Bargain hunters call.

38a YONGE ST. SOUTH

Jones, assistant director of the Great Lakes Institute, and a ed bungalow with a one car gar- leader in a campaign to ban the use of detergents containing water heating and close to phosphates which are polluting our lakes and streams, is being RICHMOND HILL BARGAIN accused of pollution by his \$27,900.00 full price: 3 bedroom neighbours. Dr. Jones is a partpossibly the well water in the area. The pig manure is washed 3 bedroom detached bungalow, out of an enclosed building into One mortgage carries like rent. an aeration ditch which drains ditch is designed to provide microbes with oxygen so they in 884-9223 RICHMOND HILL turn will consume the microbes which caused the odor.

# R.R. 2, Gormley - Telephone 887-5421

The senior boys fastball team Hill and Mr. and Mrs. Herman

Tim Barber of Rockwood, and Scott Brown of Utica are visi-

birthday. Congratulations Mrs. Perkins!

Barber of Rockwood and Scott Unpaid Farm Rebate

If any farmer in this area

Square at 11:30 am with the tario Federation of Agriculture The action recommended is

the following friends to dinner, the coding on his property: If it's coded residential or commercial, or anything other than farm, the assessment office should be requested to correct it and pass the information along to the Department of Municipal Affairs in Toronto. lands coded "farm" and if the property owner doesn't insist on a correction being made, it

The farmers, whether they are members of the federation or not, are then asked to write to David Hopkins, Ontario Federation of Agriculture, 387 Bloor Street East, Toronto 285, giving all details of the property and assessment. Mr. Hopkins reports that it has been found that some assessment offices are reluctant to make coding corrections. But armed with the necessary information the federation can help the farmer exert pressure to have the

#### End Of Gift Tax Boon To Farm Families - Wall

Many of the tax changes recest established Real Est- ently announced by the federal ate Office, 2 experienced ogovernment will be of importsales representatives. Ex- ance to farmers, reports York cellent working condit- Agricultural Representative Al

> Capital gains tax and gift tax, says Mr. Wall, are likely to effect the farm owner most. Some time before the end of this year a valuation day will be set to determine property values, then from the first of next year, any increase in value of a capital asset will be taxed. The tax will apply when a sale is made, and half the gain will be taxed at regular

with big changes in land prices," says Mr. Wall, Gains up to the present will not be taxed, \$6,000 down for this 3 bedroom however. Changes that occur brick bungalow. Large living after evaluation day, which has and dining rooms, plus full not been set, are the only ones basement apartment. Many ex-subject to capital gains tax. tras include broadloom and The end of the gift tax will mean a lot in farm families, making it easier for farms to

"It is obvious that this tax

will be a major one in York,

It has other implications as In Richmond Hill ask for Mr. well. Under the new system a Widdifield 222-6559, or res. farmer will be able to transfer his ownership to a partnership corporation without being subject to capital gains tax. A clw5 gain will not be taxable unless the farm changes hands

> The farmer will also benefit from the new system of assessing depreciation on machinery and buildings. The straight line method, Mr. Wall reports, will be phased out gradually, with everything changing to the diminishing balance system. Basic herds will be valued on

valuation day, and any increase at the time of sale will be taxed as capital gain. Basic herds can be established up to the end of this year. NEWMARKET - Dr. Philip