

Largest Selection Every Thursday

# CHOICE SOUTHERN YORK REGION PROPERTIES

**NORM BLACK REALTY LTD.**  
**884-8106**

**JUST LISTED — AURORA \$24,500.** Sharp 3 bedroom brick bungalow, broadloomed living-dining room, family kitchen with extra cupboards, close to schools, shopping and GO Transit.  
 Call MRS. BOYLE

**JUST LISTED \$19,900.** 3 bedroom detached bungalow in choice north Richmond Hill location. Fast possession. Try your down payment.  
 Call MR. NURGITZ

**RICHMOND HILL WEST - \$38,900.** 3 bedroom back split on treed homesite near Mill Pond. Large L-shaped living and dining room area. This lovely home features family sized kitchen, fireplace in rec. room and carport. Extras include paved drive and broadloom.  
 Call RICHARD GLOVER

**NEWMARKET OWNERS HAVE Bought.** Modern 4 bedroom back split in exclusive area. Beautiful landscaped homesite with loads of rosebushes. Extra large kitchen has separate breakfast nook. Just reduced to \$29,900. To view this exceptional property call . . . MRS. ROSEBLADE

**NORTH RICHMOND HILL - \$19,900.** \$3,500 down buys this 3 bedroom home on completely fenced homesite. Features large living and dining area. Extras include broadloom, refrigerator and stove, low taxes.  
 To inspect call MRS. HAUGHTON

**\$64,900. BAYVIEW GLEN.** Attractive 2 storey executive home. Centre plan with unusual entrance hall, 4 large upstairs bedrooms, beautiful living room and separate dining room, both overlooking a parklike back garden with established apple and cedar trees. A really comfortable home. For appointments . . .  
 phone MRS. THOMPSON

**CARRIES LIKE RENT - \$181 per mo.** Ideal Richmond Hill location, sharp, clean 2 bedroom home on huge 50x210 foot homesite. Full price \$24,900. - \$3,900 down.  
 Call SY GARDNER

**AURORA SPECIAL.** 16x32 ft. swimming pool, professionally installed in your own back garden. 3 bedrooms, 2 fireplaces, rec. room with bar, yard completely fenced. Listed \$42,900.  
 For appointments phone VI MCLAREN

**NEWMARKET SPECIAL - \$29,900.** 3 bedroom split level with easy commuting to Metro. To view call MRS. JO BONNELL

**HANDYMAN'S DREAM.** Bungalow on huge 60x385 ft. homesite. Nicely treed riverfront property, 5 minutes from GO bus. Hurry for this one. Only \$15,900.  
 RON NORTHOVER

**RICHMOND HILL**  
 TRADE OLD FOR NEW  
 Split levels, two storeys, bungalows  
 Immediate possession or Builder will custom build for you.

Home Features:  
 — 3 and 4 bedrooms  
 — large kitchens  
 — open stone fireplace  
 — family room  
 — 3 bathrooms  
 — 75 foot wide homesite fully sodded

This excellent location has paved roads, street lighting, sidewalks and is close to public and high schools.

Open for inspection daily noon until 6:00 p.m. or call

**"FOR FAST ACTION"**  
**889-6241 - 895-3321**  
 Richmond Hill's Leading Realtor

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

**WILLOWDALE VALUE**  
 Immaculate 2 bedroom solid brick bungalow, modern family size kitchen, spacious living-dining room, finished rec. room, bar, garage, fenced yard. Mrs. Workman.

**STEPS TO YONGE**  
 \$10,000 down. 1 1/2 storey solid brick home, zoned commercial, 3 bedrooms, separate dining room, large lot, excellent potential. Mrs. Armstrong.

**HOMES WANTED**  
 If you want to sell, now is the time; the market couldn't be better than it is at the moment and clients are waiting to buy in Richmond Hill and area. Call me for prompt attention or further information. Mrs. Edwards.

Members of the Toronto York County and District Real Estate Boards

**TOM MURPHY REALTOR LTD.**  
 884-5422 773-4302

**RICHMOND HILL WEST**  
 Charming 6 room 1 1/2 storey home, 50x150 ft. lot, double garage. Asking \$32,900. Call Mrs. Hawkes.

**NEAR YONGE ST.**  
 6 room 1 1/2 storey home, separate dining room, bright kitchen, 3 bedrooms, 2 car garage on treed 75x150 ft. lot. Asking \$29,500. Call Mr. Ball.

**BUILDING LOT**  
 60'x83' near Yonge. \$13,900 cash. Call Mr. Murphy.

CALL 889-2951 884-5422

**N. S. SMITH REALTOR**  
**889-7624**

**RICHMOND HILL**  
 Brick Rancher - \$35,900.00

Lovely large L-shaped living-dining rooms, shag broadloom, 3 bedrooms, sparkling kitchen, panelled rec. room, double garage. MRS. YEO

**RICHMOND HILL**  
 \$26,900. Asking \$5,000. Down

Solid brick bungalow, 3 queen size bedrooms, hostess kitchen, 26 ft. combination living-dining room, broadloomed, panelled rec. room with bar, attached garage. KEITH HOOD

**AURORA SPECIAL!!!**  
 \$157. Carries 1st Mtge.

Sparkling solid brick, 4 bedroom bungalow, L-shaped living-dining room, Hollywood kitchen, panelled rec. room, attached garage. BILL McNEILL

FOR ACTION ON YOUR PROPERTY LIST WITH THE ACTION PEOPLE

YORK COUNTY DISTRICT TORONTO REAL ESTATE BOARD

884-4425

**Emerald Isle REAL ESTATE LIMITED**  
 889-5651 - 884-2377 - 773-4391

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

**SOUTH RICHMOND HILL**  
 Building lot, 150 ft. frontage, town water, asking only \$20,000.00. Call B. BAILEY

**LOW DOWN PAYMENT - RICHMOND HILL**  
 HURRY FOR THIS ONE — 3 bedroom solid brick bungalow, in immaculate condition. Asking only \$24,300.00. Call COLLEEN BREEDON

**RICHMOND HILL BARGAIN**  
 Sparkling 3 bedroom solid brick home with garage, close to schools and shops. Why pay rent? Just \$26,900. Call BRAM OGDEN

**RICHMOND HILL**  
 Builder's Own Home

3 bedroom bungalow, lovely panelled living room and extra large kitchen, sauna, swimming pool, nicely landscaped garden.  
 To view please call MRS. JACOBSEN

**MAPLE "HURRY FOR THIS ONE"**  
 Solid brick 3 bedroom bungalow, large rooms, separate dining area with French doors, good size recreation room, bar, hot water heat, large lot. Good area for children. Priced at \$30,900.00. Call GEORGE GODDARD

**AURORA BEAUTY**  
 Beautiful modern 3 bedroom bungalow, large bright kitchen on an exotic treed lot, with a 2 car garage. Try \$2,500.00 down, easy terms.  
 Call GARTH PALMER

LOOK FOR THE SIGN OF THE SHAMROCK

**PRIVATE MORTGAGE FUNDS**  
 For Prime First and Seconds  
 CURRENT RATES  
 Phone 889-8737

J. M. EASTERBROOK

**RICHMOND HILL**  
 \$3,000 down with easy carrying for this charming 3 bedroom brick bungalow. Large living and dining rooms. Rec. room in full basement with private paved side drive.

**TORONTO-EAST**  
 \$4,000 down to one mortgage. This 2 1/2 storey brick detached house is an ideal buy for investment minded individuals. Main features are two self contained apartments with private entrances, plus appliances. Close to schools, shopping and subway.

**WANTED**  
 3 and 4 bedroom semi-detached homes. If you are thinking of selling or buying give me a call. 222-6559 or res. 884-7823.

For more information on buying, selling or mortgage financing, ask for Mr. Widdifield, 222-6559 or res. 884-7823.

**FOR SALE**  
 Larry Sanders Realty Ltd.  
 884-9223

**Y.B. REALTY LTD.**  
 IF YOUR SIGN IS ON YOUR LAWN — HURRY HOME — YOU'RE MOVING  
 7724 Yonge St. Thornhill  
 889-9330 - 727-3442

**LOTS & LAND**  
 \$13,000 and up for building lots in Richmond Hill district

Also  
 10 acre parcels, some with stream and pond. Call Mr. Hoover 889-8181, Res. 884-8496.  
 HAROLD KEFFER LTD RLTR clw44

**PRIVATE**  
 \$35,900. Attractive side-split on beautifully landscaped lot in Richmond Hill. Close to shopping, transportation and schools. Three large bedrooms, living room with fireplace, modern kitchen, separate dining room and family room. Extras include attached garage and fenced yard. Principals only.  
 884-1107 Evenings 884-6176 clw44

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

**6 ROOM DETACHED**  
 2 storey home, featuring 4th bedroom in basement plus finished rec. room and bar with open fireplace, private drive, garage, forced air oil heat, 100x150 ft. homesite, 2 bathrooms.  
 Call BRUCE PRIDHAM

**7 ROOM BUNGALOW**  
 Made into duplex, excellent income, ideal for retirement. Immediate possession. Asking \$23,900.00. Try \$4,000.00 down. Call JOHN CRYER

**\$24,900.00 TWO STOREY**  
 3 bedroom brick home in A-1 condition throughout, private drive, large landscaped homesite. Try \$4,000.00 Down. Call BRUNO ARTENOSI

**\$23,900.00 DETACHED**  
 Richmond Hill 6 room bungalow, private drive, garage, full basement with finished play room. Try \$5,000.00 Down. Call JOYCE CLELAND

**\$28,500.00 SOLID BRICK**  
 Detached 6 room bungalow with 4th bedroom in basement, 3 queen size bedrooms on main floor, 2 bathrooms. Try \$6,000.00 Down.  
 Call BEN THOMPSON

**4 BEDROOMS**  
 Detached brick bungalow, large master bedroom with bathroom ensuite, extra large carport, large landscaped homesite. Possession to be arranged. Asking \$28,900.00. Call DOUG BENNETT

**ALL NEW \$33,900.00**  
 6 room brick bungalow, full basement with roughed in fireplace, single car garage. Possession within 30 days. Your choice of two.  
 Call BRUCE RAINEY

**8 ROOM DETACHED**  
 2 car garage, large living room with open fireplace, separate dining room, 2 complete bathrooms, balcony off master bedroom, roughed in fireplace in basement. Executive styled home. 75% finished.  
 Call FRAN ROCKLEY

**STOP**  
 KING TOWNSHIP the Kentucky of Ontario. Brick bungalow, on 1 1/2 acres, completely fenced, with small barn and storage shed. Asking \$68,900. \$25,000. down. Owner will hold mortgage for balance. 4 miles from 400 and King Sideroad. Call MEL ATKINS

"Honesty and Service Is Our Motto"  
 884-4446 889-8303

**shearling REALTY LTD.**  
 THOMSON HILL REALTOR

**RICHMOND HILL OFFICE**

**BUNGALOW \$19,900**  
 Richmond Hill North  
 Cute and clean, this is a most attractive 2 bedroom home. A convenient kitchen, broadloomed living room, detached garage. Early possession. See it today. Call 884-8183 or 881-2822.

**GORMLEY, 4 ACRES**  
 3 Bedroom Bungalow  
 PEACEFULLY situated to overlook rolling countryside.  
 CUSTOM finished home with 2 fieldstone fireplaces  
 EXECUTIVE retreat only minutes from schools and shopping  
 POTENTIAL for horse lovers. Asking \$85,000. Call Mrs. Joyce Teetzel 884-8183 or 889-7844.

**10 ACRES - POND - TREES**  
 Whitchurch Bungalow  
 • Built-in oven and elements  
 • 1800 Square ft., 5 bedrooms  
 • 2 stone fireplaces  
 • Large family room  
 Call Ron Elliott 884-8183

**RICHMOND HILL - DETACHED**  
 \$3,500. Down  
 Spacious 3 bedroom solid brick bungalow, 26' living-dining area, broadloomed, family kitchen, panelled rec. room, 105' landscaped lot. Call Mr. Magee, 884-8183 or 881-2822.

**RICHMOND HILL EXECUTIVE**  
 \$8,000 Down  
 4 bedroom home, 3 washrooms, separate dining area, walk-out from living room, stone fireplace, 20x14 ft. family room, den, double attached garage, 1 1/2 acre landscaped lot. Must be sold. Call Jack Reid 884-8183, or 881-2822.

**THORNHILL \$6,000 Down**  
 New 4 Bedroom - 2 Storey  
 Sunken living room features fireplace and graceful arches to living room. Large family kitchen with laundry area. 2 1/2 baths, close to public schools. Asking \$48,500. Call Mrs. Joyce Teetzel 889-7844 or 884-8183.

**RICHMOND HILL - WEST**  
 3 Bedrooms  
 Solid built bungalow on 65'x336' lot, L-shaped living-dining area, compact kitchen, panelled rec. room, 1 1/2 car garage, close to schools and shopping. Call Wally Magee, 884-8183 or 881-2822

**GORMLEY 3 BEDROOM**  
 Older 2 Storey  
 Just listed . . . On spacious, landscaped lot, low taxes and convenient mortgage. For more details call Ron Elliott, 884-8183.

**REAL ESTATE By HARRY SADLER**  
 Emerald Isle Real Estate Ltd.

**WHO DECIDES WHAT A HOUSE IS WORTH?**

Harry Sadler, F.R.I.

One thing that is clear is that it is not the Realtor or the owner. The final decision comes from the buyer and the influences on him are many:  
 When a buyer is combing the market for a particular type of property in a given price range, for instance, there may be a surplus of that type of residence, many of them new which a builder is hard pressed to move. This could obviously affect what a buyer would pay for your house.  
 An important part of the price is the value of the lot. Perhaps you have an expensive house in an inexpensive area. This fact could depress the value of your home in relation to similar ones in other areas where the lot price is high.  
 If your architectural style is scarce and in demand, then that is a plus on the price.  
 Quite often a particular buyer wants what your house alone has — a large backyard, lots of shade trees, a running brook or a quiet cul-de-sac lot — so your house will be worth more to him.  
 Home marketing is a task for an experienced Realtor who knows his market and how your home fits into it. Ask his counsel.  
 See you next week.

**KEITH PROPERTIES REALTOR NORTH OF METRO**  
 NORTH OFFICE 8242 YONGE 889-7771  
 Serving Willowdale, Thornhill and Richmond Hill

**CUTE & CLEAN**  
 Richmond Hill - 10 years new, solid brick 6 room home, professionally finished recreation room, large lot. Miriam Sherman, 889-7771.

**AURORA - THREE WORDS**  
 BEAUTIFUL - BEAUTIFUL - BEAUTIFUL — 4 bedroom ranch bungalow 100 feet long, with 4 car garage 150 feet, private fish pond 3 ft. long. Everything goes except one chandelier, electric heat. Let me tell you about it. Call Bill Murray, 889-7771.

**5 MILES NORTH OF METRO**  
 West side of Richmond Hill. Lovely area, large lot, 3 bedrooms, attached garage, finished recreation room with fireplace. Asking \$36,900.00. Mrs. Alder 889-7771.

**THORNHILL AREA**  
 Move right in to this 3 bedroom 1 1/2 storey spotless home, finished rec. room, paved drive, sidewalks, deep lot, large patio. Asking \$29,000. B. Sykes 889-7771.

Members Toronto and York County Real Estate Boards

**FOR SALE**  
**Royal Trust REALTOR**  
 "THE SIGN THAT SELLS"

**35 Vaughan Road**  
 Richmond Hill  
**881-0363**

**RICHMOND HILL — NEW LISTING**  
 \$5,000.00 down. Brick detached bungalow, 5 bedrooms, kitchen with eating area, quiet street, minutes to GO bus, shopping, schools. Owner transferred. Full price \$32,300.00. Call Mrs. Wright, 881-0363.

**OPEN HOUSE — 2-4 P.M. WEEKEND**  
 240 Tampico Rd., Richmond Hill  
 \$39,900.00. Stone front brick bungalow, split entrance, walkout family room, 2 fireplaces, 2 baths, early possession, private garden. Mrs. Wright, 881-0363.

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

**SELLING A HOME**  
**BUYING A HOME**  
**ARRANGING A MORTGAGE**  
 A Complete Real Estate Service  
**ROYAL TRUST REAL ESTATE**

**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

**RICHMOND HILL WEST SIDE**  
 Sparkling 7 rooms and 2 bathrooms, brick home located close to Yonge Street and schools. Features open fireplace, built in garage and more. Carries like a dream at only \$193,000 including taxes. Call George Reid.

**\$31,900. FULL PRICE**  
 Absent owner must sell this immaculate, family styled 2 storey home. Ideally situated 2 blocks from shopping and schools. Easy commuting to Metro. Your down payment considered. Call Mrs. Cassell Crawford.

**TRY \$4,000. DOWN**  
 Delightful 5 room fully detached bungalow nestled on a well landscaped homesite in Willowdale. An 8 1/2% First Mortgage will make it easy to own. Priced to sell at \$28,500.00. Call Larry Sanders.

**\$39,900.00**  
 8 rooms plus: Richmond Hill location, choice of bricks, tile, shingles, colored fixtures, open fireplace, cabinets, all from the builder's samples. Built to your taste. Call Len Hawkrigde. 773-4141 889-7933

**30 CHURCH ST. SOUTH**

**CHARLES WHITE REALTY LTD.**  
 121 Yonge St. S., Richmond Hill  
 884-9239 773-4511

**RECREATION BUNGALOW**  
 \$17,500  
 Fishing, boating, swimming, playing come with this spotless 3 bedroom home, warm oil heat, bright spacious windows and detached garage. Budget buyers with under \$3,000. down call Bob Millar.

**RICHMOND HILL - \$18,900.**  
 Clean detached bungalow, 2 bedrooms, modern bathroom. Fully fenced nicely treed homesite with stone patio. Inspect with D. Lorusso.

**NEW \$29,500**  
 2 car attached garage, 3 bedrooms, fireplace, wide front verandah, 230 ft. deep homesite, choice of bricks, etc. Call Mr. White.

**NEW \$24,900**  
 3 bedroom detached brick bungalow, full basement, 100 ft. wide homesite, choice of bricks, tiles, colors. Call Mr. White.

**FIELD STONE RANCHER**  
 Builder's own custom built split level, over size dining room, wall to wall fireplace in future rec. room, beautiful view of surrounding countryside yet only steps to Highway 11. Sacrifice at \$29,900. Call Vic Machek.

**OLDER HOME OF THE YEAR**  
 This completely renovated home has 3 bedrooms, separate living and dining rooms, rec. room, glassed in porch, all this on a lovely landscaped double lot. 2 car garage. Your down payment considered. \$32,500. Call Joe Paton.

**NOBLETON EXCLUSIVE HOME**  
 1 1/2 acre homesite, 8 rooms plus, 3 baths, floor to ceiling fireplace, sliding doors to patio, broadloom throughout, built-in vacuum system, built-in oven. Full price \$55,000. Call Vic Machek.  
 Phone 884-9239

**COMMERCIAL LAND WANTED**  
 Richmond Hill, Aurora, prefer Yonge Street frontage or acreage ready for development. Buyer will pay agent's commission. For fast action call anytime. Norm Black 223-0320.

**NORM BLACK REALTY LTD. REALTOR**  
 clw44

**\$ MORTGAGES \$**  
 • ARRANGED  
 • PURCHASED  
 • FOR SALE  
**222-2531**  
**Osborne Mortgage Services**  
 8a Finch Ave. W. at Yonge WILLOWDALE

**ZEPHYR**  
 5 bedroom, 2 storey home, hardwood throughout, 2 sunporches, 2 washrooms. Corner lot, 2200 taxes. \$21,900.

**KESWICK**  
 \$16,900 - 2 bedroom bungalow, oil furnace, stove, dryer, \$130 taxes. \$3,000 down — has to be sold.

**JACKSON'S POINT**  
 \$14,900. — Cosy 4 room bungalow, 4-piece bath, large shade trees, high, dry lot. \$3,000 down.

**R. B. Lockie REAL ESTATE LTD. BROKER**  
 Keswick — 476-5111  
 Toronto — 889-6096