

# Leading Real Estate Buys In Southern York Region



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

**NEWMARKET JUST LISTED**  
\$38,900. Like new, 3 bedroom 2 storey home on large landscaped homesite. Walkout to garden. Many extras including broadloom. Move in for Christmas.  
Call GUY SIMMONS

**NEW BACK SPLIT**  
North Suburban, 3 bedroom detached split level with 2 car garage on 56 foot wide homesite. Only \$44,900. Don't miss this. Call ROB KELLER

**OAK RIDGES - JUST LISTED**  
3 bedroom, detached family home on 50 foot homesite. Safe oil heat. Only \$2,500. down, carries like rent. Call BARNEY NURGITZ

**BEETON - JUST LISTED**  
3 bedroom, detached family home with open fireplace. Extra large 100x164 foot landscaped homesite. Circular drive. Only \$39,900. Call MARG COOL

**NEWMARKET MUST SELL**  
Sparkling 3 bedroom family home on extra large fenced homesite. Finished rec. room with sliding door walkout to garden. Fully broadloomed. Only \$4,900. Down.  
Call ART LEPINE

**RICHMOND HILL**  
Sparkling 3 bedroom large detached bungalow with rec. room and bar, 2 baths, broadloom. Many other extras. Only \$49,500.  
Phone MRS. THOMPSON

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

RICHMOND HILL'S LEADING REALTOR

**shearwater REALTY LTD.**  
KING CITY & MAPLE  
833-5253

**MAPLE - 1/2 ACRE**  
Shaded by huge maples and whispering poplars this 2 bedroom home has plenty of room to expand. With the new addition already started here is an opportunity for the home handyman. Back yard is fenced with 4 ft. cedar and features a 35'x35' patio with room for a pool. Just listed at \$46,000.00. Tim O'Hara, 297-1270 or 833-5253.

**KING FARM HOUSE - \$59,000.00**  
One acre secluded setting surrounded by trees. You will love the privacy and country charm of this turn of the century home. Solid brick with a huge kitchen, this home has a new drilled well and new furnace. Vendor will hold mortgage at 9 1/2%. Marion O'Hara, 297-1270 or 833-5253.

**42 ACRES - KING TWP.**  
Heavily wooded with rolling hills. You have your choice of picturesque sites for your new country residence. \$147,000.00. Marion O'Hara, 297-1270 or 833-5253.

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

**KING TOWNSHIP**  
2 1/4 acre beauty, featuring 4 bedroom brick ranch bungalow; 2 fireplaces; 2 baths; 2 car garage; well landscaped with pond; \$25,000.00 down. Mr. Crowther.

**GET READY FOR SPRING**  
3 proposed building lots; Bathurst & Oxford Sts.; 900x160 ft. each; asking \$98,000.00. Mrs. Sutherland.

**76 YONGE ST. S.**  
Store available, 900 sq. ft. suitable for hairdressing; boutique or office; rent includes heat and water. Mrs. Armstrong.

**VARIETY STORE**  
Well established store, excellent Yonge St. location, with apartment at rear also available, no competition for blocks. Asking \$19,900. plus stock. Mr. McVey.

Members of the Toronto York County and District Real Estate Boards

**shearwater REALTY LTD.**

**19 OFFICES SERVING THE SUBURBS**

**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 and pool. Paved drive and detached single car garage. \$49,500.00. Call Roy Bookalam, 884-8183.

**RICHMOND HILL**  
Just Reduced \$47,500.  
3 bedroom brick bungalow on privately hedged lot. Bright sunny kitchen has been completely modernized, large living room is ideal for gracious entertaining. Rec. room has wood burning fireplace. Den or extra bedroom with 2 piece washroom. Car and a half garage. Owner has bought. Call Liz. Roseblade, 884-8183 or 884-6388.

Members Toronto and York County Real Estate Boards

**ALOI BROTHERS LIMITED REALTOR**

3 Yonge Street S. — Richmond Hill  
\$22,500. DETACHED  
3 bedroom bungalow, extras include fridge, stove, tool shed and much more, large 75x160 ft. homesite, fast possession.  
Call GARY GOODENOUGH

**7 ROOM DETACHED**  
\$42,900. Aluminum siding bungalow, large family room, built in range and oven, fridge, washer and dryer are some of the dollar saving extras. For details call SY GARDNER

**RICHMOND HILL DETACHED**  
\$43,500. 3 bedroom bungalow, attached garage, broadloom, beautiful landscaped homesite, possession arranged. Call LEE COLE

**ALL NEW - YOUR CHOICE**  
Starting at \$44,500. attached garages, full basements, your choice of decor and style.  
Call FRAN ROCKLEY

**DETACHED BUNGALOW**  
3 bedroom bungalow, car port, full basement, swimming pool, 100x150 ft. homesite, excellent buy for trucker, fast possession. Asking \$48,500.  
Call BEN THOMPSON

**KING CITY**  
1 1/2 storey home presently being used as office, 2 bathrooms, air conditioning, full basement, situated on west side of Keele St. Asking \$52,500.  
Call CLIFF THOMPSON

**RICHMOND HILL SPECIAL**  
6 room detached sidesplit bungalow, attached garage, forced air oil heat, finished rec. room, large master bedroom with bathroom ensuite, priced to sell at \$57,500.  
Call DOUG BENNETT

**CUSTOM BUILT**  
West side of Yonge. Spacious 3 bedroom sidesplit over 1400 sq. ft., all double insulated and thermo pane windows throughout, roughed in fireplace, broadloom. To see is to buy.  
Call JOYCE CLELAND

**7 ROOM 2 STOREY**  
Close to Catholic Church. Attached garage with sun deck plus balcony across front of home. Extras include broadloom, stove, fridge, washer and dryer. Hurry for this one.  
Call FINN SAMUELSEN

**NEW \$44,500.**  
6 room bungalows, 2 to choose from, full basement with roughed in fireplaces, 2 car garages, situated in Innisfil Township.  
Call BRUCE RAINEY

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

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

**NEW HOMES**  
EXCLUSIVE AURORA SUBDIVISION  
These beautiful new homes can be finished to your requirements. Please phone for personal inspection. Open house on Saturday, November 24th from 10 am to 4 pm.

**CLOSE TO NEWMARKET**  
Beautiful, slightly rolling 2 acre residential building lot with 200' frontage. Looking for \$25,000 with excellent terms.

**FOUR BEDROOM BEAUTY**  
Brick home just north of Newmarket. Four bedrooms with many extras including: broadloom, drapes, clothes dryer, stove, heated garage. Asking \$42,000.

**YEAR 'ROUND VACATION PROPERTIES**  
We have several vacation properties available in various areas that are accessible year 'round.

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

**PRIME INDUSTRIAL LOCATION RICHMOND HILL**  
7000 square ft. with 2 air-conditioned office suites on one acre site. Fully serviced with plenty of room for expansion . . . . \$125,000

**W. R. CASE REALTY LTD.**  
96 YONGE ST. S., AURORA  
Aurora 727-4288 Toronto 889-8654  
King City 833-5316

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

**DON'T BE AFRAID OF THE OFFER**

Harry Sadler, F.R.I.

The first legal document to confront a person buying or selling a property is often the offer to purchase. Because most people are unfamiliar with this basic real estate form, they are sometimes needlessly apprehensive.

While a normally simple document, the "offer" is usually binding on the buyer and it is well to proceed only when you possess full knowledge and understanding of its terms.

If it is necessary to consult a lawyer about a contentious part of an offer, then by all means do so. In many cases, a competent Realtor can guide you since it is a familiar form he is working with daily.

One useful lesson emerging from most Realtor's experiences is that many a sale has become frustrated because of small and often meaningless changes in the wording by the buyer or seller that necessitated initial changes or drawing a new offer.

If you are a buyer or seller and an offer is basically satisfactory to you, consider well before making minor changes. Since any change, however minor, invalidates an offer, a change of mind by the other party could cost you the sale or purchase.

See you next week!

More Real Estate Advs On Page 7

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

**FAMILY STYLED**  
Bakery and Restaurant Business, with 4 bedroom dwelling on large lot, located on a main highway 70 miles from Toronto. Ideal for a family business, all self sufficient and priced to sell. For further information . . . Call Larry Sanders.

**WILLOWDALE**  
5 room bungalow with ultra modern kitchen, full basement on 40x122 ft. lot. Steps to TTC bus service, shopping and school. Ideal retirement home. Call Larry Lang.

**RICHMOND HILL**  
6 room solid brick twin home on quiet crescent. Extras include finished recreation room and play room, paved drive and more. Full price \$37,500.00. Call Mrs. C. Crawford.

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

**FOR SALE—AURORA**  
3-bedroom Link Villa, on ravine lot, 1 1/2 baths, eat-in kitchen, broadloom throughout, professionally decorated, impeccable condition. Must be seen; private. Phone 727-2527. clw21

**RICHMOND HILL**  
Immediate possession, 3 bedroom, 1 1/2 baths, brick bungalow. Oversize lot on quiet crescent. Steps to transportation, shopping and schools. Extras including freezer. Try \$4,500 down.  
Bill Hewitt  
G. R. BOWLES  
Real Estate Limited  
270-8016 or 884-8277  
clw21

**PRIVATE SALE**  
WESTSIDE RICHMOND HILL

3 bedroom bungalow, 2 car garage, stone fireplace and large living room, separate dining room, lounge with brick fireplace and bar, fourth bedroom or study, landscaped and fenced. Asking \$62,900.

125 LAVEROCK AVENUE  
884-7811

**VIDEO REAL ESTATE LTD. REALTOR**

Video means buy or sell your home on our TV . . . costs no more . . .

9654 YONGE STREET - RICHMOND HILL  
884-9111 PHONE 881-1912  
At Corner of Yonge and Yongehurst Rd.

**RICHMOND HILL, JUST LISTED**  
3 bedroom split entrance bungalow on large 63x283 ft. lot. Large kitchen, living room, dining room. Attached garage with entrance into basement. For more information . . . Call BRIGITTE LINNANE

**8 1/2% FINANCING**  
3 bedroom brick bungalow. Tastefully decorated, with partially finished basement. Listed at only \$39,900. For more details . . . Call JOHN CRYER

**OLD THORNHILL AREA**  
8 room sidesplit with double car garage, situated on 80x140 foot homesite. Features large kitchen with walkout onto balcony. Family room with fireplace and 6 foot walkout. Elegant finishing throughout, with trees galore in back yard. Find out more information and . . . Call SYLVIA SALUM

**SOUTH OF MARKHAM ROAD**  
3 bedroom detached bungalow in spotless condition. Located on a 50x135 foot homesite. Your down payment considered. To inspect . . . Call FRANK ARCIERO

**RICHMOND HILL EXECUTIVE**  
65x236 foot homesite contains this California ranch style bungalow. Featuring large master bedroom with 4 piece ensuite, family room with fireplace, walkout into backyard. Entrance into basement from garage, plus many extras. Choicest Richmond Hill location.  
Call VIVIAN RISI

**RICHMOND HILL SOUTH**  
Custom built solid brick bungalow located on quiet dead end street. Tastefully decorated throughout. Large kitchen, broadloom in living room and dining room and basement. Double car garage, cantina, 2 washrooms plus much more.  
Call BRUNO TUCCIARONE

**INVESTMENT PROPERTIES**  
4 one acre lots northeast of Richmond Hill. Ready to go with building permits available. Quiet country location with pine trees at rear of lots. Asking only \$14,500.00 per lot. For these and other investment properties call BRUNO ARTENOSI

"Two offices to serve you better"  
4862 Yonge St., Willowdale  
9654 Yonge St. S., Richmond Hill  
Members of the Toronto Real Estate Board

**Y&B**

7724 Yonge St.  
Thornhill  
889-9330 - 727-3442

**THORNHILL VILLAGE**  
65-year-old 2 storey home featuring a separate dining room, large modern kitchen, 3 bedrooms and 1 1/2 baths. The garage has been converted into a studio and the large lot is well treed. Your down payment considered. Mrs. Boulter, 889-9330.

**TRUE CANADIANA!**  
Authentic 1876 residence, blending traditional charm with modern convenience. Central air, new electrical system with circuit breakers, new furnace and roof, 120x120 ft. tree lot including black walnut! Mrs. Boulter, 889-9330.

**MUST BE SOLD**  
Four bedroom townhouse in Thornhill, large kitchen, washer, dryer, stove, rugs and drapes, attached garage. Immediate possession, \$41,500. Connie Larkin, 889-9330.

**YOUNG & BIGGIN LIMITED/REALTOR**

**MARWOOD PROPERTIES LIMITED**

**UNIREAL CORPORATION LIMITED**  
real estate brokers

7310 DON MILLS ROAD — MARKHAM  
CONTACT: PETER WEST - 493-8000

**KEELE - LANGSTAFF INDUSTRIAL / COMMERCIAL CENTRE**  
A new complex centrally located to serve the business communities of Richmond Hill, Thornhill, Woodbridge, Maple and North Metro. Ideal for small business enterprises. Immediate occupancy. Industrial Units 1,400 and 1,600 sq. ft. Commercial Units 1,600, 3,000 and 6,000 sq. ft.

Features Include:  
● Truck level loading ● Fully sprinklered ● Power 550/220/110 volt  
● Low taxes ● 20% air conditioned offices ● TTC bus to door  
● 3 to 5 year lease term ● Attractively landscaped ● Plant lighting fixtures

Rates: Industrial Units 1400 sq. ft. - \$175.00 net Commercial Units 1600 sq. ft. - \$240.00 net

**Emerald Isle REAL ESTATE LIMITED**

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

**IF YOU LIKE INDIVIDUALITY**  
You'll love this renovated church which has become an attractive family home with three spacious bedrooms. (Features work saving layout, bright kitchen and unlimited possibilities). The price is right too. Let's talk more about this one. GARTH PALMER

**LUXURY APARTMENTS**  
Only a few of these fully broadloomed one and two bedroom units available. Immediate possession. High speed elevators, underground parking, swimming pool, excellent location. Don't wait — come and choose your suite now.

**SPOTLESS**  
Move into this exceptionally clean, 3 bedroom brick bungalow. Nicely treed lot. Close to schools, churches and transportation. Many extras included. Call now - JIM BOAGEY

**10 ACRE WOODED LOT**  
13 miles from Metro on paved roads. Large frontage. Asking \$39,900.00.  
Please call B. BAILEY

**KING - KEELE STREET**  
1/2 Acre - Industrial building lot - large frontage.  
Please call MRS. JACOBSEN  
CALL 889-5651 - 884-2377 - 773-4391

**LOOK FOR THE SIGN OF THE SHAMROCK**

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

**OWNER TRANSFERRED**  
Spotless 6 room brick bungalow, 2 washrooms, finished rec. room plus 2 extra bedrooms in basement on 60' homesite near schools, plaza, bus. See this now with Mrs. MacDiarmid.

**HALIBURTON**  
150x237' lakefront lot on Canning Lake. Year round open road. Asking \$15,000. Call, ask for Mrs. Hawkes.

**THINKING**  
Of selling your property? For good reliable service, give us a call. Call Mr. Murphy.  
Call 889-2951 884-5422

**RICHMOND HILL**  
Investment  
80'x231' lot  
\$57,900. 7 rooms, good family home or rental return. Carrville Road near shopping mall.

**AURORA Commercial**  
\$49,900. 97 Yonge Street South, easy down payment, good return, drive by and call me.  
We have others!  
Tom McKeate  
226-1350 or 884-7969  
C. A. Stanley & Company Limited, Realtors  
clw21