



PHONE
640-2100
TODAY

Tribune

Classified Ads

**The People's Marketplace
For Stouffville, Markham,
Uxbridge and District**

REAL ESTATE

1. AGENT PROPERTIES 1. AGENT PROPERTIES 1. AGENT PROPERTIES 1. AGENT PROPERTIES

**The Best Properties
May Not Be
Advertised**



Years ago I knew a young man who had been unemployed for a long time. He used to scan the "Help Wanted" column and decide there was nothing available. He never realised the best jobs are often not advertised at all, but filled by applicants who hear about them by word of mouth. Many people make the same mistake about real estate. They scan the newspaper, and if there is nothing advertised that interests them, they conclude there is nothing on the market that they would want. It never occurs to them that some properties — like jobs — are often never advertised. Realtors aren't operating a secret selling service for favored clients. It's just that some properties are such good buys, the moment word gets around they are for sale, the realtor quickly gets a firm offer before he has had time to compose an ad. That's one good reason why, if you're thinking of buying, it will pay you to contact a reliable realtor and let him know what your requirements are. He will record them and call you the moment a listing that would interest you shows up.

FRED COOK REAL ESTATE LTD., REALTORS
16 Wellington E. — Markham — 294-2990

shearling
THOS. N. SHEA LTD. REALTOR

4 BEDROOMS \$30,495.00

On a quiet street in the west end of town this house is ideal for the growing family. Park area across the street, open fields at back, large lot. All rooms spacious, separate dining room, 1 1/2 baths. Roughed in fireplace in basement. About \$8,000 down, call Sybil Houston, 640-2082.

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THOS. N. SHEA LTD. REALTOR

1. AGENT PROPERTIES

MEHARG
STOUFFVILLE—CENTRAL Custom built 3 bdrm. brick bungalow, panelled living & dining area, lg. kitchen, cozy family room & car port on nice lot, close to schools & shopping. Call: **MURRAY SINCLAIR**

3 ACRE BLDG. LOT! Uxbridge north. Scenic, nice view. \$3,700 full. Only \$1,500. down. Call: **GEORGE HARVIE**

NEWMARKET AREA Just off Don Mills Rd., 47 acres, scenic, tree, rolling, bubbling spring creek. Excellent terms. Call: **HARRISON SCHLICHTER**

STOUFFVILLE EAST 2 acre bldg. lot, scenic, rolling, pond site, potential. Priced to sell at \$7,500.00. Call: **EARL DOWSWELL** (evenings 640-3876)

BALLANTRAE!!! Scenic, rolling 10 acre parcel, excellent bldg. site with terrific view. \$15,900. with good terms. Call: **BOB GOODE**

\$6,500.00 DOWN Attractive 6 rm frame home, full basement, garage, on nice landscaped lot in Uxbridge. Asking only \$23,500. Excellent terms. Don't delay. Call: **GEORGE HARVIE** 640-3131 297-2283 Gerry Meharg Ltd., Realtor

1. AGENT PROPERTIES

JOHNSTON
REALTY LTD.
Real Estate Broker

TRY \$5,000 DOWN to secure this immaculate 3 bedroom bungalow with carpeted rec room etc. Lovely lot with shrubs etc. Asking \$24,500. Vendor will hold balance on excellent terms.

BUILDING LOTS—UDORA On paved road. 100' x 200'. Asking \$4,500 — just \$750 down.

'IF YOU'RE NEARER GOD'S HEART in a garden, then here's a great buy in Oshawa, at \$19,900 (7 1/2% Mtg.) 2 bedroom bungalow — 3rd easily made in lge. finished rec room. Att'ched garage. Patio. 1 1/2 lot with trees and shrubs.

SAT. 'Special Spot' Radio CHOO 1390 from 8 p.m. •

COTTAGES—with access to Lake Simcoe, s/shore. 3 bedrooms, frnsht etc. 225' lot. Asking \$16,900—easy terms.

WAGNERS LAKE (N. Uxbridge) \$2,500 down. Modern 3 bedrooms, frnsht etc. 450' lot with 100' river frontage. Asking \$13,900.

ELVA SEELEY — 852-6345
DORIS SMITH — 852-8890
Oshawa Office — 1-576-1050

JOHN M. BAIRD LTD. REALTOR
Hog farm — 10 acres near Uxbridge. 6-room house, 3 barns. Will accommodate 500 hogs plus small horse barn. Asking price \$45,000 with terms. Call: **JIM BAILEY** Office — 294-1431 Home — 852-6880

1. AGENT PROPERTIES

WOOD
640-2323
297-2500

WANT TO SELL
REMEMBER WE DON'T JUST LIST WE LIST AND SELL. SEE OUR SOLD SIGNS THE TELL

IMMEDIATE POSSESSION! Distress sale. Make your own offer on this newly decorated 2 bedroom home located in the Ballantrae area. Water on pressure, nice kitchen etc. See now. Chas. Gailer.

STOUFFVILLE AREA!! Lovely new 3 bdrm. home needs completing. Very scenic overlooking lake. Lot 100' x 100'. See and make offer. Asking \$14,900. Call Willis Morris.

STOUFFVILLE — \$33,500. Large stone & brick 6-room bungalow, rec. room, full & divided basement, excellent landscaped lot, on quiet paved street. 6 1/2% mortgage, easy terms. Call Mr. Taylor.

STOUFFVILLE — \$19,800. Clean tidy 2 storey home, large lot, modern heat, kitchen, living room etc. Easy terms. See now.

HOBBY FARM—10 ACRES 6 room 3 bedroom home, modern oil heat, modern kitchen, garage, barn 30x20. Turkey barn 40x20. 3 floors. 2 poultry sheds. 687 ft. frontage, close to highway. Full price \$29,500. Call Ken Moore.

UXBRIDGE \$60,000. Excellent dairy farm. 113 acres choice location, 4 bedroom home, barn equipped for 40 cattle. Very scenic. See this one. Call W. Morris.

HOME + INCOME!! \$5,900. down on this 10 room modern bungalow, close to all conveniences. Well landscaped back yard. \$135.00 monthly income. Separate entrances. 3 bedrooms with large living quarters for owner. See this one.

GREENBANK—113 ACRES Excellent clay farm nearly all workable. Very scenic. Solid 3 room brick house, some highway frontage. See this one. — Mr. Timbers — or Mr. Taylor.

Honesty is Our Policy. COURTEOUS SERVICE GUARANTEED. Stouffville's own Local Broker.

1. AGENT PROPERTIES

Gibson
Willoughby
Limited

\$15,000. Will buy this 4 room home with good heating unit, situated on about 1/2 acre with some fruit trees. Bring your hammer and saw.

\$38,000. 2 acres on good road close to Hwy. 9, with good 6 room brick bungalow, modern in every way. Here's a chance to make a few extra dollars. Must be seen. For further information call **NORM COX, 473-2408**

\$92-0931, Toronto 921-7595

WHITBY Nearly new 4 bedroom bungalow on 10 acres in excellent area. Hwy. 7 & Hwy. 10. About 12 miles east of Markham. Small creek & pond site. Priced reasonably. Call Wm. Peck. 640-1303.

CLAREMONT AREA 60 acre farm, priced reasonably.

1. AGENT PROPERTIES

Real Estate? — Call WOOD
640-2323
297-2500

10 Acres — Partly Wooded Uxbridge south near Hwy. 14. Lovely pine and birch. \$11,500.00 terms.

Solid Hardwood Uxbridge - Leaskdale, beautifully wooded building lot 150 ft. x 200 ft. on good elevation of land. Asking \$8,000.00 terms. Laurie and Elma Wagg 852-3671, 649-2002.

J. M. Farquharson Realty Limited
REAL ESTATE BROKER

2. HOUSES FOR SALE

1/2 mile east of Ballantrae, 2 bedroom house for sale. Workshop. Full price, \$12,900. Name your own down payment. 640-3375.

VICTORIAN residence on Main Street, 20 rooms, 6 bathrooms, at present yielding \$5,000.00 income from 4 apartments plus 5 bedrooms, 2 bathroom accommodation for owner. Ideal business or office location! lot 363' deep, \$45,000. 640-2123.

LET'S TALK
Real Estate

BILL JACKSON

High Ratio Mortgages

I am pleased to announce through our association with the Standard Trust Company, we can now offer to residents of York County first mortgage loans for 80 - 90% of the appraised value of your property. Substantial second mortgage funds are also available at prime rates.

For an informed approach to your mortgage requirements telephone me today at 294-1372 or call at our Markham office located at the corner of No. 7 and 48 highways.

ONE MONTH'S FREE RENT

BRAND NEW APARTMENTS IN MARKHAM

on Hwy. 7 Across from Sherwood Plaza

2-BEDROOM SUITES \$165 per month

(Only 5 still available)

Includes: Hydro, Water, Stove, Frig., Drapes, TV Outlet and also wall-to-wall-broadloom.

CHILDREN WELCOME

Phone Markham
294-4979

WELLINGTON TOWER APARTMENTS

BE WISE — SEE WOOD
640-2323
297-2500

Do You Like Older Homes

REDEVELOP TO

SPACIOUS ROOMS Then see this home 5 miles from Stouffville in small town. 6 rooms plus family room. Home is immaculate. 20 x 20 living room. Washroom down, 3 pc. up. Tall mature maple trees. Asking \$24,900. Call **ART UNDERWOOD — 297-2536** Norman Hollands, Real Estate UNIONVILLE

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R. I. LAMBERT
Local Representative
Harold Zegil
Uxbridge 852-7341

COTTAGE ON LAKE SIMCOE Boat, trailer and 25 h.p. outboard motor. Full price only \$2,500. Hurry for this one.

1/2 ACRE BUILDING LOT Right on the river, many trees. This beauty may be picked up for only \$5,500 full price.

CALL H. ZEGIL 852-7341
R. I. LAMBERT, REALTOR

4. FARMS FOR SALE, RENT & WANTED

PASTURE for rent, \$15. per head for season. Phone 640-1589 after 5 p.m.

PASTURE available for 30 head of cattle, plenty of grass, water and shade. Apply 649-5732.

6. VACATION PROPERTIES FOR SALE, RENT & WANTED

COTTAGE lot for sale, 100' frontage on Gull River at Cobocook. Good boating, swimming & fishing. Terms: Earl McMullen, Claremont, 649-2343.

LAKESIDE cottage on Crystal Lake for sale, bungalow style, indoor facilities, landscaped. Priced at \$9,500, or best offer. Phone Brooklin 655-4828 Monday until Friday noon.

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WELLINGTON TOWER APARTMENTS

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4900 DOWN Brick bungalow, 5 rooms plus recreation room. Private drive to garage. Walking distance to business centre. Full price \$19,900.00 balance to one mortgage. It's a buy. Call Cec Hendricks.

BRICK BUNGALOW \$26,900. Large broadloomed living room, 3 bedrooms, full basement, 53 ft. frontage on quiet street (Stouffville). This home is priced right, let's talk terms. Call Bob Dart.

30 ACRE HIDEAWAY Cedar log siding home set among tall evergreens. Strong stream winds through property. Ideal for snow crusting as well as summer recreation. Asking \$38,000 terms. Call Leda Lewis.

1/2 ACRE BUILDING LOT Dixon Hill Only one left in area of lovely new homes. Has 115 ft. frontage on paved road. Owner moved away, anxious for an offer. More detail call Sybil Houston.

10 ACRES, TALL TREES Beautiful park like setting. Excellent hideaway. Many mature trees. Wildlife is frequent. 7 miles from Stouffville. Full price \$10,900. Call Harry Road.

6 YEARS OLD In Stouffville. Only \$5,500 down, balance to one mortgage. Immaculate 6 room brick bungalow, in an environment of excellent homes. Finished rec room, attached garage. Owner moving, needs quick offer. Full price \$23,500. Call Joan Marshman.

LIKE COUNTRY LIVING? 5 acre hobby farm. Neat home, barn with paddock, garage, well fenced. Ideal for a horse lover. Asking \$22,500. Call Dave Ratcliff.

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7. FINANCIAL AND MORTGAGES, BUSINESS OPPORTUNITIES

3000 sq. ft. space, 19th Ave., partially equipped for wood-working. 363-7418. G. Brown.

COMPLETE equipment built butcher store for rent in Markham Plaza. For more information phone 751-4837 or 759-7554 Toronto. 1-2

HOME SALES BRISK... MAY WE SELL YOURS?

TOM SHEA

I invite you to contact any of our sales representatives in our Markham or Stouffville branches. If you are thinking of selling, they will be happy to provide you with information regarding the current market value of your home.

Alcan Resale Wanted

Required immediately by IBM executive transferred to Don Mills office. Our client who has 3 school aged children who would like to be within walking distance to separate school, has large down payment. Will pay up to \$38,000. Call **GEORGE MAURICE** 294-1372

Executive Country Home

Retiring Executive wants 1st class property. A cozy home in the country within 40 miles of Toronto preferably well treed and scenic. My client needs possession by August. Will pay substantial cash for right property. Call **HARRY ROAD — 297-1180**

Back Split Level Wanted

In Markham by Rexdale couple transferred to Scarborough. We are temporarily completely sold out of this plan and urgently require a home in the \$40,000 price range near schools. Possession is flexible and large down payment is available. Please call **BOB REDHEAD** for more details. 294-1372

Wanted Sherwood North

I have a city couple who are dreaming another summer in an apartment. A nice 3 bedroom home is what they want and have good cash for one suitable. They missed one last week and are now quite anxious to buy. Can you help? Call **GORD LEVER** 294-1372

Family Room Wanted

Client's property sold. He now needs a three or four bedroom home with family room. Desires large lot. We are looking for a home in the \$30,000 to \$33,000 bracket and have half down in or near Stouffville or Markham. Call **SYBIL HOUSTON — 640-2082**

North Markham Home

Wanted by young business couple now renting on Main Street. Will consider two or three bedrooms either frame or brick. Prefer older home with potential and room for good sized garden. I have recently sold two homes in this area and can assure confidential service if required. Call **LLOYD COXWORTH** 294-1372

Teacher Needs Home

Teacher from Scarborough desires 3 bedroom older home in Stouffville. Can invest \$5000 down on property of \$30,000 maximum. Will buy home needing some repairs. Call **JOAN MARSHMAN — 640-2082**

Stouffville Bungalow

Priced under 21,000 cash wanted by retired Whitchurch couple as soon as possible. Two or three bedrooms, near stores. Handyman will consider anything reasonable if basically sound. Call **BOB DART — 640-2082**

A Home In The Country

Wanted by North York apartment dweller who previously resided in the Pickering area. Our client is an experienced gardener and requires good sized lot. Will consider modern or older styled home in the 35,000 price range. Prefers 10 mile range of Markham. Call **BILL DAWSON** 294-1372

Hobby Farm Wanted

Horse lover has fallen in love with Markham Township small horse farm priced beyond his reach. Requires at least 10 acres and home with outbuildings, suitable to renovate for one or two horses. Can pay up to \$60,000 with half cash. Call **CEC HENDRICKS — 297-1180**

Choice Building Site

SECLUSION WANTED. Country acreage up to 25 acres. Owner has plans for custom built home in hideaway atmosphere. Prefers to be within 30 miles from downtown and will pay premium price for attractive site. Call **DAVE RATCLIFFE — 640-2082**

\$25,000 Cash Available

For best 3 bedroom home within 5 mile radius of Markham. Fitted with tile, granite, stainless steel. Full time help to assist in house work. A good sized lot is essential for this couple. Apartment lease expires June 30th. Call **MYRA KOSTER** 294-1372

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THOS. N. SHEA LTD. REALTOR

5 Children Need Home

Home wanted for baby grand piano and five children on a large lot. Early Canada in an atmosphere preferred, around \$45,000. Prefers general Stouffville area. Call **LEDA LEWIS — 640-2082**

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KEITH
REALTOR

Little Britain 143 acres of the best land in Mariposa. 1/4 mile off Little Britain Lindsay highway. 1 1/2 story frame house, 3 pc. bath, oil furnace. Barn and new implement shed. Asking \$45,000. terms.

Fort Perry 100 acres of good land, paved road on two sides. Large 10 room brick house, barn 80x40 & silo. Bordering town of Port Perry & Prince Albert. Asking \$100,000. terms.

Brock Township Five acre tree lot & house on No. 12 Highway. Eight acre tree lot, hard top road, building permit available. Asking \$5,000. terms. 4-10 acre lots well treed. No. 12 Highway, building permits available. Very scenic. 40 acre lots, half tree and building permits available, \$400. per acre. 12 acre lot, 2 miles to Sunderland, road frontage two sides. \$7,500. terms. Permit available.

Apply **HERB PUCKRIN** R.R. Sunderland Phone 1-705-357-3671

MORTGAGES

We have funds available for first and second mortgages at current rates. If a mortgage is the answer to your financial problems a phone call will bring you prompt courteous service. If you have a mortgage which you wish to dispose of, we can arrange a prompt sale on the best of terms. For all mortgage problems call: 22-ft.

1. AGENT PROPERTIES

WOOD
640-2323
297-2500

RENT BEATER Minutes to Go Train & 401 Pickering. detached, after one year of renting it can be bought with an easy large nine year loan. Move one more time to your own home if you can afford \$140. monthly and have \$750. option money. Needs some work, but what doesn't? J. Kostenjuk, 1-942-5147. Griff'n R. E. Ltd., Realtor. If

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