



SOUTHERN YORK REGION REAL ESTATE OPPORTUNITIES

Domestic-Commercial-Farm Properties



NORM BLACK REALTY LTD.
REALTOR
884-8106

LET'S MAKE A DEAL. Richmond Hill detached, 5 room bungalow on large homesite. Priced right at only \$30,500. Phone MRS. DAPHNE THOMPSON

NEW BACK SPLIT. \$33,300 detached 3 bedroom brick home with attached garage on fully serviced homesite, north suburban location, easy commuting to metro, fast possession. Call SY GARDNER

32 ACRE HOBBY FARM. Modern 4 bedroom home, 2 baths, large open fireplace, walkout to patio. Excellent pasture land, 32 foot barn, close to main highway. Call MR. BUNNETT

FINCH WOODBINE AREA. Twin bungalow, built-in garage, 3 years new, 6 room solid brick, large modern kitchen plus dinette, broadloomed living and dining room, spotless throughout, two washrooms, brick open fireplace, all schools, shopping close by. Call MR. LAING

RICHMOND HILL NEW. 96x164 ft. homesite, 3 twin size bedrooms, side-split with attached garage, 2 baths and many extras. Quick possession. Only \$38,900. Call MRS. DAVEY

RICHMOND HILLS - 1 1/2 ACRES. Opportunity knocks, 7 room detached home plus apartment plus four cottages, 3 car garage and many extras, only \$49,000. Bargain hunters call... MR. NURGITZ

"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.

WTD. 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.

47 ACRES - \$32,000.
 \$8,000. down, balance on easy terms, well drained land, some bush, ideal site, 89 Highway and Alliston area. Mr. Frazer.

SELL OR TRADE
 Immaculate Willowdale 10 room brick home 2 blocks to Yonge and subway, panelled living room, separate dining room, large kitchen, 3 bedrooms plus separate 4 room apt. or 6 bedrooms, 2 full baths, 2 fireplaces, recreation room, garage. Mr. Crowther.

KING TWP. FARM
 Scenic 89 acres with farm building frontage on 6th Con. & 400 Highway near Aurora Rd., stream and pond, ideal for horse farm, \$1,850. per acre. Mr. Carlisle.

FULL PRICE
 Central Richmond Hill west of Yonge, cosy 4 room bungalow on nice lot ideal for starter or retirement home, excellent financing. Mr. McVey.

FULL PRICE \$29,900.
 3 bedroom 2 storey home, new broadloom in living-dining rooms, finished rec. room, carries \$149.04 monthly. Greta Sutherland.

TREED DOUBLE LOT
 Older type home and 4 room cottage with swimming pool and change house on lovely street in centre of town close to everything. Mrs. Baker.

Members of the Toronto York County and District Real Estate Boards

A.E. LePAGE
 LAND DEPARTMENT

Has openings for sales people to sell land for development and also serviced lands, etc. to developers. Experience an asset but not essential. Full managerial assistance, top commission and bonuses. Languages an asset. For confidential interview please call Mr. T. Chester, Manager, 889-8282.

TOM MURPHY
 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

Jarrett

BUILDING LOTS
 100' x 150'

\$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 the right man. Financing can be easily arranged.

RICHMOND HILL BRICK
 \$3500, \$216 monthly for this ideal home, 3 bedrooms and recently remodelled kitchen, garage and private drive.

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

N. S. SMITH
 REALTOR
889-7624

TRI-LEVEL TOWNHOUSE
 Carries \$252. Monthly P.I.T. and Maint., 3 bedrooms, separate dining room, private drive, and attached garage, custom sheers and drapes, broadloom throughout. NANCY HARTFORD

NEWMARKET - DETACHED
 \$23,500 1st, \$4,900. Down \$35,500. Asking. Immaculate solid brick bungalow, 3 large bedrooms, broadloomed living and dining room, huge kitchen, full basement, attached garage, landscaped lot. WALLY MAGEE

RICHMOND HILL - FOR RENT
 4 Bedroom, 2 Storey 2 baths, garage, vacant. \$275.00 monthly. MRS. YEO

NEWMARKET SPECIAL
 \$10,000.00 Dn. Carries As Rent Detached solid brick bungalow, 3 king size bedrooms, large Hollywood kitchen, L shaped living-dining area, broodloomed, attached garage, 166' landscaped lot. KEITH HOOD

ZONED COMMERCIAL
 Med. Centre, Law Offices, Etc. Richmond Hill \$41,900., 1 1/2 storey solid brick home, attached garage, on large homesite. 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

\$3,000. DOWN
 Just north of Newmarket. 1 1/2 storey 4 bedroom home on large landscaped lot, separate dining room, attached 2 car heated garage. Owner has bought. Call JOHN CRYER

INCOME PROPERTY
 \$23,000, 1 bungalow and 1 - 1 1/2 storey north Richmond Hill. House contains 2 bedrooms, low taxes, good rents. Call FINN SAMUELSEN

YONGE ST. FRONTAGE
 82x200 ft. property on Yonge St., plus 2 bedroom bungalow with rec. room. Excellent business location. For further details call BRUCE PRIDHAM

RICHMOND HILL 8 ROOM
 Sidesplit brick bungalow with attached garage, family room with open fireplace, 2 bathrooms, brand new, immediate possession. Call DOUG BENNETT

6 ROOM BRICK
 \$29,000. 2 storey 3 bedroom family home, full basement, aluminum storms and screens, fully fenced. Homesite excellent Richmond Hill location. Call FRAN ROCKLEY

BRICK AND FIELD STONE
 King City executive home featuring double car garage, master bedroom with walkout to central balcony. Floor to ceiling fireplace in large family room, 2 game rooms plus panelled rec. room with open fireplace, patio, swimming pool. Call BRUCE RAINEY

CUSTOM BUILT
 Your choice of style, construction and plans. Builder will accept trade, situated on 1/2 acre homesite. Possession to suit. Call JOYCE CLELAND

\$27,900.00 DETACHED
 7 room 2 storey home featuring family room with open fireplace, private drive, garage, 55x135 ft. Richmond Hill homesite. Call BEN THOMPSON

OPEN FIREPLACE
 4 bedroom sidesplit brick bungalow, 2 car garage, 3 bathrooms, 1 - 4 pc. in huge master bedroom with walkout from family room. To inspect call RHODA HARRISON

7 ROOMS \$29,900.
 4 bedroom family home, aluminum storms and screens, full basement, 2 - 4 pc. bathrooms, fast possession. Call BRUNO ARTENOSI

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, Druid 889-7462. tfc29

TERRIFIC POTENTIAL
 Aurora, 9 room 2 storey home, king size rooms throughout, fireplace, sun-deck. PLUS 6 room 2 storey home, good size rooms. PLUS Swimming pool, situated on 222 x 441' homesite. Asking \$99,900. Call 889-2951 - 773-4302 TOM MURPHY LTD. REALTOR clw30

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.

HOUSES FOR RENT
 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

4 BEDROOM EXECUTIVE
 Brand new builders home, 3 washrooms, family room, fireplace, broadloom throughout, 2 car garage, separate maid's quarters, MILL POND AREA.
 160 ACRES - \$4,000.00
 Beautiful treed property - 25 acres cleared - ENGLEHART.
 2 1/2 ACRE DREAM
 3 king size bedrooms, 2 car garage, 2 fireplaces, wall to wall broadloom, recreation room, games room, wine cellar, EAST KING CITY.
 ONE ACRE BUILDING LOT
 North of Richmond Hill — ideal for person contemplating building new home.
 CALL 889-5651 - 884-2377 - 773-4391

LOOK FOR THE SIGN OF THE SHAMROCK

shear
 THOMAS SHEA LTD. REALTOR

19 OFFICES SERVING THE SUBURBS

HOUSE - DOG KENNEL - POULTRY BARN
 Conveniently located on one acre near Queensville. House has three bedrooms, large living room and bath. Heated dog kennel can accommodate thirty dogs. Three storey poultry barn has automatic feeder. Priced at \$35,000 with good financing. Call Jack Reid at 884-8183.

1/2 ACRE - CUSTOM BUILT
 New, in the heart of Richmond Hill. A large kitchen with dinette and walkout to a sun deck, plus L shaped living and dining room. Full basement with corner fireplace. Double garage, Spanish architecture. \$56,900.00. Call Norm Milne at 884-8183.

DUPLEX \$50,900
 Immaculate older home converted to 3 bedroom and 2 bedroom self-contained units with separate entrances in prestige area of Richmond Hill west of Yonge St. 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 investment zone. Priced right at \$29,900. Call Jack Reid, 884-8183.

3 BEDROOM BRICK BUNGALOW
 Exceptional with cosy living area including fireplace, 2 washrooms. Large recreation room with wet bar. Garage. Call Barbara Hinton, 884-8183.

GORMLEY - 25 ACRES
 2 Storey Brick
 Situated on paved road with rolling hills, trees and stream, 2 car garage, large barn. Asking only \$110,000. with terms. Call Ron Elliott, 884-8183.

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

WHY ARE MORTGAGE RATES SO HIGH?

Harry Sadler, F.R.I.

The reasons are numerous and largely stem from our prosperity — the "age of affluence" we are in. In prosperous times our economy expands rapidly, as it has for the last ten years. Our boom has lasted so long many young families cannot remember a recession. As the growing money supply in the hands of the consumers is exchanged for commodities from safety pins to houses, these commodities may become in short supply, causing their prices to rise. The result is continuing inflation, now also a decade old. In very simplified form, this is what has happened to our mortgage rates. Mortgages must compete on the money market against governments seeking money at higher rates, expansion loans to businesses and loans to builders. The rates have risen to meet the competition. Will mortgage rates go down again? Likely, though few experts foresee near-future change. There is general agreement, though, that inflation will make it impossible to duplicate homes at current prices in the years ahead. This means, of course, that a mortgage taken out now will be paid off in inflated dollars while the property rises in value. See you next week.

MORTGAGE LOANS
 FOR ANY PURPOSE
 Residential Firsts at 9% TO 95%
SECONDS 11%
 COMMERCIAL, COTTAGE & FARM LOANS
 MORTGAGES BOUGHT AND SOLD
 Approved correspondent for the Mortgage Insurance Co. of Canada

CALL PHIL POWELL **shear** 884-8183
 19 OFFICES SERVING THE SUBURBS

FULLY SERVICED INDUSTRIAL SITES
 1 TO 20 ACRES
 For Sale or owner will build for lease

TANKOOS, YARMON LTD.
 8 KING ST. EAST, TORONTO
 363-5086 OR 884-3905

Jack Blyth Limited
 REALTOR
 773-5241 — 889-6892

TWO STOREY BEAUTY
 Four bedroom brick home on large well-landscaped lot in Oak Ridges. Screened sun-deck, double garage and many other extras. Looking for \$46,900 with terms.

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.

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

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.

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 Haanpaa or Ken Blyth.

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

"EXCLUSIVE BUILT AURORA HOME"
 Brick, Swedish style, 10 rooms, 3 baths, two fireplaces, air conditioned 2 car garage. Excellent location. For only \$65,000.00. Contact Vic Machek.

"GREAT VALUE Excellent Investment"
 Modern brick bungalow on 670'x656' homesite (10 acres), fireplace, sauna, 2 baths, built-in garage, plus many more valuable extras. Just minutes to Newmarket. Close to Hwy 11. For only \$71,500.00. Call Vic Machek, Res. 884-3848.

"MOTEL & COTTAGES GOING BUSINESS"
 On lake, close to Hwy. No. 11, just north of Orillia. Established on 3 beautifully landscaped acres. Metro's closest and most popular vacation area. A real investment. For more information contact Vic Machek, res. 884-3848.

CHOOSE YOUR HOMESITE NOW
 Soon to build for Spring possession. New 3 bedroom detached brick bungalows ranging from \$27,500.00 to \$34,900.00. On large treed 60'x200' and 100'x300' homesites. For further information call and ask for Danny LORUSSO.

"PRESTIGE HOME AURORA"
 On 1/2 acre overlooking golf course. Creek in back. Separate dining room. Living room with fireplace. 3 baths, 4 bedrooms. Lots of mature trees. \$61,000.00. Call Lillian Ayres.

ROLLING HILLS FRESH AIR
 4 bedroom brick sidesplit. Walkout from dining room. Garage. Large homesite, 1/2 hour drive from Toronto, only \$27,900. Low down payment. Call Lillian Ayres.

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

MANICURED HALF ACRE
 7 room brick sidesplit. Cobblestone patio, sundeck and rose trellises. Immaculate decor, only \$34,900.00 Will not last. Call Bob Millar.

884-5111 773-4511

HAROLD KEFFER
 REALTOR LTD.

8108 Yonge, Thornhill 889-8181

DETACHED 2 STOREY
 2 Blocks To Yonge St. \$35,700. Character and charm distinguish this 3 bedroom home. Spacious living room, separate dining room, den, full basement, garage, quiet treed street. Call Mr. Fenwick, 889-8181.

6 MONTHS OLD!
 Surrounded by Pine Belt 4 bedrooms, walkout family room, country style kitchen, tremendous rec. room area, huge lot, paved road, rural residential at its best, only 18 miles from Metro. Call Mrs. Anderka 889-8181.

YONGE ST. - Thornhill
 \$300 monthly, 9 room brick home, 3 car garage. Call Mr. Windsor, 889-8181.

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

YONGE ST., AURORA
 3 storey detached brick, store plus 7 room apartment, hot water oil heating, ideal for family business or investment. Price \$65,000. Connie Ladkin, 727-3442, 889-9330.

GOLF COURSE VIEW
 Tudor style, 9 room exclusive home, 3 washrooms, 2 car garage, main floor family room with fireplace, 4 twin bedrooms, panelled library, circular staircase, located on quiet crescent. Price \$79,800. Connie Ladkin, 727-3442, 889-9330.

YOUNG & BIGGIN
 LTD. REALTOR

Guaranty Trust
 REALTOR 24 HOURS

Mr. & Mrs. George Taylor of Richmond Hill sold their house 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

Four Lively Boys Need A Home
 Young Jr. executive, anxious to locate with his wife and family in Richmond Hill needs a home by the end of March. This is a very responsible couple and a cash sale can be arranged on your home for up to \$38,500. If you can help, please call me for a confidential interview without obligation.
 RON ELLIOTT, 884-8183

Thos. N. Shea Ltd., Realtor

STOUFFVILLE: Matching skills against the best snowmobile drivers in North America, the Stouffville Ski-Doo team of Bonnie VanDyke, Keith Betz and Paul Howard, won just under \$2,000, in the Kawartha Cup competition at Peterboro. Bonnie turned in a brilliant effort on the first two days, putting her among the top lady contenders for the Molson Cup.

AURORA: The first official complaint this season about snowmobiles was heard recently by Aurora Council. Mrs. Della Simpson of Richardson Drive asked when council "was going to do something about the noise and arrogant use of property near homes" by snowmobilers. Council agreed to send the letter to the Aurora Snowmobile Club, asking them to co-operate.