

Leading Real Estate Buys In Southern York Region



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

NEW BACK SPLIT
Immediate possession. 3 bedroom, detached with 2 car garage. North suburban location, easy commuting to Metro. Only \$43,900. Builder will consider trade of your property.

DON MILLS NORTH
Three and a half acre homesite near Aurora. Must be sold for only \$35,000. Call today.

MARKHAM - BUILD NOW
17,000 sq. ft. C2 zoned land with frontage on 3 streets. Right where the action is. Speculators or builders. Call **NORM BLACK**

RICHMOND HILL
3,300 sq. ft. free standing commercial building on Yonge St. with ample parking in the centre of town. Can divide. Reasonable rental rate. Call **NORM BLACK**

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889-6241 (24 HR. SERVICE)

RICHMOND HILL'S LEADING REALTOR

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

10 LOVELY ACRES
Thornton area, wooded, high and dry ideal building lot, located west of village. \$18,000 full price with terms.

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

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

N. S. SMITH
REALTOR
889-7624

1 1/4 ACRES - RICHMOND HILL
Tremendous Investment Potential
5 room frame bungalow, 2 bedrooms, living and dining room, open fireplace, large kitchen, asking \$59,900. **BILL LAING**

\$51,900 GARAGE
8 3/4% Mtge., \$239 Incl. Taxes
Sunken family room, 3 king size bedrooms, 17' kitchen, 2 washrooms, combination living-dining area. To view **ALEX WEHRENS**

AURORA SPECIAL
\$45,900. Full - 6% Mtge.
Detached brick bungalow, 3 king size bedrooms, 25' combination living-dining area, family kitchen, panelled rec. room, quiet street close to schools and shops. **BRUCE WOOD**

PEFFERLAW PERFECTION
\$39,900 Asking - 1 Yr. New
Brick bungalow on 66'x231' lot, 3 spacious bedrooms, big country kitchen, broodroom living room and attached garage. **PATTY SMITH**

STARTER HOME
Brick Bungalow - Detached
1/2 acre, Newmarket area, 2 bedrooms, fireplace in living room, large modern kitchen with walk-out to sun-deck, attached garage, 4 pc. bath. **MARG ALYWIN**

\$43,900 FULL LOW DOWN
Richmond Hill Bungalow
3 queen size bedrooms, combination living-dining area, sit down kitchen, finished basement, rec. room with wet bar, ideal location, be first. **DON HILL**

RICHMOND HILL
\$52,900 - Low Down
Detached 3 bedroom bungalow, L-shaped living-dining area, modern kitchen, finished rec. room with bar, attached garage, large lot with mature fruit and evergreen trees. **BILL PRENTICE**

RICHMOND HILL
\$39,900 Full, \$5,000 Down
Solid brick twin bungalow, 3 king size bedrooms, large family size kitchen, 24 ft. combination living-dining area, panelled rec. room, garage, close to all conveniences. **KEITH HOOD**

NORTH THORNHILL
90x120' Lot - Double Garage
\$69,900, sparkling 3 bedroom brick rancher, all large rooms, featuring stone fireplace, 2 washrooms, broodroom throughout, walk-out to cedar deck, inground pool, must be seen. **DON WORKMAN**

NEWMARKET
7 1/4% Mtge. Carries \$166
4 bedroom, 2 storey, L-shaped living-dining room, family size kitchen, cedar shingled rec. room, walk-out to patio, pool and change house, asking \$49,900. **MRS. YEO**

FOR ACTION ON YOUR PROPERTY LIST WITH THE ACTION PEOPLE

YORK REGION REAL ESTATE BOARD
TORONTO REAL ESTATE BOARD

884-4425

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

HOME SITE
Approved building lot, 60 ft. frontage by 236 ft. deep; southwest Richmond Hill. \$38,500. full price. Mr. McVey.

RETIREMENT HOME
\$42,500. 3 bedroom bungalow on lot 54x175 ft.; newly decorated; immediate possession; close to new mall. Mrs. Armstrong.

GET READY FOR SPRING
Richmond Hill, 2 registered building lots 60x186; ready to build; asking \$40,900. each. Mrs. Sutherland.

FOR RENT - PEFFERLAW
\$150.00 month. Modern 5 room brick bungalow with double garage on 60x200 ft. lot, just off No. 48 Hwy. Mr. Carlisle.

Members of the Toronto York County and District Real Estate Boards

PRIVATE, Richmond Hill, steps to Mill Pond. 3 bedrooms, 2 bathrooms, fireplace, finished rec. room, double garage, extras, \$58,900. Phone 884-9785. c2w28

SCENIC KING TOWNSHIP
Breathtaking view over miles of valley. 3-bedroom aluminum siding bungalow with basement, forced air oil heating, single car garage, 24' above-ground swimming pool, lovely garden, fenced treed lot. All this for only \$39,900 with terms. c2w28

NEWMARKET
5 miles north of Newmarket, 2-bedroom bungalow on huge lot 60'x200'. Propane gas heating, 4-piece bath, loads of kitchen cupboards and closet space. An ideal inexpensive starter home. \$24,900 full price. c1w28

EYES & EYES REAL ESTATE
895-5101 - 889-8890

SAVE GAS!
In the town of Aurora close to Yonge Street and public transportation. Immaculate 3-bedroom brick semi bungalow. Full price \$38,500. Call Harvey Mashinger, 889-7877, Robert Armstrong Ltd., Realtor. c1w28

EXECUTIVE HOME & LOCATION - \$89,900
Large architecturally designed bungalow situated on desirable Arnold Cres. in Richmond Hill. Large treed lot provides secluded setting. Immediate occupancy. Call builder, evenings, 884-8722. c2w28

REAL ESTATE WANTED
WANTED to buy - House, vicinity of Maple, Concord, King City. Prefer older type home, privately. 881-2636. c2w28

ALOUI
BROTHERS LIMITED REALTOR

3 Yonge Street S. — Richmond Hill

OPEN FIREPLACE
6 room brick detached bungalow featuring 3 family sized bedrooms, full basements, 50x540 ft. treed homesite, attached garage. Call **CLIFF THOMSON**

75x290 FT. HOMESITE
3 bedroom detached bungalow, 2 car garage, full basement. Extras include washer and dryer, immediate possession. Asking \$49,500. Call **BEN THOMPSON**

DETACHED BRICK SIDESPLIT
Large living room with open fireplace, finished rec. room, attached garage, 2 bathrooms, forced air oil heat, situated on west side of Yonge. Asking \$57,500. Call **LEE COLE**

CUSTOM BUILT
Detached 3 bedroom sidesplit featuring attached garage, panelled living room, roughed in fireplace in basement, thermo pane windows throughout, broodroom, only 4 years new, over 1400 sq. ft. Asking \$62,500. Call **JOYCE CLELAND**

ALL NEW DETACHED
Only 2 left, 6 room brick bungalows, 2 car garages, full basements with roughed in fireplaces, 98x160 ft. homesites, situated in Innisfil with a lovely country setting, asking \$45,900. Immediate possession. Call **BRUCE RAINEY**

OUT OF TOWN
\$22,500. detached 3 bedroom bungalow, extras include fridge and stove, 75x160 ft. homesite, close to Lake Simcoe. Call **GARY GOODENOUGH**

\$34,500. DETACHED
1 1/2 storey log siding some featuring open fireplace, 2 washrooms, 3 car garage, forced air oil heat. Call **DOUG BENNETT**

NEW DETACHED
\$40,900. your choice of decor and broodroom, ultra modern kitchen featuring double glazed windows, roughed in fireplace in rec. room, approx. 1150 sq. ft. Call **FRAN ROCKLEY**

7 ROOM DETACHED
Alumina siding bungalow, attached garage, family room, ultra modern kitchen with built in range and oven, hot water oil heat. Call **SY GARDNER**

ALL NEW DETACHED
6 room bungalows featuring attached garages, forced air oil heat, 60x200 ft. homesites, your choice of style and decor, from \$44,500 and up. Call **FINN SAMUELSEN**

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"Honesty and Service Is Our Motto"

shearwater
THOMAS SHEA LTD. REALTOR

19 OFFICES SERVING THE SUBURBS

RICHMOND HILL \$41,900.00
3 bedroom semi-detached located close to schools, bus service and all conveniences. Fully fenced yard and paved private drive. Completely redecorated throughout. New kitchen. Living room, dining room fully broodroomed. Partially finished basement. Immediate possession. Call **Dave Hartford, 884-8183.**

WALK TO SCHOOL, SHOPPING, TRANSPORTATION, RICHMOND HILL
Detached 3 bedroom brick bungalow, clean and in good condition. Many extras - finished rec. room, fully landscaped, private yard and pool, 1 1/2 car garage, paved drive. Special at \$49,500.00. Act quickly, call **Roy Bookalam, 884-8183.**

"COUNTRY LIVING - CLOSE TO TOWN"
On extra large lot, this red-brick rancher offers 3 good sized bedrooms and a den or 4th bedroom, a large Hollywood kitchen with eating area overlooking garden. A unique stone fireplace and is viewed by both living room and dining room. Attached double garage with paved drive and much potential for basement with garden walk-out and fireplace. Must be seen. Unusual value at \$59,900. Call **Roy Bookalam, 884-8183.**

RICHMOND HILL - SUMMER POSSESSION \$4,000.00 Down
3 bedroom twin brick home with broodroom in living and dining areas, partially finished recreation room, carport, paved drive, close to all conveniences. Call **Norm Milne at 884-8183.**

RICHMOND HILL - ONE YEAR NEW \$43,900.00
3 bedroom quadrex located in Cadillac-BAIF subdivision. Large bright kitchen. Master bedroom will accommodate a king-size suite. Open basement is ideal for handy-man to finish a recreation room. Roughed-in two-piece washroom. Just listed. Call today. **Liz Roseblade, 884-8183.**

FINANCIAL SECURITY NOW — Be Your Own Boss
\$79,900.00 moves you from this hustle and bustle to the quiet clean air of Bond Head. With only \$20,000.00 cash the Vendor will hold attractive mortgage for you. This is a good income producing property with 4 apartments, store and post office. Excellent corner location at Highways 27 & 88 with 300 feet frontage. Call **Dave Hartford, 884-8183.**

Members Toronto and York County Real Estate Boards

FOR SALE
Larry Sanders Realty Ltd.
884-9223

\$38,900 FULL PRICE
Immaculate 6 room brick bungalow with beautiful kitchen and bathroom. Features broodroom throughout, full basement and paved drive. Immediate possession. Call **Larry Sanders.**

7% MORTGAGE
Sparkling 4 bedroom family styled, brick, split level bungalow with 1 1/2 baths and built in garage on beautifully landscaped homesite. Located close to GO train service. Priced to sell. Call **Mrs. C. Crawford.**

FAMILY STYLED
6 room solid brick 2 storey home with 1 1/2 baths, 1 extra room and garage. Well located in Richmond Hill close to GO Bus service and priced to sell at \$41,900.00. Call **Larry Lang.**

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

Jarrett

IMMEDIATE POSSESSION
\$5000 Down for this charming 3 bedroom home. Features extra family room with walkout to over-sized yard. Call now. Ask for Ken Boardman 222-6559 or res. 884-4196.

EXECUTIVE HOME
4 bedrooms in this new large backsplitted, situated on about 3/4 acres. Many special features include huge family room with fireplace, large kitchen. This is an executive home and must be seen. Call now. Ask for **Bill Widdifield 222-6559 or res. 884-7823.**

7 ROOM HOME
Just like new. See this exceptional home with 2 kitchens, 2 washrooms, large living room and modern kitchen. Many extras and close to shopping and transportation. Ask for **Ken Boardman 222-6559 or res. 884-4196.**

STORE FOR RENT
IN RICHVALE
1300 square feet plus double basement, in plaza. Possession 1974.
PHONE MRS. KATZ 225-4359 ANYTIME

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

HOW MUCH SHOULD YOU TRUST YOUR REALTOR?

Harry Sadler, F.R.I.
If you feel that you can't trust him completely both as to honesty and judgement, then you should look for one you can.

There is a second truism to bear in mind: Once you have found such a Realtor, give him YOUR honesty and loyalty and you will assure yourself of receiving his best efforts on your behalf.

A harmonious and sympathetic relationship between a buyer or seller and his Realtor is the most valuable influence a buyer or seller can have going for them.

A realtor, like most humans, reacts to confidence by striving to keep it. The welfare of his clients comes first above all else in his business dealings and his clients are protected and benefitted accordingly.

If you can establish this "rapport" with a Realtor, then protect it with loyalty to that Realtor. Knowing that you are relying on him to find the right property or buyer for your needs, he will work diligently until he does.

Many businessmen who have become wealthy through their real estate investments, regard their Realtor as a vital "partner" in their financial affairs bringing judgement and experience to guide them. A "home investor" should do no less. See you next week.

884-4425

Emerald Isle
REAL ESTATE LIMITED

889-5651 - 884-2377 - 773-4391

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

IDEAL STARTER HOME
Two bedroom, air-conditioned home on nicely treed lot. Quiet, dead-end street. Very clean home with many extras included. Full price only \$38,500.00. CALL NOW, this won't last. **AUDREY CARTER**

INDUSTRIAL BUILDING LOT
1/2 acre lot — large frontage. Please call - **MRS. JACOBSEN**

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

CASH BUYERS WAITING!
Our long established office on Yonge St., has many out-of-town families wishing to locate in this district. Let 21 years experience assist you to obtain the top market value for your property.
CALL NOW!! — 889-8181

HAROLD KEFFER REALTOR LTD.
HAROLD KEFFER REALTOR LTD.

GORMLEY - 3 MILES
See this large bungalow with built-in pool 32'x16', trees, shrubs and deep lot. Owners access to private beach on lake. 2 car garage, sauna. Priced at \$49,900. Mr. Hoover, 889-8181.

SHELburne FARM
100 rolling acres, brick home, 4 bedrooms, 2 barns, trees, stream, on paved road, 1 open mortgage. Asking \$59,900. Mr. Fenwick, 889-8181.

SALES PEOPLE WANTED!!
We require two Sales people for our long established Thornhill office, plenty of parking, excellent bonus and commission arrangement. Call **Mr. Keffer 889-8181.**
Member of Toronto & York Region Real Estate Board

Guaranty Trust Realtor

ONE AND A HALF ACRES
Near Maple
Big 7-room brick and stone home has about 2200 square feet of floor area. Walk-out basement to large lot presently used as a plant nursery. Spring fed pond. Asking \$98,900.00. Call **Mr. Peck.**

HALF ACRE
Richvale
\$47,900 - 2 bedroom frame bungalow on treed homesite needs renovations. Open fireplace, full basement with new furnace and plumbing. Garage. Call **Mr. O'Hagan.**

RICHMOND HILL OFFICE
889-1166 727-1201

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THOMAS SHEA LTD. REALTOR

PHIL POWELL
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FOR RENT
PRIME LOCATION
51 YONGE STREET NORTH, RICHMOND HILL
Up to 7,500 square feet
Modern air-conditioned offices — \$4.35 per sq. ft.
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189 CENTRE ST. E. 884-1313

Perform As Medics As Well
Hill Firefighters Save Smoke Victim

Richmond Hill Fire Department took the role of both medic and firefighter last week in a steady round of fires in the area from January 3 to January 5.

The first fire occurred at 42 Bond Avenue in Oak Ridges at a home owned by Alvin Lyman, 91 Bond Avenue, when an excess of oil around the fire pot inside the furnace ignited.

Workmen had been working on the furnace for five days when the fire broke out.

LIFE SAVED
Mrs. Annie Knight, who resided at the house, suffered shock and was taken to York Central Hospital for treatment. Doctors said the earlier administration of oxygen by the firefighters had helped to save her life. Damage to the house and contents amounted to about \$4,500.

The following day, January 4, the fire department began an almost non-stop round of calls, starting with a fire at the home of Mr. and Mrs. Peter Donahue, 291 Skopit Road, about 11:50 pm.

SLEEPER BURNED
The fire broke out in the recreation room, where Coventry Brown, a brother of Mrs. Donahue, had been sleeping.

Mr. Brown suffered burns to his arms and Mrs. Donahue was taken to York Central for treatment of shock. Damage to the house was \$600.

HAD WATCHED TV
About two hours later, the firefighters were called to put out another recreation room fire at the home of Mrs. Kennedy, 105 Talmage Avenue, Richmond Hill.

The fire started shortly after Mr. and Mrs. Kennedy had gone to bed after watching TV until late in the room.

Damage to the house and contents totalled \$7,000.

Another furnace fire that same morning at the home of Viola Hope, 109 Lawrence Avenue, resulted in \$200 damage.

A tenant at the home was awakened by smoke from the furnace about 5 am and the fire department was called.

The furnace — a new one — had just been installed the day before.

A minor chimney fire in the area completed the morning for the department.