



PHONE 640-2100 TODAY

Tribune

Classified Ads

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

REAL ESTATE

Picken & Mason Limited advises you TO BUY NOW

Aeharg REALTOR

Snelgrove REALTOR

UXBRIDGE AREA - 100 ACRES Good 3 bedroom frame home, nice rolling land, excellent soil, good barn, \$57,500 with \$15,000 down. Good terms. Call: ROSS GALLO

NOW • Is a good time if you are going to sell, we have families waiting. Properties are selling.

STOUFFVILLE AREA 1 1/2 storey aluminum siding home, 3 bedrooms double garage, good barn with water and hydro to suit 5 horses. Extras include: snow blower, lawn mower plus other garden tools; one sofa, T.V. hi-fi, etc. \$41,900. Call ROSS GALLO.

We need your listing now STOUFFVILLE AREA

CANNINGTON NORTH - 346 ACRES Good farm home with two very large barns plus implement and grain storage buildings, equipped for beef and hogs, very good soil, mostly workable, \$109,000 with terms. Call: EARL DOWSWELL. Evgs. 1-705-426-7024.

• What a beautiful location to build your home in among 46 1/2 acres of tall spruce and pines barn on property. Make me an offer. Asking \$58,000.

LAKE SIMCOE Beautiful nearly new home with four bedrooms, large kitchen, rec. room, 2 fireplaces, attached double garage, large lot at river, very close to lake. Asking \$57,900. Call: EARL DOWSWELL. Evgs. 1-705-426-7024.

• 4-year-old commercial building on Main Street with four rentals. Parking in rear. Try \$69,900.

STOUFFVILLE AREA - 1 ACRE One-year-old custom built home, 9 rooms, 2 bathrooms, 2 fireplaces, finished rec. room, 2-car garage. \$52,900 terms. Call: ROSS GALLO.

• 195 acres dairy farm fronting on 47 Hwy. Try \$1,500 per acre.

GORMLEY AREA Frame with alum. siding home, large living and dining rooms, 3 large bedrooms, single garage, two storey barn. Fruit trees and lots of shrubs. \$39,900. Call: HARRISON SCHLICHTER.

BALLANTRAE AREA • 2, 26 acre lots. Your choice \$32,000 and \$30,000.

Executive's Dream - Uxbridge Area 10 acres on paved road; ultra modern 2-year-old home, nestled amongst mature cedar trees; 3 bedrooms; 2 full baths, family room with floor to ceiling fireplace, weeping mortar brickwork, thermopane windows and plush shag broadloom throughout, double car garage. \$91,900 with terms. Call MIKE MENDELA.

GOODWOOD AREA • Just listed 40 beautiful acres spring fed pond, 4 to 5 acres hardwood bush all fenced. This property must be seen. Building permit available.

UXBRIDGE AREA 45 acres scenic rolling land, hardwood bush, only \$59,800. Call: HARRISON SCHLICHTER.

• All workable 50 acres good house barn and drive shed, 2 family dwelling. Don't miss looking into this investment, come in and make me an offer. Asking \$75,000.

173 ACRES - SEBRIGHT (Brecon) North Good seven room home and barn with 55 acres workable, good stream crossing property, balance in bush and pasture. Excellent hobby farm or investment property. Asking \$55,000 with terms. Call: EARL DOWSWELL.

Grocery and variety store business. You can have your own income here with a small investment in equipment and stock. Come in and talk it over. Shows a good return for a country store.

UXBRIDGE - 3 MILES WEST 25 acres, hills, trees, springs, good well. Only \$34,900. Call: HARRISON SCHLICHTER.

CLAREMONT AREA • Variety and grocery store business with gas bar, with excellent turn over. Equipment, all stock, living accommodations in rear of store, plus additional income on same property, tri-plex all self contained apartments. Shows an excellent potential. A good family business. Serious buyers only, please. Sales records on request.

NORTH OF STOUFFVILLE Six room brick veneer home, 3 large bedrooms, large living room, spotless. Fully furnished. Try \$29,900 with \$4,000 down. Call: MIKE MENDELA.

Rolling land, ideal for riding stable 50 acres for riding trails and cattle grazing. This older home must be seen. Early Canadian.

STOUFFVILLE Frame bungalow, four bedrooms, large finished rec. room, close to everything. Asking \$32,900. Call: JOYCE SPENSLEY.

UXBRIDGE AREA • 34 acres on paved road, 1 mile west of town. Owner wants to sell now. Terms 1/2 share or less for cash. Make an offer.

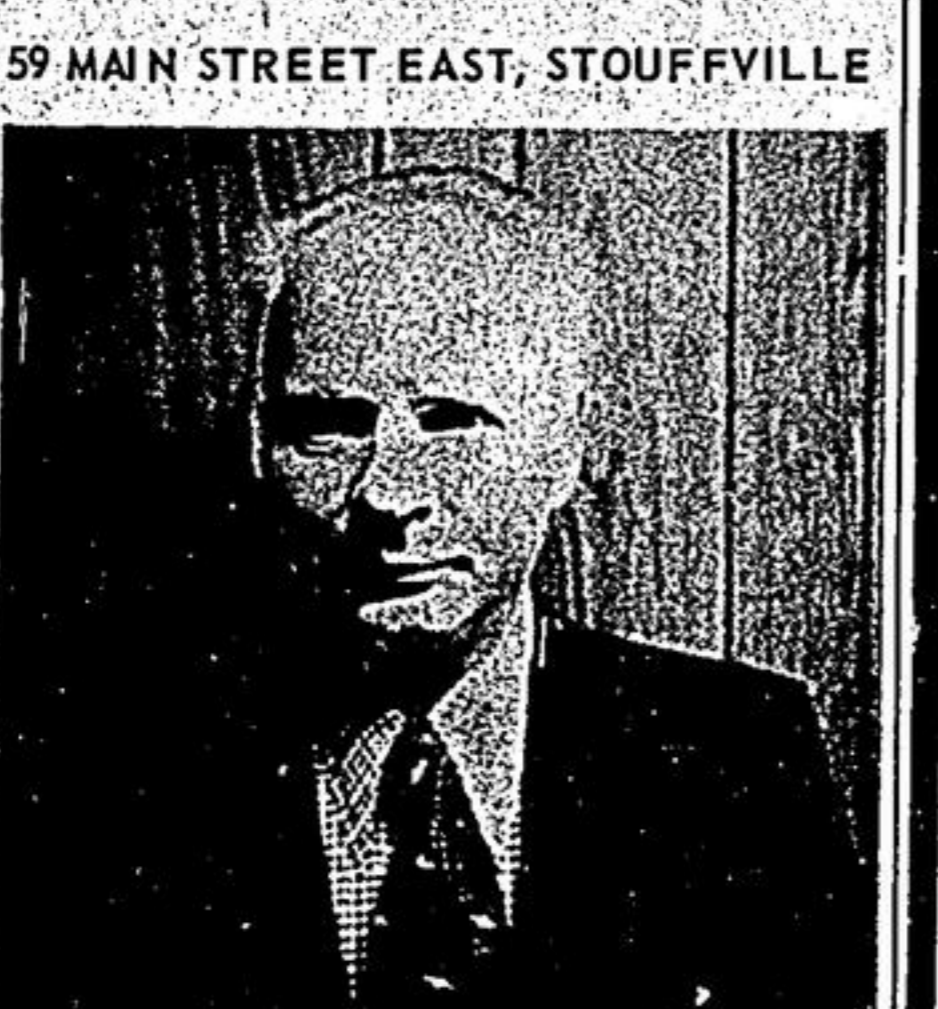
FOR THESE PROPERTIES AND OTHERS CALL 640-2131 or 297-2233

FRED A. SMITH - GOODWOOD 294-6011 751-1711

Aeharg REALTOR

WHOMSELY REAL ESTATE BROKERS

59 MAIN STREET EAST, STOUFFVILLE



PETER WALLEY

The appointment of Peter Walley, Real Estate Broker, as Vice-President in charge of its operation in the Stouffville area is announced by Eric Whomsley Real Estate Ltd., Realtors.

Mr. Walley brings to his new position, many years of local experience and expertise in all phases of the Real Estate Brokerage business and will be located at the new branch office of Eric Whomsley Real Estate Ltd., at 59 Main Street East, Stouffville.

This branch is intended to improve the firm's service in the neighbourhood by complementing the operating sphere of its seven other branch offices presently serving the east and north east environs of Metropolitan Toronto.

95% MORTGAGE LOANS

APPROVED CORRESPONDENT for The Mortgage Insurance Company of Canada

JOHN HARRISON To 95 per cent of value as low as 9% Cottage, ski chalet, summer homes from 10% Rural residential from 9 1/2% Second mortgage loans, city and rural from 10 1/2%

John Harrison 294-1372 Markham Office shealitt

Because of costs, the Builder has informed us that there is to be an increase of at least 5% by April 9th.

Where can you make \$2,500.00 with a \$500.00 deposit in less than 30 days?

Markham Estates sold 25% of its homes in the First Two Weeks, at Prices From \$53,500.

- These Homes feature: • Some over-sized lots • Double Garages • Fireplaces & Family Rooms • 4 & 5 Bedrooms • Over 2,000 sq. ft. • 2 1/2 Bathrooms • Broadloom throughout • Plus many more features

Pick up our Brochure & Price List at our office 70 Main Street, North, Markham or Call us at 297-3663

Exclusive Agents p m picken & mason limited, realtor

W. FRANK REAL ESTATE LIMITED REALTOR

189 QUEEN STREET, PORT PERRY, ONT.

PORT PERRY AREA 50 acres of scenic rolling land, well fenced, surrounded by mature trees, good pond. Immaculate 3 bedroom house, garage and sauna bath. Good barn suitable for horses or general uses. Ideal commuter or hobby farm. \$56,000 with excellent terms. Lawrence Morrison.

BLACKSTOCK AREA Beautiful 10 acre home site, partly wooded. New country homes in immediate area. Building permit available. Asking \$15,900. Fred Smith.

3 Miles North-West of Oshawa 9 1/2 acres corner property in prestigious area of large country estates. West branch of Oshawa creek flows across property. Partly wooded with excellent building sites. Must be seen. Asking \$50,000. Maurice Baker.

PORT PERRY 424 acre block of prime farm land with Lake Scugog frontage. 40 acres attractive bush, 2 modernized farm homes overlooking lake. Large modern dairy and hog barns. Ideal property for recreational complex. Must be seen. Asking \$299,000 with terms. Fred Smith.

OXWOOD AREA 100 acres, 90 workable, very productive soil. Attractive 3 bedroom 1200 sq. ft. bungalow, attached garage, laundry room. Main barn has 30 stanchions, silo, milk house and loafing barn. Asking \$62,000. Lawrence Morrison.

250 Acres, Victoria County One of the heaviest producing farms in Little Britain area. Ideal set up for large dairy or any livestock operation. Modern, five year old dairy barn, stable cleaner, hay conveyor and new milk house. 2nd large barn set up for hogs. Attractive 1 1/2 storey 5 bedroom brick home, modern conveniences and double attached garage, spring fed pond. \$145,000. Ken

Office Hours: 9 a.m. - 9 p.m. Direct Telephone Lines Port Perry 985-7386 Oshawa 723-0302 Toronto 364-2516

EXPERIENCED SALES STAFF • Maurice Baker - 852-7256 • Bruce Beaton - 985-3040 • Bruce Currie - 705-357-3392 • Ken Middleton - 985-7548 • Lawrence Morrison - 705-357-3395 • Fred Smith - 985-7639

FINANCE ASSISTANCE AVAILABLE COAST TO COAST REAL ESTATE SERVICE WE LIST EXCLUSIVE and M.L.S.

Real Estate is still your best investment

shealitt REALTOR

19 OFFICES AND 100 SALESMEN SERVING THE SUBURBS



URGENTLY REQUIRED After a very successful year in 1972 our sales personnel have waiting clients for all types of homes and acreages in the Stouffville area. These are serious buyers and many will wait for summer possession. All properties can be discussed confidentially with our trained consultants.

By listing with THOS. N. SHEA LTD. you have complete coverage through the Toronto and York Region Real Estate M.L.S. services plus our 19 offices throughout this area. Are you acquainted with our Stouffville staff? Cec. Hendricks, Bob Dart, Lloyd Houghton, Lloyd Weldon and Pat. Daniel.

STOUFFVILLE OFFICE 155 MAIN ST. W. PHONES 640-2082 or 297-1720

STONE REALTOR

WHITBY 3 bedroom brick bungalow, garage, finished rec. room. Very clean and tidy. \$32,500 with terms. Call Douglas McCague.

LITTLE BRITAIN 100 acre beef farm, all workable, 1/4 mile off paved country road. Good barn, 5-bedroom, 2-storey brick house, all conveniences. Owner anxious to sell. Call Herb Puckrin.

SUNDERLAND AREA 95 acres, high producing beef or dairy farm. Stanchions, stable and new loose housing barn, new silo 20' x 60'. 4-bedroom frame home with all conveniences. \$60,000 with terms. Call Ken Holliday.

CANNINGTON 400 ACRE DAIRY FARM 1/2 mile from village, fully equipped barn, large silo 18' x 60'. 3 room brick house in excellent condition. Beaver River through property, 200 acres working balance pasture and bush. Asking \$100,000 with terms. Call Herb Puckrin.

PORT PERRY 985-7303, OSHAWA 576-6701 After Hours Call George Stone, F.R.I., Port Perry 985-2832 Herb Puckrin, Sunderland 705-357-3671 Douglas McCague, Port Perry 985-2869 Lloyd Haynes, Blackstock 986-6052 Ken Holliday, Oshawa 723-5420

CAESAREA 2 bedroom bungalow, permanent home, attached garage on 80' x 200' lot overlooking lake, large family room, many extras. \$23,900 with terms. Call Lloyd Haynes.

IDEAL HOBBY FARM 70 acres on county road 2, adjacent to Hamlet of Manilla, just off No. 7 highway. Very scenic property, frame house and barn. Needs renovating. A real buy at \$35,000. With terms. Call Herb Puckrin.

EXCELLENT SHOW FARM 151 acres with creek on paved road, 1 mile from Cannington. 2 storey, 10 room brick home, all conveniences, large barn and shed, all in good repair, painted. Mature maple trees around yard. Could be used for any type of farming. Highly productive land. Asking \$150,000 with terms. Call Herb Puckrin.

MAPLE BEACH 50 acre hobby farm, has 6 room house with all conveniences, 3 car garage, barn 25' x 50', 2 ponds, 1/2 mile to Lake Simcoe on paved road. \$33,900.

LEASKDALE 30 acres, 1/2 wooded, building permit available. Asking \$6,000 down.

BRECHIN AREA 99 acres investment or recreational land, approx. 40 acres cleared, rest in trees. 1 mile to #12 Hwy. \$12,000 full price.

COUNTRY HOUSE, KIRKFIELD AREA, 3 bedrooms, living room, dining room, den, 3 piece bath, all modern conveniences, 1 acre landscaped lot. Full price \$15,500. 1-705-454-8258 or Box 649 c/o The Tribune, Stouffville. 2w42

Two bedroom bungalow, aluminum siding, full basement, 1 car garage, good starter home. Asking \$26,500. Call Bill Tranter.

OXWOOD - 350 ACRES 10 room 2 storey frame home, "L" shaped barn, pole barn, hog pen, part bush. Asking \$128,000. Call Charlie Stevenson.

MANILLA 100 acres, all workable land large barn, pond in pasture, 3 bedroom frame home with good view. Asking \$55,000. Call Charlie Stevenson.

McDOWELL REAL ESTATE

Markham, Charming older home, 6 spacious rooms, beautifully landscaped lot, \$42,500. Mrs. Sibbick 294-2990, 640-4472. Fred Cook Real Estate Ltd. Realtor.

2 Storey older brick home, 3 bedrooms, kitchen, adjoining family room, living, dining room, 1 1/2 baths, completely remodelled. Principals only, need apply. 640-4930.

WHOMSELY REAL ESTATE BROKERS

COUNTRY ESTATE HOME ON 16 ACRES WHITBY SOUTH

Close to No. 2 highway. This almost new brick rancher in modernistic in design, with a rustic flair. Overlooking 2 ponds, with a winding drive, on 10 beautifully landscaped acres, in an area of deluxe homes. Thermal-pane tinted windows, walnut parkay floors, Tennessee marble patio, floor to ceiling stone fireplace separates living room and family room. Winding staircase to sundeck, 10 rooms in all. The best material and workmanship are in this home. Tastefully decorated. A home for the discriminating buyer. Asking \$125,000. CALL PHYLLIS CLARK 640-4246 or 649-2517

WHOMSELY REAL ESTATE BROKERS

BRICK RANCH BUNGALOW ON 1 1/2 ACRES WHITBY NORTH

Only 3 years old on paved road, attached double garage, 3 bedrooms, sewing room, rec. room with fireplace, 1 acre in garden, 17 apple trees as well. A well built home in a lovely rural setting. Ideal for commuters. Asking \$55,000. CALL PHYLLIS CLARK 640-4246 or 649-2517

CENTURY HOME ON ONE ACRE NORTH OF WHITBY

Two storey frame on paved road, 10 rooms plus 2 unfinished. This home has been restored and is in excellent condition. Surrounded by mature trees. A 30 ft. x 20 ft. swimming pool, close to schools and stores. Asking \$41,900. Call PHYLLIS CLARK 640-4246 or 649-2517

A. E. LePAGE REALTOR

BEAVERTON AREA 224 acres, just off Hwy. 12, has spotless brick house, all steel barn, paved cattle yard, owner would consider staying on for one year, one of the best farms in the area. \$107,000.

225 acres, has Victorian style brick house, with beautifully landscaped grounds, large L-shape barn, Hwy. 48B frontage, owner anxious to sell. \$46,500. 71 acre horse farm, has 6 room house with good barn, Hwy. 12 frontage, stream crosses property. \$35,000. Call Jake Arends 519-291-1788

269 Acre Dairy Farm Barn ties 40 cows, milk house, 2 silos 12' x 32' and 20' x 70' with roof and unloader automatic feed system, 4 bedroom brick home in good condition. Call Dave Simpson 519-291-3458

50 Acre Farm Set-Up for Beef Cattle All workable level land, impl. shed 24' x 100', double garage, 7 room home with modern conveniences, priced to sell \$25,000 with good terms. Call Doug Hamilton 519-356-2558

77 Acre Set-Up for Beef and Hog Barn 60' x 75', impl. shed 35' x 38', 2 dug wells, 8 room stone home with every modern convenience, this property is located on a good highway with 2 spring streams. Price: \$55,000. Call Ken Schilling 519-291-2848

DON HAMILTON Real Estate Broker Box 1147 Listowel, Ontario Office: 519-291-3500 Res: 519-356-2558 Send for free farm catalogue

Country House, Kirkfield area, 3 bedrooms, living room, dining room, den, 3 piece bath, all modern conveniences, 1 acre landscaped lot. Full price \$15,500. 1-705-454-8258 or Box 649 c/o The Tribune, Stouffville. 2w42

3 Farms for Sale, Rent & Wanted

Relocating Your Farming Operation? We are offering the best 200+ acres in Wellington County; 182 acres workable land, balance of hardwood bush, and nine acres of evergreen. Flowing spring stream through hardwood bush. Large bank barn, two silos, bulk feed tanks, poultry barn. Large house with excellent view located on main road - Guelp h area. Land in excellent condition. Poultry quota included if desired. Write to: Box 647 c/o The Tribune, Stouffville, Ont. Principals only - private sale. 3w41

Financial and Mortgage Opportunities

MAJOR OIL COMPANY has low overhead location for lease in Stouffville area. Ideal opportunity to take over established business. Paid training school provided and poultry operation. Poultry quota included if desired. Credit card patronage. Minimum initial capital requirement \$5000 - \$6000. For further information contact: B. Herfen-Greven at Bus. 481-6451 or Home 483-9521. 3w40

2. Houses Wanted to Buy

Older house wanted for Spring possession. Call 640-1582. 1t39

3. Farms for Sale, Rent & Wanted

Wanting to rent farm or pasture for approx. 40 head of cattle in Stouffville area. 640-2451.

THE ART OF INSPECTING BASEMENTS

A major difference between a new house and an older one is that the quality of workmanship and materials is not in question. It is how well they have stood the test of time.

If the impression of the living room is good, it is often wise to go directly to the basement to learn the worst. It is there that construction faults are most likely to show up.

Leaking water on beams can cause rot that may mean future trouble. Excessive notching of a beam for pipes will weaken it. Beam shored up by intermediate timbers have been a problem and you should know why.

Foundation walls that are cracked are another sign to check further. While it is a rare house that has no observable settling, excessive foundation shifting can be a serious fault.

Very often an older house that needs repairs can be an outstanding buy for the reason that the faults turn prospective buyers off. If a house looks like such an opportunity, a reputable Realtor can advise you of the economic wisdom of your contemplated repairs in today's market.

FRED COOK REAL ESTATE

16 WELLINGTON ST., MARKHAM 294-2990