

The Liberal Real Estate Review

Century 21

Black & Stewart Realty Ltd.
Member Broker



Let our reputation go to work for you.

More people buy and sell homes through CENTURY 21 than through any other real estate sales organization. Let us work for you, too.

We're the Neighborhood Professionals.



YOU'RE INVITED — OPEN HOUSE
Just reduced \$5,000. 4 bedrooms plus den, 5 appliances. Basement could provide income. \$74,500. Open House from 2:00 p.m. till 4:00 p.m., Sunday, October 29, 1978. 299 Palmer Avenue, Richmond Hill.



VALLEY OF THE CEDARS
54' x 204' homesite, 3 spacious bedrooms & walkout to sundeck off kitchen are just a few of the features of this immaculate home. Priced to sell at \$69,900. Call 884-8106.



PRICE SLASHED
4 bedroom detached brick backsplitted. Rec room with wet bar. Attached garage. Well decorated home offers quick possession. Just \$63,300. Call 884-8106.

\$2,500 DOWN WITH POOL
Spacious 3 bedroom brick home. A-1 condition, 2 washrooms & 2 rec rooms. \$48,900. Bargain hunters call 884-8106.

JUST LISTED — RICHMOND HILL
Immaculate 3 bedroom sidesplit with spacious kitchen and main floor family & laundry rooms, fireplace & 3 washrooms. Only \$81,900. Be first to call 884-8106.



RICHMOND HILL — 5 BEDROOMS
Brick sidesplit on beautifully landscaped 1 acre homesite. Inground heated pool, outdoor fountain, family room with wet bar and open brick fireplace, spacious kitchen plus games room, in this uniquely designed home for just \$152,900. Call 884-8106.



ESTATE HOME ON 1 ACRE RICHMOND HILL
Main floor family & laundry rooms, 4 bedrooms, cathedral ceiling & fireplace all nestled on a quiet cul-de-sac. Your choice of broadloom, cabinets & paint. Just one of four to choose from. Builder will consider trade. Call 884-8106.

RICHMOND HILL — DETACHED
Affordable with 10 1/4 per cent mortgage. Now \$71,500. 3 bedroom brick bungalow with heated pool & fireplace. Move in anytime. Call 884-8106.

CONGRATULATIONS!



TO ALL WINNERS IN THE GREAT PUMPKIN COLOURING CONTEST

We at CENTURY 21 Black & Stewart Realty Limited would like to congratulate the winners. The winners, shown above, each received a cash prize of \$5.00. Wearing their "We're Here For You" buttons from left to right are: Geraldine Lewis, Deanna Biscaglia, Deanna Kerst, Natalie Jones, Lisa Heckel and Janie MacKay. Absent for photo is Paul Walsh.



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

HOW TO HANDLE EXPROPRIATION

It's a real shock when you're told that part (or all) of your property will be taken for a new highway, sewer line, high tension line or public use. It's usually an even greater shock when the representative of the public utility, highway department or government tells you what they propose to pay. Relax, and react rationally. Your property may be taken if it is really needed for public use but you must be compensated at "fair market value". If the initial offer is unacceptable, make an appointment to discuss the facts with your solicitor. If he agrees with your position, he'll arrange for

one or more Real Estate Appraisers to appraise the condemned property for you. With the facts they give him about "fair market value", he can represent you better in direct negotiation, at a preliminary hearing, or (if necessary) in a court action.

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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!

CONDOMINIUM APARTMENT

Central Richmond Hill two bedroom, includes washer, dryer, self cleaning stove and refrigerator. Third floor (elevator serviced) of quiet building with balcony and inside parking.

884-5664

For inspection by appointment

J. M. Farquharson Realty Ltd.
Reitor
MAIN ST. W.
STOUFFVILLE
887-5866 640-4151 473-3600



1 ACRE 5 BEDROOMS

Close to Hillcrest Mall and Thornhill GO station. Ideal for large family. Central air, inground heated pool. Greenhouse. Asking \$129,000. with good financing. Call Bev Sefton, 887-5866.

deal with the people with

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JIM GAUGHAN
MANAGER



PLEASE SPEAK TO ME IF OUR AGENT IS NOT AVAILABLE.

A HOME JUST LISTED END UNIT TOWNHOUSE

Richmond Hill, 3 spacious bedrooms, large family kitchen, close to schools, transportation and shopping, only \$49,900. CALL PAUL NATALE.

AURORA \$51,000.

TWIN BRICK BUNGALOW

Spotless, broadloomed throughout, 3 bedroom home with a 4th downstairs, combination living and dining area, large eat-in kitchen, 2 baths, beautifully finished rec room with bar. CALL BARBARA LOPATRIELLO.

A PLACE OF YOUR OWN

\$2500. down and move in for Xmas. 3 bedrooms, living room, dining room, garage. Clean well maintained property a must for the first time buyer. Full price \$46,500 CALL AUDREY CARTER.

A VERY CLEAN HOME IN A DESIRABLE AREA IN

Richmond Hill, solid brick sidesplit, three bedrooms, fireplace, dishwasher, many extras. CALL PATRICIA TERRY.

A BEAUTIFUL HOME! \$5,000 DOWN! 10 1/2 PC MTGE

Richmond Hill, 3 bedroom multi-level townhome! New plush broadloom! Central air! Sunken living room with walkout to balcony! Eat-in kitchen! Garage! CALL KAREN CHARITON.

A SUPER SIDESPLIT ON A RICHMOND HILL WEST HOMESITE

at the top of a childsafe crescent. Huge kitchen and master, log burning fireplace in living room. Fenced yard. Attached garage. Appliances. Freshly painted. Impeccably presentable. You must see this one! CALL KARL SPRACKLIN.

A THORNHILL BEAUTY BRICK SUPER SEMI HOME

"Costain Built" 4 bedrooms for only \$81,900. Central air, family room with fireplace and walkout to cedar deck. Eat-in kitchen, separate dining room, 3 washrooms, garage with paved driveway. CALL RALPH BOOKER.

AT RICHMOND HILL 73 x 315 NEW 4 BEDROOM

Try \$99,900. Family size kitchen with walkout — family room with fireplace. Steps to Yonge St. shopping & school. Try \$15,000 down, see & compare. CALL TOM McKEAGE.

GREAT BUY THORNHILL \$2500 DOWN CARRIES AS RENT

Beautifully decorated 3 bedroom home with finished walkout family room, eat-in kitchen, separate dining room, garage. CALL ERNA GRZINCIC.

AN IDEAL COUNTRY HOME

Close to all amenities! 3 bedroom bungalow, private landscaped lot 100 x 122. Separate garage and large playroom. Beautiful move in condition — close to sandy beach! All for \$45,900. CALL CEC WALKER.

A REAL SUPER BUY JUST LISTED 2 1/2 ACRES

10 minutes from Steeles Ave. gorgeous brick detached 3 bedroom sidesplit, hollywood style kitchen with built-in stove & oven, living room with stone fireplace, 2 car garage, large barn. CALL LAURA MANGIALARDI.

A GREAT BUY!! ONLY \$2500 DOWN

Will move you into this spotless Thornhill beauty. Featuring 3 bedrooms L-shaped living dining room, 2 bathrooms, 4 appliances. CALL EVI KALUZA.

884-4425

Affiliate of

889-7624



We can help you buy or sell anywhere in Canada through Nationwide. WE HAVE OFFICES SERVING THE COMMUNITY IN WILLOWDALE — 223-6800 LAKE SIMCOE — 436-3340

EXCELLENT HOME VALUES

On Premium Ravine Lots that can't be matched!

OPENING — 3rd PHASE in GWILLIMBURY HILL

Only a limited number of attractive Ravine Lots are available during the Opening of Gwillimbury Hill's 3rd Phase.

Move up and choose your home from fully detached Flamingo Quality Homes and have it built on a Ravine Lot, backing onto 100 acres of Conservation Lands!

Come early for the best selection, and move into your own ravine-lot home in late Fall '78, or early Spring '79.

Choose from a total of 12 models, all fully detached. Prices start at \$59,700.

Here are three of the Gwillimbury Hill models:

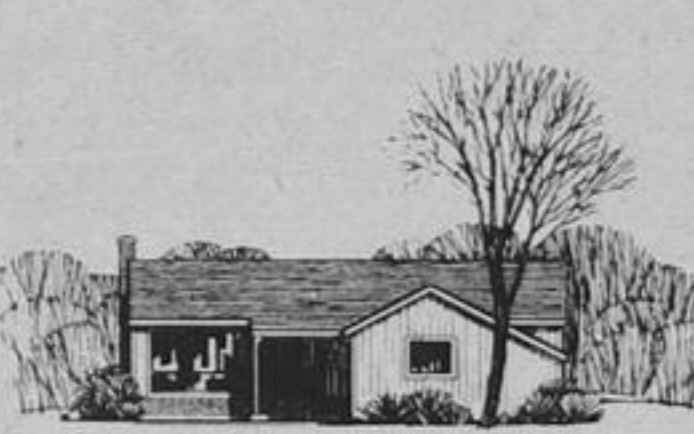
The Wellington



Artist's Conception \$86,950

Detached with 2-car Garage
Finished Floor Area 2,460 sq. ft.
Separate Living Room
Separate Dining Room
Bedrooms 4
Bathrooms 4
Family Room
Recreation Room with floor-to-ceiling fireplace
Basement Walk-out

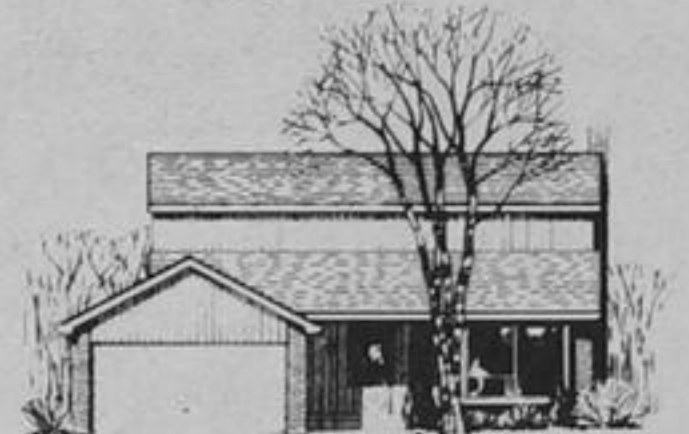
The Dufferin II



Artist's Conception \$77,950

Detached with 2-car Garage
Finished Floor Area 2,090 sq. ft.
Combined Living Room/
Dining Room
Separate Dining Room
Bedrooms 4
Bathrooms 1 1/2
Family Room with floor-to-ceiling fireplace
Basement Walk-out

The Algonquin



Artist's Conception \$82,850

Detached with 2-car Garage
Finished Floor Area 2,062 sq. ft.
Separate Living Room
Separate Dining Room
Bedrooms 4
Bathrooms 3
Family Room
Recreation Room with floor-to-ceiling fireplace
Basement Walk-out

All Gwillimbury Hill homes feature serviced lots of up to 8,000 sq. ft. Over 100 acres of Conservation Lands directly adjacent to development. On-site Public School scheduled to be opened Fall '78.



Another quality development by Flamingo Homes



Sales Office: 881-4877 or 895-2427

Directions: North on Highway #11 past Newmarket to Holland Landing. East on Sharon Road to Gwillimbury Hill.

GW1/7804

GOOD INVESTMENT MOOERS, N.Y., U.S.A.

Picturesque Farm and Ranch land. Approx. 700 acres located in Mooers, N.Y. 45 miles from Montreal, 20 miles from Plattsburgh. Consisting of approx. 200 acres hay land, 180 acres pasture land, balance trees and bush. Good hunting deer, rabbit, partridge, etc. Well water. Trout streams and man made lake. Town Road to property and private roads on property. Large cow and hay barns. Taxes: Approx. \$900 yearly. Also large garage on property. This area is a great scientific and scenic value. Price \$300 per acre U.S. funds. 416-669-2732 Mr. H. Cohen.

DON MILLS — STEELES 2 STOREY TOWN HOUSE

4 beautiful bedrooms, so much space, professionally decorated. \$57,900. 5 per cent down payment. Call Margaret Stewart, 226-6390.

DEL REALTY INC. RLTR.

\$58,900

Richmond Hill, 4 bedroom semi, soundproof. Minutes from Yonge St., on GO bus route. Lot 123' deep, well maintained. Private.

884-9386

After 3 p.m.

c2w16