



# SOUTHERN YORK REGION REAL ESTATE OPPORTUNITIES

## Domestic-Commercial-Farm Properties



NORM BLACK REALTY LTD. REALTOR  
**884-8106**

**RICHMOND HILL. 3 bedroom side split on large 96x164 foot homesite, brand new home, full basement, Hollywood kitchen, 2 baths. Only \$38,900. Call SY GARDNER**

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

**JUST LISTED RICHMOND HILL.** 5 room detached bungalow on large lot. Close to everything. Priced at \$30,900. Phone DAPHNE THOMPSON

**32 ACRE HOBBY FARM.** Modern 4 bedroom homestead, 2 baths, large open fireplace, walkout to patio. Excellent pasture land, 32 foot barn. North Yonge location. Call MR. NURGITZ

**RICHMOND HILL 1 1/2 ACRES.** Fantastic investment. 7 room detached home plus apartment plus four cottages. Lake front property. 3 car garage and many extras. Asking only \$49,900. Call MR. LAING

**"For Fast Action"**

**889-6241** (24 HR. SERVICE)  
**RICHMOND HILL'S LEADING REALTOR**

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

**4 BEDROOMS, 2 BATHS**  
 Brand new 2 storey home, spacious living - dining rooms, bright kitchen, walk-out from family room, immediate possession. Mrs. Baker.

**WANTED - ALL CASH**  
 Guelph client requires 2-3 bedroom home, 20 miles radius of Richmond Hill. March possession if possible. Mrs. Sutherland.

**MOTEL \$20,000. DOWN**  
 Beautiful 6 unit motel with TV and 4 pc. bath in each unit. Included in purchase price is a 3 bedroom apartment for owner, laundry room, all bedding and linens and many other extras. Owner will hold 8% mortgage. Full price \$68,500. Mrs. McKay.

**SELL OR TRADE**  
 \$15,000. down payment - Willowdale. Immaculate 10 room brick home on nice lot near Yonge and subway, oak paneled living room, separate dining room, large kitchen, 3 bedrooms plus separate 4 room apartment or 6 bedrooms, 2 full baths, 2 open fireplaces, recreation room, garage. Mr. Crowther.

**47 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.

**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.

Members of the Toronto York County and District Real Estate Boards

**N. S. SMITH REALTOR**  
**889-7624**

**DON MILLS NORTH**  
 1/2 Acre With A View  
 \$25,900. Full, cosy 2 bedroom brick with att. garage, Hollywood style kitchen, fireplace in living room.  
 NANCY HARTFORD

**"THORNHILL DREAM"**  
 Custom Built Executive  
 Pillared entrance, 2 storey, 4 bedroom, circular staircase, unique Spanish decor, 2 fireplaces, 2 wet bars, AM-FM intercom, 22' master bedroom, 4 pc. ensuite, main floor family room plus finished 40' rec. room, \$15,000.00 Down.  
 BARBARA LOPATRIELLO

**RICHMOND HILL TWIN**  
 5% NHA Existing Mortgage  
 \$27,900. Spacious 3 bedroom brick bungalow, close to all conveniences, 22' living-dining area, full basement, low down payment.  
 MRS. WORKMAN

**HWY. 27 & 89 AREA**  
 \$26,900 Full, Try \$3,000. Down  
 1 year new, 3 large bedrooms, Hollywood kitchen, brick bungalow, full high dry basement.  
 PAT SMITH

**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**  
**1 ACRE HOMESITE - \$18,400.**  
 1 1/2 storey detached 3 bedroom home with attached garage, basement, low taxes. Ideal starter home. Call JOHN CRYER

**\$23,500. DETACHED**  
 3 bedroom 1 1/2 storey home featuring finished rec. room and bar. New floor in basement, forced air oil heat, 2 washrooms.  
 Call BRUCE RAINEY

**CUSTOM BUILT**  
 On 1/2 acre homesite. Your choice of style, construction and plans. Builder will accept trade. Possession to suit.  
 Call BRUNO ARTENOSI

**EXECUTIVE HOME**  
 King City brick and field stone, 2 car garage. Master bedroom with walkout to central balcony. Floor to ceiling fireplace in large family room, 2 game rooms, plus paneled rec. room with open fireplace, swimming pool. To inspect call JOYCE CLELAND

**RICHMOND HILL DETACHED**  
 \$27,900. 7 room 2 storey home featuring family room with open fireplace, private drive, garage. 55x135 ft. homesite. Try \$4,000. down.  
 Call BEN THOMPSON

**8 ROOM SIDESPLIT**  
 2 car garage over 1500 square ft. featuring family room with open fireplace and walkout to patio. Fast possession. Asking \$47,900.  
 Call DOUG BENNETT

**RANCHER ON 1 ACRE**  
 4 bedroom ranch style bungalow, finished rec. room with walkout to country setting with small barn, private drive, garage. Asking \$37,900.  
 Call FRAN ROCKLEY

**\$15,500. DETACHED**  
 Cosy 5 room bungalow, very large homesite. Many mature trees, aluminum storms and screens and doors, immediate possession.  
 Call FINN SAMUELSEN

**\$34,900. DETACHED**  
 3 bedroom bungalow featuring finished rec. room, plus sewing room. New forced air oil furnace, fast possession.  
 Call RHODA HARRISON

**YONGE ST. FRONTAGE**  
 8 room house south of Richmond Hill with large ft. frontage on Yonge St. Excellent location. For further details  
 Call BRUCE PRIDHAM

**884-4446** **889-8303**

**"Honesty and Service Is Our Motto"**

**DUPLEX, two and three bedroom** in Goderich, Ontario. Good income. After 10 pm. phone 884-3948. c2w29

**THORNHILL**—6 room house, 3 bedrooms, large living room, bright kitchen, paneled rec room. Mrs. Grumbell, 884-2691 evenings. 222-1179 days. c1w29

**NATIONAL TRUST**  
 \$29,900. detached bungalow, 3 bedrooms, large living room, bright kitchen, paneled rec room. Mrs. Grumbell, 884-2691 evenings. 222-1179 days. c1w29

**PRIVATE SALE**  
 \$59,900. just south of Richmond Hill, large 9 room, two storey home, stone fireplace, 3 baths, finished basement, double garage, landscaped lot, principals only. Phone 881-0448. c1w29

**THREE bedroom semi detached home** in Richmond Hill, near Bayview, close to bus and shopping, new windows, driveway. Asking \$28,000. Call 884-6147 before 10 am and after 6 pm. cfm29

**\$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 (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.  
 889-2951 - 773-4302  
**TOM MURPHY LTD.**  
**REALTOR**  
 c1w29

**'TOM MURPHY LTD. REALTOR**  
**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

**Gibson Willoughby Limited REALTOR**

**AURORA OFFICE**  
 138 YONGE STREET N.  
 AURORA  
**889-0544**

• MORTGAGES • APPRAISALS •

**HOBBY FARM**  
 6 acres, 3 bedroom house, good barns, pond, 1/4 mile track.  
 15 acres, 4 bedrooms, 160 years young in the best of condition, large barn, pond, trees.  
 2 acres, 4-5 bedrooms, good barn, house 5 years old, bungalow, good fencing.  
 All have excellent financing. Call Harry Pridham, Bus. 889-0544, Res. 832-1064 anytime.

**EXTRA SPECIAL**  
 West side, 2 storey, 3 bedrooms, living room with open fireplace, full basement, taxes only \$255 per year. Close to transportation, shopping. Can be purchased with \$3,500 down. Full price \$28,900. Call Harry Pridham, Bus. 889-0544, Res. 832-1064 anytime.

**REAL ESTATE By HARRY SADLER**  
 Emerald Isle Real Estate Ltd.  
**REALTOR DO YOU NEED A REALTOR ?**

**Harry Sadler, F.R.I.**

If you can manage to sell your house yourself and SAVE the agent's fee, who can argue that that is a smart move?

The catch is in the "saving" part. It is a very rare seller indeed who sells his own house without ending up giving all or part of the Realtor's fee to the buyer through price concessions or incorrect valuation.

Furthermore, buyers usually expect it. In dealing direct with principals, they are of course aware that the seller is not paying a Realtor's fee and it seems only fair that they benefit from this "saving".

Most important of all, perhaps, is the fact that since time began every important negotiation requires an intermediary—a "buffer" who can give and take on the price without offending either party. Otherwise, a rejected offer may mean hurt feelings and the end of negotiations.

A competent Realtor will guide you through a correct appraisal that will realise the full market value of the property for you, past legal pitfalls that could kill the sale and save you work and worry and regrets.

See you next week.

**KEITH H. KEITH LIMITED REALTOR**  
 3333 Bayview Ave.  
**889-7771 226-3333**

**THORNHILL AREA**  
 Three bedrooms, plus office, 45 ft. broadloomed rec. room, on nicely landscaped lot, double garage. Asking \$49,500.00. Please call Mrs. B. Sykes, 889-7771.

**RICHMOND HILL - West Side**  
 Beautiful 3 bedroom bungalow on 100'x150' lot, double attached garage, 2 fireplaces, beautiful oversized rec. room, A-1 condition. Mrs. Alder, 889-7771.

**THORNHILL RANCHER**  
 Picture post card home on 100'x150' lot, main floor den, ensuite washroom, fireplace, walkout, double garage. Mrs. Macmurtry, 889-7771.

**BUILDING LOT**  
 North Richmond Hill, 1 1/2 acres on paved road, 1/2 mile from Yonge. Building permit available. Priced to sell \$13,900. Mrs. Sherman, 889-7771.

Members Toronto & York County Real Estate Boards

**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

**Jack Blyth Limited REALTOR**  
 773-5241 889-6892

**Bungalow with basement** in Lake Wilcox area. Asking \$15,900. with terms.

**Large Bungalow.** Large lot Wilcox Lake area. Good condition. Asking only \$16,900. with terms.

**Lovely Bungalow on large lot.** Three bedrooms, large kitchen, dining room with sliding doors. Good buy at \$37,900.

**HOUSEOWNER'S DREAM**  
 Lovely three bedroom brick side split with recreation room. Paved drive on large lot. A steal at \$39,900. Take a look at this one.

**OWN YOUR OWN BUSINESS**  
 In the heart of vacation land. One hour drive from Toronto on busy highway. Restaurant, bowling alley, 4 bedroom apartment. Asking only \$49,500. with good terms.

We also have a number of Cottages for sale.

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

**Jarrett REALTOR**

**RICHMOND HILL BRICK**  
 \$4,000 Down, \$207 monthly for this charming 3 bedroom home. Partially finished basement. Close to schools, buses and shopping.

**BUILDING LOTS 100x150**  
 \$6,500 each for these fantastic wooded lots, 45 minutes to metro, with access to lake. Ideal for permanent home or cottage.

**BUSINESS OPPORTUNITY**  
 \$2,500 for established business in Richmond Hill. This is an excellent opportunity for right man. Financing can be easily arranged. Late model car an asset.

For more information on these homes and business opportunities in this area ask for Bill Wildfield, 222-6559 or res. 884-7823.

**shearman THOB.N. SHEA LTD. REALTOR**

**19 OFFICES SERVING THE SUBURBS**

**HELP! HELP!**  
 We are in desperate need of homes in the Richmond Hill area. If you have the smallest intention of making a move in the near future, we can be of service to you. Our Guaranteed Sales Plan is one of the best and we would be pleased to discuss it with you. Please call Mrs. E. Roseblade, 884-8183.

**Guaranty Trust REALTOR 24 HOURS**

**Mr. & Mrs. M. Gajowski of Richvale have sold their land through Guaranty Trust. They're HAPPY!**

**Residential - Commercial - Land**  
 For a free expert opinion of market value CALL  
**889-1166**  
**38A YONGE ST. SOUTH RICHMOND HILL**  
 LESLIE O'HAGAN, F.R.I. MANAGER

**IF OUR SIGN IS ON YOUR LAWN - HURRY HOME - YOU'RE MOVING**  
 7724 Yonge St. Thornhill  
 689-9330 - 727-3442

**100 ACRE RETREAT**  
 Away from pollution! Snowmobile, cross country ski! 30 acres bush, large brick house, new furnace, new plumbing, good barn. \$69,000.00. J. Haight, 889-9330.

**KING-NOBLETON 1/2 Acre**  
 New! All electric, air conditioned, 4 bedrooms, family room has fireplace, walkout to garden. Custom oversized kitchen, 3 bathrooms. Will decorate to suit purchaser. Jane Haight, 889-9330.

**THORNHILL AREA**  
 White brick two storey, 4 bedrooms, plus walk-out from dining room to patio. Family sized kitchen, attached garage, 2 washrooms, brick fireplace with bar in semi-finished recreation room. Full price \$44,000. Connie Ladkin, 727-3442, 889-9330.

**HEART OF AURORA**  
 Yonge Street frontage, three storey brick - vacant store with seven room apartment. Hot water oil heating, plenty of parking, ideal for business or an investment. Asking \$65,000. Connie Ladkin, 727-3442, 889-9330.

**YOUNG & BIGGIN LTD. REALTOR**

**FOR SALE Larry Sanders Realty Ltd. 884-9223**

**HIDDEN VALLEY**  
 2 well treed chalet lots only one hundred yards from the ski lodge and a few yards from No. 60 Highway. Call Larry Sanders.

**DUPLEX**  
 Immaculate 13 room duplex well located in the Richmond Hill area with many fine features. Ideal investment or savings type of dwelling. Priced to sell at only \$62,900. Call Larry Lang.

**ONLY \$32,900.00**  
 3 bedroom, fully detached brick bungalow close to shopping and the downtown bus. Includes many fine features, such as broadloom and wide lot with paved drive. Call Mrs. C. Crawford.

**ONE ACRE**  
 Cosy 3 bedroom bungalow and attached garage well located in King Township. Features safe oil heat, walk-out from basement and more. Only \$29,900.00.

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

**Emerald Isle REAL ESTATE LIMITED**  
 889-5651 - 884-2377 - 773-4349  
 Members of York County, Ontario & Canadian Association of Real Estate Boards

**160 ACRES - \$4,000.00**  
 Beautiful treed property, 25 acres cleared - ENGLEHART.

**MILL POND AREA**  
 4 bedroom executive, brand new builder's home, 3 washrooms, family room, fireplace, broadloom throughout, 2 car garage, maid's quarters.

**RICHMOND HILL BARGAIN**  
 \$2,500.00 DOWN - 3 bedroom solid brick bungalow, partly finished basement, needs some decorating. FOR QUICK SALE - \$26,900.

**ESTATE SALE**  
 \$27,500 - Detached 5 room bungalow, plus completely finished basement apartment, south of Richmond Hill.

**EAST KING CITY**  
 2 1/2 Acre Dream — 3 king size bedrooms, 2 car garage, 2 fireplaces, wall to wall broadloom, recreation room, games room, wine cellar, a view unmatched for beauty. Asking \$57,000.00.

CALL 884-2377 - 889-5651 - 773-4391

**LOOK FOR THE SIGN OF THE SHAMROCK**

**HAROLD KEFFER REALTOR LTD.**  
 8108 Yonge, Thornhill 889-8181

**STOUFFVILLE AREA**  
**Snowmobilers Look Here!**  
 Ideal home for the active young family, 4 bedrooms, walkout family room, ground level laundry room, 24'x22' rec. room area, 100'x180' lot, in small congenial estate development near Greenbelt of 40 mile snowmobile and hiking trail. Call Mrs. Anderka, 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.

**NEWMARKET:** The Holland Landing area of East Gwillimbury Township will be a testing ground for a spray treatment system, York Regional Council has decided. A report from the engineering department said 46 communities have been considered as potential spray sites. The township is considering a subdivision on the Sharon Sideroad with a spray sewage treatment system. Homes in Holland Landing could be hooked into it.

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 Residential Firsts at 9% TO 95%

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