

Largest Selection Every Thursday

CHOICE SOUTHERN YORK REGION PROPERTIES

NORM BLACK NORM BLACK NORM BLACK

NORM BLACK REALTY LTD

Richmond Hill's Leading Realtor
77 Yonge Street South

\$21,500 - JUST LISTED. Low down payment buys this sparkling 3 bedroom home on huge 200 ft. homesite. Features large living and dining room, modern kitchen, double garage and many extras. Low taxes. To inspect call **MRS. HAUGHTON RICHMOND HILL DETACHED.** 3 bedroom brick bungalow, family size kitchen with loads of cupboards, panelled rec. room and extra bedroom. Large landscaped homesite on quiet street, close to schools, transportation and shopping. Only \$28,700. Call **MRS. DAVEY**

WHY RENT? When you can own your own detached home in Richmond Hill, with only \$2,000 down. Sharp 2 or 3 bedroom bungalow, huge panelled living room, ultra modern kitchen, king sized master bedroom, beautifully fenced garden. Carries \$155.00 a month. Hurry for this one. Call **MRS. BOYLE**

1 ACRE CUSTOM BUILT RANCHER. 3 large bedrooms, dining room with walk-out, large family kitchen with loads of cupboards, stone and marble floor to ceiling fireplace, fantastic rec. room, sauna bath, 2 cantinas, beautiful view. Owner anxious to sell. Priced as only \$57,500. Call **VI MCLAREN**

81 ACRES valuable land overlooking surrounding area and Hwy. 400, 10 room brick home, 4 car garage and large barn, 30 minutes drive to Hwy. 401. Priced to sell. Call **VIC MACHEK**

AURORA SPECIAL \$27,500 full price. 3 bedroom detached home in the heart of Aurora. Sparkling condition throughout. Two finished rooms in basement. Pool-size backyard. Safe oil heat. Your down payment considered. Call now. **MRS. ROSEBLADE**

SOLID BRICK family home in quiet residential area, 3 bedrooms, finished rec. room and extra bedroom downstairs. Asking price \$27,500. Call **MRS. JO BONNELL**

RICHMOND HILL SPECIAL. Terrific starter home on 100x133 ft. treed lot, 3 bedrooms large living room, family sized kitchen, loaded with cupboards, patio and privacy fence, garage and double drive. Ideal for young couple. Only \$2,500 down. Call **BARBARA HINTON**

NORTH RICHMOND HILL! \$21,500. Spic and span condition, with fully panelled living room, broadloom, modern kitchen, separate eating area and lots of cupboards, 2 large bedrooms. Spring is around the corner! Call **MRS. DAPHNE THOMPSON**

WILLOWDALE \$2,500 DOWN. Five room townhouse, completely finished rec. room, located near all conveniences and future subway station. Many extras included. Carries like rent. Call **MR. NURGITZ**

No Basement - Utility Room
No Furnace - Electric Heat
No Garage - Carport
No High Price - \$24,900.

4 bedroom, 2 storey, modern, near school, large lot 75x200 ft., no pollution, quiet suburban location. Call **SY GARDNER**

\$17,500 FULL PRICE. Easy commuting to Richmond Hill, aluminum siding bungalow, attached garage, fireplace, large lot, carries like rent. Only \$2,000 down. Call **R. GLOVER**

RICHVALE AREA. 5 room bungalow. Asking \$23,900. Ideal for young couple or retirement home, many exciting features on deep treed fenced lot. To inspect call **MRS. BAILEY**

NEW BACK SPLIT. South of Richmond Hill, stone open fireplace in family room with patio doors, 3 bedrooms, 2 baths, 2 car garage, 75 ft. wide homesite. Builder will trade. Call **MR. BUNNETT**

"FOR FAST ACTION"

889-6241 - 895-3321

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S. J. **CARLISLE**
REALTOR LTD.
28 Yonge St. S.
889-7381 773-4335
884-7751
PHOTO M.L.S.

\$3,500 DOWN
3 bedroom brick bungalow close to schools and shopping, spacious living-dining combination, full basement, 4th bedroom, 5 1/2% mtg. Mrs. Workman.

\$3,000 DOWN
\$28,900, Newmarket. Sparkling 3 bedroom brick bungalow, family-size kitchen, attached garage, divided basement. Only \$3,000 down. Mr. Crowther.

CHARMING, RUSTIC & COSY
3 bedrooms, large kitchen, separate dining room, main floor laundry room, fruit trees galore, steps to shopping and transportation. Mrs. McKay.

RICHMOND HILL DUPLEX
\$10,000 down. 2 ultra modern, completely separate units of 6 rooms and 4 rooms, rented at \$350. per month, separate basements, heating systems, treed lot, excellent area, ideal income property. Mr. Carlisle.

LISTINGS URGENTLY NEEDED
Homes needed, large or small, any condition. We have buyers with large down payments and all cash. If you are considering selling, call now for free evaluation and fast action. Mr. McVey.

Members of the Toronto, York County and District Real Estate Boards

CHARLES WHITE
REAL ESTATE BROKER
121 Yonge St. S., Richmond Hill 884-9239

AURORA ATTACHED GARAGE
Like new 3 bedroom brick bungalow, 4th bedroom in basement, large living room, family kitchen, paved road, curbs, underground wiring. Your down payment considered, quick possession.

WOODBIDGE - \$23,000
Cute 3 bedroom solid masonry bungalow, small rec. room, dark room, closed in carport, oil heat, wide rear verandah, fenced yard. Steps to everything. Bargain hunters call today.

20 ACRES, TREES, \$18,900
Beautiful heavily treed homesite, with open field as well, excellent location near Pickering/Uxbridge Townline. Owner will hold one mortgage with reasonable down payment.

\$26,500 TREES, FIREPLACE
New brick bungalow on 65x248 foot treed homesite, full basement, oil heat, walkout to patio, choice of colors, tiles, immediate possession or will build to suit on nearby lots.

LAKEFRONT COTTAGE
Fully insulated 3 bedroom bungalow, large panelled living room, sun room overlooking Lake Simcoe, 200 ft. deep treed homesite, sandy beach, drilled well. Your down payment considered, currently rented \$125 monthly. Inspect and make offer. Phone 884-9239

SELL YOUR UNWANTABLES
PHONE 884-1105

5 1/2 ACRES on paved road between Peterborough and Omeenee, \$3200, 884-9327. c1w32

N. S. SMITH
REALTOR
889-7624

NEWMARKET \$19,500.
Handyman Special, 210' Lot \$4,900. down, 1 open mortgage, 3 bedrooms, 2 storey home. 24' kitchen, extra large living-dining area. Just listed. Be first to view. **MRS. DONER**

!! RICHMOND HILL !!
6% NHA, \$134. Mo., Inc. Taxes
Detached red clay brick home. 3 king size bedrooms, Hollywood kitchen, L-shaped living-dining area, 2 panelled rec. rooms with bar, broadloom, attached garage, paved drive. Many more extras. **KEITH HOOD**

\$25,500. BRICK BUNGALOW
\$140. Incl. Taxes - Garage
3 Master bedrooms, 170 ft. lot, 16 ft. kitchen, 2 washrooms, extras galore. **ALEX WEHRENS**

RICHMOND HILL
\$32,900. Asking
Charming older home close to conveniences, 150' fenced lot. All new kitchen, separate dining room, 3 queen size bedrooms, 2 baths. **MRS. YEO**

RICHMOND HILL GEM
1st Mtg. Carries \$177. Mo.
Sparkling solid brick bungalow. L-shaped living-dining room, 3 king size bedrooms, plus 2 bedroom income apartment, 2 baths, 2 kitchens, rec. room with bar. **BILL McNEILL**

FOR ACTION ON YOUR PROPERTY LIST WITH THE ACTION PEOPLE

YORK COUNTY DISTRICT TORONTO REAL ESTATE BOARD

884-4425

ALOI BROTHERS LIMITED
REAL ESTATE BROKERS
3 Yonge Street S. - Richmond Hill

STEPS TO YONGE
\$24,000. detached 2 storey 3 bedroom home, featuring large family kitchen, full basement. See and make offer with **MRS. HORSLEY**

\$26,900. RANCHER
6 room detached brick ranch style bungalow, attached garage, large landscaped homesite. Priced for quick sale. Call **DOUG. BENNETT**

\$3,000. DOWN
\$18,500. cosy 2 bedroom Aurora home, steps to Yonge St., forced air gas furnace, 59x175 ft. homesite. Ideal for retirement. Call **JOYCE CLELAND**

\$23,900. DETACHED
Richmond Hill, 6 room brick bungalow, newly decorated throughout, 50x353 ft. homesite. Fast possession. Call **BRUNO ARTENOSI**

STOP, STYLED FOR YOU
Huge detached sidesplit bungalow, double attached garage, large prof. finished rec. room with open fireplace, kitchen and eating area with walkout to large landscaped homesite. Call **MEL ATKINS**

WEST SIDE
\$34,900. Solid brick duplex, 2 car garage, separate entrance, self contained, excellent financing. Immediate possession. Call **BEN THOMPSON**

\$26,900. DETACHED
6 room brick bungalow with 3 room basement apt., 2 complete bathrooms, newly decorated throughout, immediate possession, try \$4,000. down. Call **BRUCE RAINEY**

FLOOR TO CEILING
Fireplace, prof. finished rec. room and bar, 3 family size bedrooms, broadloomed throughout. Asking \$28,900. Call **FINN SAMUELSEN**

EXTRA LARGE
6 room brick bungalow, prof. finished rec. room with walkout to colorful patio and landscaped garden. 7% financing. Asking \$31,900. For quick sale... Call **JOHN CRYER**

BUILDING LOT
3 1/4 acre building site on paved road in quiet community, close to Hwy. 27, ideal for executive home, ideal for horses. Call **FRAN ROCKLEY**

RICHMOND HILL RANCHER
3 bedroom brick ranch style bungalow, private drive, garage, prof. finished rec. room with open fireplace, extras include broadloom, gas dryer and stove. Asking \$29,900. Call **HORST ROSNER**

INCOME
Two storey plus separate dwelling on property renting for \$75.00 monthly, self contained main house has 3 family size bedrooms, full basement, two for only \$33,500. Call **GEORGE JACKSON**

8 ROOM DETACHED
Brick 1 1/2 storey home, 2 complete bathrooms, 4 family size bedrooms 2 fireplaces, prof. finished rec. room and bar, broadloom in living room. Low taxes. Excellent financing. Call **BRUCE PRIDHAM**

"Honesty and Service Is Our Motto"

884-4446 889-8303

WANTED
HOUSE AND ACREAGE

PRIVATE purchaser requires three bedroom home or larger with two acres or more, east of Yonge Street, within 40 miles of Toronto. Phone collect 291-3837 or write Box 44 "The Liberal." c1w33

TOM MURPHY
LTD. REALTOR
884-5422 773-4302

CHARACTER PRIVACY & PRESTIGE
3 bedroom home with large lounge and dining room, comfortable kitchen, oversized garage, 2 washrooms and rec. room. Call Mrs. Hawkes.

\$23,900 FULL PRICE
\$3,500 down payment, 6 room brick bungalow, 3 good bedrooms, spacious living-dining room, full basement. Call Mr. Ball.

NEAR YONGE ST.
3 bedroom 1 1/2 storey home, separate living and dining room, bright kitchen, on spacious 75x150 ft. treed lot. Call Mr. Hudson.

CALL
889-2951 884-5422

PRIVATE SALE
Two bedroom aluminum siding bungalow, spotless condition, 1/4-acre lot, Thornhill North. Immediate possession, must be sold. Asking \$16,500. Call 884-8536, evenings. e2w32

PRIVATE SALE
Steps to Yonge Street, shopping, schools, etc. North Richmond Hill, 7 rooms, 2 baths, 1/2-acre, \$24,900. 773-5517. tfc32

GUARANTY TRUST
REAL ESTATE LIMITED

THORNHILL BRANCH
889-1166 221-5541

25 ACRES
\$16,500 each for two 25 acre lots on paved road 17 miles north of Hwy. 401. Rolling, very scenic with pond sites. Backs onto conservation area. Priced \$3,000 below comparable property in area. Call B. E. (Bern) Peck.

NEWMARKET BUNGALOW
6 rooms with inviting 17' front foyer. Beautifully landscaped grounds feature a large antique brick patio. This home is only 2 years old and in better than new condition. Asking \$31,800. Call Leslie O'Hagan.
4844 YONGE ST. - WILLOWDALE

REAL ESTATE By HARRY SADLER
Emerald Isle Real Estate Ltd.

WHAT'S WRONG WITH A HIGH ASKING PRICE?

Harry Sadler, F.R.I.

You MAY be fortunate enough to get it. But in any event, if the buyer is interested, won't he make an offer?

At least, so goes the reasoning of many a home seller before he finally had to accept a lower selling figure than he otherwise might have got, plus the loss of costly time as the price of mistaken judgement.

House sellers must realize that buyers almost invariably have comparable houses on the market being offered to them at very competitive prices. If there is not some compelling reason why he must have a particular home, then it is to be expected that a buyer will buy where he feels the price reflects greater value.

If the asking price is too high, a buyer will usually refuse to make an offer for fear of offending the seller and direct his attentions to another property.

Most buyers have a schedule of moving and though they have left themselves plenty of time it can eventually be used up. If the seller has run out of time, then he becomes in a bind and may well have to sacrifice the price as a final answer.

See you next week.

W. R. CASE REALTY LIMITED
REALTORS
KING CITY OFFICE - 833-5316
148 KING ST. E.

LOVELY KING TOWNSHIP
This large 3 bedroom split level brick home located on the outskirts of Nobleton, has separate dining room, 1 1/2 baths, double garage, panelled family room with stone fireplace, spacious lot.
ASKING \$43,900.00
CALL KING CITY 833-5316

Emerald Isle
REAL ESTATE LIMITED

889-5651 - 884-2377 - 773-4391

Members of York County, Ontario & Canadian Association of Real Estate Boards

MAPLE
Sparkling modern 3 bedroom brick ranch bungalow, attached garage, professionally finished recreation room with bar and wine cellar, 2 open fireplaces, close to schools and shopping. Full price \$42,900. Call **BARBARA LOPATRIELLO**

RICHMOND HILL
Solid brick bungalow, attached garage, paved drive, 3 bright bedrooms, large attractive kitchen, finished rec. room with bar, nicely landscaped, with beautiful trees, underground hydro lines. MUST BE SEEN. Try \$4,000 down. Call **GEORGE GODDARD**

LOOK FOR THE SIGN OF THE SHAMROCK

KEITH PROPERTIES
REALTOR NORTH of METRO

NORTH OFFICE 8242 YONGE 889-7771
Serving Willowdale, Thornhill and Richmond Hill

RENOVATED, RICHMOND HILL
\$28,500.00. Beautiful treed lot, detached 2 car 2 storey garage, new furnace, main floor den, 3 bedrooms, sauna. 7 1/2% mortgage, flexible financing, April possession. Mr. Sacks, 889-7771.

TWO STOREY HOME
A lovely 2 storey home, 4 bedrooms in very exclusive area, lovely homes all around. An appointment to see this charmer will convince you. An executive home for an executive. Mr. Murray, 889-7771.

4 ACRES FULLY SERVICED
In the heart of Newmarket, designated residential hi-density. Priced right. Miriam Sherman, 889-7771.

Members Toronto and York County Real Estate Boards

SALESWOMEN - SALESMEN WANTED

Openings for 3 Agents covering areas: Markham, Richmond Hill, Aurora, Newmarket, Etc. We will guide and train you. Excellent commission and bonus. For confidential interviews call personnel manager

GORD SMITH
889-7624 884-4425 773-4211
N.S. SMITH REAL ESTATE LTD.
39 Yonge St. N. Richmond Hill

HAROLD KEFFER REALTOR LTD.

NOW IS THE TIME TO LIST YOUR PROPERTY WITH KEFFER 889-8181

We require all types of property. Call us for a market value estimate, without obligation.

KEELE ST. - HWY. 7
Open Mortgage
100'x160' lot, attractive 6 room bungalow, family kitchen, broadloom, recreation room, 2 car garage. A real beauty. Call Mr. Keffer, 889-8181.

WANTED! \$\$\$\$\$
3 and 4 bedroom homes on large lots, Richmond Hill and surrounding area urgently required. Clients waiting! Call Herb Hoover 884-8496 or 889-8181.

MARKHAM - 7 3/4% - Due 1993
Sparkling 8 room brick 2 storey broadloomed, 4 bedrooms, 3 baths, family room with fireplace and walkout to beautifully landscaped grounds and patio, finished rec. room, paved drive and 2 car garage. \$43,900. Mr. Edwards, 889-8181.

SALESMAN WANTED
We require 2 salesmen for our long established Thornhill office, plenty of parking, excellent bonus and commission arrangement. Call Mr. Keffer, 889-8181.
Member of Toronto and York County Real Estate Boards

HAROLD KEFFER REALTOR LTD.

LIST WITH G. LUNDY REAL ESTATE BROKER
884-8601 - 773-4371

Thornhill Terrace
BETWEEN STEELES & NO. 7
EAST OF YONGE
OFF BAY THORN DRIVE

NEW HIGH RISE
1 and 2 Bedrooms

- HYDRO
- SAUNA
- OUTSIDE POOL
- SCHOOLS
- CLOSE TO TRANSPORTATION
- WALK-IN CLOSETS
- NEAR GOLF COURSE

Week Days 12 - 9 p.m.
Weekends 12 - 6 p.m.
889-2234

PRESTIGE OFFICE SPACE
2,000 square feet of air-conditioned office space available, Yonge Street, Richmond Hill. Can be divided into smaller areas.
Phone 884-9133

SUTTON: Minor hockey people in Georgina Township may hire a hockey professional to assist coaches during the 1972-73 season. The proposal has been forwarded to the arena committee for further study including estimated costs.

Gibson Willoughby Limited
REALTOR

RICHMOND HILL MAPLE OFFICE
143 Yonge Street South, Richmond Hill
889-0544
832-1064

• MORTGAGES • APPRAISALS •

FREE ON REQUEST: Illustrated catalogue listing properties throughout Ontario.

WE NEED LISTINGS
Underneath the mounds of ice and snow, Spring is stirring! We have many clients inquiring for Spring possession on all types of property. List your holding now for the best obtainable market value, obtained by courteous professional sales personnel.
Please call Harry Pridham - anytime, 832-1064