



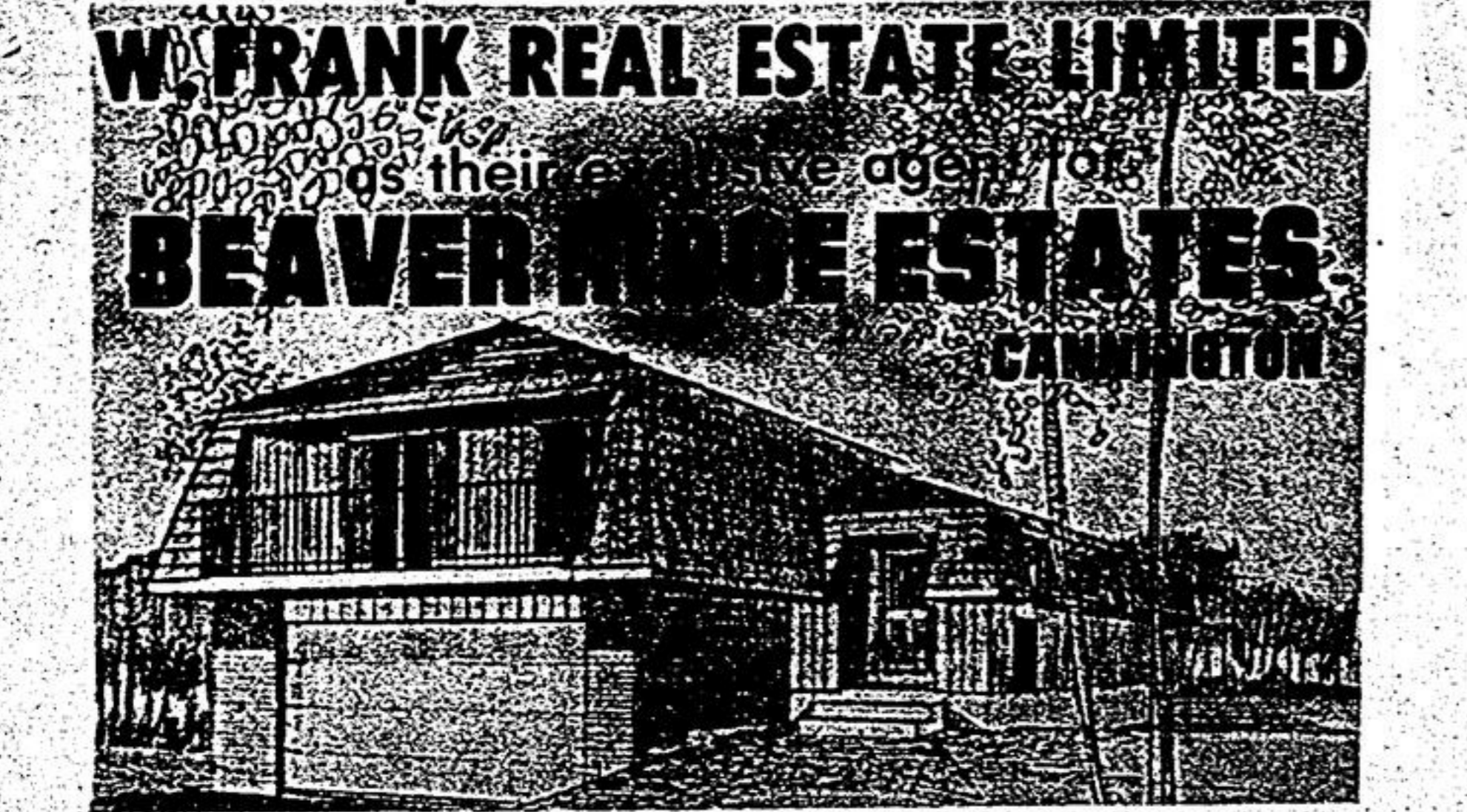
PHONE
640-2100
TODAY

Tribune Classified Ads

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

REAL ESTATE

EDWIN BARKEY CONSTRUCTION LTD.
are pleased to announce



W. FRANK REAL ESTATE LIMITED
189 QUEEN STREET, PORT PERRY, ONT.
Direct Telephone Lines
OSHAWA 576-7515

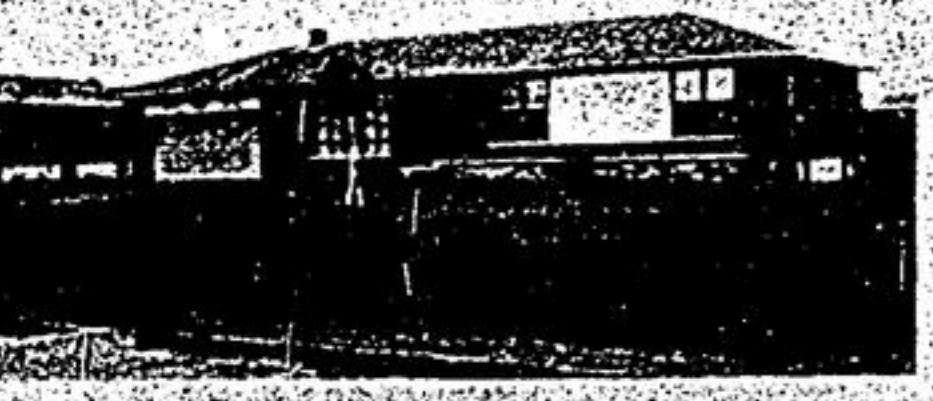
W. FRANK REAL ESTATE LIMITED
PORT PERRY, ONT.
PORT PERRY 985-7386
TORONTO 364-2516



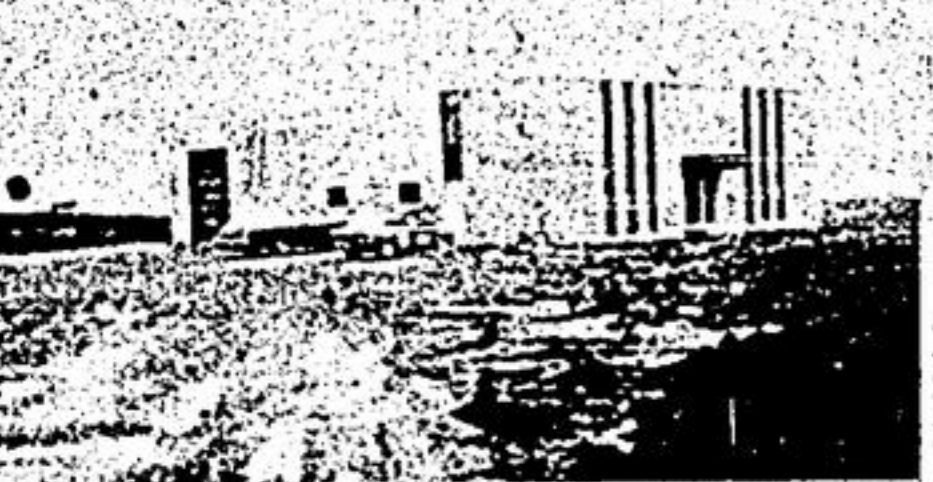
19 OFFICES AND 100 SALES REPS TO SERVE YOU



READY FOR SUMMER
2 bedroom insulated cottage. Ideal starter home for handyman - large deck for sunning - extra large lot - set among permanent homes. Asking 15,500 - call now - Pat Daniel 640-2082 or 887-5114



JUST LISTED \$49,900 OFF HIGHWAY 48
Your own fresh vegetables from your own garden. This half acre lot with a beautiful 3 bedroom home has a large kitchen with an eating area, open stone fireplace in the living room, sliding glass doors from the dining room which lead to the garden, and recreation room facilities. This property has town conveniences and country atmosphere. For further details please call Pat Daniel 640-2082 or 887-5114.



COMMERCIAL BUILDING HIGHWAY 48
Over 4000 sq. ft. Commercial Building. Over 3000 sq. ft. of Warehouse area with 20 ft. ceilings and 17 ft. loading door. 1265 sq. ft. storage area. 3 professional finished offices plus large reception area. Located on Highway 48 near Stouffville on corner lot of about two acres. Property can be used for Commercial or warehouse operation. All facilities. 30 minutes to Metro. Just listed at \$93,000. Call Lloyd Houghton or Bob Dart. 640-2082

FRAME COTTAGE
\$19,900 full price. 5 rooms on double lot 80 x 100 ft. good well and pressure system. Refrigerator and range included. North of Stouffville Call Lloyd Houghton 640-2082.

GORMLEY AREA
Cosy 2 bedroom home on double lot. Screened in verandah overlooks Preston Lake. Beach and boating privileges, owner transferred. Asking \$21,900. 294-5364.

3. Farms for Sale, Rent & Wanted
Farm, wanted to rent, preferably in Uxbridge, Goodwood area, buildings not necessary. 649-5340.

3. Farms for Sale, Rent & Wanted
45 acres for rent, partly plowed, balance in hay. 883-1045.

3. Farms for Sale, Rent & Wanted
Good pasture wanted for 10 Holstein heifers. 294-0635.

"WE FELL IN LOVE WITH THE FLOWER GARDEN"



And so they bought the house.

Human nature being what it is, people will likely continue to buy houses for illogical human reasons such as flower gardens in bloom or trees that shade a comfortable patio, or in some cases, even a fancy door knocker.

The impact of a house on even the most practical buyer is to some extent emotional. The reason is that a house is more than bricks and mortar - it is also a home - a very large part of the personal lives of most of us.

Sellers who wish to sell their home quickly for a satisfactory price would do well to remember that the charm and warmth of an attractive dwelling are their greatest assets. Enhance them whenever possible.

If you are planning to sell, perhaps a change in some of the interior decor or work on the outside grounds or inexpensive alterations would pay off in a quicker sale at a better price.

An experienced Realtor can tell you at which point the financial cost is likely to exceed the probable return and so how much expense, if any, you should go to.

FRED COOK REAL ESTATE
16 WELLINGTON ST., MARKHAM
294-2990



CLAREMONT ONTARIO

CLAREMONT EAST
2 acre country property. 3 bedroom brick bungalow, large rec room with fieldstone fireplace & walk-out. Garage. Drilled well. Just off the pavement. Asking \$60,000. Terms. Call Hugh Pugh, Claremont 416-649-2647. W. Frank R. E. Ltd. Realtor

12 ACRE COUNTRY ESTATE
JUST off pavement northeast of city. High scenic location with view from Oshawa to Toronto to Lake Ontario. Unique 4 bedroom, 2 storey home. Second floor 40' balcony from master bedroom. 2 1/2 baths. Broadloom throughout. Hot water heating. 2 car heated garage. Over 2,500 sq. ft. luxurious living plus rec room, patio and many other features. Appointments necessary. Asking \$95,000. Call Hugh Pugh, Claremont, 416-649-2647, W. Frank R. E. Ltd. Realtor.

90 ACRE FARM
FRONTING on 2 roads, large 6 bedroom, modernized brick home. Usual livestock barn; would make excellent horse farm or investment, asking \$2,000. per acre, terms. Call Hugh Pugh, Claremont 416-649-2647; W. Frank R. E. Ltd. Realtor.



We have families waiting. Properties are selling.

Take the first step call us now.

STOUFFVILLE AREA

- 8 acres in town, investment property.
- investment property, 1 1/2 acres in town, small one-bedroom home.
- Commercial lot in the centre of town 41 x 90
- Also two commercial buildings in town.

GOODWOOD AREA

- 40 acres, spring fed pond, 5 acres bush. Permit available.
- 10 acres of tall evergreens on quiet side road, permit available.
- Ten acres on paved road 1/2 mile from town, building permit available.

UXBRIDGE AREA

- 10 1/2 acres, 3 bedroom home, steel barn, 2 fireplaces, family room, rec. room.

CLAREMONT AREA

- 50 acres, 4-bedroom home, 2 barns, on paved Rd.
- Variety store with gar bar, excellent turnover also on same property, large home with 3 apartments to rent, priced for quick sale.

UDORA AREA

- Frontage on river. Three bedroom summer cottage, furniture included gas furnace, air conditioner. Asking \$14,900.

ZEPHYR AREA

- 29 acres older type home, four bedrooms. Barn and sheds, approximately half clear, cedar trees creek running year round.

BOBCAYGEON, ONT

- 88 acres, white birch & maple trees.

On any of the above listings, come in and talk it over and make your offer.

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



189 QUEEN STREET, PORT PERRY, ONT.

PORT PERRY
New 3 bedroom split level family home, 2 baths, separate dining room, family room featuring fireplace and patio doors leading into back yard, large garage, nicely freed lot on quiet residential street, very central location. \$45,000.00 terms arranged. Ken Middleton.

UXBRIDGE AREA SHOW FARM
210 acre dairy operation, fronting on 2 main highways. Very productive land. Beautiful 11 room century stone house, all conveniences. Lovely view, spring fed trout pond, stream. Large modern barns, fully equipped, 2 silos plus harvester, automatic feeder, paved yard. Must be seen. Priced at \$275,000.00 with terms. George Beaton.

CANNINGTON
New three bedroom brick back split with large living room, dining room, kitchen, 4 piece bath, oil furnace, attached garage, close to shopping. Asking \$33,900.00 financing arranged. Bruce Currie.

LAKE SCUGOG
45 miles Metro. Lovely 4 bedroom lakefront cottage, winterized, fireplace, full basement, electric heat, all conveniences. Just listed at \$25,900.00. Fred Smith.

LAKE SCUGOG
Lovely 3 bedroom lakefront cottage, completely winterized, full basement, fieldstone fireplace, aluminum siding. Garage and boat storage at rear. Beautifully landscaped. Only \$26,900.00. Fred Smith.

UXBRIDGE AREA
50 acre corner farm, partly wooded with good pond site. 10 room brick home, modern conveniences. Barn suitable for horses double garage. Must be seen asking only \$68,000.00. George Beaton.

EAST OF PORT PERRY
50 acre hobby or horse farm with pond, 5 bedroom home, modern conveniences, small barn, corner property. Asking \$44,900.00 with terms. Fred Smith.

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
- George 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

Real Estate Professional Appraisals
MAHOREAN & DAHL-JENSEN LIMITED
Realtor
297-1777 - 294-5666

8. Accommodation Available
STORE
1200 sq. ft. plus basement, commercial on Main St., \$375.00 per month included heat and hydro.
CALL ROSS GALLO 640-2131 or 297-2283
Gerry Meharg Ltd., Realtor

1. Houses for Sale 1. Houses for Sale



CLAREMONT - This older home has been completely renovated and is right in the Village within walking distance of commuter train. Close to shopping and schools. On large treed lot. 3 bedrooms, paneled living-room with floor to ceiling stone fireplace, extra large kitchen. An attractive home in a nice setting. Be sure to see it soon. Call Phyllis Clark 640-4246 or 297-2633. Asking \$39,000.00

25 ACRES ASHURN
High rolling scenic land with pond sites, ideal homestead, building permit available. Terrific investment potential. Within commuting distance of Oshawa & Toronto. Asking \$45,000.00 Call Phyllis Clark 297-2633 or 640-4246

102' x 135' Irregular
STOUFFVILLE - 3 bedroom, brick bungalow with living room, kitchen, 1 bath. Call Sharon Brazier 640-4246 or 297-2633

100 ACRE FARM
Whitby Township, corner farm, 2,000 ft. on paved road, near Hwy. 12. Stone house, productive apple orchard, ponds, barn shed, all buildings in excellent condition. Asking \$2,500. per acre. Excellent investment potential. Call Phyllis Clark 640-4246 or 297-2633

Stouffville Commercial - Zoned C-1 for stores, offices, etc. Two apartments above each store. Call Peter Walley 640-4246 or 297-2633.

Stouffville area - 4 - 10 acre parcels. Building permits available from \$30,000.00. Call Peter Walley 640-4246 or 297-2633.

Stouffville area 10 miles N.E. Beautiful treed parcel, exceptional home site. Call Peter Walley 640-4246 or 297-2633.

COUNTRY ESTATE HOME ON 10 ACRES - WHITBY SOUTH
Close to No. 2 highway. This almost new brick rancher is modernistic in design, with rustic flair. Overlooking 2 ponds, with a winding drive on 10 beautiful landscaped acres, in an area of deluxe homes. Theropane marble patio, floor to ceiling stone fireplace separates living room and family room. Winding staircase to sun deck, 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. 297-2633, 640-4246.

100 ACRES UXBRIDGE
15 acres bush, stream, frame home, barn. 1,320' frontage, excellent investment, Call Sharon Brazier 640-4246 or 297-2633.

1 ACRE
Cannington area, 350' frontage, excellent building site. Only \$8,500.00. Call Sharon Brazier 640-4246 or 297-2633.

COUNTRY RETREAT ON 8 ACRES - UXBRIDGE AREA
Two bedroom, aluminum siding, older home, double garage, small barn with four horse stalls, two fence paddocks, house in fair condition, needs improvements, high scenic land, with panoramic view, small apple orchard. Asking \$38,500.00. See it soon. Call Phyllis Clark 640-4246 or 297-2633.

200 ACRE FARM
Uxbridge area, 2-storey, 8-room, 4-bedroom solid home, all conveniences, large barn, equipment shed, garage, slightly rolling land, about 140 acres workable, balance trees; river running through the farm. Asking \$750.00 per acre. Call Ernest Skuja 1-852-6625 or 297-3633 or 640-4246.

BEEF UP!
An excellent 200 acre beef operation that will show excellent returns for a modern beef farmer and also for the investor. Interested in capital appreciation of land, 1,000 head of beef can be handled easily on this farm, located 1 hour north east of Toronto. Two 150-ft. pole barns with automatic feeding, four huge silos, 2 houses, 18 ft. pond. Call Ken Bourrie, 297-1777.

196 ACRES - BRADFORD
A good farm at 400 cloverleaf for easy commuting to Toronto. Attractive 2 storey, stucco 8 room home in nicely treed setting. Two barns 80' x 40', 3 drivesheds and 3 good wells. 185 acres workable and 100 acres can be sold with barn only. Call Ken Bourrie, 297-1777.

4. Lots for Sale, Wanted
Desirable home site: 3 1/2 acre building lot in Elizabethtown village, Hope Township, good road frontage, shade trees, pure stream, well, near store, church, etc., \$15,000. 640-3514.

Mihorean & Dahl-Jensen Ltd. Exclusive Realtor
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