

SOUTHERN YORK REGION REAL ESTATE OPPORTUNITIES

Domestic, Commercial and Farm Properties



NORM BLACK NORM BLACK NORM BLACK

NORM BLACK REALTY LTD. REALTOR
884-8106

NEWMARKET BACK SPLIT. 4 bedroom brick home in excellent location, Hollywood style kitchen, two 4-pc. washrooms, attached garage, excellent financing. Available with \$4,500 down. To see this beauty... Call **MRS. ROSEBLADE INVESTMENT PROPERTY - HWY. 7 AREA.** Spotless 2 bedroom home with family room, and garage. Landscaped 1 acre homesite with good future potential. Try \$10,000 down.

Call now, **MRS. HAUGHTON RICHMOND HILL WEST.** Handyman's Special. 3 bedroom detached home on 50x148 ft. homesite. Steps to Yonge. Only \$26,000. Call **BARBARA HINTON KING TOWNSHIP** - Luxurious country home on 1 1/2 acre. Features 9 large, airy rooms, 3 baths, double attached garage, and appliances, broodloom and drapes are included. Must be sold, owner transferred. Terms available.

Call **MADELEINE BAILEY RICHMOND HILL WEST.** See this gracious family home on nearly one acre of beautifully landscaped property. Family room, 4 bedrooms, fireplace, fully broodloomed. For appointments... Call **MRS. DAVEY COUNTRY SPECIAL!** Large executive brick rancher on magnificent 1 1/2 acre lot. Prime location just 10 minutes from Metro. Includes walk-out to raised deck and terrace, 2 baths, double garage and many other extras. Must be seen! Interested? Phone **SHEILA M. TRENCH OWNER MUST SELL!** Delightful side split 3 bedroom home in King Township, panelled den, plus family room, double garage, 1 1/2 acre lot, ideal for horses! \$46,900. Don't waste time.

Phone **DAPHNE THOMPSON CACHET COUNTRY CLUB.** Unique and gracious home on 1 1/2 acres with delightful view of established trees and stream. 6 bedrooms, 4 bathrooms and sauna, 2 fireplaces, double garage, numerous built-ins and extras. This house has everything for executive living. Asking \$125,000. For appointment call **MRS. JO BONNELL RICHMOND HILL.** 3 bedroom split, 3 pc. bath ensuite, family room with fireplace, 2 car garage. All this on a 70x130 ft. park-like homesite for only \$48,900. Brand new home. Call **SY GARDNER BOLTON 1/2 ACRE.** Spectacular 4 bedroom home, family room with open stone fireplace, walk-out to cedar sun deck, 4 piece ensuite, huge master bedroom, laundry room, attached 2 car garage, plus million dollar view. All this for only \$46,900. Call **MRS. BOYLE LOOKING FOR PRIVACY? WE HAVE IT!** 1/3 acre fully landscaped with mature evergreens, just half a block from Yonge Street. Extra large living room with fireplace, 2 bedrooms, finished rec. room. Excellent future potential at only \$33,900. To inspect please call **MRS. HARTFORD \$41,900. WILLOWDALE.** Steps to subway, beautiful two storey 3 bedroom home, with separate dining room, includes 2 baths, brick fireplace, breakfast nook, plus many other extras. Prime location, must be seen. Phone **SIMON P. TRENCH**

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S. J.

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

WANTED IMMEDIATELY
 Now is the time to sell, the market couldn't be better. We have clients waiting to buy in Richmond Hill and area. Please call me for further information. Greta Sutherland.

6% MTGE., \$124. MTHLY.
 Sparkling 3 bedroom bungalow situated near plaza, golf course and schools, spacious L-shaped living-dining area, family kitchen, recreation room, garage, private yard. Mrs. Workman.

WANTED IMMEDIATELY
 Young family with growing children, need a 3 bedroom home with full basement in Richmond Hill or area, preferably priced under \$30,000, or semi would be very suitable. Mrs. Edwards.

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

Members of the Toronto York County and District Real Estate Boards

INDUSTRIAL SPACE FOR RENT
 RICHMOND HILL
 6000 sq. ft. available January 1, 1973.

R. A. DYE LIMITED REAL ESTATE BROKER
 Appraisals - Insurance and Mortgages Arranged
 101 NEWKIRK ROAD
 881-0790 or 884-4988

5 ROOM bungalow, 60' frontage by 307' deep. For information, phone 225-2185. c2w12

BAYVIEW-Hwy 7, one acre industrial open storage with three bedroom bungalow, double garage. Sell or rent, private. 284-8835. c1w12

FOR SALE OR RENT
 THREE bedroom brick, Cape Cod, 119 Roseview Avenue, immediate possession.

LEN PUGH REAL ESTATE LTD. BROKER
 889-9310 - 884-3624 c1w12

RICHMOND HILL-Immediate possession near Yonge and Markham Rd. Excellent 3 bedroom one floor home with attached breezeway and garage. Living room with open fireplace, kitchen, finished basement. Lovely landscaped lot 66 x 262 for appointment call exclusive agent Doreen 383-5302. James E. Wilson R. E. Ltd. Realtor, 528-7949, 567 York Street, Hamilton, Ontario. c2w10

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

SECURITY plus EXECUTIVE INCOME with NO LAY-OFFS
 Earn while you learn and become one of our professional Real Estate Representatives. Would you like to find out more about a career in Real Estate? For a confidential interview, call:
MR. BARNEY NURGITZ 884-8106 - 889-6241
 NORM BLACK REALTY LIMITED
 REALTOR

REAL ESTATE By HARRY SADLER
 Emerald Isle Real Estate Ltd.
REALTOR
 Should You Pay To Have Your House Appraised?
 Harry Sadler, F.R.I.

Unless you are very certain that your listing price is right for the current market, the fee of an independent appraiser could well be a very wise expenditure. If your price is too high, you could delay the sale of your home over weeks or months as prime buyers rejected it in comparison with like properties priced lower; if the price is too low you will have cheated yourself. Of course an experienced Realtor is well qualified to appraise the final selling price of a residential property within a narrow range and most properties are appraised by the selling Realtor. However, a Realtor will usually welcome an independent opinion. If the Realtor's appraisal is lower than the owner's opinion there is danger the owner may feel the Realtor is unenthusiastic about his property and an independent appraisal will dispel this doubt. A competent appraisal should compare a property with similar ones in the neighborhood; it should list outstanding maintenance items that could affect the price; it should indicate the affect on the price of various financing. All are vital points an owner must consider. See you next week.

FOR SALE
 Larry Sanders Realty Ltd.
884-9223

1 ACRE!!!
 4 bedroom fully detached bungalow with great possibilities for man who knows what he wants. Immediate possession on this \$26,900.00 bargain. Call Mrs. C. Crawford.

BEAUTIFUL BACK-SPLIT
 9 family styled rooms with 2 bathrooms plus a 2 car garage on beautiful landscaped homesite. Priced to sell at \$44,500.00 with early possession. Call Larry Lang.

2 FOR 1??
 \$33,500.00 full price for two complete homes desirably located in town, and presently rented. Ideal income property, recently renovated throughout. Call Leonard Hawkridge.

RICHMOND HILL
 6 room brick bungalow on beautifully hedged homesite. Features full basement, safe oil heat, 2 bathrooms and much more. Early possession on this delightful home. Call Larry Sanders.

\$26,900.00 FULL PRICE
 6 room solid brick bungalow with finished basement on 130 foot deep lot. Ideally located in Richmond Hill. Close to schools, shopping and GO Bus Service. Call Sandy Sanders.

30 CHURCH ST. SOUTH

SECOND MORTGAGE FUNDS AVAILABLE
 One of Canada's leading second mortgage companies has funds available from \$1,600 to \$10,000 and more

- Up to 20 year amortization.
- Open from commencement.
- Available for home purchase, renovation, debt consolidation, vacations or any worthwhile purchase.
- No hidden charges
- Our service is completely confidential.

YOU DO BETTER WITH EXPERIENCED MONEY FROM
 C.A.C. REALTY LIMITED A SUBSIDIARY OF
CANADIAN ACCEPTANCE CORPORATION LIMITED
 884-4458
 20 Yonge St. S.

N. S. SMITH REALTOR
889-7624

1/2 ACRE HIDE-A-WAY
 18x36 Ft. In Ground Pool
 \$46,500. asking. Charming living room, broodloom, floor to ceiling fireplaces, 4 bedrooms, 24' recreation room with walk-out to patio, 2 baths, double garage.
 MRS. YEO

NORTH YONGE SPECIAL!
 9% Mtge. Carries \$163.
 \$27,900. asking. Solid brick detached home, 3 large bedrooms, sunny kitchen, 4 pc. bath, close to shopping, schools and park. Hurry for this one.
 MRS. YEO

6 3/4% MTGE. - GORMLEY
1 Acre Tree Secluded Ravine
 Long low ranch bungalow, sunken living room, 3 floor to ceiling stone fireplaces, glassed dining area, Hollywood kitchen, 18' master bedroom with walkout to 40 ft. porch, many extras, double garage.
 MRS. YEO

RICHMOND HILL
 6% N.H.A., \$149. Mthly. Incl. Taxes
 Detached solid brick bungalow, 3 twin size bedrooms, family size kitchen, L-shaped living-dining area, panelled rec. room, broodloom, attached garage. All on golf green lot.
 KEITH HOOD

FOR ACTION ON YOUR PROPERTY LIST WITH THE ACTION PEOPLE
 YORK COUNTY DISTRICT
 TORONTO REAL ESTATE BOARD
884-4425

Jack Blyth Limited REALTOR
 773-5241 - 887-5277

JUST OFF YONGE
 Three bedroom brick split, double attached garage, full basement, beautiful recreation room with fireplace and bar, large living room, glass sliding doors from dining room to covered patio, modern kitchen, landscaped lot. Asking \$39,900. with terms.
 \$49,900.

Two-storey brick home. Three bedrooms, large living room with fireplace, dining room, modern kitchen, family room, 1 1/2 baths. Sale includes stove, fridge, freezer, washer, dryer, all rugs, curtains and draperies. This home is located on a beautiful landscaped one acre lot close to Yonge St. Terms to be arranged. Call **KEN BLYTH**

NORTH RICHMOND HILL
 Six room, 1 1/2 storey home, all large rooms. Built-in oven range and fridge. Broodloom in living room and bedrooms. Attached garage. Easy terms. Full price \$31,500.00.
 Call **BILL HAANPAA**

NEW FOUR BEDROOM COTTAGE
 Large lakefront lot in Haliburton area, close to ski tow. New furnishings, broodloom, oil furnace and bathroom. Drilled well, boat launching facilities. Asking \$17,900. Terms available.
 Call **DON McQUARRIE**

BUILDING LOT
 A limited number of choice building lots, up to one acre. Builder's terms available.

Emerald Isle REAL ESTATE LIMITED
 889-5651 - 884-2377 - 773-4391
 Members of York County, Ontario & Canadian Association of Real Estate Boards

NEWMARKET, CENTRE OF TOWN
 A painter's touch is needed for this two storey brick home, side by side living and dining room, extra large family kitchen, 3 large bedrooms, good size yard, full front porch. Asking \$29,800.00.
 Call **GEORGE GODDARD**

RICHMOND HILL BEAUTY
 West side, 3 bedroom bungalow, attached garage, finished rec. room, 2 washrooms, brick fireplace, large lot, home in immaculate condition. FULL PRICE \$34,500.00. Call **COLLEEN BREEDON**

ESTATE SALE - MUST BE SOLD
 \$22,000. Solid built completely detached 2 bedroom bungalow, a huge homesite with garage, on the west side of Yonge Street. BETTER CALL "GARTH PALMER" FAST.
 \$1,500. DOWN
 Immaculate solid brick 3 bedroom bungalow with a private drive. N.H.A. approved.
 Call **BRAM OGDEN**

NORTH RICHMOND HILL - Full Price \$11,900.
 Nice 3 bedroom bungalow, large kitchen with dining area, aluminum siding. Owner being transferred.
 Call **MRS. JACOBSEN**
 LOOK FOR THE SIGN OF THE SHAMROCK

ALOI BROTHERS LIMITED REAL ESTATE BROKERS
 3 Yonge Street S. - Richmond Hill
KING AREA REPRESENTATIVE
 Is back from vacation and is now looking for building lots or lot. If you are interested in selling, please contact **MEL ATKINS**

\$15,500. DETACHED
 Cosy 2 bedroom clapboard bungalow, many dollar saving extras, 50x150 ft. homesite. Low, low taxes.
 Call **FINN SAMUELSEN**

2 STOREY DETACHED
 Try \$4,000. down. 7 rooms including family room with Acorn fireplace, 55x135 ft. landscaped homesite. Fast possession. Call **BEN THOMPSON**

1/2 ACRE, YONGE ST.
 Frontage, 8 room house, private drive, garage, excellent opportunity for future development. For full details contact **BRUCE PRIDHAM**

AURORA DETACHED
 4 spacious bedrooms with bath ensuite to master bedroom, Hollywood kitchen, panelled rec. room, 2 car garage. Asking \$32,900. Try \$4,000. down.
 Call **MRS. ROCKLEY**

RICHMOND HILL RANCHER
 Open fireplace in large living room, attached garage, semi finished rec. room, broodloomed throughout, large landscaped homesite, also fruit trees.
 For appointment call **DOUG. BENNETT**

6 ROOM DETACHED
 3 family size bedrooms, full basement, excellent financing, immediate possession. To inspect this vacant bungalow... Call **BRUCE RAINEY**

REDUCED \$2,000.
 Large 1 1/2 storey home, 5 complete rooms on main floor, 2 rooms to be finished on 2nd floor, full basement, excellent Richmond Hill location. Now asking \$27,500.
 Call **JOYCE CLELAND**

IMMEDIATE POSSESSION
 Immaculate 6 room brick bungalow with stone front, 3 queen size bedrooms, full basement, many dollar saving extras. Ideal Richmond Hill location, steps to Yonge St. Call **JOHN CRYER**

FIRST TIME OFFERED
 Do you like the character and style of an older type home, if so you are going to love the beauty of this 3 bedroom, 2 storey with large family room and fireplace, tastefully decorated throughout, large homesite. Call **BRUNO ARTENOSI**

HUGE BACKSPLIT
 In prestige area, 3 queen size bedrooms, prof. finished rec. room, large carport, fully landscaped homesite. This one is in A-1 condition throughout. Call **RHODA HARRISON**

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

Gibson Willoughby Limited REALTOR
AURORA OFFICE
 138 YONGE STREET N.
 AURORA
889-0544
 • MORTGAGES • APPRAISALS •

FARMS FOR SALE
 45 acres bush, good frontage, \$35,000.
 15 acres, horse farm, 4 bedroom home, good pond, excellent barn. \$79,900.
 6 acres, horse farm, 3 bedroom house, good pond, 7 box stall barn, \$49,900.
 100 acre farm, 4 bedroom house, ever-flowing stream, \$65,000.
 200 acre corner farm, good home, 3 barns, good stream, \$98,000.

RICHMOND HILL WEST SIDE
 3 bedroom home, two storey brick, fireplace in living room, lot 150 ft. deep. Broodloom in bedrooms and stairway. \$1,000 down payment. For information call Harry Pridham, 889-0544, res. 832-1064.

884-5111 773-4511

.. REAL ESTATE SCHOOL ..
START TO TRAIN NOW!
WIN A TRIP TO JAMAICA
 That's right, first let us help you to assess your potential for our business, then if you qualify, start yourself immediately on the road to success and independence and quite possibly by Christmas you will have qualified for our company's Annual Sales Retreat, this winter in Jamaica. Our growing company offers you a place to grow, to advance and to specialize in financing, appraisal, management or other areas of your choice. Work with interesting people in a challenging business. Sales personnel wanted now for Thornhill, Richmond Hill and Oak Ridges areas. Call today for an appointment. Ask for Mr. Elliott, 884-8183

TOM MURPHY LTD. REALTOR
 884-5422 773-4302

200 ACRES
 \$7,900 full price. Well treed, good hunting. Must be sold.

INVESTMENT
 2 lots, Richmond Hill area, \$2,500. full price.

CENTRALLY LOCATED
 Nearly 1700 sq. ft. of floor space. Brand new 7 room bungalow with 2 car garage, 2 washrooms, family room with fireplace, 3 bedrooms, safe oil heat, walkout basement, situated on 75 ft. lot near Yonge St. \$48,900. Buy now and choose your own color schemes.
 CALL 884-5422 889-2951