

The Liberal Real Estate Review

black & stewart

Realty Ltd.
773-4231 884-8106
SERVICE IS OUR BUSINESS



\$500 DOWN! MOVE IN!
SOUTH BARRIE LOCATION

Four bedroom home with 2 baths, large eat-in kitchen, plus dining room. Close to school, bus to Go Train, oversized landscaped homesite. Yes if you qualify it's only \$500 down. Call Norm Black at 884-8106.

\$36,900 DETACHED
87 FOOT FRONTAGE

Detached 3 bedroom home with sewers and town water. Fast possession owner will help finance. Just listed. Bargain Hunters call 884-8106.

\$2,500 DOWN \$45,900

ONE NHA MORTGAGE 10PCT
Four bedroom 2 story home on landscaped homesite backing onto parkland. 18 foot kitchen, finished basement.
Don't pass this buy! Call 884-8106

LOTS FROM \$14,900

SOME 2 ACRES TO 50 ACRES
Well located rural building lots in good locations all with permits available. Easy terms. We can provide construction services and financing if needed. Call 884-8106.



Keith Hood

REAL ESTATE LTD.

MARKET GARDENERS DELIGHT
660 FT. ON DON MILLS RD.

Beautiful old farm house, separate living dining rooms, with Georgia pine ceilings, country style kitchen, 3 bedrooms, 41 ft. barn, 2 car garage, 4 1/2 acres, asking \$135,000.00. CALL KEITH HOOD.

THORNHILL GREEN
\$96,900.00 ASKING

Sparkling white brick bungalow, 4 twin size bedrooms. Hollyhock kitchen with walkout, L-shaped living-dining area, paneled family room with stone fireplace, walkout basement, 2 car garage. CALL MRS. MOORE.

TWO NEW CUSTOM HOMES
PRIME THORNHILL LOCATION

Construction underway, buy now and finish to your own taste, 3,000 sq. ft. of luxury living. 4 bedrooms, 3 baths, Hollywood kitchen, main floor laundry room, family room, library, 2 fireplaces, 2 car garage. Blue prints available. CALL MRS. COLLARD

RICHMOND HILL
\$62,900 — 82 x 125'

Solid built ranch bungalow, 3 kingsize bedrooms, Hostess kitchen, paneled family room, laundry area, sewing room, broadloom, try \$5,500 DOWN. CALL KEITH HOOD.

KING — REDUCED \$13,000.
A RARE BUY AT \$109,900.00

Circular staircase, 4 bedrooms, 3 baths, separate dining room, 30' kitchen, main floor laundry room, family room, fireplace, 2 walkouts, 2 car garage. 1/2 acre lot, Vendor has bought. CALL WENDY COLLARD.

\$167,900.00!!

DON MILLS — STEELES

Charming 4 bedroom, 2 storey, spacious foyer with winding oak stairway. Main floor family room, fireplace, 19 ft. ultra modern kitchen. Air conditioned. Possession to suit. CALL MRS. MOORE.
FOR FAST PERSONALIZED SERVICE
CALL 226-9822

IMMEDIATE POSSESSION — \$67,900

Lots of time to tell Santa your new address! Roomy 3 bedroom, 2 storey home. Insulated to Hydro specifications for the comfort of your family and a low oil heating cost. 2 car garage. On No. 9 Hwy. west of Schomberg — great year round access for work or leisure.

George M. Armstrong
887-5026
or Aurora 727-1511

MOFFAT DUNLAP
REAL ESTATE LIMITED

HAROLD KEFFER LTD.

MEDICAL SUITE PLUS
8 ROOM HOME

\$135,000. Steeles & Yonge location, 2 storey home with private entrance to lower level medical suite including leaded room for X-Ray. Main floor family room, fireplace, glass doors to garden, 4 spacious bedrooms, 4 baths, 2 car garage. Call Mr. Keffer 889-8181.

YONGE & MARKHAM RD.

\$74,900. Center hall rancher, 2 blocks to Yonge St. 18' spacious living room with open fireplace, 14' dining room, family size kitchen, 4 bedrooms, 1 1/2 baths, pine recreation room plus games room. Call 889-8181 for inspection.

RICHMOND HILL

\$69,900. Attractive and clean 1 1/2 storey brick home, 3 bedrooms, 2nd bath, fireplace, garage, 354' deep lot, trees & garden, move-in condition! Call Herb Hoover for showings.

SUNDERLAND — 3 MILES

37 Acres, heavily wooded property, 950' Highway frontage. \$29,900. \$12,000 down payment. Owner hold mortgage — 9 percent. Call Mr. Hoover 889-8181.

BEST BUY

SOUTH RICHMOND HILL

Brand new 2 storey solid brick home. Main floor consists of living & dining room, huge kitchen with loads of cupboards, family room, open brick fireplace, 3-pee. bathroom. From the spacious entrance foyer a circular oak staircase leads to 4 bdrms., master having 3 pce. ensuite. There are many extras in this fine home listed at \$114,900. Call Helen Train 889-8181.

THORNHILL

\$4,900. down, 2 bedroom condo apartment, attractive decor, 3 appliances, 1 1/2 baths, view of Fairways from the 8th floor, price \$46,900. Call Harold Keffer 889-8181.

SIMCOE REAL ESTATE LIMITED

Quick, Courteous & Professional

625 DAVIS DR., NEWMARKET, ONT.
898-1234 887-5994



TORONTO SUBURB

Own a spacious home for \$57,900. in Richmond Hill, just \$5,800. down puts you in an extra large Townhouse, quiet court, luxurious decor, 2 washrooms. Call Jeannine Lindsay.

BUILDERS!

12 building lots overlooking Lake Simcoe, 1/2 acre lots, build now or in the spring, nicely treed, \$29,500. Make an offer. Call Reine Schickedanz.

NEWMARKET

Custom built 3 bedroom home, separate living and dining rooms, fireplace, 82 x 182 ft. lot. Your choice of colors, carpet or hardwood, 2 car garage. You'll be surprised to see what this home will go for. Call Reine Schickedanz.

STOUFFVILLE

61 acres, Hwy. 47, frontage plus sideroad frontage, buildings, all workable land, ideal investment. Owner says present all offers. Call Reine Schickedanz.

DETACHED — DEEP LOT

3 bedroom bungalow on attractive lot. Convenient Richmond Hill location. Close to buses, schools and stores. \$58,900. Call Marion, 225-1118.

NEWMARKET NORTH
PERFECT MINI FARM

9 1/2 Acres with 11 room remodelled home, 40' x 80' bank barn, separate garage, large workshop and many more extras. Under \$100,000. Call Henry or Reine.

ROBERT CASE REALTY LIMITED

8 ROOMS — 9 1/2 PCT MORTGAGING

\$55,900, \$3,400 down for this spotless family home, rec. rm. with bar, gas heating, private fenced yard. Attached garage in Newmarket. MIKE PAYLOR 751-6350, 1-895-1255 Res. 1-476-2596.

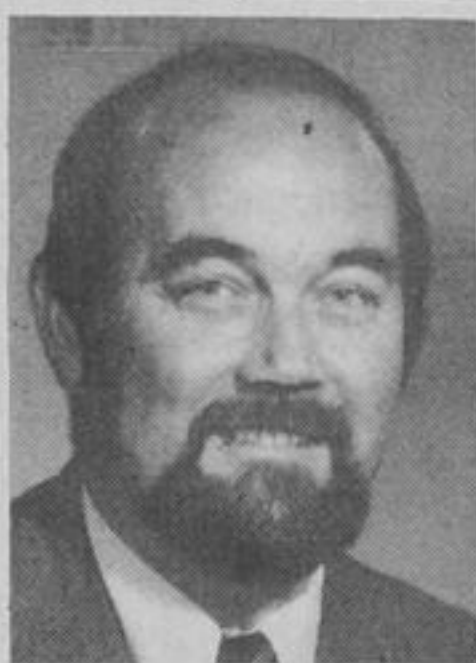
Ramer Fuels

and Enterprises Ltd.
189 CENTRE ST. EAST
RICHMOND HILL

LOCAL FUEL OIL DEALER

Fuel Oil Stove Oil
PHONE 884-1313

n.s. smith REAL ESTATE LIMITED



JIM GAUGHAN
MANAGER



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

884-4425

889-7624

RICHMOND HILL RANCHER
JUST LISTED— 75' x 135'

Treed lot, inground pool, 3 bedrooms, L-shape living-dining with open brick fireplace, country kitchen, finished rec. room, attached garage, asking \$71,900, CALL TERRY MACEY.

RICHMOND HILL SPECIAL
\$3 TO \$4,000 DOWN

3 Bedroom brick bungalow, large kitchen, lovely lot, close to school & shopping, very clean home, CALL LAURA.

2 STOREY LUXURY
\$96,900 RICHMOND HILL

4 Bedrooms, 3 walk-outs to upper deck, 3 baths, family room with fireplace and walk-out, 2 car garage, maximum financing, excellent area, CALL TOM MCKEAGE.

RICHMOND HILL
\$59,900 DETACHED

Charming aluminum sided bungalow on large treed lot, 3 bedrooms, sunken living room with fireplace, finished rec. room, first time offered. CALL MYRTLE YEO.

A COMMUTERS SPECIAL
NO QUALIFYING REQUIRED

\$5,000 down, 2 years new, brick 2 storey home, walkout sliding doors to 150' terraced lot, 3 queen sized bedrooms, 2 baths, broadloomed living & dining room, oversized kitchen, asking \$51,900. CALL BARBARA.



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

National Trust REALTOR

85' FRONTAGE ON YONGE
X 200' DEEP

North of Elgin Mills, brick 2 storey, 4 bedroom home in move-in condition. Mrs. T. Yake, 226-5222, or 884-0249.

CENTRAL RICHMOND HILL

Immaculately kept 5 bedroom home on a quiet court. Quality broadloomed, 2 fireplaces, garage, near Yonge St. GO bus and shopping. Mrs. T. Yake, 226-5222, or 884-0249.

CHURCH ST. S. — MARKHAM RD.

\$66,000. Spacious 3 bedroom bungalow on 165' deep treed lot. 1 1/2 baths. 13' x 16 1/2' livingroom, separate diningroom, family kitchen, full basement has rec room, steps to schools, shopping and transportation. Orma Betts, 226-5222. Evgs. 884-1993.

BEAUTIFUL 2 STOREY
— \$81,900.

3 bedrooms plus den, 24' kitchen, 2 baths, central air, huge cedar deck, \$10,000. in extras. 148 Snowshoe Cres. Open Sun. 1 to 5. Call Eva, 226-3333, or 889-7450.

RICHMOND HILL

60' x 165' Lot. 6 room bungalow plus 2 in lower level. Ideal for 2 family situation. 2 fireplaces, 2 baths. Barbara Somers, 226-3333.

THORNHILL — \$50,900.

7 room Town Home. Immaculate with super decor. Excellent recreational facilities. Steps to transportation. Try your own downpayment. Barbara Somers, 226-3333.

THORNHILL

Individual charm exudes from this spacious home. Combining formal entertaining areas with a relaxed family room. Overlooking 1/2 acre of nature's finest. Too many custom details to list. \$125,900. For more information call Barbara Somers, 226-3333.

BAYVIEW GLEN BACK-SPLIT

\$92,900. 4 bedrooms, ground floor family room, 2 extra rooms in basement, central air. Beautifully landscaped 80' frontage. Barbara Somers, 226-3333.

Royal Trust

EXPERIENCED REAL ESTATE SALES
PERSONNEL REQUIRED FOR
THORNHILL - RICHMOND HILL AREA

- EMPLOYEE INSURANCE PLAN
- DRAW AGAINST COMMISSIONS
- BONUS COMMISSION PAID MONTHLY
- SALES/LISTING AND PROMOTIONAL AIDS
- PROMINENT ADVERTISING PLUS OUR OWN MAGAZINE
- NON-COMPETING PROFESSIONAL MANAGER
- CONTINUOUS REAL ESTATE TRAINING
- MORTGAGE AND INTERIM FINANCING FACILITIES
- NATIONAL REFERRAL AND TRANSFEREE SYSTEM
- OFFICE LOCATED IN ACTIVE PLAZA

JOIN A WINNING TEAM!
All enquiries confidential
881-3232
BILL MCKNIGHT - MANAGER
Royal Trust Corporation of Canada

Real Estate



Realtor H.S. SADLER FRI. R.P.A.
ONTARIO LAND ECONOMIST
EMERALD ISLE REAL ESTATE LTD.

WHO PAYS CAPITAL GAIN TAX?

When you dispose of real estate, by giving it away (not too common), by dying (the hard way), or by selling it at a profit (the best way), a capital gain tax is payable. But not every property owner is required to pay this tax. No capital gain tax will be paid if the profit is made on the sale of one's "principal dwelling". This includes up to one acre of land. Farmers may use this rule or deduct \$1,000 per year from the gain on the sale of home and farmland. All other real estate owned and sold producing a net financial gain to the owner is subject to this tax. Fifty percent of the net profit realized from

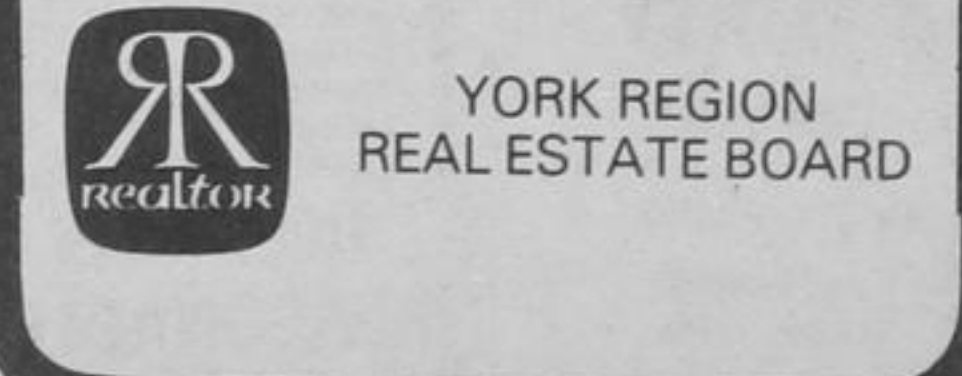
the sale is added to your taxable income. If you are lucky enough to be in the 50% bracket, it means that the government gets 25% of the net profit. If you lose on a sale and gain on another, half the losses may be deducted from the gain. If there is a loss balance left, you may deduct up to \$1,000 from the unclaimed portion each year in the future from any income.

If there is anything we can do to help you in the field of real estate, please phone or drop in at EMERALD ISLE REAL ESTATE LTD. 10212B Yonge St. Richmond Hill. Phone: 884-2377. We're here to help!

a Moving experience

A HOUSE or YOUR HOME?

When you are selling your property ask yourself what the purchaser is buying. Is he buying a house, or your home?
Your attitude toward the sale of your property can be a distinct advantage to you. Once you put your home on the market try to think of it as a purchaser would — as a house.
This should keep you in an objective frame of mind, allowing you to deal with the marketing and sale more effectively.
On the other hand, if you feel you are selling your home, you might place yourself in the position where you can be offended. If upset by the offered price, or some special item requested in the offer, it's possible to lose not only your objectivity, but also the sale you want.
A buyer is not likely to place any value on your memories, sentiment or labour of love you have in a house. He may not even use it in the same way you have used it.
Your reasons for selling can be varied and usually easily apparent to you. Your feelings about the house at the time a sale is possible, might sneak up on you and distract your practical approach to re-viewing an offer to purchase. Difficult though it may sometime be — when you are selling a house, keep and treasure your memories for yourself — and offer for sale — A HOUSE!



TOM MURPHY

Ltd. Realtor
CALL 884-5422

THINKING ABOUT SELLING YOUR HOME?

WE NEED HOMES TO SELL IN THE RICHMOND HILL AREA. FOR RELIABLE, PROMPT, EFFECTIVE ACTION, CALL

884-5422
SERVING RICHMOND HILL AREA SINCE 1954

HILLCREST MALL

\$69,900. Spotless 3 bedroom Link sidesplit, sunny eat-in kitchen, main floor family room, fireplace, 9 percent first mortgage, walk to plaza & recreation centre and schools. Florence, 881-3232.

RICHMOND HILL
\$73,900. Detached backsplit on a quiet street, eat-in kitchen, family room with walkout, 2 car garage. Mr. Bell, 881-3232.

Royal Trust Corporation of Canada

OAK RIDGES

West side of Yonge. 2 bedroom frame bungalow, fully finished basement with 1 extra bedroom in basement, rec room, double driveway, garage, large lot. Asking \$49,900 with \$5,000 down.

284-0688

SALE OR RENT
Richmond Hill, 2 bedroom, large lot, 4 appliances. Close to all amenities. Private. No agents please. Asking \$59,900.

883-1957

DURHAM AREA
11 wooded acres, trout stream flowing through behind 8 room newer home. Private setting 1 1/2 miles from No. 6 Highway. Priced to sell at \$47,500. Call owner.

1-519-369-2949

Yonge and Steeles
\$48,900
Lovely 3 bedroom townhouse, richly broadloomed, indoor pool, sauna, rec centre, \$5,000 down. Paul Wing 485-9331.
THE ROYAL TRUST CO.
AURORA detached 6 room brick bungalow, finished basement with three piece bath. Could be used as apartment. Lots of extras including central air conditioning. Asking \$62,500. 727-6015.