



SOUTHERN YORK REGION REAL ESTATE OPPORTUNITIES

Domestic-Commercial-Farm Properties



NORM BLACK REALTY LTD.
REALTOR
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RICHMOND HILL NEW \$38,900.
 Beautiful 3 bedroom side split, Hollywood kitchen, attached garage on near 1/2 acre homesite. Call MR. LAING

DOUBLE LOT — 3 bedroom detached brick bungalow. Finished basement and many other extras. Choice Richmond Hill location. Only \$34,900. Call **BARNEY NURGITZ**

BUY OF THE YEAR. New 3 bedroom brick detached bungalows with attached garage, choice location. Priced at only \$32,900. Don't wait. Call your favorite agent today.

BRICK 4 PLEX in the heart of Richmond Hill. Each apartment has 3 bedrooms, all large rooms. Fantastic investment. \$25,000 down. Call **SY GARDNER**

FIRST QUALITY THROUGHOUT. Gracious entertaining and family living can be yours in this rambling colonial bungalow. 3 acres beautifully landscaped and fully mature. Listed \$130,000. Call **NANCY HARTFORD**

CHRISTMAS would be truly wonderful with this charming starter home for a young couple! 2 bedrooms, living room, large kitchen, lovely front sun porch. A beautiful well landscaped lot. \$3,000 down. Make a wise move...
 Phone **MRS. THOMPSON**

GET AWAY from hustle and confusion! 32 acre hobby farm in Bradford area. Homestead with 4 bedrooms, 2 washrooms, living and dining room with fireplace, walkout to patio, and 32 foot barn. All brand new.
 Phone **MRS. BOYLE**

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 RICHMOND HILL'S LEADING REALTOR

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

\$29,800. FULL PRICE
 Northwest of Newmarket, brick bungalow, family kitchen, finished rec room with fireplace, 3 bedrooms, quick possession, excellent financing. Mrs. McKay.

1/2 ACRE
 Attractive 3 bedroom brick ranch bungalow, well landscaped lot on quiet crescent, stone fireplace, attached garage. Mr. Crowther.

New homes for rent, occupancy January 3 and 4 bedrooms, from \$285 mthly. up, also 1100 sq. ft. store on Yonge St. \$275 mth. Mrs. Sutherland.

DOUBLE TREED LOT
 \$42,900. Thornhill, comfortable 3 bedroom aluminum siding bungalow and 30x22 ft. workshop on 107x300 ft. treed lot, ideal for tradesman. Mr. Carlisle.

Members of the Toronto York County and District Real Estate Boards

CHARLES WHITE
 REALTY LTD.
 121 Yonge St. S.
 Richmond Hill

BEST BUY IN KING TWP.
 Large custom built ranch style bungalow on 3 1/2 acre homesite. On paved road. Close to Hwy. 400 for only \$55,900.00. Contact: Vic Machek or Lillian Ayres, 884-5111.

AURORA SPECIAL
 3 bedroom brick backsplitted. Finished rec. room. Home in perfect condition. Plus 24' diameter above ground swimming pool for only \$30,900.00. Contact Vic Machek, 884-5111. Res. 884-3848.

2 ACRES, \$27,900.00
 Treed acreage. 2 bathrooms, 3 bedrooms, patio over garage, large kitchen, income basement. Bargain hunters phone Bob Nixon, 884-5111.

BRAND NEW \$26,900.00
 3 bedrooms, full basement, excellent north Yonge suburban location. 60x200' treed homesite. As low as \$3,000.00 down. Call Lillian Ayres, 884-5111.

884-5111
 773-4511

N. S. SMITH
 REALTOR
889-7624

RICHMOND HILL DREAM
 \$28,900. 6% \$110. Mo. Incl. Taxes
 Solid brick bungalow, 3 kingsize bedrooms, large family kitchen, 24' combination living-dining area, 2 bathrooms, paved drive, close to schools, stores, etc. **KEITH HOOD**

YONGE ST. - COMMERCIAL
 \$10,000. Down, 94' Frontage
 Richmond Hill, detached, 3 bedroom, solid built frame and aluminum bungalow, full basement, 30'x12' dog kennels and licensed, with 2 runs. 22'x22' garage, spring possession. **WALLY MAGEE**

NORTH NEWMARKET
 2 Acres - Pond - Stables
 Must be sold immediately. Reduced to \$37,900., 3 bedroom bungalow, 4 room basement apt., mature landscaping. Be first. **RON NORTHOVER**

KING CITY EXECUTIVE
 \$53,000. Asking - 4 King Size Bedrooms and panelled den, 21' walkout, Hollywood kitchen, 2 car garage, huge panelled rec room, 2 baths, 3 years new. **PATTY SMITH**

THORNHILL EXECUTIVE
 Spanish Decor, 2 Storey
 Beautiful foyer, separate dining and living rooms, 4 master size bedrooms, 4 baths, main floor family room with wet bar, fireplace and walkout to patio, double garage, quiet cul-de-sac. Asking \$72,900. **MRS. YEO**

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

RICHMOND HILL DETACHED
 \$26,900. cosy 2 bedroom bungalow, private drive, double garage, steps to plaza. Fast possession, safe oil heat. Try \$3,500. down. Call **DOUG BENNETT**

1 ACRE HOMESITE
 4 bedroom country setting sidesplit bungalow, Hollywood kitchen, finished rec. room with walkout to large garden, small barn, private drive and garage. Asking \$37,900. Call **FRAN ROCKLEY**

\$32,900. DETACHED
 3 bedroom brick bungalow, Hollywood kitchen, partially finished rec. room, 7% financing. Fast possession. Call **RHODA HARRISON**

\$3,000.00 DOWN DETACHED
 3 bedroom brick bungalow, private drive, garage, walkout basement, 75x217 ft. homesite. Asking \$25,500. Call **JOHN CRYER**

1700 SQUARE FT. FAMILY HOME
 Spacious 4 bedroom home, Hollywood kitchen, 2 complete bathrooms, private drive, garage, excellent financing. Asking \$29,500. Call **FINN SAMUELSEN**

7 ROOM, 2 STOREY
 Family home featuring fireplace, broadloom in large living room, hall and stairs. Asking \$27,900., excellent value. Call **BEN THOMPSON**

\$3,000. DOWN DETACHED
 Cosy 5 room detached bungalow, aluminum storms and screens, many mature trees, large landscaped homesite. Asking \$15,500. Call **JOYCE CLELAND**

BAVARIAN CHALET
 Executive styled 4 bedroom with complete balcony around 2nd floor, pond site, beautiful heavily treed two acre homesite. Landscaping has been left natural to finish at your discretion. Call **MEL ATKINS**

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TOM MURPHY
 LTD. REALTOR
 884-5422 773-4302

LIST YOUR PROPERTY NOW

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NEW HOMES LARGE LOTS

1/4 Acre
 * Colonial Sidesplit
 * Dining Room
 * Kitchen Walk-Out
 * Attached Garage
 * Fairview Ave., North Richmond Hill
 * Christmas Occupancy
 * \$38,900

1/2 Acre Large Bungalow
 * Walk-out Kitchen
 * Corner Fireplace
 * Two Baths...
 * Double Garage
 * Trees
 * Potential Extra Building Lot
 * Ready for New Year
 * \$54,900

CAMPBELL-SMITH HOMES
 884-8722

HAROLD KEFFER
 REALTOR LTD.

8108 Yonge, Thornhill 889-8181

RICHMOND HILL Starting or Retiring
 \$26,900 white frame bungalow, garage, good location, large kitchen, broadloom, ground floor laundry room, treed 55'x150' beautiful lot. Priced to sell quickly. Gino Matrundola, 889-8181.

STOUFFVILLE TRI-PLEX
 \$4,140.00 Yearly Income \$32,900 Main St. location, good renting area, only \$9,900 cash payment. Call Mr. Clarke 895-5605.

5 MILES NORTH OF NEWMARKET
 \$17,500 3 bedroom bungalow, walkout basement, 1/2 acre lot, garage, fenced lot, hedges, mature trees. Easy financing. Call Mr. Clarke 895-5605.

shearman
 THOMAS SHEA LTD. REALTOR

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\$2,000 DOWN, RICHMOND HILL
 Solid brick 3 bedroom bungalow. Large living and dining room completely broadloomed. Finished recreation room. Games room partly finished. Ideal home for growing family. Call Jack Reid 884-8183.

ONE ACRE, RICHMOND HILL
 Sparkling two bedroom aluminum siding bungalow on beautifully landscaped one-acre homesite. All the rooms are extra large and beautifully decorated. Broadloomed throughout. Safe, clean electric heat. Snowmobile enthusiasts call today. Mrs. Roseblade 884-8183.

SHARON \$20,500
 Ideal starter home. Fresh air country living, 2 bedroom home on large lot, 55'x230'. New oil furnace, garage, walking distance to stores. Terrific potential. Call Barbara Hinton. 884-8183 or 297-1270.

GORMLEY 25 ACRES
 Woods, Rolling Hills, Stream
 Good corner, over 2000' road frontage, excellent homesite or attractive investment property. Also other farms and acreages. Call Ron Elliott, 884-8183.

Gibson Willoughby Limited
 REALTOR

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 138 YONGE STREET N.
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SMALL HORSE FARM, (King)
 In the heart of King Township, two acres containing warm and charming 7 room brick sidesplit home with quality to spare, large attached double garage, fireplace in family room and walkout to attractive patio, broadloom entrance and halls, small barn, and good fencing, prestige home area and you are only 15 minutes from Toronto. Down payment \$10,000. Call Harry Pridham 889-0544, Res. 832-1064 anytime.

THINKING OF SELLING YOUR PROPERTY?
 Now is the time to take action — selling prices are the highest ever. We need listings to satisfy the demand from ready buyers. Call Harry Pridham now for professional service. You will have working for you an outstanding real estate organization. Res. 832-1064 (anytime).

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 Larry Sanders Realty Ltd.
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REAL ESTATE By **HARRY SADDLER**
 Emerald Isle Real Estate Ltd.
REALTOR

CAN YOU LOSE BY OVER-PRICING YOUR PROPERTY?

Harry Saddler, F.R.I.

Many vendors mistakenly think they can't. If their property doesn't sell, they reason, they can always reduce the price later. Meanwhile, they MAY have made a sale at the high price. If not, they have lost nothing.

Realtors in constant touch with buyers know it is not that simple.

Experience shows that in almost all cases where a property is put on the market at a given time, there are a limited number of good prospects for it. The Realtor tries to locate that "right" buyer whose needs match the property for sale.

When that buyer is located and he backs off because of high price, he is unlikely to be interested when the price is finally reduced. The chances are he will have bought elsewhere.

In this way, a property that is otherwise very saleable, remains unsold while the best prospects are by-passed.

The vendor may later have to take a below-market price because the property has been on the market so long it has a bad image with buyers suspicious that something is wrong with it.

Consult a competent Realtor. You may well save many times his fee.

See you next week.

F.G. WATTS
 REALTOR LTD.

RICHMOND HILL
 4 bedroom, 2 storey modern home with full veranda. \$46,500. About 3 years old. Large 57'x278' lot in good area. 2 car garage, 2 baths. Try \$6,000. Down.

RETIREMENT SPECIAL
 Or Investment — 55'x241' Lot
 Richmond Hill \$28,900 — Sparkling white 4 room bungalow, garage, tall trees, steps to Yonge Street. Reasonable down payment.
 CALL **TOM McKEAGE**
 BUS. 222-5466 or RES. 884-7969

ALOI BROTHERS LIMITED
 REAL ESTATE BROKERS

3 Yonge Street S. — Richmond Hill

WHAT ARE YOU WORTH?
 Can you meet the challenge?

← ABILITY
 ← DETERMINATION
 ← PERFORMANCE
 ← ATTITUDE

Starting at the bottom of the ladder is not so bad, providing you can SEE THE TOP.

If you are interested in a career in the real estate profession... try climbing OUR LADDER!

ONE ACRE
 6 room split level homes, built with your choice of brick, shingles, tiles, etc. This home is quality built by our conscientious builder. Oil heat, two car and more. \$34,900.00. Call Larry Sanders.

30 ACRES
 8 room solid brick ranch style bungalow, with two car garage, safe oil heat, 2 open fireplaces. The spring-fed pond and sugar maple bush makes this a beautiful country property. Only 20 miles to Metro, excellent mortgage arrangement. Call Larry Lang.

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 AURORA 727-1333 TORONTO 881-2443

GOLF GLEN
 Three bedroom two storey brick home, large living room, separate dining room, step-saving kitchen with built-in stove and dishwasher, family room with walkout, 1 1/2 baths, electric heat, two car attached garage. IMMEDIATE POSSESSION. Asking \$43,900.00.

NEWMARKET
 Three bedroom brick bungalow, L-shaped living room dining room, brick fireplace in living room, family size kitchen with ample cupboards. Huge rec. room with wet bar, laundry room and panelled office. Single car garage, large lot with U-drive. Don't miss this one. ONLY \$35,900.00.

COUNTRY
 15 1/2 acres of high dry land with two bedroom frame house. 600 feet frontage on paved highway close to Aurora. Terms available. ASKING \$67,900.00.

INCOME
 Located in mature section of Aurora this one bedroom and two bedroom duplex offers a good income for a small investment. Close to shopping and transportation. ASKING \$25,900.00.

Emerald Isle
 REAL ESTATE LIMITED

889-5651 - 884-2377 - 773-4349

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

FOR RENT \$225.00
 WEST SIDE — 2 bedroom bungalow, family size kitchen. Call 884-2377.

KING EXECUTIVE
 Custom built home on 2.5 acres, well located, 3 oversize bedrooms, 2 fireplaces, ultra modern kitchen, beautifully finished rec. room with wine cellar, 2 walkouts to rear balcony. MANY EXTRAS, OWNER TRANSFERRED. \$57,000.00 FULL PRICE.
 Call **GEORGE GODDARD**

SUBURBAN RETREAT
 3 bedroom solid built home, large treed lot. Asking only \$23,500.00.
 Call **GARTH PALMER**

WEST SIDE DETACHED
 RICHMOND HILL — 3 bedroom solid built ranch style home, 3 garages, builder's clearance. Reduced to \$39,000.00 for quick sale.
 Call **BRAM OGDEN**

LOOK FOR THE SIGN OF THE SHAMROCK