

# Leading Real Estate Buys In Southern York Region



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

**START THE NEW YEAR RIGHT**  
New, 3 bedroom, detached bungalow with double garage on large lot. Extras include open fireplace. 9% mortgage carries like rent. Full price only \$43,900.  
Call **BARNEY NURGITZ**

**KESWICK JUST LISTED**  
\$34,900. Treed half acre homesite, 5 room bungalow, broadloom throughout. Mahogany kitchen cupboards, appliances included. Bargain hunters only... call "ART" LEPINE

**BUILDER'S CLEARANCE**  
North suburban, 3 bedroom, detached split level with 2 car garage on 56 foot wide homesite. Only \$42,900. Don't miss this.  
Call **ROB KELLER**

**RICHMOND HILL DETACHED**  
Brick, 3 bedroom bungalow with finished rec. room and bar. Many extras including broadloom and appliances. Just listed to sell quickly. Only \$53,900. Call **GUY SIMMONS**

**RICHMOND HILL DOWNTOWN**  
Air conditioned and broadloomed store with basement space. Almost any use. Excellent parking. Immediate possession. Reasonable rental rate.  
Call **NORM BLACK**

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

*Season's Greetings from Management & Staff*

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

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

**SCARBORO AREA**  
Nearly new, tastefully decorated, 4 bedroom, family styled brick bungalow on a beautiful, wide, landscaped homesite. Close to GO bus. Features 1 1/2 baths, 1 car built-in garage and much more. Priced to sell and carries for only \$181.00 monthly. Call Mrs. C. Crawford.

**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.

**FOR RENT**  
3 bedroom home well located in South Richmond Hill. \$225.00 monthly. Call Larry Sanders.

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

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

**RICHMOND HILL SPECIAL**  
6 Rooms - Detached  
3 bedroom brick bungalow, carpet, rec. room, broadloom, many extras. \$49,900. full price.  
Call 889-2951 884-5422

**Jarrett REALTOR**

**IMMEDIATE POSSESSION**  
\$5,000 Down for this charming 3 bedroom home. Features extra family room with walkout to oversized rear yard. Call now. Ask for Ken Boardman, Res. 884-4196.

**2 YEARS OLD**  
\$300 monthly rental for unique home. 3 bedrooms, large kitchen and combination living-dining rooms. To see call now. Ask for Bill Widdifield, Res. 884-7823.

**COMMERCIAL**  
\$150 monthly rental for over 400 sq. ft. of store front location in local plaza. Call now. Ask for Bill Widdifield, Res. 884-7823.

**RICHMOND HILL EXECUTIVE \$76,500.**

Large executive 7 room brick bungalow backsplit with attached 2 car garage on quiet street close to schools. Lovely kitchen, adjoining luxurious family room with walkout to patio. Cosy den, 3 baths, 2 fireplaces, rear yard completely fenced in with dog run. Possession date flexible. Mr. Rether 222-1179, Evenings 438-1943.

**National Trust Co. Ltd. Realtor Northtown Branch**

**MERRY CHRISTMAS**

In the glow of this happy season, we thank you for the loyalty you have shown. Joy to all.

from the staff of  
**N. S. SMITH**  
— REALTOR —

**PAT SMITH MYRTLE YEO BARB LOPATRIELLO MARG AYLWIN DONLYN WORKMAN WALLY MAGEE RON NORTHOVER**

**KEITH HOOD BILL PRENTIC DON HILL ALEX WEHRENS TED CLAGUE BILL LAING BRUCE WOOD**

**GORD SMITH - Manager**

**A Peaceful Christmas**

May the wisdom and love of the Three Kings fill you with the true meaning of Christmas.

We thank you for your continued good will FROM THE MANAGEMENT & STAFF

**ALOI BROTHERS LIMITED**  
REAL ESTATE BROKERS

3 Yonge Street S. — Richmond Hill

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

**SHOULD YOU PAINT, REFINANCE, OR MAKE REPAIRS?**

Harry Sadler, F.R.I.

And, depending on these, what is the property's saleable price?

Vital questions for home owners selling their properties — and it is vital they be answered correctly from the start. No other part of real estate marketing exceeds in importance the inspection and evaluation of a property.

The task taxes all the judgement and experience of a trained and seasoned Realtor, often aided by the combined experience and judgement of his firm's associated Realtors.

The property's current mortgage, maximum financing available, the selling price of similar properties in adjacent areas and the dollars-and-cents advisability of decorating improvements are all part of the Realtor's calculations.

If the Realtor's analysis is thorough and competent, the result will be a selling price and terms that will realise for the owner his property's maximum return with a minimum expenditure of time.

Whether his house is appraised by a firm of Realtors or a professional appraiser, an owner should give nothing less than top importance to this first step.

Like the basic frame of a house, a successful end result depends on it being correctly done. See you next week.

**SEASON'S GREETINGS**

A special thank you to all our loyal friends and patrons.

Management and Staff  
**TOM MURPHY LTD., Realtor**  
Mrs. Phyllis Hawkes Arch. Hudson  
Mrs. Cath. MacDiarmid Tom Murphy  
889-2951 - Richmond Hill - 884-5422

**JACK BLYTH LTD.**  
773-5241 REALTOR 889-6892

*Good people to have working for you*

**NEWMARKET BEAUTY**  
3 bedroom brick bungalow, close to Yonge on 70' lot. Sale price includes builtin oven, range, broadloom, finished rec. room. Immaculate condition. Asking \$45,800 with terms. Owner has bought, must sell.

**TWO ACRES**  
Just off Don Mills Rd. at Newmarket. Residential building lot with 200 ft. frontage on quiet concession road. Only \$5,000 down.

**NEW HOMES**

**EXCLUSIVE AURORA SUBDIVISION**  
These beautiful new homes can be finished to your requirements. Please phone for personal inspection.

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

**Season Greetings**

FROM THE STAFF OF  
**N. F. JARRETT REAL ESTATE**

Neil Jarrett Owen Dwyer  
Bill Widdifield Ellen Narvet  
Ken Boardman Pat Towndrow

You're on our greetings list. Happy Holidays and sincere "thank you."

**RAMER FUELS**  
WARREN RAMER - DOUG RAMER

**GREETINGS**

There's no place like home to have a merry, merry Yule. And, that's why we're so very happy to serve friends like you!

Management & Staff  
**Emerald Isle**  
REAL ESTATE LIMITED

**Merry Christmas and a Happy New Year**

from the staff

Aileen Armstrong May McKay  
Diana Baker Ed McVey  
Ray Crowther May Metcalfe  
Nino DiPiero Greta Sutherland

Sam Carlisle  
**CARLISLE REAL ESTATE LIMITED**

**Best wishes for a bright, and merry Christmas**

Here, beneath the lamplight's glow, we gather to joyously sing out, "Hello," to you and all those you hold dear, a holiday filled with lots of cheer!

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

**Judicial sale of about 34 acres of land in the Town of Vaughan, immediately adjacent to the East of the Board of Trade Golf Club at Woodbridge.**

IN THE SUPREME COURT OF ONTARIO BETWEEN:  
**JOHN WALLACE BEATON, APPLICANT**

AND:  
**PATHFINDER ESTATES LIMITED RESPONDENT**

**JUDICIAL SALE**

Pursuant to the Judgment made in this action there will be offered for sale by public auction in one parcel by the undersigned Master at his chambers at 145 Queen Street West, in the City of Toronto, in the County of York, at the hour of 12:00 o'clock noon on the 23rd day of January, 1974 the lands and premises known as parts of Lot 10 and 11 in the 7th Concession in the Town of Vaughan and Lots 1 and 2 Plan 8467 in the Town of Vaughan comprising approximately about 34 acres bordering on the Board of Trade Golf Club and more particularly described in Instrument number 66363 for the Township of Vaughan. This property will be offered for sale subject to a reserve bid fixed by the said Master.

The purchaser shall pay down to the solicitors for the two vendors on the day of sale ten percent of the purchase money and shall pay the balance of the purchase money into Court without interest on or before the 8th day of March 1974. Adjustments are to be made as of the date of closing. The purchaser shall search the title at his own expense. In all other respects the conditions of sale are the standing conditions of sale of the Court as modified by the conditions of sale settled by the undersigned.

The parties have agreed to take back a mortgage for part of the purchase price, as more fully outlined in the conditions for sale.

Further particulars of the conditions of sale may be had from Messrs. Atlin, Goldenberg, Cohen, Gamble & Arnel, Solicitors, Attention: C. B. Cohen, 362-6683, 120 Adelaide Street West, Suite 916, Toronto, Ontario, and Messrs. Mendelson, Beatty & Wood, Solicitors, Attention: H. L. Mendelson, at 366-5286, 120 Adelaide Street West, Toronto, Ontario.

DATED at Toronto this 6th day of December, 1974.

"G. W. DUNN" MASTER

To place a **LIBERAL Classified ACTION AD** telephone 884-1105-6

Open Monday to Friday 8:00 a.m. to 5:00 p.m.  
**Saturday** 9:00 a.m. to 12 noon

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for the Holiday Season  
**ORDER NOW!**

NOW is the TIME to fill your FREEZER  
**Front Quarters of Beef .. 99c lb.**  
**Sides of Beef .. 1.09 lb.**  
**Hind Quarters of Beef .. 1.15 lb.**

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**LEVENDALE MEATS**  
Levendale Road • Richmond Heights Centre  
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