

The Liberal Real Estate Review

black & stewart

Realty Ltd.

773-4231 884-8106

SERVICE IS OUR BUSINESS

**\$36,900. — 4 BEDROOMS
DETACHED**

Move in anytime. Two storey home on 87 foot wide homestead, sewers and town water. Don't pass this buy. Call today 884-8106.

JUST LISTED

RICHMOND HILL DETACHED
Owner must sell this immaculate 3 bedroom brick bungalow with 2 car garage on 210 foot deep homestead. Close to Bayview, only \$65,900. As low as \$6,900. down. Call 884-8106.

**RICHMOND HILL \$54,500.
AS LOW AS \$2,800 DOWN**

Brick 3 bedroom bungalow, with carport. Close to schools and bus. Extras include broodroom, appliances, garden tool shed. First time advertised. Call 884-8106.

**OWNER WILL SACRIFICE
BRICK RANCHER \$56,900.**

Three bedroom home on 122 foot wide homestead. 3 finished rooms in basement. Owner has gone to east coast. Bargain hunters call 884-8106.

National Trust
REALTOR

YONGE & MARKHAM ROAD
\$65,900.

Bungalow on large lot. 6 rooms plus 2 in lower level. Convenient through-hall plan. 2 fireplaces and 2 washrooms. Private lower level entrance. Ideal for 2 family situation. Barbara Somers, 226-3333.

HISTORIC NORTH YORK HOME

Yonge-Sheppard. 3 bedrooms with large dining room, converted barn which is insulated and heated including upstairs office. Ideal for artist, ceramic studio or antique collector. Presently used as woodworking shop. \$88,500. Barbara Somers, or Bill Murray, 226-3333.

OAK RIDGES

1 1/2 storey brick house. 3 bedrooms. 2 baths. 50' x 35' lot. Sell \$67,900 or rent monthly. Immediate possession

773-4251

PRIVATE

**GORMLEY SIDEROAD
NEAR YONGE**

6 bedroom kitchens, baths, back split bungalow fireplace, 1/2 acre lot. Will consider trade for smaller bungalow in city. \$91,500.

773-4092

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

**IMPROVEMENT
CAN BE COSTLY**

You can make a million mistakes trying to sell your own home. And one of them is making the wrong improvements. Many times, an expensive addition or repair can be the kind of thing that'll cost you far more than you get back. True, the house should present a favorable appearance - mowed lawn, trimmed shrubs and no obvious indications of neglect, but it's rare when a large financial undertaking will bring more than its cost in the final selling price.

There is always the financial risk of miscalculation too. Home repair costs frequently end up a lot higher than originally anticipated. You may end up with a faster sale and less inconvenience if you lower the selling price an equivalent amount. Instead of guessing as to how much, if any, repair work to undertake, see a Realtor. He can tell you what to do to make your home more saleable. And what not to do so you won't lose money.

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 reviewing an offer to purchase. Difficult though it may sometimes be - when you are selling a house, keep and treasure your memories for yourself - and offer for sale - A HOUSE!



**YORK REGION
REAL ESTATE BOARD**

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

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



**JIM GAUGHAN
MANAGER**

**AT RICHMOND HILL WEST
5 BEDROOM — \$83,500 ASK**
Close to separate school, ideal for large family, solid built brick home, situated on court, steps to golf course, needs decorating, vendor must sell, CALL ERNA GRZINCIC.

**RICHMOND HILL BUY
\$7-8,000 DOWN — BRICK**
Detached home, has 3 bedrooms, L-shape living-dining, hollywood kitchen, rec room, has open brick fireplace, games room, attached garage, dead-end street, owners have bought, CALL TERRY MACEY.

**THORNHILL INVESTMENT
POSSIBLE INDUSTRIAL**
Lot 127' x 128', half block from Yonge, 6 room bungalow with full basement and garage, a large portable heated solid building, asking \$85,000 CALL BARBARA LOPATRIELLO.

**9 PER CENT MTGE \$380 MONTHLY
\$64,900 3 BEDROOMS**
Brick, 3 car garage, lot 60 x 150, Rec. room, 2 washrooms, family kitchen, ideal rental or suit family, first time advertised, CALL ALEX WEHRENS.

**YONGE & STEELES
ASK \$55,000 LOW DOWN PAYMENT**
Moves you into this cosy detached home, 50' x 130' lot, eat-in kitchen, full basement, garage, excellent starter home, just steps from Yonge Street, CALL IVAN GRZINCIC.

**DETACHED BRICK BUNGALOW
SUPERB FIREPLACE**
\$6,000 DOWN, 3 Queen size bedrooms, L-shaped living and dining area, large kitchen, finished rec room, billiard room, attached garage, lovely private lot with above ground pool, call JOAN MAZER.

VAN HORNE CLIPPER PROPERTIES LIMITED
is pleased to announce the.

GRAND OPENING of the EARLY SETTLER



Seven exciting models to choose from in this luxury building

- FEATURING:
- Fully airconditioned
 - Individual thermostatic control
 - Laundry room in each suite
 - Broadloomed
 - 2-4 pc. baths in some
 - Private balconies
 - Each suite is extra spacious
 - PLUS PLUS PLUS

Monthly payments are **CHEAPER THAN RENT**

If you qualify
From \$1,795 down
Visit our finished models during our grand opening-but hurry-the remaining units can only be sold on a first come first served basis.

PHONE: 895-1022 or Toronto 881-2707
North or South on Yonge St. to William Roe Blvd. in Newmarket

A. E. LEPAGE
ONTARIO LTD. REALTOR

HOME OWNERS
We have a number of clients extremely interested in purchasing a home in your district, several of these people have expressed willingness to wait for possession. It presents an opportunity should you be contemplating a change. We shall be pleased to advise you as to the present market value of your property (there is no obligation). A call to Harry Pridham will assure you of immediate attention. Direct line 832-1064.

PROPERTIES to be sold for tax arrears Official Ontario lists. Dept. RLW Box 5380 Station F, Ottawa, Ont. K2C 3J1. Tel: 2.

**4 BEDROOM HOUSE
RICHMOND HILL**
Charming 2 storey house for rent in Richmond Hill. 4 bedrooms, living room with fireplace, dining room & den, large kitchen. Centrally located. \$650 a month. Call M. Zucker. 857-0651 or Res. 893-1938.

**A. E. LePAGE (ONTARIO) LTD.
REALTOR**

**You too
can measure
up**

**RICHMOND HILL WEST
\$89,900 ASKING BRICK**
Beautifully kept 3 bedroom home on quiet cul-de-sac, 1 1/2 baths, attached garage, 2 fireplaces, huge basement with 25' rec room, see this one, CALL MYRTLE YEO.

**JUST LISTED \$59,000
SOLID BRICK BUNGALOW**
Immaculate 3 bedroom, living and dining area, eat-in kitchen, superb 30 x 21 rec room, professionally finished with a bar and laundry room, paved drive, gas barbecue and completely fenced lot, CALL MELANIE KING.

**\$67,900 BUNGALOW
RICHMOND HILL**
Split entrance bungalow, quiet crescent location, 3 kingsize bedrooms, L-shaped living, family kitchen, rec room, bar, fireplace, games room, garage, patio, extras galore, CALL TOM MCKEAGE.

**A SUPER STARTER
\$2,500 — \$3,000 DOWN
WILLOWDALE**
Unbelievable solid brick detached home features garage, pool, fireplace, air conditioning, and much more, CALL BERT GREEN.

**A REAL CHARMER
ONE BLOCK TO YONGE**
225' treed lot in the centre of town! Detached! 3 bedrooms! fireplace! separate dining! eat-in kitchen! 18' rec. room! older up-dated home! garage! asking \$61,500! CALL KAREN CHARITON. 884-4425, 889-7624.

884-4425 889-7624

Affiliate of

NATIONWIDE
Group Realty Limited

We can help you buy or sell anywhere in Canada through Nationwide.
For prompt effective action selling your home, CALL JIM GAUGHAN.

Keith Hood
REAL ESTATE LTD.

**MARKHAM RD. AND BAYVIEW AVE.
\$53,500 MTGE.**
Brick detached, 3 bedroom bungalow. L-shaped living-dining room. Ideal working kitchen, hardwood floors, full basement with rec. room. \$69,000.00
CALL LU DOBSON OR DAVE HODGES.

**THORNHILL GREEN - RENTAL
\$650.00 MONTH - 1st & LAST DOWN**
Immediate Possession! 2 storey, 4 bedrooms, 2 baths, gourmet kitchen, appliances, Family room, Laundry room, garage, steps to schools, shopping and T.T.C.
CALL WENDY COLLARD.

**THORNHILL - EXCELLENT BUY
\$92,900.00 MUST BE SOLD**
Beautiful brick bungalow, 4 kingsize bedrooms. Hollywood kitchen with walkout. L-shaped living-dining area. Panelled Family Room with open stone fireplace, walkout from basement, two car garage, pool sized lot, close to schools & transportation. 5 years new. \$10,000 DOWN.
CALL KEITH HOOD

**RICHMOND HILL - DETACHED
\$66,900 FULL - \$5,000 DOWN**
Solid Brick ranch bungalow, 3 kingsize bedrooms, L-shaped living-dining area, hostess kitchen, plus self contained 2 bedrooms basement apartment. Attached garage. Close to all conveniences.
CALL KEITH HOOD.

**NOBLETON - MUST BE SOLD
\$107,900 - TRY YOUR OFFER**
Half Acre Lot, 2 storey, Tudor, 4 bedrooms, 3 baths, main floor Laundry and Family Rooms, fireplace, 2 walkouts, Hollywood kitchen, 2 car garage, 4 years new. Vendor has bought firm!
CALL WENDY COLLARD

**TAYLOR MILLS DRIVE - NEWKIRK
\$52,500.00 - MOVE IN CONDITION**
Six room twin, 3 bedrooms, bright, ideal working kitchen, large combination living-dining area, rec. room, fenced lot. Near shopping, transportation, schools.
CALL LU DOBSON OR DAVE HODGES.

Ramer Fuels
and Enterprises Ltd.
109 CENTRE ST. EAST
RICHMOND HILL

LOCAL FUEL OIL DEALER

Fuel Oil Stove Oil

PHONE 884-1313

**THORNHILL
COMES ALIVE
with beautiful
THORNLEA ESTATES**

- Excellent Location
- Spacious 3 & 4 Bedrooms
- Quality Construction
- Excellent Appointed
- Fireplaces (Optional)
- Very Attractive Prices
- Family Rooms
- 10 1/4 % Mortgages

THORNMOUNT - \$82,400

**PRICED FROM ONLY
\$75,500**

Directions: North or South on Bayview to Green Lane (1 1/4 miles from Steeles or Hwy No. 7)
East on Green Lane to Sales Office

PHONE 881-4240

BUILT & DEVELOPED BY SCHICKEDANZ