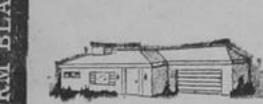
CHOICE SOUTHERN YORK REGION PROPERTIES

Largest Selection Every Thursday

NORM BLACK NORM BLACK NORM BLACK



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 BERICHMOND 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 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 J huge 60x385 ft. homesite. Nicely treed riverfront property, 5 minutes from GO RON NORTHOVER bus. Hurry for this one. Only \$15,900.

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

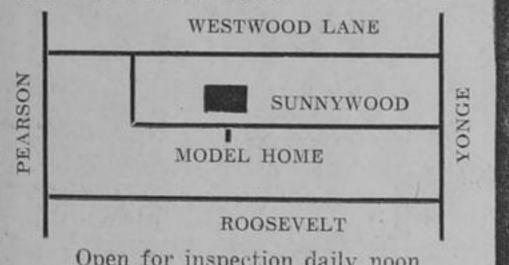
- open stone fireplace

- 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

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COMMERCIAL LAND WANTED

ZEPHYR Richmond Hill, Aurora, prefer Yonge Street frontage or acre- 5 bedroom, 2 storey home, hardage ready for development. wood throughout, 2 sunporches, 2 washrooms. Corner lot, \$200 mission. For fast action call any- taxes. \$21,900. time. Norm Black 223-0320.

KESWICK

NORM BLACK REALTY LTD \$16,900 - 2 bedroom bungalow, REALTOR

 PURCHASED • FOR SALE

222-2531 Osborne Mortgage

8a Finch Ave. W. at Yonge

oil furnace, stove, dryer, \$130 clw44 taxes. \$3,000 down - has to

JACKSON'S POINT

\$14,900. — Cosy 4 room bungalow, 4-piece bath, large shade trees, high, dry lot. \$3,000

R. B. Lockie REAL ESTATE LTD. BROKER

> Keswick - 476-5111 Toronto - 889-6096

28 Yonge St. S. 773-4335

mmaculate 2 bedroom solid ly size kitchen, spacious liv ing-dining room, finished rec. room, bar, garage, fenced yard. Mrs. Workman.

STEPS TO YONGE \$10,000. down. 11/2 storey solid brick home, zoned com- Ball.

If you want to sell, now is moment and clients are wait ing to buy in Richmond Hil and area. Call me for prompt attention or further information. Mrs. Edwards.

Real Estate Boards

LOTS & LAND \$13,000 and up for building

HAROLD KEFFER LTD RLTR

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

REALTOR 884-5422 773-4302

RICHMOND HILL WEST Charming 6 room 11/2 storey home, 50x150 ft. lot, double garage. Asking \$32,900. Call Mrs.

Hawkes. NEAR YONGE ST.

6 room 11/2 storey home, separate dining room, bright kitchen, 3 bedrooms, 2 car garage on treed 75x150 ft. lot. Asking. \$29,500. Call Mr.

BUILDING LOT 60'x83.9' near Yonge. \$13,900 cash. Call Mr.

CALL 889-2951 884-5422



IF OUR SIGN IS ON YOUR LAWN - HURRY HOME YOU'RE MOVING 7724 Yonge St.

Thornhill 889-9330 - 727-3442

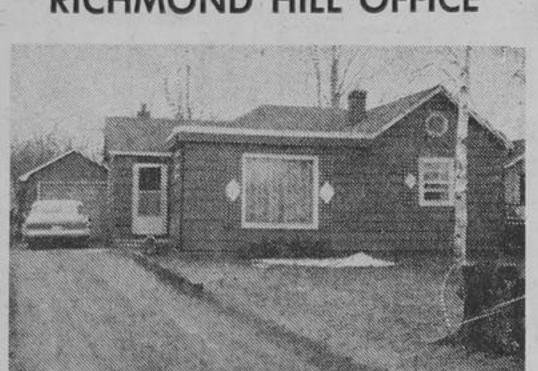
BAYVIEW-STEELES \$43,800 split level features main floor den, 3 bedrooms, 3 bathrooms, finished rec. room, built-ins, 2 fireplaces Just listed. Mr. Peddle, 889

THORNHILL GREEN \$54,800 4 bedroom back split custom built features 22' family room, fireplace and walkout, expensive extras, on crescent. Will hold mtge. Mr. Peddle, 889-9330.

YOUNG & BIGGIN LTD. 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

PEACEFULY situated to overlook rolling countryside.

CUSTOM finished home with 2 fieldstone fire-

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, 11/2 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. 21/2 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, 11/2 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.

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, KEITH HOOD attached garage.

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

Sparkling solid brick, 4 bedroom bungalow, Lshaped 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

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 through-

out, private drive, large landscaped homesite. Try Call BRUNO ARTENOSI \$4,000.00 Down.

\$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. Call DOUG BENNETT Asking \$28,900.00.

ALL NEW \$33,900.00 6 room brick bungalow, full basement with

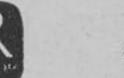
roughed in fireplace, single car garage. Possession within 30 days. Your choice of two. Call BRUCE RAINEY 8 ROOM DETACHED

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. Call FRAN ROCKLEY 75% finished. STOP

KING TOWNSHIP the Kentucky of Ontario. Brick bungalow, on 131/2 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"

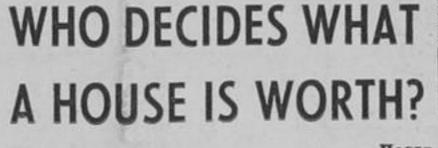




889-8303

REAL ESTATE By HARRY SADLER Emerald Isle Real Estate Ltd.

884-4446



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 scare 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.

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? Call BRAM OGDEN Just \$26,900. 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



889-7771.

LOOK FOR THE SIGN OF THE SHAMROCK



PROPERTIES

NORTH OFFICE 8242 YONGE 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,

West side of Richmond Hill. Lovely area, large lot, 3 bedrooms, attached garage, finished recrea-

5 MILES NORTH OF METRO

tion room with fireplace. Asking \$36,900.00. Mrs. Allder 889-7771. THORNHILL AREA Move right in to this 3 bedroom 11/2 storey spotless home, finished rec. room, paved drive, side-

walks, deep lot, large patio. Asking \$29,000. B.

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Boards



REALTOR

"THE SIGN

881-0363.

THAT SELLS"

Sykes 889-7771.

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,

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

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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.

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EASTERBROOK

Phone 889-8737

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 21/2 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

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 buy-

ing, selling or mortgage financ-

ing, ask for Mr. Widdifield, 222-

6559 or res. 884-7823.



RICHMOND HILL WEST SIDE Sparkling 7 rooms and 2 bathooms, brick home located close to Yonge Street and schools. Features open fireplace, built in garage and more. Carries ike a dream at only \$193.00 including taxes. Call George Reid.

\$31,900. FULL PRICE

Absent owner must sell this im-

maculate, 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

Mortgage will make it easy to own. Priced to sell at \$28,-500.00. Call Larry Sanders. \$39,900.00 3 rooms plus: Richmond Hill location, choice of bricks, tile, shingles, colored fixtures, open fireplace, cabinets, all from

Willowdale. An 81/2% First

the builder's samples. Built to your taste. Call Len Hawkridge. 889-7938 773-4141



773-4511 884-9239

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

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 bed-

rooms, fireplace, wide front

call Bob Millar.

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 Ma-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.

> NOBLETON EXCLUSIVE HOME

Joe Paton.

2 car garage. Your down pay-

ment considered. \$32,500. Call

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

Phone 884-9239

Services WILLOWDALE

\$ MORTGAGES \$ • ARRANGED

REALTOR LTD. 884-7751

PHOTO M.L.S. WILLOWDALE VALUE

rick bungalow, modern fam-

mercial, 3 bedrooms, separate dining room, large lot, excellent potential. Mrs. Armstrong.

HOMES WANTED

Members of the Toronto York County and District

lots in Richmond Hill district 10 acre parcels, some with stream and pond, Call Mr Hoover 889-8181, Res. 884-8496