

# Leading Real Estate Buys In Southern York Region



**NORM BLACK REALTY LTD.**  
REALTOR  
77 Yonge St. S. Richmond Hill  
**884-8106**

**LAKEFRONT COTTAGE**  
Beautiful safe sandy beach in quiet cove on Lake Simcoe. 3 bedroom cottage, fireplace in 20x15 ft. living room, 2 storey boathouse with sleeping quarters upstairs. Asking \$29,900. Mrs. McKay.

**THORNHILL NEW**  
75 feet wide homesite, 4 bedroom, 2 storey home, 2 car garage, family room with open fireplace, 2 1/2 baths, 2250 sq. ft. Only \$68,900. Trade your present property.  
Call **NORM BLACK**

**JUST LISTED, \$49,900**  
Solid brick bungalow in prestige area, south of Kingston Road, 3 bedrooms, 2 baths, finished recreation room, many extras. Close to all conveniences and transportation.  
Call **JO BONNELL**

**\$37,900 - AURORA**  
3 bedroom brick detached home, finished rec. room, fully fenced and treed lot. Phone **MRS. THOMPSON**

**SUTTON AREA - \$22,900**  
2 bedrooms, living-dining room, large kitchen with eating area, utility room. Fully winterized. Large lot 75x209 ft. Priced right.  
Phone **SHEILA TRENCH**

**NEW BRICK RANCHER**  
3 bedroom bungalow with 2 car garage, on large homesite. North suburban location - \$35,900.  
Call **ROB KELLER**

**"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.

**LAKEFRONT COTTAGE**  
Beautiful safe sandy beach in quiet cove on Lake Simcoe. 3 bedroom cottage, fireplace in 20x15 ft. living room, 2 storey boathouse with sleeping quarters upstairs. Asking \$29,900. Mrs. McKay.

**YONGE & ELGIN MILLS**  
2 bedroom bungalow on lot 50x195 ft., close to transportation and shopping, immediate possession. Mrs. Baker.

**SPOTLESS!**  
Richmond Hill. 3 bedroom brick bungalow in excellent condition, finished rec. room, 2 baths, garage. Asking \$45,500. Mrs. Armstrong.

**MOTEL - 3 ACRES**  
Yonge St. Well established 10 unit motel, fully equipped, swimming pool, 4 room apt. for owner, 2 car attached garage, excellent financing. Mr. McVey.

**5 BEDROOMS**  
Richmond Hill near Yonge. Attractive 3 storey brick home, ideal for single family or may be converted to apartments, open fireplace, 2 baths, garage. Early possession. Mr. Crowther.

Members of the Toronto York County and District Real Estate Boards

**IN THE HEART OF RICHMOND HILL ON RICHMOND STREET**  
7 room bungalow with 42 1/2 foot frontage by 133 foot depth. Close to Medical Centre. Good opportunity to be re-zoned commercial. Call Mr. Manza, 654-4410. Ralph Nardi Limited Realtor. clw52

**THORNHILL**  
near Yonge St.  
Air Conditioned  
Broadloom Office  
Space  
INDUSTRIAL UNITS  
1400 ft. & larger  
Immediate Possession  
889-8181  
**HAROLD KEFFER LTD. REALTOR**

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

**"COUNTRY PROPERTIES"**  
40 Acres vacant land \$30,000.  
70 Acres vacant land \$31,900.  
87 Acres vacant land \$35,900.  
70 Acres established and profitable pig farm. Large barn, 2 more buildings, 8 room brick home, Pond. Nice area \$64,900.00. Early financing. Your down payment considered. Call Vic Macheck, Res. 884-3848.

884-5111  
773-4511

**Y&B**  
7724 Yonge St.  
Thornhill  
889-9330 - 727-3442

**Jarrett**  
RICHMOND HILL  
\$6,000 Down for this charming home. Check these features - 2 bathrooms, 2 kitchens, oversized lot and private drive, all available with good financing. To see this exceptional home ask for Ken Boardman at 222-6559 or res. 884-4196.

**LUXURY LIVING**  
\$20,000 down or trade-in for this fabulous home located on 1/4 acre lot backing onto golf course. Many bonus features include 24 ft. family room with open stone fireplace, large kitchen, walkout to sun deck from dining room, broadloom, 2 bathrooms, plus much more that must be seen. For such information and to inspect this home ask for Irene Korin 222-6559 or res. 884-4747.

**IMPORTANT NOTICE**  
Want to buy or sell a home? Do you need financing assistance? Give us a call, ask about our guaranteed service plan. Call any of our representatives, or ask for me personally, Bill Widdifield, 222-6550 or res. 884-7823.

**CANADA PERMANENT TRUST REALTOR**

We have openings in our Willowdale and Richmond Hill offices for experienced real estate Sales Agents or if you are new and wish to join our Sales Staff, you can attend our training classes free in preparation to acquiring your real estate license. Top commissions paid plus other benefits. For more information, phone Jack Williams, Manager.

889-5451 223-2110

**Emerald Isle REAL ESTATE LIMITED**

889-5651 - 884-2377 - 773-4391  
Members of York County, Ontario & Canadian Association of Real Estate Boards

**C.N.R. WORKERS - MAPLE**  
Immaculate brick bungalow on a large lot — with finished basement and fireplace. Safe oil heating. To view call **GARTH PALMER**

**BUILD NOW - FULL PRICE \$12,900.00**  
Beautiful 2 acre building site in country — northwest of Metro. Call **JIM BOAGEY**

CALL 889-5651 - 884-2377 - 773-4391  
LOOK FOR THE SIGN OF THE SHAMROCK

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

**NORTH RICHMOND HILL**  
Good Starter Home, \$2,000. Down  
\$22,900. Full, small 3 bedroom frame bungalow, new furnace, partial basement, panelled living room, 150' deep lot. **MARG AYLWIN**

**KING CITY DREAM**  
Sparkling Solid Built  
4 bedroom home, huge rooms, ultra modern kitchen with built in appliances, extra large living-dining room, garage, double sized well landscaped homesite, only \$52,500.

**DON HILL**  
!! AURORA DREAM !!  
\$36,900. Asking, \$8,000. Down  
Sparkling solid brick home, 3 king size bedrooms, family size kitchen, L-shaped living-dining area, broadloomed panelled rec. room, all on a golf green lot. **KEITH HOOD**

**RICHMOND HILL BUY**  
\$47,900. Asking - Value Plus!  
Spotless 3 bedroom brick bungalow, close to all conveniences, spacious L-shaped living-dining room, bright family kitchen, rec. room, bar, broadloom, garage. **MRS. WORKMAN**

**FOR ACTION ON YOUR PROPERTY LIST WITH THE ACTION PEOPLE**

**YORK REGION REAL ESTATE BOARD TORONTO REAL ESTATE BOARD**

884-4425

**shear**  
THOMAS SHEA LTD. REALTOR

**19 OFFICES SERVING THE SUBURBS**

**RICHMOND HILL - \$41,900.00**  
3 bedroom brick with attached garage. Full basement. Large patio. Mature shade trees plus fruit trees. Lot 60x150 ft. Newly sodded. Call Barbara Hinton - 884-8183.

**RICHMOND HILL, 6 MONTHS NEW**  
Sparkling 3 bedroom side split on lovely 50x120 foot lot. Gleaming parquet floors throughout. Huge kitchen with eating area overlooking ground-level family room with walkout to back yard. Just listed exclusively and priced to sell at \$56,900. Call Liz Roseblade, 884-8183.

**SOLID BRICK - CUSTOM BUILT**  
3 spacious bedrooms with 2 pc. ensuite off the master bedroom. Large living and dining room. Extremely modern well laid-out kitchen. Large recreation room with open marble fireplace. To view call Dave Hartford 884-8183.

**1650 SQ. FT. FAMILY HOME**  
This immaculate brick bungalow reflects the comfort and convenience of a well-planned home, featuring 3 bright bedrooms, spacious kitchen, and 2-car attached garage on 176 foot lot. Try \$17,000.00 down. Call Nancy Hartford, 884-8183.

**THORNHILL OFFICE NEW HOMES Schomburg**  
3 and 4 bedrooms, 2 baths, broadloom, dish washer, carports, separate dining rooms, 9 1/4% mortgages. From \$47,500.00. Call Ron Elliott 889-8770 or 887-5303.

Members Toronto and York County Real Estate Boards

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

**WHAT MAKES A HOUSE SELL FAST?**

Harry Sadler, F.R.I.  
It is a time-honored axiom in the real estate profession that "there is a buyer for every house" — a fact that presently becomes apparent to anyone engaged for any length of time in marketing home properties.

Why, then, are some houses a problem to sell, remaining on the market for many months while others sell readily? If there is a buyer for every house, then what happened to the buyers of these houses?

The explanation usually lies with the fact that they were improperly listed. A misjudgement may later be corrected, of course, but by then the best prospects have come and gone and valuable time has been lost.

The three basic points of every listing are the proper price, terms and conditions; most selling problems originate from mistakes on these points. A fair price is foremost, based on the type of house, location and condition. If a fair price is first established, then the terms and conditions should be tailored for the house's usual type of buyer.

An accurate listing can be obtained only from an appraisal by a seasoned Realtor. If the job is done correctly the first time around, the seller will be time and money ahead.  
See you next week.

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



**AURORA EXECUTIVE**  
Prestige home in highly desirable neighbourhood. Picturesque ravine lot spotted with mature cedars backs on greenbelt. Four bedrooms, family room with fireplace and walk-out, large living and dining rooms. Hollywood kitchen has built-in appliances.  
ASKING \$59,900

**10.5 ACRES—KING**  
Over four hundred foot frontage, nestled between two newly built prestige homes on Dufferin just north of Aurora Sideroad. Exceptional Value.  
ASKING \$47,900

**NEWMARKET**  
Distinguished four bedroom ranch style bungalow in a highly fashionable neighbourhood. Enormous, well landscaped lot, double garage, cosy recreation room and large dining room. Living room is accentuated by a unique Tennessee Marble fireplace.  
PHONE FOR APPOINTMENT

Members of York Region Real Estate Board

**ALOI BROTHERS LIMITED REALTOR**  
3 Yonge Street S. — Richmond Hill

**6 ROOM BRICK**  
3 bedroom bungalow. Private paved drive, prof. finished rec. room and bar. Low taxes, fast possession. Call Ben Thompson, 884-4446.

**\$34,700. TOWN HOUSE**  
3 storey 7 room town house in Rexdale area. Single car garage, finished rec. room with fireplace. July possession. Call Cliff Thomson, 884-4446.

**9 1/4% MORTGAGE**  
6 room brick bungalow — carries \$161 monthly. 3 bedrooms, finished rec. room and bar with broadloom. Fully fenced homesite. Asking \$33,900. Call Fran Rockley, 884-4446.

**\$42,900. NEW**  
Side splits and bungalows, double car garages, forced air oil heat. 76x182 ft. homesites. 90 days possession. Your choice of style and decor. Call Bruce Rainey, 884-4446.

**102 FT. YONGE FRONTAGE**  
Plus 5 room bungalow. Excellent location for small business or office. Double garage. Asking \$46,900. Call Bruce Pridham, 884-4446.

**LAKE SCUGOG**  
\$5,000. down buys 4 room cottage plus guest cabin fully finished. 100 ft. lake frontage with 180 ft. depth. Asking \$16,900. Call Doug Bennett, 884-4446.

**\$27,900 - 1 1/2 STOREY**  
7 room home featuring oil heat, broadloom, aluminum storms and screens, private drive. Immediate possession. Call Finn Samuelson, 884-4446.

**\$5,000. DOWN, \$28,500**  
6 room bungalow, private drive, garage, all electric heat, broadloomed. Extras include stove and fridge, panelled living and dining room. Aug. possession. Call John Cryer, 884-4446.

**\$35,900. NEW DETACHED**  
6 room brick bungalows, attached garage, forced air oil heat, roughed in fireplace in full basement. Your choice of decor. Call Sy Gardner, 884-4446.

**HUGE DETACHED**  
Brick bungalow with double garage, forced air oil heat, open fireplace in family room, large master bedroom with 4 pc. bathroom ensuite. Separate dining room. Call Rhoda Dunbar, 884-4446.

884-4446 889-8303

"Honesty and Service Is Our Motto"

**Did you know?**  
From the privacy of your own home, by picking up the telephone, you can make all the arrangements necessary for a loan of up to \$20,000 or more? We also buy existing mortgages at top prices. If you want information call us, we'll send you a brochure outlining our facilities — no high pressure.  
Our rates and terms — highly competitive  
Our service — fast and confidential  
Our experience — 57 years of service  
Our reputation — excellent  
You see, with us you get the facts. No runaround, no hidden costs.  
CCB REALTY CREDIT LIMITED 33 Yonge St. South  
Affiliated with COMMERCIAL CREDIT Richmond Hill

FOR Sale — Cement Block building on Number 11 Highway, ten miles north of Bradford 50 ft. by 50 ft. nearly new heated by oil furnaces, could be used as a warehouse, stores or small factory, phone Matt Kneeshaw agent, phone Bradford 416-775-2529. clw52

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

**\$36,500.00 FULL PRICE**  
3 bedroom block-split detached brick home on spacious homesite. Close to schools, shopping and GO Bus service. July Possession If Required. Call Larry Sanders.

**\$35,000.00 FULL PRICE**  
6 room 2 storey brick home in central Richmond Hill. Owners moving to Europe in July. Your down payment considered. Call Mrs. C. Crawford.

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

**W. E. FOCKLER REAL ESTATE BROKER**

3 bedroom, 2 storey brick semi, extra features. Beverly Acres area. Vendor must sell, leaving town.

**NEWMARKET AREA**  
Industrial lots, 1 to 5 acre. Highway frontage, rail siding.

**TO RENT**  
36,000 sq. ft. industrial or commercial building, 18' insulated walls, 2 loading docks, scales, repair shop, office rail siding. Will divide.  
CALL  
294-5551 887-598

**TOM MURPHY REALTOR**  
884-5422 773-4302

**PROPERTIES WANTED**

ALL TYPES OF PROPERTY REQUIRED FOR A MARKET VALUE ESTIMATE, WITHOUT OBLIGATION  
CALL  
889-2951 884-5422

**IN DOUBT ABOUT THE MARKET VALUE of your REAL ESTATE CALL HAROLD KEFFER LTD. REALTOR**

AURORA — Aurora Council took the first formal step towards creating a major industrial park when it announced plans to purchase the 170-acre Jack Woods Farm in the south end of town for an estimated \$1.2 million. Aurora has been deluged with inquiries from substantial industrial firms in the past four months.

AURORA — Town council should tell the South Lake Simcoe Conservation Authority to "go plumb to hell" with its building restrictions on flood plain lands, states Councillor Pete Miller. He claimed the SLSCA cannot enforce its flood plain regulations, and suggested that council issue building permits for property where it feels potential flooding poses no serious hazard.

**JACK BLYTH LTD. REALTOR**  
773-5241 889-6892  
Good people to have working for you

**KESWICK AREA**  
Small home, 2 bedrooms, fully winterized, just off old Don Mills. Ideal for newlyweds or retired couple, minutes to Lake Simcoe. Good terms, asking \$19,000.

**DON'T MISS THIS**  
Lovely two bedroom home on beautiful landscaped lot with swimming pool, sauna bath, rec. room with bar, broadloom and garage. Priced at just \$40,900.

**TWO ACRES**  
Wooded ravine lot with 200' frontage situated in King Twp. Easy access to Hwy. 400. Full price \$27,000.

**JUST LISTED!**  
Three bedroom brick home. Lots of extras — finished rec. room and office, large swimming pool and deck, screened in patio. On paved road. Asking \$45,500.

**40 ACRES**  
Vacant, rolling land with 15 acres of bush, spring site, 1/2 mile from golf course. Asking \$85,000 with terms.

**COTTAGE LOTS**  
Bobcaygeon area. Good fishing, exit to sand beach, 86 miles from Richmond Hill. Priced from \$4,400 up, 10% down.

**WE NEED LISTINGS!!!**  
For prompt courteous service in listing or selling, contact:  
ROBERT DION, BILL HAANPAA or KEN BLYTH

**C. A. STANLEY & COMPANY LIMITED**

5527 YONGE STREET, SUITE # 202 WILLOWDALE, ONTARIO

**COUNTRY LIVING**  
About 1 1/2 Acres, Maple  
\$59,900. asking price, 2-storey spotless home, open fireplace, 2-car garage. Loads of trees, good garden soil, bus at door for schools. Try \$10,000. down.

**RETIREMENT SPECIAL**  
55 Ft. x 240 Ft.  
\$39,900. 2-bedroom bungalow steps to Yonge St. About \$8,000. down.

**AURORA COMMERCIAL**  
42x93 Ft. Lot  
\$43,900 asking, 2-storey house with \$295 per month income. Call agent re terms.  
TOM McKEAGE 226-1350 or Res. 884-7969  
C. A. STANLEY & COMPANY LIMITED