

# Leading Real Estate Buys In Southern York Region



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

**DRESSMAKERS SUPPLIES**  
And Millinery. A well established business. Only one of its kind in Richmond Hill. Good opportunity for dressmaker.  
Phone MRS. THOMPSON

**RICHMOND HILL - WEST SIDE**  
3 bedroom brick detached bungalow. Garage, rec. room, two log burning fireplaces. Many extras including broadloom. Beautifully landscaped homesite. Only \$58,800.  
Call **BARNEY NURGITZ**

**RICHMOND HILL**  
Just listed. Large, 3 bedroom, detached bungalow with rec. room and bar, 2 baths, broadloom. Many other extras. Only \$49,500.  
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**

**20 MILES FROM METRO**  
New, brick bungalow, 3 bedrooms, 2 car garage, stone fireplace, large lot. 9% mortgage. \$41,900.  
Call **ROB KELLER**

**THORNHILL ANTIQUES**  
Excellent potential for this Yonge St. location. Rent only \$225. monthly. \$22,500. includes all stock.  
Phone MRS. THOMPSON

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

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

**RICHMOND HILL SPECIAL**  
\$47,900 Asking - 2 Baths  
Your down payment considered, freshly decorated 6 room brick bungalow, 2 finished rooms in basement, immediate possession, be first to call.  
**DON WORKMAN**

**RICHMOND HILL \$41,900**  
\$22,900 1st - 178. Carries  
Split entrance solid 3 bedroom bungalow, 22' living-dining area, basement apt. rents \$125. mthly, close to schools and shopping.  
**WALLY MAGEE**

**RICHMOND HILL BEAUTY**  
\$41,500 Asking  
Sparkling 3 bedroom brick bungalow, combination living, dining area, sit down kitchen, finished rec. room with wet bar, large garage, many extras.  
**DON HILL**

**!! NORTH NEWMARKET !!**  
\$77,900 - Must Be Sold - Five  
Bedroom custom built brick rancher, huge kitchen, 2 baths, 2 car garage, 1 year new on 7 acres, owner has bought, make an offer.  
**PAT SMITH**

**\$40,900 - SOLID BRICK**  
Richmond Hill Sparkler  
Immaculate bungalow, spotless modern kitchen, 3 bedrooms, large combination living-dining room, finished rec. room with wet bar, 1 1/2 car garage, many extras.  
**BILL LAING**

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

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

**HAROLD KEFFER REALTOR LTD.**  
8108 Yonge, Thornhill 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.

**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. \$68,900. Call Mr. Fenwick 889-8181 or 884-1436 for above properties.

**KING CITY - 1/4 Acre Treed**  
Tucked into a quiet corner of the village, this 3 bedroom home has 90 ft. frontage and boasts a well kept garden. British Columbia cedar provides durability and the interior of the home shows the results of careful owner maintenance. Finished basement with large family room and extra storage area. \$49,900. with 9 1/2% mortgage. Mrs. Marion O'Hara, 297-1270 or King 833-5253.

**KING CITY**  
Located in King's most desirable residential area this brick bungalow features a separate dining room, roomy bedrooms, and a unique family room finished with cedar shakes and parquet flooring. Back yard borders on 11 acres of park land and is well treed. \$57,000. Mrs. Marion O'Hara, 297-1270 or King 833-5253.

**KING - \$45,000.00**  
A weeping willow tree graces the front lawn of this cozy bungalow in King City. Large family style kitchen and quiet dead end street location makes this an ideal home for the family with small children. \$8,000.00 down to one 9 1/2% mortgage. Mrs. Marion O'Hara, 297-1270 or King 833-5253.

**KING - 10 ROOMS - STABLE**  
Lighted gate posts will welcome you to this homey residence nestled among the pines. Native fieldstone and cedar form the exterior of this home and inside there are 2 fireplaces, extra large recreation area and a spacious dining room for the particular hostess. There is a new stable for the equestrian, paddocks fenced with split rail. Pool 16x30 and a shady terrace for relaxing. \$125,000. Mrs. Marion O'Hara, 297-1270 or King 833-5253.

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

**\$38,500.00 FULL PRICE**  
Immaculate masonry bungalow with detached garage on fully fenced 140 foot homesite. Features safe oil heat and more.  
Call Mrs. C Crawford

**\$39,500.00 FULL PRICE**  
6 room solid brick Twin Hoke on quiet crescent. Extras include finished recreation room and play room and play room for the children, paved drive and more.  
Call Larry Sanders.

**\$43,900.00 FULL PRICE**  
6 rooms plus an extra bedroom and 2 bathrooms. This sparkling bungalow is well located in central Richmond Hill. Includes fully landscaped back garden with patio and more.  
Call Larry Sanders.

**NEW SIDESPLIT**  
Desirable family styled home with 1 1/2 baths, a family room with walkout to back garden and 1 car built in garage. Your down payment considered with early possession.  
Call Mrs. C. Crawford.  
30 CHURCH ST. SOUTH RICHMOND HILL  
889-7938 - 773-4141

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8108 Yonge, Thornhill 889-8181

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**VIDEO REAL ESTATE LTD.**  
9654 Yonge Street S. Richmond Hill

**RICHMOND HILL**  
3 bedroom brick semi in spotless condition. Broadloom throughout. Excellent location. Call Frank Arciero for further information at 884-9111.

**HOUSE FOR RENT**  
Richmond Hill - 2 bedroom Call Vivian Risi for further information. 884-9111.

**STEELES & YONGE**  
Lovely 3 bedroom bungalow with attached garage & finished rec room. For further information call Sylvia Salum 884-9111.

**WILLOWDALE**  
3 bedroom, 2 storey semi right in the heart of Willowdale. Close to schools and shopping. Priced to sell. Call John Cryer 884-9111.

**Members of the Toronto Real Estate Board**

**2 1/2 ACRES - KING**  
Executive 4+ bedroom brick ranch bungalow, huge kitchen, separate dining room, broadloom, 2 baths, 2 fireplaces, 2-car garage, landscaped with pond, Mr. Crowther, 889-7381. Carlisle Ltd. Realtor. clw15

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

**A REAL BEAUTY**  
Immaculate 3 bedroom twin bungalow, finished rec. room, big efficient kitchen, broadloom, many extras. Priced for quick sale. Call now.

**TERRIFIC FINANCING**  
Large 3 bedroom brick bungalow, rec. room plus family room, garage, 2 fireplaces, 2 washrooms, big lot. Priced right with quick possession.  
CALL 889-2951 884-5422

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

**RICHMOND HILL - JUST LISTED**  
Two bedroom bungalow surrounded by mature trees and shrubs. Gracious living room, sunken dining room with walkout to patio, kitchen features a cosy built-in breakfast nook, panelled recreation room with bar, broadloom, carport. ONLY \$44,900.00.

**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.

**AURORA**  
GARDEN showplace - ranch style bungalow nestled among trees on a 4-acre estate. Large pond, with treed island and foot-bridge. Immaculate home features large living room, family room, 2 fireplaces and central air conditioning. ASKING \$95,000.00

**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 with paved drive. ASKING \$41,500.00

**Members of York Region Real Estate Board**

**JACK BLYTH LTD.**  
773-5241 REALTOR 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.

**3/4 ACRE LOT**  
1 1/2 storey frame and stucco 4 bedroom home on beautiful deep lot, on quiet residential street. Many, many extras. Looking for \$39,000 with terms.

**DOUBLE LOT**  
Lovely 3 bedroom home on large lot. Electric heat, full basement, double garage. Loaded with extras. Looking for \$47,500 with terms.

**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**

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

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

**CUTE AS A BUTTON**  
Ideal retirement home. Immaculate 1 bedroom bungalow on nicely treed lot, on quiet, dead-end street. Only \$34,500.00.  
Call now - **JIM BOAGEY**

**RICHMOND HILL**  
Spotless 3 bedroom detached home in older part of town, 2 bathrooms, full basement.  
To view, please call **MRS. JACOBSEN**

**REDUCED - OWNER ANXIOUS**  
3 bedroom, spotless brick home with a garage. Situated on quiet cul-de-sac. Excellent financing. Please call **GARTH PALMER**  
CALL 889-5651 - 884-2377 - 773-4391

**LOOK FOR THE SIGN OF THE SHAMROCK**

**shea**  
THOMAS SHEA LTD. REALTOR

**19 OFFICES SERVING THE SUBURBS**

**LARGE HOMESITE - FRUIT TREES**  
Cosy 2 bedroom bungalow on attractive 50x215 foot homesite with detached garage in town. Ideal retirement or starter home. Close to all conveniences. Call Norm Milne, 884-8183 or 297-1270.

**3 BEDROOM DETACHED - \$35,900.00**  
South Richmond Hill on large completely fenced homesite, detached workshop. Ideal starter home. Value at asking price. Call Norm Milne 884-8183 or 297-1270.

**SOUTH RICHMOND HILL**  
New 2 storey with 4 bedrooms, 2 baths and family room off kitchen. Move in now with \$7,500.00 down. Call Dave Hartford 884-8183.

**RICHMOND HILL \$39,900.00**  
Solid brick semi-detached bungalow with garage on corner lot. 3 bedrooms, 1 1/2 baths, rec. room with wet bar. Owner has bought, must sell, leaving all appliances. Call Nancy Hartford 884-8183 or 884-1398.

**ON QUIET CRESCENT**  
Plush terraced lawn well treed, with mature ash, birch and spruce. Immaculate brick home features large kitchen with breakfast area. Broadloomed living room, 3 good sized bedrooms, finished rec. room. Private backyard with sun porch. Paved drive and detached single car garage. Just listed at \$49,500. Call Roy Bookalam, 884-8183.

**RICHMOND HILL DETACHED**  
Centre hall plan 3 bedroom bungalow, featuring formal living room and large bright kitchen. Finished rec. room with extra 2 pc. washroom for convenience. The stone feature wall in the rec. room is enhanced by the Acorn wood-burning fireplace. 1 1/2 car garage on landscaped lot well fenced for safety. Call Liz Roseblade, 884-8183.

**Members Toronto and York County Real Estate Boards**

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

**HOW'S THE 'SALES' APPEAL OF YOUR HOME?**  
Harry Sadler, F.R.I.

Home owners who put loving care into their homes usually don't do it for the money, but part of their pay-off is in hard cash just the same.

Such a home is usually easy to spot at a glance by two obvious qualities that appeal to buyers:

It is at least tidy, if not immaculately clean, with everything in good repair. Along with this is a warmth of atmosphere which can be felt by a stranger walking into it.

It is this charm about a house that is possibly the most frequent quality that sells buyers. It is usually the result of good decor, furniture arrangement, colors, landscaping and the little individual touches that have made it a home for the owner.

One of the worst mistakes an owner who hopes to sell his home soon can make is to start neglecting it; his neglect could cost him lowered buyer interest and in turn a lower price as buyers see that the property is not being kept up.

Pride in your home is good business. Besides its own self-reward, part of the result is likely to be a home that buyers will identify with as they take mental possession in what they may visualize as THEIR future home.

See you next week.

**ALOI BROTHERS LIMITED REALTOR**

**3 Yonge Street S. - Richmond Hill**  
**RICHMOND HILL 3 BEDROOM**  
Detached sidesplit bungalow, attached garage, finished rec. room and bar. Combination living and dining room with open fireplace, inground heated pool.  
Call **SY GARDNER**

**7 ROOM RANCHER**  
Richmond Hill ranch style bungalow, double car attached garage, panelled den, open stone fireplace, reduced for quick sale.  
Call **LEE COLE**

**RICHMOND HILL - WEST SIDE**  
6 room sidesplit bungalow, in A-1 condition throughout, professionally finished rec. room with built in fish tanks, many extras including broadloom, attached garage.  
Call **JOYCE CLELAND**

**1 1/2 STOREY BRICK**  
3 bedroom home, double heated garage, finished rec. room, extras include washer and dryer, forced air oil heat, large homesite, asking \$45,900.  
Call **BEN THOMPSON**

**3 BEDROOM BRICK**  
2 storey home, broadloomed dining area, family sized kitchen, semi finished rec. room, fast possession.  
Call **FRAN ROCKLEY**

**4 BEDROOM FAMILY HOME**  
Attached garage with sun deck, balcony across front of house, extras include washer, dryer, fridge and stove, broadloom.  
Call **FINN SAMUELSEN**

**3 BEDROOM DETACHED**  
Brick bungalow, attached garage, open fireplace, full basement, immediate possession. Asking \$43,900. Call **GARY GOODENOUGH**

**SPACIOUS SIDESPLIT**  
3 bedroom detached bungalow, attached garage, den and finished rec. room, large landscaped homesite, asking \$54,900. A-1 condition throughout. Call **DOUG BENNETT**

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

**shea**  
THOMAS SHEA LTD. REALTOR  
KING CITY & MAPLE  
833-5253

**KING CITY**  
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**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.

**3/4 ACRE LOT**  
1 1/2 storey frame and stucco 4 bedroom home on beautiful deep lot, on quiet residential street. Many, many extras. Looking for \$39,000 with terms.

**DOUBLE LOT**  
Lovely 3 bedroom home on large lot. Electric heat, full basement, double garage. Loaded with extras. Looking for \$47,500 with terms.

**BEAUTIFUL SIX MILE LAKE**  
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**RAMER FUELS**  
And Enterprises Ltd.  
189 CENTRE ST. E., RICHMOND HILL  
FUEL OIL STOVE OIL  
FREE!  
24 Hr. Emergency Service and annual clean-out. Equalized billing plan. Comprehensive parts replacement plan.  
PHONE TODAY  
884-1313 884-1313

**Guaranty Trust Realtor**

**TOWN OF RICHMOND HILL**  
Detached Centre Hall  
\$44,900 - Solid brick 6 room popular centre hall plan in a well established residential area. Pastel interior decor blends with wall to wall shag. Owner will hold one open mortgage to suit purchaser. Call **Bern Peck**.

**TOWN OF RICHMOND HILL**  
Acre And A Half  
\$59,900 - Beautiful lot right in the heart of the old town. Older 6 room house needs extensive repairs. Good long range investment property. Call **Mrs. Lanfermann**.

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

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

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