



SOUTHERN YORK REGION REAL ESTATE OPPORTUNITIES

Domestic-Commercial-Farm Properties



NORM BLACK REALTY LTD.
REALTOR
884-8106

32 ACRES - 600 ft. frontage in Bradford district. Lovely 4 bedroom homestead, 2 baths, large L-shaped living and dining room with fireplace, and broadloom throughout. An interesting property with brand new barn. Phone MRS. THOMPSON

FORCED SALE \$14,900. full price, 2 bedroom detached bungalow in choice north suburban location. Large 88x200 ft. homesite. Immediate possession. Call MR. NURGITZ

RICHMOND HILL - \$30,500. 3 bedroom detached home on landscaped lot, family sized kitchen with plenty of cupboards, broadloomed living room and double paved drive. To inspect... call MRS. HAUGHTON

ROOM TO BREATHE. Low low down payment. New 3 bedroom detached bungalow, attached garage, choice fully serviced location. Priced at \$32,900. For further information... Call ED BUNNETT

SEE IT AND BUY IT. 3 bedroom detached bungalow in choice location. Steps to all conveniences. Only \$3,500 down. Call SY GARDNER

"For Fast Action"
889-6241 (24 HR. SERVICE)
 RICHMOND HILL'S LEADING REALTOR

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

HIGHWAY MOTEL
 \$20-25,000. down to one 8% mortgage. 6 units plus 3 bedroom apartment for owner. 265 ft. frontage on No. 11 Highway near Barrie. Mrs. Baker, 884-3232.

WANTED IMMEDIATELY
 Older couple need a good 2 or 3 bedroom home in Richmond Hill area with a good basement, garage, or workshop suitable for repairing furniture. All cash can be arranged or will take over existing mortgage. Mrs. Edwards.

YONGE STREET FRONTAGE
 200 feet of commercial frontage, excellent location, in the north part of Richmond Hill. Ideal investment at \$400. per ft. Mr. McVey.

\$44,900. 834% MTGE.
 New 2 storey 4 bedroom 2 bath home, spacious living-dining rooms, bright kitchen, walkout from family room, immediate possession. Mrs. Sutherland.

17 ACRES - \$32,000.
 \$8,000. down, balance on easy terms, well drained land, some bush, ideal site close to No. 89 Highway near Alliston. Mr. Carlisle.

Members of the Toronto York County and District Real Estate Boards

TOM MURPHY
 REALTOR LTD.
 884-5422 773-4302

LIST YOUR PROPERTY NOW

ALL TYPES OF PROPERTY REQUIRED FOR A MARKET VALUE ESTIMATE, WITHOUT OBLIGATION

CALL 889-2951 884-5422

TOM MURPHY
 REALTOR LTD.
 884-5422 773-4302

\$64,900 RICHMOND HILL
 Solid brick and aluminum 2 storey home. Large living room with walk-out and open fireplace. Separate dining room, big kitchen, 3 extra large bedrooms, den (or 4th bedroom), open fireplace in rec. room, 2 washrooms, double garage. Superb setting on 1 acre grounds near town centre. Discriminating purchasers should view. Call Mrs. Hawkes.

CALL 889-2951 884-5422

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. Call Gino Matrundola, 889-8181.

POND - STREAM WOODS
 If you want something outstanding see this 7 acres in King Twp. building permit, close to Highway 400. Asking \$28,900. Mr. Hoover 889-8181, Res. 884-8496.

VANDORF-VIVIAN
 Wooded 10 acre parcel, 500' frontage on paved road, beautifully treed, pine, spruce, maple, beech. Call Mr. Hoover 889-8181, Res. 884-8496.

N. S. SMITH
 REALTOR
889-7624

YONGE ST. - COMMERCIAL
 94' Frontage - Richmond Hill
 \$10,000 down, detached aluminum siding bungalow, 3 large bedrooms, separate dining room, full basement, 11x38' dog kennels with 24 pens, 2 runs 22x22, 2 car garage, easy terms. WALLY MAGEE

NEWMARKET 9% MORTGAGE
 \$27,900. Solid Brick Bung.
 4 bedrooms, 2 baths, large living and dining rooms, Hollywood kitchen, fenced back yard, attached garage, private drive. MARG AYLWIN

KING CITY EXECUTIVE
 \$53,000 Asking, Tri-Level
 5 king size bedrooms, Hollywood kitchen, family room with fireplace, L-shaped living, dining, 2 car garage, 30' panelled rec. room, 3 years new. PATTY SMITH

\$24,900 NEWMARKET
 Charming 3 bedroom, 2 Storey
 Tastefully decorated throughout, family kitchen, extra large living and dining area, spotless, on lgare homesite, extras included. BARBARA LoPATRIELLO

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
 6 1/2% N.H.A. MORTGAGE
 A small deposit will hold this beautiful 3 bedroom brick home until June. Buy now, beat the price increase in the spring. Excellent location, asking \$28,500. Call BRUCE PRIDHAM

7 ROOM 2 STOREY
 Detached large family home featuring family room with open fireplace, private drive, garage. 55x135 ft. homesite. Asking \$27,900. Call BEN THOMPSON

4 BEDROOM RANCHER
 Situated on one acre homesite, finished rec. room with walkout to large country setting with small barn. Private drive, garage. Asking \$37,900. Call FRAN ROCKLEY

EXECUTIVE STYLED
 9 room ranch bungalow situated on picturesque ravine homesite featuring 2 game rooms, plus finished rec. room with open fireplace, large family room with floor to ceiling fireplace. Inground pool, double car garage. Inspect with MEL ATKINS

8 ROOM DETACHED
 Sidesplit bungalow, 2 car garage over 1500 square feet featuring large family room with open fireplace and walkout to patio. Fast possession. Asking \$47,900.00. Call DOUG BENNETT

4 BEDROOM BRICK
 \$29,500. buys this large 8 room brick bungalow. This home is in A-1 condition throughout, fully fenced homesite, low taxes, fast possession. Call JOHN CRYER

WILLOWDALE BARGAIN
 \$34,900. buys this cosy 5 room bungalow featuring finished rec. room plus sewing room. New forced air oil furnace. To inspect call RHODA HARRISON

\$3,000. DOWN DETACHED
 \$15,500. buys this 5 room bungalow, large homesite, many mature trees, private drive. Aluminum storms and screens, immediate possession. Call FINN SAMUELSEN

BAVARIAN CHALET
 Featuring 4 bedrooms with walkout to complete balcony on 2nd floor. Beautifully heavily treed 2 acre homesite. Landscaping has been left natural to finish at your discretion. Call BRUCE RAINEY

HUGE FAMILY HOME
 \$29,500. spacious 4 bedroom brick bungalow, Hollywood kitchen, 2 complete bathrooms, private drive and garage. Fast possession. Call JOYCE CLELAND

884-4446 889-8303

"Honesty and Service Is Our Motto"

PRIVATE PROPERTY
 Lot 100' x 500', 3-bedroom bungalow, single garage, finished basement, 18' x 36' swimming pool and many extras. Zoned rural industrial. Asking \$63,000. Call after 6 pm, Drudi 889-7462. c4w27



RICHMOND HILL SPECIAL
 \$10,000 Down, \$200 monthly for this exciting 3 bedroom home. 3 extra rooms in basement including billiard table and accessories. Extra washroom. Added plus is 37 ft. inground swimming pool with lounging patio. Consider our trade-in plan for this exceptional home.

RICHMOND HILL STARTER
 \$4,000 Down, \$207 monthly for this charming 3 bedroom brick home. Two washrooms and partially finished basement. Close to schools, shopping and buses. For information on these homes and others in the area, ask for BILL WIDDIFIELD at 222-6559 or res 884-7823.

FOR SALE
 Larry Sanders Realty Ltd.
884-9223

ONE ACRE
 3 bedroom bungalow with attached garage nestled in the lovely trees of King Twp. Features walkout basement, patio, oil heat and 8 1/2% mortgage. Call Mrs. Cassell Crawford.

FAMILY STYLED
 8 room detached, split-level home with two car garage attached on large well landscaped lot. Includes 2 bathrooms, walkout dining room, stone open fireplace and much more. Call Larry Sanders.

BOLTON AREA
 New brick side split homes with attached garage and many desirable features will be built for late Spring possession. Basic price only \$34,500. plan and buy now. Call Larry Lang.

30 CHURCH ST. SOUTH
 RICHMOND HILL
 889-7938 - 773-4141

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

4 BEDROOMS - \$27,900.
 Brick sidesplit, fireplace, walkout from dining room, attached garage. 240' homesite. Small investment. Move right in. Call Bob Millar.

5 ROOM BUNGALOW
 Storms and screens, fridge and stove included. Low taxes and heating. Detached garage, paved drive, 200' treed homesite. Only \$21,500.00. \$2,500.00 down. Easy to carry. Call Bob Millar.

'INVESTMENT PROPERTY'
 Prime location in the Hill, close to Yonge St., 3 separate apartments. Good terms with reasonable down payment. For full details call Vic Machek, res. 884-3848.

3 BEDROOM - BRICK BACKSPLIT
 Immaculate home in Aurora close to schools and shopping. Finished rec. room, paved drive, plus 24' swimming pool. Low down payment for only \$30,900. Contact Vic Machek, res. 884-3848.

COUNTRY HOME
 2 acre homesite in King Twp. Small 5 room house in A-1 condition plus stove, fridge and drapes, garage. Only \$39,900. Contact Lillian Ayres.

77 ACRES - \$8,000.00
 Winter and summer paradise. Wooded hills. Year round accessibility. Near Highway 11. Low down payment. Call Bob Millar.

\$27,200.00 - BRAND NEW
 3 bedrooms. Full basement, excellent North Yonge Suburban location. 60'x20' treed homesite. As low as \$3,000. down.

884-5111
 773-4511

UXBRIDGE TWP. Reeve Bob Nesbitt is shocked that recommendations from local councils that Scott, Uxbridge Village and Township be amalgamated under a regional government have been completely ignored by the Ontario Government in its plans for the Oshawa area.

Emerald Isle
 REAL ESTATE LIMITED

889-5651 - 884-2377 - 773-4349

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

WEST SIDE BARGAIN
 RICHMOND HILL ranch style 3 bedroom solid built bungalow, large garden, 3 garages, \$39,000.00.

2 1/2 ACRE DREAM
 Fifteen minutes to Metro. Just east of King City, 3 king size bedrooms, 2 car garage, 2 fireplaces, wall to wall broadloom, recreation room, game's room, wine cellar, a view unmatched for beauty. Asking \$57,000.00. 160 ACRES - \$4,000.00
 Beautiful treed property, 25 acres cleared - ENGLEHART.

4 BEDROOM EXECUTIVE
 MILL POND AREA - Brand new builder's home, 3 washrooms, family room, fireplace. Broadloom throughout, 2 car garage, maid's quarters.

LOOK FOR THE SIGN OF THE SHAMROCK

THORNHILL—6 room house, 37 by 300 feet, 1 block from Yonge Street, close to school and transportation. \$7,000 down and \$25,500 full price. 884-8426. c4w28

PRIVATE for sale No. 7 and No. 11 area, large corner lot with some buildings, used as public garage and body shop, room for expansion, suitable for gas station or sales lot, \$20,000 down or higher, no reasonable offer refused. Phone 889-7193. c1w28

URGENT
 Richmond Hill Resident, Sell Your Home For Cash Our client just sold his home out of town and wants to relocate in Richmond Hill. He requires a 3 bedroom bungalow with basement right in town. If you are considering selling your home, call Bruni Gessl, 364-3211, Eric Whomsey Real Estate Ltd., Broker. c2w27

shealini
 THOMAS SHEA LTD. REALTOR

19 OFFICES SERVING THE SUBURBS

KING CITY OFFICE



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

How Is Inflation Affecting Real Estate Values

Harry Sadler, F.R.I.

The saying goes that grandpa saved the first dollar he ever earned in a ten cent frame. Today the frame is worth a dollar and the dollar is worth ten cents.

The gag is getting too close to the facts to be funny any more.

Real estate property is one of the best protections against inflation. As money's value goes down, the market price of the real estate rises to offset the decline.

In some areas in the past year, prices have shot up as much as seven percent or more. A house priced at \$25,000 last year would cost \$26,750 today and \$30,626 next year. In three years it would rise \$5,626.

The major cause of rising real estate costs begin with "L" - land, labor and lumber. Rising population will not let land prices decline; the opposite is likely to take place rolling wage levels back. As for lumber, like everything else, it reflects the rising cost of labor.

If more inflation is to come, which seems a certainty, then money put into a home or invested in property, is money well spent indeed.

See you next week.

J. R. WILLIAMS
 REAL ESTATE
889-5451

REAL ESTATE SPECIALISTS

If you would like to live in a country atmosphere in the Keswick Area?

We have 2 & 3 bedroom homes from \$16,900 to \$50,000, you can locate in town or have water frontage and enjoy low taxes. 889-5451.

MEMBER PHOTO M.L.S.

KING TWP. FARM
 78 ACRES - of King Twp. farmland. This property would be ideal for the commuter. Just minutes from Hwy. 400. Picturesque Century Home, renovated and modernized to provide the maximum of comfort. How about a huge country kitchen complete with fireplace? Appliances included. Five bedrooms. \$140,000.00. For details call Tim O'Hara 833-5253 or 297-1270 (Toronto Line).

KING CITY CHARMER
 The family with too many cars will find plenty of paved parking space around this solid brick bungalow. 21 ft. living room with stone fireplace and spacious dining room. Bright cheery kitchen overlooks 236 ft. deep lot with shade trees and flowering shrubs. \$10,000.00 Down. Marion O'Hara 833-5253 or 297-1270 (Toronto Line).

HIGH ON A HILL
 Overlooking some of the most magnificent scenery in Southern Ontario this contemporary four level split was architect designed and custom built. Cosy library with fireplace and generous main floor family room. Three bedrooms feature walk-out to balcony. For the particular home buyer. \$65,000.00. Marion O'Hara 833-5253 or 297-1270 (Toronto Line).

KINGCROSS ELEGANCE
 This home has everything! Formal living room and dining room focus on the authentic marble fireplace. Main floor lounge with wet bar, fireplace and access to heated pool. Five bedrooms, help's quarters. Mammoth downstairs recreation area with beamed ceilings. Secluded, restfully appointed office with adjoining sauna. Two acre setting. \$169,000.00. Marion O'Hara 833-5253 or 297-1270 (Toronto Line).

KING - EARLY CANADIAN
 Unique village setting with dozens of tall trees is the background for this 2 storey five bedroom brick residence. Charming centre hall plan leads to living room and banquet-sized dining room. Huge country kitchen lined with pine cupboards adorned by sunlit breakfast room. \$69,900.00. Marion O'Hara 833-5253 or 297-1270 (Toronto Line).

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. Call Gino Matrundola, 889-8181.

WOODS - STREAM WOODS
 If you want something outstanding see this 7 acres in King Twp. building permit, close to Highway 400. Asking \$28,900. Mr. Hoover 889-8181, Res. 884-8496.

VANDORF-VIVIAN
 Wooded 10 acre parcel, 500' frontage on paved road, beautifully treed, pine, spruce, maple, beech. Call Mr. Hoover 889-8181, Res. 884-8496.

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 FOR ANY PURPOSE
 Residential Firsts at 9% TO 95%
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 COMMERCIAL, COTTAGE & FARM LOANS
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CALL PHIL POWELL
884-8183

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FOR RENT - NEWMARKET
 Fully furnished, 3 bedroom semi-detached. Close to GO bus and shopping. Adult family only. \$200 per month. 1 year lease. Call Barbara Hinton, 884-8183

RICHMOND HILL
 Sparkling 3 bedroom home. Large living area with fireplace. Colorful kitchen, 2 washrooms. 24'x12' rec. room with wet bar. Family room plus wine cellar. Many extras. Call Barbara Hinton, 884-8183

DUPLEX \$49,900.
 Immaculate older home converted into 3 bedroom and 2 bedroom self-contained units with separate entrances in prestige area of Richmond Hill, west of Yonge Street. Excellent opportunity for economical living or investment. Call Jack Reid, 884-8183

3 BEDROOM BUNGALOW
 Central Richmond Hill close to shopping and transportation. Good investment in multiple dwelling zone. Priced right at \$29,900. Call Jack Reid, 884-8183

THE HILLS OF KING
 2 Fireplaces, Pool, 4 Acres
 Millionaire estates surround this attractive two level bungalow. The beauty and atmosphere of the living and dining rooms are enhanced by the open-beam cathedral ceilings and large windows which overlook countryside of unexcelled beauty. The bright kitchen and dinette are finished in rich birch, while the lower level features a tastefully finished rec. room with walk-out, an open stone fireplace, 3 piece bath and an oak staircase. Outside the large 28,000 gallon heated pool with Cabana provides fun and pleasure for the entire family. Two new modern barns are adequate for the hobby of your choice. Firmly priced at \$89,900.00. Call Ron Elliott or Norm Milne, 297-1270 or 884-8183.

RICHMOND HILL - \$2,500 Down
 Three bedroom brick twin bungalow with rec. room and games room. Paved drive. Call Norm Milne, 884-8183

YONGE ST. NORTH - COMMERCIAL ZONING
 Corner property with 100 ft. frontage on Yonge Street. 3 bedroom house is ideally situated for professional offices or retail outlet. Double garage. Priced right at \$44,500. Call Jack Reid at 884-8183.

MORTGAGE LOANS
 FOR ANY PURPOSE
 Residential Firsts at 9% TO 95%
SECONDS 11%
 COMMERCIAL, COTTAGE & FARM LOANS
 MORTGAGES BOUGHT AND SOLD
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Jack Blyth Limited
 REALTOR
 773-5241 889-6892

OWNER TRANSFERRED MUST SELL
 Lovely side split three bedroom, brick, with many extras including finished recreation room, paved drive. Large lot. Asking only \$39,900. Richmond Hill North.

DON'T MISS THIS OWNER MUST MOVE
 Nice three bedroom brick bungalow. On large lot. Full basement. North of King Sideroad, Oak Ridges. Asking only \$37,900. Make us an offer on this one.

3 BEDROOM FRAME
 Bungalow with full basement in Lake Wilcox area. Good condition. Asking only \$15,900. full price with terms.

LARGE FRAME BUNGALOW
 On large lot in Lake Wilcox area. Good condition. Owner moving out of area. Asking \$16,900 with terms.

For prompt courteous service in listing or selling your property contact Robert Dion, William Haanpaa or Ken Blyth.

W. S. SYMINGTON
 Real Estate Broker
 125 YONGE STREET SOUTH
 AURORA, ONTARIO
 AURORA 727-1333 TORONTO 881-2443

AURORA
 Attractive brick bungalow with large picture windows overlooking a twelve foot deep pond stocked with rainbow trout. This home features large kitchen with matched grain birch cupboards with built-in appliances, separate dining room, huge living room with fireplace. Three bedrooms with ensuite off master bedroom. Broadloom throughout. Lower level has laundry room, storage room, large billiard room, two piece washroom and huge rec. room with fireplace and walkout door to patio with barbecue. Two car attached garage with power doors and lighted drive. All this on one acre with all facilities close at hand.

AURORA GOLF GLEN
 Four bedroom two storey professionally decorated home bordering on vacant field. L-shaped living room - dining room, family room with fireplace and walkout to deck, large rec. room with brick fireplace, broadloom throughout. 1 1/2 baths, oil heat, two car attached garage and paved drive. THIS HOME IS IMMACULATE. CALL TODAY.

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 THOMAS SHEA LTD. REALTOR

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