



Largest Selection Every Thursday

CHOICE SOUTHERN YORK REGION PROPERTIES



NORM BLACK REALTY LTD.
884-8106

CARRIES LIKE RENT. North suburban location. 3 bedroom brick bungalow, full basement, only 1 block from shopping, schools and transportation. Full price \$23,900. \$2,500 down, \$212 per mo, pays all — including taxes. Call **MRS. GARDNER**

NEWMARKET SPECIAL! Sparkling 1 1/2 storey home in excellent location, fully broomloomed and loaded with extras. See it now. Only \$25,500. Call **MRS. DAVEY**

WILLOWDALE. Sharp 2 storey brick home, open fireplace in living room, separate dining room, modern kitchen features spacious breakfast nook overlooking treed garden. 3 bedrooms, 2 baths, rec. room, new oil furnace. Steps to Yonge St. Only \$44,900. Call **MRS. BOYLE**

\$49,900. - 2 1/2 ACRES - KING. Side split 4 bedrooms, den, family room, dining area with walkout to patio. Hollywood kitchen, built-in stove and oven, mature trees, double attached garage.
Call **BARBARA HINTON**

\$1,500. DOWN - JUST LISTED. 2 bedroom starter home in the Richmond Hill area. Needs some work but a real steal.
Call **B. NURGITZ**

WEST SIDE RICHMOND HILL. Move into this sparkling 3 bedroom bungalow in choice Richmond Hill location. Newly decorated throughout, spanning new broomloom. bathroom has been completely renovated. All this on an extra large landscaped homesite. Single car garage, extras too numerous to mention.
Call **MRS. ROSEBLADE**

BEAUTIFUL. 4 bedroom home in executive area. Lovely grounds, has everything for gracious living. Priced at \$59,000.
Phone **MRS. DAPHNE THOMPSON**

NEAR YONGE - Just North of No. 7. New oversize 3 bedroom back split bungalow, fully air conditioned, large family room, fireplace, 2 4-piece baths plus powder room with shower, many expensive extras on large treed lot. Priced to sell at \$53,900.
Call **ED BUNNETT**

1 1/2 STOREY NEWMARKET STEAL. 4 bedrooms, panelled recreation room with fireplace and bar. A bargain for \$21,900.
Call **MRS. BAILEY**

\$61,900. WEST SIDE RICHMOND HILL. Solid brick bungalow, 4 bedrooms, finished recreation and games room, broomloomed throughout, attached garage, large lot, beautifully landscaped.
Call **MRS. JO BONNELL**

NORTH SUBURB - 1 1/2 ACRE. 3 bedroom rancher, living area 24' x 26'. Beamed ceilings, country living with privacy. Full price \$23,900. Call **BARBARA HINTON**

BUILDING LOT. Richmond Hill choice building lot, 96x164. Only \$12,000.
Call **SIMON TRENCH**

ONLY 1 LEFT. Richmond Hill new - 3 bedroom side split, family room with open stone fireplace, Hollywood kitchen, 3 baths, 2 car attached garage and patio. Only \$48,900. Call **MRS. HAUGHTON**

'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.

IMMEDIATE POSSESSION
Sparkling white aluminum clad bungalow and garage family room, full basement, on beautifully treed lot in Thornhill. Mrs. Baker.

1/2 ACRE - TREES
\$33,900. Richmond Hill area. Attractive ranch bungalow featuring 3 bedrooms, and den or office, Hollywood kitchen, extra large garage. Mr. Crowther.

HOME AND ONE ACRE
\$42,500. Just great - 4 bedroom home surrounded by tall trees in the south end of Richmond Hill, extra wide frontage gives plenty of privacy, close to Yonge. Mrs. Edwards.

EXCLUSIVE AREA
\$30,900. Cozy all aluminum bungalow, breezeway, garage, on treed 72 ft. lot, full basement, stove and fridge included, excellent financing. Mrs. Armstrong.

\$26,900. - BRICK
Sparkling 6 room twin bungalow, spacious living-dining area, bright family kitchen, extra room finished in full basement, garage, immediate possession. Mrs. Workman.

WANTED IMMEDIATELY
Transferred from the west coast, young couple with growing family need a 4 bedroom home close to Bayview High School, possession for end of August to mid-September, all cash can be arranged. Mrs. Edwards.

Members of the Toronto York County and District Real Estate Boards

FOR SALE
Larry Sanders Realty Ltd.
884-9223

COUNTRY SETTING
Immaculate 7 room split level home with 2 car garage features safe oil heat, open fireplace and walkout from family room and kitchen. Owner transferred. Call Mrs. C. Crawford.

1 1/2 ACRE HOMESITE
8 spacious rooms makes this family styled brick home an exceptional investment. Extras include 2 car garage, family room, open fireplace, treed lot and more. Call Larry Lang.

WILLOWDALE BARGAIN
\$22,500. full price with quaint 4 room bungalow and full basement on 40x120 foot treed lot. Just a few steps to Yonge St. Ideal for young couple or retired folks. Call Sandy Sanders.

\$28,500. FULL PRICE
6 room brick back split home located near schools, shopping and GO Bus service. Features large treed lot, finished recreation room and more. Call Larry Sanders.

30 CHURCH ST. SOUTH

PRIVATE condominium town house, 4 bedroom, 1 1/2 bath, finished family room, excellent location on Bayview and No. 7, owner transferred. Call Mrs. P. Beriman, 881-2055, evenings 881-2921. clw6

RICHMOND HILL PRIVATE SALE
Solid brick, four bedroom immaculate bungalow, two bathrooms, rec. room, patio with privacy fence, paved drive, storms, screens and awnings, plus extras. Principals only. \$30,500. 884-6894. clw5

Emerald Isle
REAL ESTATE LIMITED

889-5651 - 884-2377 - 773-4391

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

RICHMOND HILL
Air conditioned comfort, in this 2-storey brick home. 3 large bedrooms, living and dining area, good size kitchen, full finished basement, fenced family-sized yard, paved drive. \$28,000.00 FULL PRICE.
Call **GEORGE GODDARD**

ONLY \$1,500 DOWN - North Richmond Hill
2 bedroom frame bungalow, detached. Large living room and kitchen. Call **MRS. JACOBSEN**

EXECUTIVES ONLY - 11 Rooms
Don Mills Road below Gormley. Huge rambling older home on almost 1 acre. 2 kitchens, 2 baths, beautiful garden with mature fruit trees. Owner transferred. Just \$43,900.00. Call **BRAM OGDEN**

SOUTH RICHMOND HILL
Building lots for sale. Call **B. BAILEY**

LOOK FOR THE SIGN OF THE SHAMROCK

TOM MURPHY
LTD. REALTOR
884-5422 773-4302

IT'S A GEM
6 room brick bungalow, king size rooms, 3 wash-rooms, garage, 36' rec. room, 4th bedroom and extra kitchen in basement, many extras, on 60' lot near plaza, bus, schools. Asking \$47,900.

DUPLEX
\$10,000 down, one mortgage, solid built two 2-bedroom apartments, small extra suite in basement, 2 furnaces, 2 car garage, well landscaped, near Yonge. Be your own landlord, call now.

CALL 884-5422 889-2951

RICHMOND HILL SOUTH
Nice and clean, 2 bedroom bungalow, enhanced by large treed garden and garage, paved drive, attractive rec. room. Mr. Hoover, 889-8181, res. 884-8496. Harold Keffer Ltd., Realtor. clw5

W.S. Symington
REAL ESTATE BROKER
125 Yonge Street South
Aurora, Ontario
Aurora 727-1333
Toronto 881-2443

\$25,900. FULL PRICE
Fully detached 1 1/2 storey, three bedroom home. Oil heat, separate garage, large lot backing on creek and park. Close to shopping.

GOLF GLEN
Four bedroom two storey home, separate dining room, large family room with walkout and fireplace, 1 1/2 baths plus rec. room, bedroom and three piece bath in basement. Modern kitchen with built-in stove and dishwasher. Electric heat, two car attached garage, large landscaped lot. Many appealing features. Asking \$45,900.

FAMILY INCOME PROPERTY
Five bedroom home with store and large workshop, located on Yonge St., Aurora. Ideal location for profitable family business or an investment for the future. Enquire now.

AURORA
Ravine building lot 1.46 acres with stream at rear of property, pond rights in deed. Ideal for walk-out. Exclusive area. Asking \$21,900.

SECOND MORTGAGE FUNDS AVAILABLE

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- Up to 20 year amortization.
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- Our service is completely confidential.

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CANADIAN ACCEPTANCE CORPORATION LIMITED
884-4458
20 Yonge St. S.

N. S. SMITH
REALTOR
889-7624

\$3,000. DOWN BUNGALOW
Detached, Beginner's Delight
Large lot, quiet street, good-sized bedrooms, large living room, modern kitchen, close to all conveniences.
MARG AYLWIN
5 MINUTES TO NO. 7 HWY.
Richmond Hill "South" Trees

Brick 3 bedroom bungalow, broomloomed throughout, L-shaped living area, family kitchen, sparkling move-in condition, panelled recreation room, quiet street. Asking \$33,500. with \$5,000. down.
Call **BARBARA LOPATRIELLO**

THORNHILL
New Executive
Brick 2 storey - 1 of a kind home - gracious foyer, circular staircase to 4 super sized bedrooms, 4 baths, main floor family room, fireplace, interesting decor. Must be seen. \$15,000. down.
MRS. YEO

EXECUTIVE SPECIAL
Brick And Stone Backsplit
Spacious 4 bedrooms, separate living and dining rooms, 25' family room with fireplace, huge rec. room with wet bar, 16x32 ft. pool on 300 ft. deep lot in the heart of Newmarket. \$57,000. asking. Be first.
Call **PATTY SMITH**

FOR ACTION ON YOUR PROPERTY LIST WITH THE ACTION PEOPLE

YORK COUNTY DISTRICT TORONTO REAL ESTATE BOARD
884-4425

Guaranty Trust
REALTOR 24 HOURS

OLD THORNHILL
Colonial influenced 9 room home with broad winding stairway leading to walk-out lower lounge. Spacious kitchen opens to elevated sun-deck and oversized garden. Asking \$54,900. Call **B. E. (Bern) Peck**.

KING TOWNSHIP - REDUCED
48 acres of hills and dales with lovely spring fed, trout stocked pond. Fantastic view! Exceptionally good 2 storey oversize barn with hydro and water. Old farmhouse with 8 large rooms has been partly modernized with new heating and plumbing. Priced to sell at \$89,000. Call Mrs. Pat Graham.

YONGE FRONTAGE
\$57,900. Victorian type building with store and seven room dwelling. Large lot on busy north Richmond Hill corner. Off street parking. High visibility location for arts, crafts, antiques. Call Mr. O'Hagan.
CALL 889-1166
45 BRANCHES ACROSS CANADA

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

"NEW HOME"
7 room split level, 2 baths, finished fireplace. Over 1600 sq. ft. living space. 2 car garage on 97'x198' lot. In area of fine homes. Full price only \$43,900. Call Vic Machek.

YONGE AND HWY. 7 AREA
3 bedroom brick bungalow, garage, paved drive, good size lot. Only steps to TTC buses. Priced to sell. Call Vic Machek.

3/4 ACRE, 7 ROOMS
New brick side-split. Best buy in area of prestige homes with excellent den with fireplace, 2 car garage, 2 baths. Just north of Newmarket. Call Mr. White.

NEW RANCHER, \$27,900.
3 bedroom brick construction. Attached garage, choice of decor, close to transportation. Large homesite. Terms to suit your down payment. Call Bob Miller.
Phone 884-9239
Member Photo M.L.S.

J.R. WILLIAMS
REAL ESTATE
889-5451

RICHMOND HILL
Large brick and stone ranch bungalow nestled on 1 acre high above Metro, 24' living room with marble fireplace, walkout dining room, large working kitchen with eating area, 18' master bedroom, 2 other large bedrooms, family room with fireplace, billiard room, sauna bath, newly decorated, relax in country atmosphere. Asking \$55,900. Jack Williams, 889-5451.

RICHMOND HILL
\$34,500. - 3 bedroom brick bungalow with self-contained basement apartment surrounded by shrubs, flower gardens and trees, 2 full baths, garage, quiet location, immaculate condition. Jack Williams, 889-5451.

RICHMOND HILL
\$32,500. - 4 bedroom house on a large treed lot west of Yonge St., low taxes, fireplace in living room, handy to all services, a real investment. 889-5451.

REAL ESTATE BY HARRY SADLER
Emerald Isle Real Estate Ltd.

Should Real Estate Salesmen Talk A Lot?

Harry Sadler, F.R.I.

It may seem so. There is a lot to explain about a house. If a salesman wants to sell his prospect, what better could he do than keep plugging the good points?
Or so it often seems to a home owner inexperienced in dealing with buyers.
A seasoned Realtor, however, knows it is not that simple.
There may well be a time when he should do all the talking, explaining the property and terms. He may even have to go over them several times.
But equally, there is a time to remain quiet. This is often the time when the prospective buyer is inspecting the property in the presence of the seller. The Realtor's client is concentrating on the property and weighing in his mind the obvious features his inspection is revealing to him. It may well be best for the Realtor to say nothing while his client thinks and the Realtor has a chance to study his reactions.
Knowing when to remain silent and when to speak, and then WHAT to say, is part of the negotiating skill of a good Realtor. It is a task that requires extensive knowledge and training and a high degree of natural talent.
See you next week.

shealint
THOMAS SHEA LTD. REALTOR

RICHMOND HILL OFFICE
RICHMOND HILL - DETACHED
Immaculate solid brick 3 bedroom bungalow, features extra large family kitchen, entertaining living room, panelled recreation room, split entrance, private lot with paved drive, close to Bayview Ave. and shopping. \$33,400.00 full price. Try \$4,900.00 down. To inspect call Wally Magee 884-8183 or 297-1270.

RICHVALE BUNGALOW
Small down payment will move you into this neat solid brick 3 bedroom detached home. Situated on large lot 110'x125', makes it ideal for retirement couple or starting home. Close to all conveniences. Call Jack Reid at 884-8183 or 297-1270.

SOUTH RICHMOND HILL - 4 BEDROOMS
Attractive bungalow in popular area features a large well treed lot, attached garage, 2 bathrooms, family-size kitchen, comfortable living room and full basement. Priced right at \$35,500. with suitable financing available. Call Jack Reid at 884-8183 or 297-1270.

Want To Buy A New Home?? WE HAVE A TRADE-IN PLAN!!

OFFICE SPACE FOR RENT

Air conditioned, Central Yonge Street location in Richmond Hill

CONTACT
BRYDON ELLIS AT 884-4466

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- Beautiful 3 & 4 bedroom models
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- 8 3/4% financing

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ALOI BROTHERS LIMITED
REAL ESTATE BROKERS

3 Yonge Street S. — Richmond Hill

3 BEDROOM 1 1/2 STOREY
Double garage, 75x150 ft. homesite, new broomloom throughout, many mature trees, brick barbecue. This home is spotless throughout. Asking \$32,500.00.
Call **DOUG BENNETT**

WEST SIDE OF YONGE
6 room brick detached bungalow, plus 2 rooms finished in basement. Price includes attached garage, stove, broomloom, storms and screens, fully landscaped.
Call **BRUCE PRIDHAM**

RICHMOND HILL ALL NEW
7 room brick bungalows, finished rec. room with open fireplace, featuring 2 bathrooms with large master bedroom with bathroom ensuite. Your choice from builder's samples.
Call **BRUNO ARTENOSI**

RICHMOND HILL RANCHER
6 room ranch bungalow with 2 rooms finished in basement plus fruit cellar, immaculate throughout, 2 bathrooms, large landscaped homesite, a pleasure to see.
Call **RHODA HARRISON**

MARKHAM AND YONGE
\$38,900.00. New 6 room brick bungalow, detached bungalow over 1400 sq. ft. of gracious living. Full basement with open fireplace. Immediate possession.
Call **BEN THOMPSON**.

BUILDER WANTED
Building lot in excellent location, 100x300 ft. country setting. Asking \$8,500.00. Builder's terms.
Call **FRAN ROCKLEY**

"Honesty and Service Is Our Motto"

884-4446 889-8303