

The Liberal Real Estate Review

black & stewart

Realty Ltd.

773-4231 884-8106

SERVICE IS OUR BUSINESS

JUST LISTED \$56,000

DETACHED BRICK BUNGALOW

With 1 1/2 car garage, 3 bedrooms, and covered patio from kitchen. All on 56 foot wide homesite in Oak Ridges west of Yonge. Call 884-8106.

BUILDER'S SPLIT LEVEL

OPEN FIREPLACE

\$65,900 seven room sidesplit with attached garage, walk out from family room to covered patio and 32 foot concrete inground pool. Panelled rec room, laundry room, many costly extras included. Easy commuting to metro. Call 884-8106.

TRIPLEX JUST LISTED

8 PERCENT FIRST MORTGAGE

Brick detached building on 60 foot wide homesite. 2 car garage, separate laundry room, exceptional condition, owner moving must sell. Top Richmond Hill location. Call 884-8106.

NEW ON 2 ACRES

LOADED WITH MATURE TREES

Bradford, builder's custom home with hot water heating, seven room side split with garage, family room, utility room on main floor. Huge 14 foot master bathroom. Only \$79,900. Call 884-8106.

TRY YOUR DOWN PAYMENT

4 BEDROOMS — \$54,900.

Richmond Hill detached brick bungalow, 2 car garage, finished rec room, with wet bar. Sensational value, don't pass this buy. Call 884-8106.



Young & Biggin
LIMITED / REALTOR

40 CENTRE ST. E.



OPEN HOUSE, SAT. & SUN. 1-4 P.M.

3 bedrooms, 2 baths, separate dining room, garage. \$66,900. 2 blocks north of Markham Rd., 1 block east of Yonge. Georgia Devost, 889-9330.

BEAUTIFUL BUNGALOW



On over 1/2 acre with fruit trees. Large living room, open stone fireplace, 3 bedrooms, finished rec room plus extra bedroom, Cantina! Extras galore! Georgia Devost, 889-9330.

SOUTH BALCONY

Bright Royal Orchard 2 bedroom condominium. Move-in condition. Cupboards galore, extras. Asking \$41,000. Immediate possession. Irene Benoit, 889-9330.

\$85,900. — 6 3/4 PCT. MTGE.

Convenient areas that count in this Thornhill 4 bedroom home, large bright kitchen, super deck for summer barbecues, master bedroom has ensuite, mud room at driveway level, rec room. Irene Benoit, 889-9330.

GORMLEY

6 miles to Richmond Hill. Solid brick 6 bedroom home on acre lot. Ideal home for large family plus live-in relatives. A-1 condition. 4 1/2 years old. Walk-out basement. \$155,900. Irene Benoit, 889-9330.



My Folks are looking for a new house. I have been phoning everybody in Richmond Hill but no luck! If you are ready to sell - call Amy Donia at 889-0842. She works for O'Hara Real Estate and the office is open 9 to 9 every day except Sunday.

HAROLD KEFFER LTD.

RICHMOND HILL TRY \$5,000 DOWN

Twin brick bungalow, 5 bedrooms, panelled rec. room, 2 bathrooms, asking \$54,900.00. Mr. Fenwick 889-8181.

THORNHILL VILLAGE

\$89,900. No steps to worry about in this 7 room rancher, attached garage, 100' x 150' lot, laundry room off spacious kitchen, family room on main, broadloomed, 2 blocks to Yonge & shopping. Mr. Keffer 889-8181.

WEST SIDE

Distinctive brick home, ensuite off master bedroom, den with two piece ensuite and walkout to patio, fireplace in family room, bright Hollywood kitchen has built-in dishwasher and walkout to cedar deck, L-shaped living room. Relax in the friendly atmosphere of this comfortable home surrounded by mature trees, \$89,900. Mr. Fenwick 889-8181.

RICHMOND HILL

5 bedrooms, fireplace in living room, 16' x 11' rec. room, separate dining room, den, garage, lot 150' x 67' on the west side, price is right \$74,900. Mr. Fenwick 889-8181.

THORNHILL

\$60,000. 5 room older home on nicely treed 76' x 128' lot. 2-car garage. Est. residential area, near Hillcrest Mall, Mr. Hoover 889-8181.

RICHMOND HILL

\$36,900. Neat and trim 4 room bungalow, above ground pool, filter, decking, brick BBQ, trees and shrubs. Call Mr. Hoover 889-8181.

KING - 10 ACRES

\$59,000. Heavily wooded parcel, clearing at front for building site, \$12,000 down. Mr. Hoover 889-8181.

THORNHILL RAVINE

Scenic views of golf and ravine from this 4 bedroom bungalow with open stairway to lower level. 18' gourmet kitchen, separate dining room, balcony off living room, family room with walkout to treed garden. Mrs. Train 889-8181.

100% COMMISSION PAY PLAN A CHANGING TREND

It's the most exciting concept to hit the Real Estate industry in decades. Under the 100 per cent plan, sales associates receive 100 per cent of the commission on everything they sell. Out of that amount they pay their pro rata share of office expenses, which are stabilized at \$216.60 per month, plus a low profit management fee to compensate the Broker-Owner for his time running the office. Sales Associates operating under this plan can receive the equivalent of a 74% percent split.

The 100 per cent pay plan is a new incentive, designed to accommodate professionals. It eliminates the marginal producer and attracts only successful contributing Sales Associates.

The challenge of setting and accomplishing your own goals gives you greater fulfillment and satisfaction and is a lot less expensive than opening your own office. The 100 per cent concept creates a co-partnership between contributing Associates and Broker-Owner. You have a voice in management, working as a team to control and direct the progress of your Company.

If you are tired of supporting the losers, now is the time to make the move to a greater career satisfaction. We have a program to suit any special set of circumstances. All calls are confidential, ask for Fred Cook, 294-2990 or 297-1404. Fred Cook Real Estate Limited, Realtor, 16 Wellington St. East, Markham.

W. SYMINGTON S. REALTOR TORONTO

AURORA 727-1333 125 YONGE ST. SOUTH 881-2443

AURORA

Three bedroom 2 storey brick home on fully landscaped lot. Fully broadloomed, 1 1/2 baths, central air conditioning. Family room and rec room. Two car attached garage and workshop. Paved drive. PRICED AT \$76,900.00.

KING TOWNSHIP — JUST LISTED

10 room aluminum siding home on 3/4 acre lot. Combination living-dining room newly broadloomed. Family room with stone fireplace and walkout to patio. One bedroom apartment for in-laws. Single car garage. Excellent home for large family. PRICED AT \$78,900.00.

AURORA SOUTH

Four bedroom brick backsplitted on large lot, bordering Golf Course. Large master bedroom with ensuite, separate dining room, family size kitchen with extra cupboards and built-in dishwasher. Party size family room with fireplace and walkout. Extra 4 pc. bath off lower hall. Electric heat, two car attached garage, paved drive. This home is immaculate. PRICED AT \$99,500.00.

AURORA COMMERCIAL

Older storey and a half house on Yonge St., corner lot. Five rooms up, kitchen plus five offices on main floor. Paved parking lot. PRICED AT \$95,000.00.

AURORA

Executive four bedroom 2 storey home on large landscaped lot, bordering Golf Course. Master bedroom features 4 pc. ensuite plus sitting room with walkout to sun deck. Main floor features family room with fireplace and walkout to pool deck. Family size dining room, sunken living room. Planned kitchen with walkout from dining area. Fully finished basement with bar, 2 car attached garage, paved drive, 18' x 34' inground pool. This home is immaculate. PRICED AT \$120,000.00.

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BOB SMITH
Manager

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

SALES PEOPLE OR BROKERS JOIN OUR GROWING RANKS

75 pct. commission on bonus. We'll purchase your business on a percentage basis. Join a success story. Call me personally Bob Smith 889-7624, Out of Town Brokers write in confidence, N.S. SMITH REALTOR, 10243 Yonge Street, Richmond Hill, L4C 3B2.

REAL VALUE

RICHMOND HILL SOUTH

4 huge bedrooms, bright kitchen, large dining room, sunken living room, main floor family room with walk out fenced yard, finished basement, 2 washrooms. CALL DICK PLUMMER

RICHMOND HILL

\$68,000 ASKING FOR THIS

Beautiful brick bungalow. 3 bedrooms, big kitchen, breakfast nook, rec room, games room, near schools and all amenities. For more details: CALL ZELDE MEERWALD

RICHMOND HILL SPECIAL

Detached brick 3 bedroom, big bright family kitchen, large living-dining area, finished rec room, games room, 2 baths, excellent location. CALL MRS. ELLIOT

RICHMOND HILL 4 ACRES

VENDOR WILL HOLD MTGE.

Minutes to town, 5 large bedrooms, walkout dining room, huge rec room, 2 fireplaces, possible severance, asking \$169,000. CALL ALEX WEHRENS

!! BRICK BUNGALOW !!

\$54,900 CHARMING WELL-

kept home in desirable location. Living-dining combo, eat in kitchen, 3 bedrooms, family room, finished rec room with bar. Good mortgage. CALL AUDREY CARTER

M.R. ALLISON R. E. LTD.

8214 Bayview Avenue
881-5940

We put our HEART into selling your home — or finding a new one!



MINUTES NORTH OF RICHMOND HILL

\$98,500. Newly decorated 3 bedroom, 2 piece ensuite, separate living-dining room, main floor laundry, family room, 2 walkouts, full basement. Excellent mortgage. Lu Dobson or Dave Hodges, 881-5940.

WEST SIDE — 9 PER CENT MTGE.

Spacious ranch style bungalow on 103' x 100' landscaped lot, bright kitchen, L-shaped living-dining room, 3 family size bedrooms, knotty pine rec room plus den or 4th bedroom, shop and laundry. \$68,900. Lu Dobson or Dave Hodges, 881-5940.

158 OXFORD ST.

WEST RICHMOND HILL

Custom brick bungalow on 103' x 425' lot. Most unusual design, 32' entrance hall, large living and dining rooms, stone fireplace in family room, many extras. Flexible financing to 9 3/4 per cent first mortgage at \$60,000. Lillian Winterflood, 881-5940. Res. 297-3616.

SOUTH HILL

Gorgeous, landscaped, treed 1/2 acre lot in the Maryvale area south of Hillcrest Mall. Solid brick 18 year old bungalow in move-in condition with finished rec room and 2 fireplaces. Don Webster, 881-5940.

BAYVIEW LANE

This 3 bedroom bungalow shows like a model home. Tastefully decorated with quality broadloom throughout, central air, large kitchen, super lower level, completely finished with Spanish style rec room and fireplace, games room. Don't miss this one! \$94,000. Vicky Burda, 881-5940. Res. 889-2929.

RICHMOND HILL

\$114,900. Custom built back split on 1/2 acre of land, (61' x 355'). Many extras. Priced to sell. Call Gino Mancini, 881-1366.

KLEINBURG GOLF CLUB

1 ACRE — RAVINE!

2,700 sq. ft. architect designed, one owner, immaculate home. The setting and quiet are beautiful! 4 bedrooms (master ensuite), warm livingroom with wall to wall brick fireplace, library, family room, workshop, greenhouse and more than can be described. You just have to see it! Bob Allison, 881-5940.

Have widow wishing to locate in older areas of Unionville or Thornhill. Needs well maintained, minimum upkeep bungalow, large livingroom, fireplace, garage. Cash. Lillian Winterflood, 881-5940. Res. 297-3616.

deal with the people with n.s. smith REAL ESTATE LIMITED

889-7624

884-4425

NORTH NEWMARKET

\$59,900 1 YEAR NEW

4 bedroom beauty, 2 baths, big kitchen, living-dining comb. with walkout double garage. Be 1st. CALL PATTY SMITH

RICHMOND HILL TWIN

4 BEDROOM BUNGALOW

Modern kitchen, broadloomed living and dining area, 2 baths, fully finished basement apartment. CALL BARBARA LoPATRIELLO

RICHMOND HILL

\$59,000 DETACHED

Aluminum home on 70' treed lot, separate dining room, cosy fireplace, eat-in kitchen, knotty pine rec room, garage. CALL MRS. YEO

10 ACRES — \$125,000!!

DON MILLS RD. NORTH

Charmingly different, 3 bedroom cedar ranch bungalow, 21' kitchen, large living-dining area, walkout family room, 1/2 acre pond, 2 fireplaces, 2 car garage, air-conditioned. CALL ERNA GRZINCIC

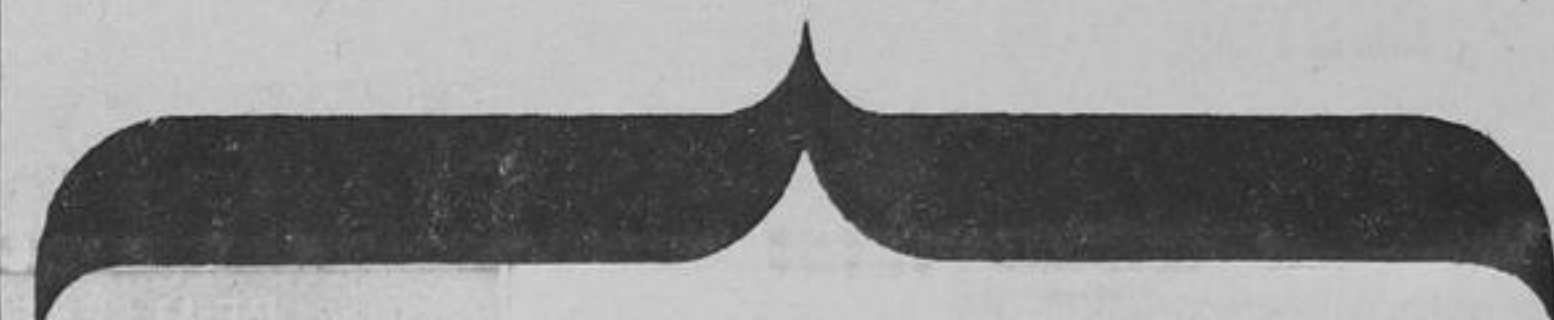
THORNHILL BUY!!

\$49,000 MTGE. \$469 MONTH

Detached sidesplit, 2-3 bedrooms, eat-in kitchen, 20 x 40 inground pool on 50 x 130 lot, close to all conveniences. Asking \$64,900. CALL RAYE RYAN



We can help you buy or sell anywhere in Canada through Nationwide. For prompt effective action selling your home, CALL BOB SMITH. Ask about our 6 per cent Purchaser Assistance Program.



\$6,720

in Govt. grants

that you don't pay back

Thornlea Place
7487 Yonge St.

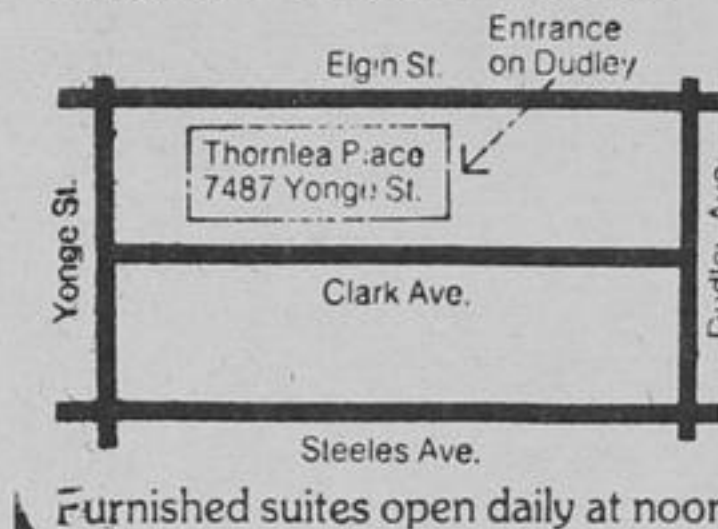
The last project approved
by the Federal government
under AHOP 1975

- *Every qualified buyer receives \$112 monthly for 5 years
- *The grant amount does not decrease
- *Monthly grants never have to be repaid

As low as \$242 Monthly, including principal and interest

Applications now being accepted

Only 13 2-bedroom suites — all \$43,733.
Only 59 3-bedroom suites — all \$45,809.



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- 5% down payment
- 1 open mortgage at 10%
- Only 72 suites on 7 floors
- Private underground parking
- Swimming pool, 2 saunas
- 5 rec. rooms, Gymnasium
- Children's playground

Furnished suites open daily at noon

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LOVELY 2 BEDROOM BUNGALOW

On Lucas just north of Mill. Full size dining room and separate garage. \$62,500 with \$6,500 down. Phone 884-4104 after 5 p.m.