

# Leading Real Estate Buys In Southern York Region



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

**TWO FIREPLACES**  
Richmond Hill. Sparkling 3 bedroom brick bungalow with garage, on large landscaped homesite. Finished rec. room. Many extras including broadloom. Only \$58,900.  
Phone MRS. THOMPSON

**MARKHAM C2**  
Main Street in centre of town. Excellent corner location with frontage on 3 streets. Ready for development. Only \$140,000.  
Call **NORM BLACK**

**RICHMOND HILL**  
Four bedroom home with family room, attached garage and 2 baths. Low interest mortgage. Only \$58,500. full price. Bargain hunters call **ED BUNNETT**

**NEW SIDE SPLIT**  
\$41,900. 3 bedroom, detached home with attached garage on 56 foot wide homesite near 27 Hwy. Builder will accept your property in trade.  
Call **ROB KELLER**

**\$41,900. 9% MORTGAGE**  
Detached 3 bedroom split level only \$270. monthly in North suburban location. Easy commuting to Metro. Call **WALTER FITZGERALD**

**STORE OR OFFICE**  
Yonge Street, Richmond Hill. Air conditioned and broadloomed. 1,120 sq. ft. modern store or office space. Ample parking, only \$5.50 per sq. ft.  
Call **NORM BLACK**

**"For Fast Action"**  
**889-6241** (24 HR. SERVICE)

**RICHMOND HILL'S LEADING REALTOR**

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

**RICHMOND HILL NORTH**  
\$31,900. 5 room frame bungalow, 150' corner lot, garage, zoning, commercial treeing. Mr. Hoover. Res. 884-8496, or 889-8181.

**RICHMOND HILL**  
Grace and charm characterize this lovely 2 storey home, centrally located in the older part of town. Family room with fireplace has walkout to patio, 2 baths, 2 car garage, many extras. \$59,500. Mr. Fenwick 884-1436 or 889-8181.

**RICHMOND HILL Conservation Area**  
Delightful side split on beautifully landscaped lot with 72' frontage. Mature shelter belt at rear ensures seclusion. Cathedral ceilings, fireplace, family room, 2 baths, garage. \$69,700. Mr. Fenwick 884-1436 or 889-8181.

**SELL YOUR UNWANTABLES**  
PHONE 884-1105

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

**TWO FAMILY HOME**  
Solidly built 4 bedroom home plus 3 room above ground apt. with 4 pc. bath. Rec. room, 2 fireplaces, double garage, lovely lot. Asking \$74,500.00. Irene Benoit, 889-9330.

**LOT 110 x 111**  
Ideal starter or retirement home, 2 bedrooms, fireplace in living room, full basement, older area of Thornhill, mature trees, early possession. \$47,500. Connie Ladkin, 889-9330.

**PLEASANTVILLE West Side**  
3 bedroom brick bungalow, beautifully landscaped, large paneled recreation room, 2 washrooms, 2 stone fireplaces, broadloom throughout, early possession, \$59,900. Connie Ladkin 889-9330.

**YOUNG & BIGGIN LIMITED/REALTOR**

More Real Estate on Page 7

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

**\$41,500. FULL - \$10,000. DOWN**  
Richmond Hill Bungalow  
3 good size bedrooms, large living-dining combination, sit down kitchen, finished rec. room, wet bar, many extras, ideal location. Must be seen. **DON HILL**

**RICHMOND HILL CENTRAL**  
2 Baths - Stone Fireplace  
\$49,500. Asking, brick back split, 4 queen sized bedrooms, broadloomed living area, sparkling Hollywood kitchen, and built-in dishwasher, charming family room with bar on large homesite 50'x150'.  
**BARBARA LoPATRIELLO**

**NORTH YONGE SUBURBS**  
\$9,900. Dn., Carries As Rent  
Immaculate solid brick 3 bedroom bungalow, large L-shaped living-dining room, family kitchen, finished rec. room, lovely landscaped lot, close to all conveniences. **WALLY MAGEE**  
**!! NORTH NEWMARKET !!**  
7 Acres - \$79,900. Asking  
5 queen size bedrooms, huge family kitchen, 1 year new brick and stone bungalow, high scenic lot, double garage, 2 baths, high dry basement with walkout. See this today. **PATTY SMITH**

**RICHMOND HILL VALUE**  
\$37,900. Full - Easy Carrying  
Spacious 3 bedroom family home, ideal location, all conveniences, large living-dining area, bright kitchen, huge paneled rec. room, paved drive. **DON WORKMAN**

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

**YORK REGION REAL ESTATE BOARD**  
**TORONTO REAL ESTATE BOARD**  
**884-4425**

**ALOI BROTHERS LIMITED REALTOR**  
3 Yonge Street S. — Richmond Hill  
**RICHMOND HILL \$45,900.00**  
Detached 1½ storey brick 3 bedroom home plus finished rec. room and back room, forced air oil heat, double garage, many extras. Fast possession. Call **BEN THOMPSON**

**7 ROOM RANCHER**  
Double attached garage, 90x239 ft. homesite, many mature fruit trees, paneled den, large living room with open fireplace, spacious kitchen a pleasure to see. Call **LEE COLE**

**3 BEDROOM DETACHED**  
Brick bungalow with five rooms finished in basement, wall to wall broadloom throughout, 9¼% mortgage, carries \$215.00 monthly. Call **CLIFF THOMPSON**

**OPEN FIREPLACE**  
Spacious 6 room detached sidesplit bungalow with prof. finished rec. room and bar, broadloomed throughout, inground heated pool. For further details Call **FINN SAMUELSEN**

**RICHMOND HILL WEST SIDE**  
Open fireplace in large living room plus knotty pine rec. room with open fireplace, 2 bathrooms, broadloomed throughout, attached garage. Call **JOYCE CLELAND**

**HANDY MAN'S SPECIAL**  
1½ storey 4 bedroom home, forced air oil heat, open fireplace, 3 car garage. Immediate possession. Asking \$34,500.00. Call **DOUG BENNETT**

**ALL NEW \$40,600.00**  
6 room brick bungalows, full basements, open fireplaces, attached garages, your choice of style and decor. November possession. Builder will accept trade. Call **BRUCE RAINEY**

**7 ROOMS PLUS**  
Self contained basement apartment, 7 room brick bungalow with 4 spacious bedrooms, 2 bathrooms, forced air oil heat, fast possession. Asking \$42,900.00. Call **GARY GOODENOUGH**

**¾ ACRE HOMESITE**  
Plus 7 room detached bungalow, double heated garage, paved drive, broadloom in all bedrooms, finished family room and office. Fully landscaped. Call 884-4446

**MR. AND MRS. CLEAN LIVE HERE**  
Prime West Drive location, 6 room brick sidesplit bungalow in A-1 condition throughout. Prof. finished rec. room, broadloomed, attached garage. Asking \$64,900.00. Call **SY GARDNER**

**5 ACRES**  
6 room brick bungalow, double garage, 36x24 ft. barn, 20 apple trees, ultra modern kitchen with built-in stove and oven. Lovely country setting. Call **FRAN ROCKLEY**

884-4446 889-8303  
"Honesty and Service Is Our Motto"

**DRESSMAKERS SUPPLIES**  
And Millinery. A well established business. Only one of its kind in Richmond Hill. Good opportunity for dressmaker. Phone Mrs. Thompson 889-6241, Norman Black Realty Ltd., Realtor. c1w13

**URGENT! BUYERS WAITING**  
for Semi-detached or detached homes in Richmond Hill area. If you are considering selling your home and want prompt personal service - please call **AI Richardson** Richmond Hill (Res.) 884-5856  
**Willowdale 223-8355**  
**BRUHN AND HAGA** Real Estate Ltd.

**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

**Jarrett REALTOR**

**RICHMOND HILL**  
JUST LISTED this charming 2 storey home in mature residential area. With \$7,000 down this home has excellent financing. Many extras include some broadloom, beautifully finished rec. room, and unique landscaping. To see this home call now, ask for **KEN BOARDMAN** 222-6559 or res. 884-4196.

**THORNHILL CONDOMINIUM**  
Excellent starter home in prestige area. Extras include broadloom, garage, finished rec. room plus many other features that must be seen. For more information on this excellent buy, call now, ask for **Bill Widdifield**, 222-6559 or res. 884-7823.

**SHEPPARD-WOODBINE AREA**  
\$49,900 for this prestige location 2 storey home, excellent financing available. Features 2 washrooms, unique L-shaped master bedroom plus much more. Call now and ask for **Bill Widdifield** 222-6559 or res. 884-7823.

**TRADE-INS AVAILABLE**  
IF you are planning a move give us a call and ask about our guaranteed trade-in plan. Ask for **Bill Widdifield** 222-6559 or res. 884-7823.

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

**WHAT DO WOMEN WANT IN A HOME?**

**Harry Sadler, F.R.I.**  
Well, usually all the same things that men want — a roof that doesn't leak and plumbing that works and schools nearby — plus a few little extras. But to a woman who wants them, the extras may mean more than all the fundamental things put together. A Realtor who neglects to devote attention to a woman's wants, does so at his peril.

Women usually want things like plenty of closet space, extra bedrooms and games rooms and recreational areas for children and built-in appliances.

Individual wants of women home seekers are individual to them and make the difference between a home she loves to live in or merely another house. Finding just the right home for the "lady of the house" as well as the husband involves plenty of leg work, record-keeping and study of his files by a Realtor seeking the right property.

If the woman involved is the owner, she'll appreciate having the Realtor concentrate his prospect's visits within the hours she is ready to receive them. Not when the children have just come home to lunch or the baby is ready for feeding.

Wise Realtors know that a home is a woman's domain and her desires rank high in their thinking. See you next week.

**Guaranty Trust Realtor**

**RICHMOND HILL NORTH**  
\$39,900.  
Charming 2 bedroom detached brick bungalow just west of Yonge Street. Generous 56 ft. lot is completely fenced. This home has been completely redecorated to prepare it for new owners. You may move right in. Call Mrs. Lanfermann.

**40 ACRES MUSSELMAN'S LAKE**  
Rolling, lightly wooded estate type building lot is just a half mile from the lake on tree lined rural road. 1,000 feet of road frontage will allow for future division. Asking price is \$85,000.00. Call B. E. (Bern) Peck.

**RICHMOND HILL OFFICE**  
889-1166 727-1201

**shearwater REALTOR**

**19 OFFICES SERVING THE SUBURBS**

**RICHMOND HILL \$39,900.00**  
Bungalow style 3 bedroom semi on corner lot, bright efficient kitchen with sparkling easy care finishes. Rec. room with wet bar and cabinets. All appliances. October 31st possession. Call Nancy Hartford at 884-8183 or 884-1398.

**OWNER TRANSFERRED, \$45,900.00**  
Make an offer on this immaculate 3 bedroom 1½ storey detached home on a large treed lot. Close to the centre of town for easy shopping and transportation. \$10,500 down to one mortgage. Call Dave Hartford at 884-8183 or 884-1398.

**WEST SIDE EXECUTIVE**  
Asking \$65,900 for this oversized 3 bedroom bungalow on a lovely treed corner lot, featuring L-shaped living and dining room with stone fireplace, large modern kitchen with eating area. 2-pc. ensuite bathroom, fully finished rec. room with fireplace and extra washroom. 4th bedroom or office plus a walk-out to a double car attached garage. Fully fenced side and back yard. Owner has bought and is anxious to sell. For viewings call Dave Hartford at 884-8183 or 884-1398.

**4 BEDROOM - 9% FINANCING**  
Be the first owner of this lovely home designed for a young family with features such as separate living and dining rooms, large modern kitchen which overlooks a family room, ideal for youngsters to play while mother is busy. Walkout to back yard from living room, also from kitchen. Single car attached garage. Over 1,500 sq. ft. Asking \$52,500. To view call Roy Bookalam at 884-8183.

**RICHMOND HILL - TWIN BUNGALOW**  
Neat 3 bedroom grey brick home with finished recreation room, extra bedroom plus bathroom in basement. Private paved drive. Priced to sell at \$39,900. Call Norm Milne 884-8183 or 297-1270.

**RICHMOND HILL - \$56,900.00**  
Almost new 3 bedroom side split on pool-sized lot. Sparkling parquet flooring throughout. Main floor family room with walkout to spacious backyard. Attached garage. Excellent 9¼% financing available. Call Liz Roseblade 884-8183.

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

**NEWMARKET**  
Almost new detached two storey home. Three bedrooms, cosy living room, large kitchen with walkout from dining area to patio, completely broadloomed, appliances included. Large lot, paved drive. ASKING \$41,500.00.

**NEWMARKET**  
Four bedroom two storey semi located on a quiet street in the north end of town. Completely broadloomed, walkout from dining area to patio. This home is immaculate. ASKING \$36,900.00

**AURORA**  
Charming three bedroom bungalow in one of the best locations in town. Living room features corner fireplace, built-in buffet in dining room, broadloom, two baths. Garage, paved drive, large lot splendidly landscaped. December possession. ASKING \$54,900.00.

Members of York Region Real Estate Board

**shearwater REALTOR**

**KING CITY & MAPLE**  
833-5253

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

**FRIENDLY UXBRIDGE**  
4 bedroom home, angel brick construction. Large family room with fireplace. Many extras including broadloom. Owner transferred, must sell. \$49,900 full price.

**A REAL BEAUTY**  
New three bedroom bungalow on ½ acre lot. Full basement, double garage, many extras. \$45,000 full price, terms to suit.

**BANCROFT DISTRICT**  
Nice 3 bedroom cottage on Diamond Lake. Beautiful treed lot, good swimming and fishing. Asking \$17,000 with good terms.

**TREED 10 ACRES**  
200' frontage on gravel road just off Highway 48, near Baldwin. Well treed, dry lot. Looking for \$10,000.

**BEAUTIFUL SIX MILE LAKE**  
Large cottage, 3 bedrooms, oversize kitchen, 1 bedroom apartment. Many extras including sundeck. Asking \$25,000, terms to suit.

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

Members Toronto and York County Real Estate Boards

**Emerald Isle REAL ESTATE LIMITED**  
889-5651 - 884-2377 - 773-4391

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

**QUIET COUNTRY SETTING**  
3 bedroom bungalow set on ¾ acres of land, backing on golf course. This home has large, sunny kitchen plus two fireplaces. Many other extras. Call now for an appointment to view this home — **JIM BOAGEY**

**REDUCED FOR QUICK SALE**  
Brick bungalow in Richmond Hill. This 3 bedroom home must be seen to be appreciated. Close to schools, shopping and transportation. Owner has bought. Call now. **COLLEEN BREEDON**

**OWNERS HAVE BOUGHT**  
Asking only \$48,500.00 for this immaculate 3 bedroom broadloomed bungalow on quiet crescent. Finished rec. room plus extra room. Close to all conveniences. Many extras available. **GARTH PALMER**

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

LOOK FOR THE SIGN OF THE SHAMROCK

**shearwater REALTOR**

**"LARCHVALE"**  
10 Acre King Estate  
One of King's most historic properties located on the site of the old Toronto Carrying Place. Built in 1846 of native Canadian pine this farm home has been restored with tender loving care preserving all. Two acres are landscaped with a good orchard and pond. The remainder is planted with evergreens, maples and larches. The spacious living room features the original cooking fireplace and leads to a sunroom with a million dollar view. \$139,000. Mrs. Marion O'Hara, 297-1270 or 833-5253.

**KING CITY - \$45,000.00**  
A weeping willow tree graces the front lawn of this 3 bedroom home. A quiet location on a dead end street provides a perfect setting for the family with small children. Roomy kitchen, finished basement, \$45,000.00. Mrs. Marion O'Hara, 297-1270, 833-5253.

**KING COUNTRY ESTATE**  
A very secluded setting with a 6 box stall stable for the equestrian. The 9 room residence has an extra large dining room for formal entertaining and a lower level with walk-outs to the garden. The huge family room with fireplace and bar leads to the pool. \$125,000.00. Mrs. Marion O'Hara, 297-1270 or 833-5253.

**RICHMOND HILL**  
Immaculate 3 bedroom brick bungalow near schools, bus, shopping, large kitchen and separate dining room plus finished recreation room with bar, well landscaped lot. Mr. Crowther.

**2¼ ACRE BEAUTY**  
\$25,000.00 down. King township, executive 4 bedroom ranch bungalow featuring extra large kitchen, separate dining room, recreation and games rooms, 2 baths, 2 fireplaces, 2 car garage, nicely broadloomed, well landscaped lot with pond. Mr. Crowther.

**\$45,000.00 FULL PRICE**  
Solid brick 2 storey home in centre of Richmond Hill close to transportation, schools, shopping, full divided basement, 2 washrooms, 1 mortgage at 9¼%, immediate possession. Mrs. McKay.

**OWNER TRANSFERRED**  
\$45,900. Elgin Mills, comfortable 2 bedroom bungalow on treed ½ acre lot, close to Yonge, full basement, modern conveniences. Mrs. Armstrong.

Members of the Toronto York County and District Real Estate Boards