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Real Estate

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SERVICE IS OUR BUSINESS

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NORTH YONGE STEAL
10 percent Mortgage only \$324.00 monthly. Four bedroom detached brick home with attached garage, rec. room, 2 baths. Near everything. Only \$57,500. Call Mr. Keller.

KING TOWNSHIP — 4 ACRES
2 Bedroom Bungalow with private drive, 2 car garage and walk out to Cedar Deck. Extras include greenhouse and swimming pool. Just \$55,900. MUST BE SEEN. CALL SHIRLEY SEELEY.

OWNER WILL HELP FINANCE
100 feet frontage, 5 room home, immaculate condition, just south of Richmond Hill and close to transportation and schools. \$67,900. Call Connie Bice.

ALMOST 1/2 ACRE RICHMOND HILL
Immaculate frame bungalow. Extra rooms in basement, oversized garage. Call Iris Essex.

JUST REDUCED \$43,900.
4 Bedroom brick and aluminum semi. North suburban. 3 years new. Large and clean. Owner has relocated. Must sell. Call Mr. Keller.

SHARON RANCHER
Eighty foot wide homesite. Three bedroom brick bungalow with floor to ceiling fireplace in living room. Finished Rec room, many costly extras included in price of \$58,900. Must be sold!! Call Fran Geno for more information.

\$45,500 ALUMINUM SIDING BUNGALOW
Brand new interior. Broadloom throughout. One of a kind. Must see to appreciate. Phone now Mr. Clare Bent.

PRICE SLASHED TO \$54,500.
Detached bungalow on deep treed homesite. Garage and pool. Quick possession. Call Rocky Madsen.

NEWMARKET SUBURBAN
Detached 3 bedrooms. Attached garage. Fireplace and many other extras. 1/2 Acre lot. Carries for \$153.80. 9 1/4 percent mortgage. Call Mr. Allen.

RICHMOND HILL \$97,900.
Homesite 70 x 165. Most beautiful 4 bedroom back split. 26 foot kitchen, cupboards galore. Family room with Stone Fireplace — his and her garages and many extras. For gracious living phone Mrs. Thompson.

RICHMOND HILL
Detached bungalow with carport. Central location. Fireplace and many other extras. \$48,900. only. Call Marry Sajat.

\$6,000. DOWN BUYS
This 3 bedroom detached delight with fabulous financing. 10 percent mortgage carries \$335.40 per month. Only 18 months new, attached garage. Don't miss out. Call Mrs. Lovell 889-6241.

For personal service after 9 P.M.

BILL ALLEN	884-6373	LINDA LOVELL	698-6508
CLARE BENT	491-7516	ROCKY MADSEN	889-9686
CONNIE BICE	540-5578	MARRY SAJET	889-5915
IRIS ESSEX	773-4086	SHIRLEY SEELEY	884-5192
FRANCES GENO	889-5649	DAPHNE THOMPSON	889-0841
ROB KELLER	833-6366		



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Has just opened new residential offices in Thornhill, to service the Metro market. This has created several opportunities for experienced salespeople.

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NEW PRICES YOU CAN AFFORD

Several models and numerous lots, let us build your dream home or consider one of those already built. Three and four bedrooms, 1 1/2 baths, family room, fireplace, garage, walkout door, and your choice of lot and decor. You can have all these features or some, depends on the model you choose. Priced from \$56,900, your down payment considered. Just off Highway 400, 40 minutes to metro. Call Bruce Rainey.

KING TOWNSHIP — JOKERS HILL AREA

4 bedroom, 3 washrooms, 2 fireplaces, family style kitchen, balcony and patio off dining room, overlooking 20' x 40' inground pool. This home has 2800 sq. ft. of very special living space, 2 acres with auxilliary view in the heart of exclusive equestrian area — just outside of Aurora. Asking \$126,900. Vendor will consider first mortgage. Call Chuck Rainfelder.

VALUE FOR YOUR DOLLAR

Custom built 1 1/2 year old four level spotless side split, 2 car garage, fireplace and lots of garden space on a 100' x 122' lot, 40 minutes north of No. 7 and 400 Highways. Immediate possession owner transferred. All of this with 10 1/2 percent financing for only \$59,900. Call Evelyn Hunter.

TWO STORES AND TWO OFFICES

1 year old building total of 4,000 square feet, stores have own basement and walk out to rear parking. Offices are broadloomed, 2 stores and one office already leased. Ideal as lawyers or real estate office etc. Now only \$117,000. Call Fran Rockley.

EXECUTIVE COUNTRY LIVING KING — RICHMOND HILL AREA

Beautiful landscaped 1 1/4 acre home site, many trees, adjacent to other estate homes, open countryside. This 4 bedroom custom built home has a sunken 25 x 12 master bedroom, separate dining area, indoor barbecue, sauna, inground heated pool, separate 25 x 20 barn style building (ideal for Art Studio, etc.). Asking \$149,000. Call Mel Atkins.

JUST LISTED

Richmond Hill-Mill Pond area, 5 bedroom brick bungalow, separate 19' dining room, 27' family room, 3 bathrooms, 3 fireplaces, 2 car attached garage. Call Doug Bennett.

ATTENTION BUILDERS

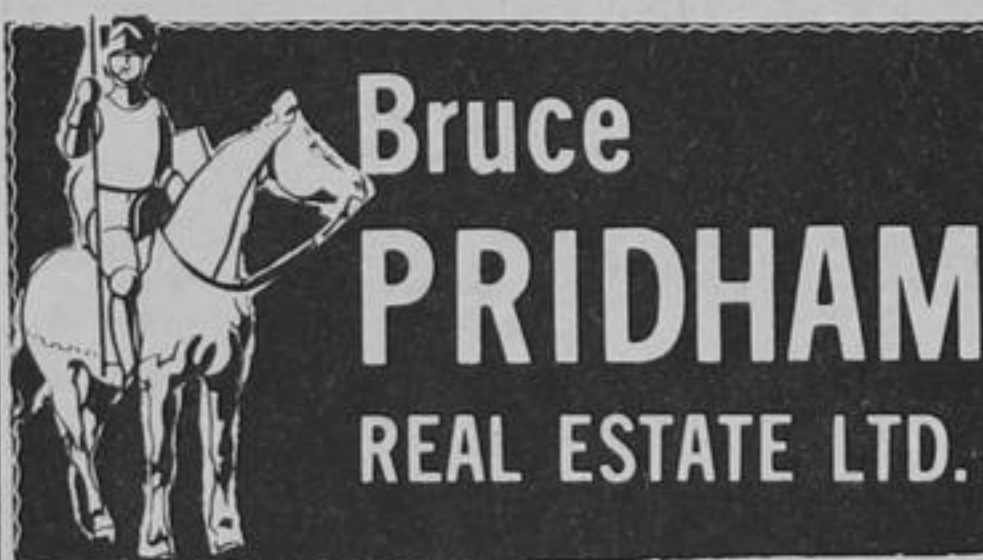
5 excellent building lots, 4 miles from Barrie 80' x 200' lots good dry land, asking \$49,000 total or \$9,800 per lot. Vendor prefers to sell all 5 to one party but will consider alternatives.

EXCEPTIONAL VALUE

\$74,900

King City 15 miles to Keele and 401. Go bus and Go train plus shopping facilities in town, 3 bedroom brick bungalow, full walk out basement, large landscaped lot, family room with fireplace plus 4th bedroom. Vendor will consider all offers. Priced to sell! Call Bill Bigwood.

881-2416 Toronto Line - King City 833-5711



COTTAGE LOT

Beautiful 100 ft. sandy beach cottage lot, approx. 1/2 acre, on Healy Lake at Bracebridge. Ideal cottage site. Buy now, be ready for spring. Call 889-9526.

WELL KEPT BUNGALOW

Near Bayview and Centre Streets, Richmond Hill. Good size kitchen with new cupboards and new tile floor. Close to all services yet in a quiet neighbourhood. Call TED HOPKINS.

4 BEDROOMS PLUS

Den or extra bedroom in this lovely 1850 sq. ft. brick and stone sidesplit house situated on quiet cul de sac, close to all shopping. Broadloom, 2 fireplace, all appliances, plus many extras. For appointment call GEORGE REID.



11005 YONGE STREET
RICHMOND HILL
PHONE

889-9526

773-5661

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KING CITY — 3 BEDROOMS

Immaculate brick bungalow on quiet crescent, eat-in kitchen with built-in dishwasher. Tastefully decorated, shag broadloom, finished recreation room, den and workshop. Large 75' x 135' fenced yard, mature fruit trees, double paved drive. Many more extras. Call Judi Sherman, Toronto 881-0160. Newmarket, 895-1600. Res. 478-4844.

If any of my agents are not available ask for me personally



KEITH HOOD
Manager

\$384 MONTHLY

\$53,900 AURORA BARGAIN

20' kitchen, brick backsplit, 2 washrooms, 3 master bedrooms, rec room, gleaming hardwood, extra's galore, quiet area, close to shops, schools, bus. Be fast. CALL ALEX WEHRENS.

RICHMOND HILL WEST

\$49,900 FULL PRICE

Detached, 2 bedrooms up, 1 down, 21' x 21' L-shaped living-dining combination, large family kitchen, broadloom, full finished basement, excellent starter home. CALL SAUNDRA MASON.

COUNTRY SURROUNDINGS

1ST MTGE \$30,000 AT 10 PERCENT

Beautiful 5 acres with cosy bungalow, 22' family room with fireplace, garage, just north of Newmarket. Super buy \$59,900, just listed won't last. CALL RAYE RYAN.

RICHMOND HILL

BRICK RANCH BUNGALOW

Central air-conditioned, 3 double sized bedrooms, sparkling family kitchen with walkout to covered cedar porch, broadloomed throughout, combination living & dining area, custom finished family room. CALL BARBARA LoPATRIELLO.

RICHMOND HILL CENTRAL

BRICK TWIN BUNGALOW

\$15,400 at 9 1/2 percent, 3 bedroom, family kitchen, finished rec room with bar, washer and dryer, broadloom, asking \$51,900. CALL GERRY COX.

RICHMOND HILL GEM

BRICK RANCHER

Beautiful bungalow on 84' lot, gracious living-dining rooms, fireplace, 3 queensized bedrooms, knotty pine rec room, 2 baths, broadloom throughout, asking \$68,900. CALL MRS. YEO.

RICHMOND HILL

\$51,900 9 1/4 PERCENT MTGE

Brick bungalow, combination living-dining room, 3 queensized bedrooms, eat-in kitchen, panelled rec room, fenced lot, washer and dryer. CALL MARY ZETKA.

ROOM TO GROW

BLOCK AND STUCCO RANCH

Bungalow in Newmarket area, 3 bedrooms, finished basement, washer and dryer included, very large lot. See this desirable property with AUDREY CARTER.

RICHMOND HILL WEST

CHARMING CAPE COD — 1 1/2

Storey, 3 large bedrooms, family sized kitchen, living area with open fireplace, panelled rec room, garage, on private 55' x 160' lot. CALL SUSAN FRASER.

N. S. SMITH

REAL ESTATE LTD.

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884-4425



AURORA SPARKLER
\$53,900 SOLID BRICK

Backsplit, 3 kingsized bedrooms, large bright kitchen, living-dining combination, 2 washrooms, broadloomed, panelled rec room, private fenced lot. To view CALL SUSAN PHILLIPS.

!! RICHMOND HILL !!

REDUCED TO SELL \$65,900

Detached solid brick bungalow on nicely landscaped lot, eat-in kitchen, open fireplace in living room, 3 queensized bedrooms, panelled rec room. CALL JACK ROGERS.

RICHMOND HILL BUY

\$8-10,000 DN — \$51,000 FULL

Brick home has 3 kingsized bedrooms, combination living-dining, large family kitchen, finished rec room. Must sell. Be first. CALL TERRY MACEY.

NEWMARKET — DON MILLS

10 ACRES — \$95,000

This 2 year new sidesplit features large bedrooms, L-shaped living-dining area, family kitchen, finished family room, easy terms, full basement, garage, a real bargain. CALL DON HILL.

RICHMOND HILL

SUPER 3 BEDROOM

Quad, \$25,000 Mtge., 9 1/4 percent, large living-dining combination, hollyhock kitchen, full basement, near Hillcrest Mall. Vendor has bought. Full price \$56,900. Be first. CALL YOLANDE PADECKY.

RICHMOND HILL DREAM

\$40,000 1ST AT 10 PERCENT

Detached 3 bedroom sparkler, 16' family kitchen, broadloom, drapes, appliances included, full finished basement, huge 88' x 135' lot with mature trees. Be first. CALL PAULINE SMITH.

1/2 ACRE RICHMOND HILL

\$10,000 DN — \$69,900 FULL

Ranch style bungalow surrounded by mature evergreens, 3 queensized bedrooms, spacious country kitchen, full divided basement, immediate occupancy. CALL RAY BLOUIN.

RICHMOND HILL BUY

\$49,900 DETACHED

This bungalow features large bedrooms, sit-down family kitchen, L-shaped living-dining room, finished rec, garage, large treed lot. CALL JONI ZETKA.

CENTURY LOG HOME

SCENIC TREED 10 ACRES

\$97,500 Ask, 30 minutes to 400 & 401, 18' living, 14' dining, 3 big bedrooms, den, garage, fireplace, high basement. See this today. CALL PATTY SMITH.

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For a confidential interview call Leslie O'Hagan 889-1166

SOLD

KEFFER
889-8181

"RICHMOND HILL"
Country Living \$79,500. Large ranch bungalow on 110' x 190' lot, 3 bedrooms, 18' x 12' living room, fireplace, 2 car garage, also self-contained apartment with 5 rooms, close to Yonge. Mr. Fenwick 889-8181

"TRIPLEX"
\$66,900 Thornhill excellent income (no vacancies) 252' frontage, 9 percent long term mtge. Investors call Mr. Faulkner 889-8181

KING TOWNSHIP
10 acres, 8 room bungalow, trees & garden, nice country setting. Large insulated barn 152' x 40', ideal for horses or storage. Easy access to Highways 400 or 27. Mr. Hoover 889-8181

CUMMER - LESLIE
1 OPEN MTGE

\$79,900 attractive stone front 3 bedroom side split, attached garage, broadloomed 17' x 15' living room, fireplace, good kitchen with eating area, new dishwasher, knotty pine rec room 19' x 18' broadloomed, steps to shopping, schools, TTC. Quick possession. Mr. Windsor 889-8181

RICHMOND HILL
TREED BUILDING LOT
80' x 120', in town, on a stream. \$34,000. Mr. Fenwick 889-8181

"KING FARM"
95 acres corner farm, 4 bedroom brick home, barns, suitable for dairy or beef cattle. Farmer retiring will hold 9 percent open mtge. \$3,200 per acre. Mr. Hoover 889-8181.

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



A FUTURE HOME BEGINS WITH THE LOT

Young couples please note:

If a completed home is out of financial reach, ownership of a lot will make it a lot more reachable.

The investment for the future will pay off in steadily appreciating value of the land until they were ready to build. Their land equity then made financing their completed house relatively simple as the lot became the down payment on the new house mortgage.

If circumstances incline you to put off purchasing a home now and a lot purchase makes sense, then buy with care.

The type of lot you wish may not be listed for sale and an owner may have to be approached.

Bear in mind whether the subsoil is soggy or contains concealed rock. Is the title clear? You won't own the surroundings so what about zoning? Is it large enough with suitable topography? If it is remote, what about utilities? Check for building restrictions. How will future growth trends affect your property?

Your best ally is an experienced Realtor who is knowledgeable of the pitfalls you must avoid.

See you next week.

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