

PHONE 640-2100 TODAY

Snelgrove REALTOR COMPANY LIMITED

We have buyers waiting. There is a buyer for every type of home.

STOUFFVILLE AREA

- Investment property, 1 1/2 acres in town.
- 22 1/2 acre horse farm on paved highway.
- Building permit available, commercial property, prime location, 1st \$37,000.
- Store on Main St. has Apt. above. Priced for quick sale at \$41,000.

GOODWOOD AREA

- 40 acres, spring-fed pond, 5 acres bush. Permit available \$35,000 down.
- 10 acres on paved road, \$15,000 down, asking \$30,000.
- 10 acres on side road, asking \$30,000, \$10,000 down.
- 30 acres, 2-storey brick house, barn and drive shed. Asking \$70,000, \$25,000 down.
- Grocery and variety Store Business.

UXBRIDGE AREA

- 10 1/2 acres, 3 bedroom home, steel barn, 2 fireplaces, family room, rec. room.
- 40 acres, early Canadian 2 storey home. Barn with pond. Must be seen. Good terms. \$25,000 down.

CLAREMONT AREA

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

UDORA AREA

- Summer cottage on river, furniture, gas furnace, air conditioner. Reduced to \$10,900 for quick sale.

ZEPHYR AREA

- 29 acres, four bedroom stucco home, barn, creek with cedar bush. Try \$47,000.

COBOCONK, ONT.

- 10 acres, building permit available. Priced for quick sale, \$8,500.

BOBACAYGON ONT.

- 88 acres, white brick and maple trees. \$16,000.

FREDA SMITH - GOODWOOD
294-6011 751-1711

WE HAVE A NUMBER OF HOMES AND FARMS ON M.L.S.

DON HAMILTON LTD. REAL ESTATE AND INSURANCE

132 WALLACE AVE. N. - BOX 1147 - LISTOWEL, ONTARIO

172 Acre Dairy Farm - bank barn 68x72 with steel ties and loose pens, stable cleaner, bulk tank, silo 13x50, new imp. shed, attractive 8 room home with all conveniences, spring stream, a bargain at \$68,000.00.

Call Jake Arends 1-519-291-1788

100 Acre Dairy Operation, large painted barn with steel ties for 38 cows plus loose pens, stable cleaner, bulk tank, milk transfer system, 2 silos 16x60 with cap unloaders, 1 silo 12x36, 2 conveyors, 4 bedroom brick home in excellent condition. This is a beautiful dairy set up and could be purchased with 70 head of cattle.

Call Doug Hamilton 1-519-356-2558

100 Acre Hog Set-Up, nearly all workable land, 2 year old hog barn which handles 600 hogs, 22 farrowing crates, imp. shed, 8 room brick home with all modern conveniences, priced to sell at \$65,000.00.

Call Ken Schilling 1-519-291-2848.

269 Acre Dairy Farm - barn ties 40 cows, milk house, milk transfer system, loose pens, paved yard, 2 silos with unloaders, automatic feeding system, workshop, 4 bedroom brick home with every convenience beautiful farm priced at only \$90,000.00.

Call Dave Simpson 1-519-291-3458

DON HAMILTON REAL ESTATE LTD.
Box 1147
Listowel, Ontario
Office 1-519-291-3500 Res. 1-519-356-2558

ARE YOU SHOWING OFF YOUR HOME'S BEST FEATURES?

A beautiful patio shaded by trees is... well, a beautiful patio. It should speak for itself, right?

Wrong! I'm sorry.

Showing houses to their best advantage would be simpler if that were so, but like a pretty girl who still relies on a little make-up and the right clothes to create the best effect, homes need a little help too.

A recent case in point occurred when a Realtor was showing a couple through a home that featured a beautiful tree yard. The yard was often the focus of the owner's home life with dining on the patio in an atmosphere of nature's surroundings.

Unfortunately, on the day of this particular inspection, the weather was cold and the family was dining inside; nonetheless, the lady of the house had still set the tables as if they were going to eat outdoors.

It was a very effective touch. And while the buying couple seemed to recognize it as a stage setting, nobody seemed to mind.

Later, when they bought the home, the buying couple both mentioned the patio with its unused table settings as one of the things that "really cinched" the deal.

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

Tribune Classified Ads

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

McHarg REALTOR

STOUFFVILLE
Charming old two storey brick home, close to everything; large lot. Asking \$38,900.00 Call: JOYCE SPENSLEY, 294-2600 or 640-3131

WOODVILLE AREA
150 acres, 140 workable, balance in pasture and bush. Lovely two storey brick home, all conveniences. Garage, two barns, stables, plenty of water. Close to highway. Asking \$76,500.00 Call: ELWOOD JOHNSTON Evgs. 705-357-3425.

BALLANTRAE NORTH 5 ACRES
Ideal for horses. 2 bedroom frame home, needs modernizing. Barn 60x80 with running water. Only \$39,900.00 terms. Call: MIKE MENDELA

WOODVILLE - 25 ACRES
With pond and large highway frontage, good building site or speculation property. \$15,000.00 full. Call: EARL DOWSWELL - Evgs. 705-426-7024.

173 ACRES - SEABRIGHT (Brechin North)
Good 7-room home with all conveniences, barn, with 55 acres workable, good stream through property, balance in bush and pasture. Excellent hobby farm or investment property. Asking \$49,900.00 with terms. Make offer. Call: EARL DOWSWELL Evgs. 705-426-7024.

BALLANTRAE AREA 6 ACRES
Beautiful 8-room bungalow, brick and cedar siding, fireplace, large sundeck, large screened in porch, 2-car garage; barn with 4 box stalls. Large spring fed pond with sandy beach; lots of evergreen trees. Asking \$82,000.00. Call: HARRISON SCHLICHTER

LAKE SIMCOE
5-Room modern home on good size lot, including stove, refrigerator, washer and dryer. Garage. Right of way to lake. See and make offer. Call: GEORGE HARVIE

UNIONVILLE 10 MILES NORTH
7 acres with 3-bedroom aluminum siding bungalow, needs finishing. Large barn. Would make excellent small horse farm. \$54,900.00. Call: HARRISON SCHLICHTER

BEAVERTON AREA
50 Acres with excellent building site; plenty of trees, near paved road. \$11,900.00 with \$3,900.00 down. Call: EARL DOWSWELL. Evgs. 705-426-7024.

UXBRIDGE - 1/4 ACRE
Self contained 2 family home, total 2100 sq. ft. living area, Modern 4-bedroom brick bungalow, sliding glass doors to 25 ft. balcony. View. Also walk-out to 10x20 patio. Lot fully landscaped and treed. Only \$44,500.00. Call: MIKE MENDELA

LEASKDALE - 10 ACRES
Two bedroom frame bungalow, broadloom throughout. Nicely landscaped; vegetable booth; 4 1/2 acres strawberry plants; 3/4 acre raspberries. Paved road. Asking \$44,900.00 Call: ELWOOD JOHNSTON Evgs. 705-357-3425.

SUNDERLAND AREA
128 acres, approximately 50 acres rolling, partially wooded, balance in duckpond. Beautiful home site. Asking \$37,500.00. Call: ELWOOD JOHNSTON - Evgs. 705-357-3425.

COTTAGE LOT JACK LAKE
300 feet frontage, road access. \$12,975.00 with terms. Call: GERRY MEHARG

BRECHIN - 300 ACRES
Lovely 8-room brick house with all conveniences. Large barns; excellent stables with stable cleaner; new silo plus silo unloader. Property fronting on paved road. Asking \$120,000.00. Call EARL DOWSWELL - Evgs. 705-426-7024.

SUNDERLAND - JUST LISTED
Square 100 acres, 90 acres workable, balance mainly bush. Excellent pond site. Modern 8-room frame home. New attached garage. T shaped barn with stanchions. Large pen for heifers. Implement shed. Farm suitable for any type of operation. Call: ELWOOD JOHNSTON Evgs. 705-357-3425.

UXBRIDGE TOWNSHIP
150 Acre farm with beautifully renovated Victorian farm house; also good second house on property. \$225,000.00. Call EARL DOWSWELL Evgs. 705-426-7024.

For these and other properties call 640-3131 or 297-2283

GERRY McHarg REALTOR

WHOMSELY REALTOR
STOUFFVILLE OFFICE
640-4246 or 297-2633

13 ACRES - HOUSE - BARN
Uxbridge area, lovely scenic rolling land, treed, pond site, 5-room, 3-bedroom bungalow, all conveniences. Call Sharon Brazier, 297-2633 or 640-4246.

1 ACRE
Sunderland area, 350' rd. frontage, in delightful country atmosphere building permit available. Call Sharon Brazier, 297-2633 or 640-4246.

40 ACRES
Sunderland, just what everyone wants, trees, springs, pond site, excellent building site. Call Sharon Brazier, 297-2633.

COMMERCIAL PROPERTY - CLAREMONT
2-storey brick home with 3-bedrooms, TV room, laundry room, large kitchen, barn 20' x 20', right in the village on Brock Rd. Asking \$32,000. Call Phyllis Clark 297-2633 or 640-4246.

70 ACRE FARM
Large 3-bedroom brick home, family style kitchen, 9 rooms in all barn for horse lovers, and implement shed. Located on paved highway in Scott Township. Call Ernest Skuja, 297-2633 or 640-4246.

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 beautifully 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 sundeck. 10 rooms in all. The best material and workmanship are in this home. Tastefully decorated. A home for the discriminating buyer. Asking \$135,000. Call Phyllis Clark 297-2633 or 640-4246.

SMALL ACREAGE, REACH TOWNSHIP
Several 50 acre lots, Reach Township, \$45,000. to \$75,000 building permits available. High scenic land. Also three 25 acre lots priced at \$45,000.00 each. Call Phyllis Clark 297-2633 or 640-4246.

STOUFFVILLE AREA
5-10 acre parcels, building permit available. Call 297-2633 or 640-4246.

FARM - 75 ACRES
Scott Township, 2 storey 3 bedroom home, 42 acres workable balance trees. Call Ernest Skuja 297-2633 or 640-4246.

KEITH McDOWELL REAL ESTATE BROKER
Stouffville 11 Main St. E. 294-5544 Farms-Acreage-Residential 640-4444

ORILLIA
17 acres of treed land close to lake. Good building or commercial site. Asking \$34,000.00 Call Charlie Stevenson.

OAKWOOD
Older style brick home on good lot on No. 7 Hwy. Presently rented as two apartments. Asking \$28,500.00 Call Charlie Stevenson

Farms
PEFFERLAW OVERLOOK LAKE SIMCOE
2 storey 4 bedroom home with large 4 pc. bath, kitchen and living rm, on 146 acres with large barn, silo and implement shed. 2 ponds frontage of Hwy. 48. Asking \$124,000.00 Call Charlie Stevenson.

LITTLE BRITAIN 133 ACRES
4 bedroom brick home with stable cleaner, implement shed, garage and tractor shed. 2 road frontages. Asking \$95,000.00 Call Charlie Stevenson.

STOUFFVILLE
New 3 bedroom sidesplit, featuring garage, fireplace, den, separate dining room. Good location. Asking \$44,900.00

UXBRIDGE AREA 10 ACRES
New bungalow featuring 3 large bedrooms, 1 1/2 baths, 2 car garage asking \$55,900.00. Call Keith McDowell

15 ACRE HOBBY FARM CLAREMONT AREA
Century farm house, restored 2 storey with 4 bedrooms, 9 rooms in all with self contained apartment. Could be 4 family home. Gently rolling land with two ponds, large barn with hydro and water, driving shed on paved road. Excellent investment potential. Priced at \$79,000.00 Call Phyllis Clark 297-2633 or 640-4246.

REAL ESTATE BROKERS

3. Farms for Sale, Rent & Wanted
300 ACRES TOP CORN LAND
on paved road, two houses, one older farm house excellent condition, one newer bungalow, 1 1/2 storey, 5 bedroom with double garage, barn 20' x 50', silo 30' x 70' mechanized, large driving shed, good for dairy or beef, Bond Head area. For sale by owner. Phone for appointment 416-729-2357 evenings 6:30 - 8:00 p.m. 2w1

3. Farms for Sale, Rent & Wanted
55 ACRES
Top Clay Loam - good corn ground, paved road, older 3 storey house in excellent condition, steel driving shed, steel barn 7 years old, 116 new. Make good beef or horse farm. Bond Head area. For sale by owner. 416-729-2357 evenings 6:30 - 8:00 p.m. 2w1

9 ACRES available to plough and seed, rent free, Stouffville 640-5477

3. Farms for Sale, Rent & Wanted
350 ACRE BEEF FARM NEAR BARRIE!
Every yard is workable and total stone free. All land in one block, road frontage of 1 1/2 miles. School bus at door. One new 1160-stone bungalow of 2,500 sq. ft., estimated at \$80,000. Second house for hired man is a very good condition. Main barn 65' by 120' set up for 300 head beef cattle, second barn 60' by 70'. Price \$290,000. Phone: 1-705-429-5145.

3. Farms for Sale, Rent & Wanted
UXBRIDGE, 200 acres, house and barn for sale. Phone 789-2161, H. Waters Realty Ltd., Broker.

4. Lots for Sale, Wanted
14 ACRES ravine lot, bush and stream, in Darlington Twp. for sale. Phone 649-2640 after 6:00 p.m. 2w1

7. Financial and Mortgage, Business Opportunities
NEED A MORTGAGE
Funds available for 1st & 2nd mortgages. We also have clients waiting to purchase your mortgage on best of terms. Discuss your needs with us in confidence. Gerry Meharg Ltd., Realtor 640-3131, Stouffville Plaza Member of Ontario Mortgage Brokers Association 4312

shea REALTOR
THOMAS SHEA LTD. REALTOR

19 OFFICES AND 100 SALES REPS TO SERVE YOU

Ask About Our Guaranteed Trade-In Plan

FRAME BUNGALOW 4 BEDROOM
Stouffville North, large family size living room, some interior finishing needed. Full basement. Back yard has privacy fence. On lot 80 x 100 with drilled well and water pressure system. Just listed at \$26,500 Call Pat Daniel or Bob Dart 640-2082

COMMERCIAL BUILDING STOUFFVILLE NORTH 3 MILES
Over 4000 sq. ft. has 3000 sq. ft. of warehouse space plus 1265 sq. ft. of storage area. Over 3 professionally finished offices plus large reception office and records room. This 3 year old building features 20 ft. ceiling with 17 ft. loading door located on ideal corner. Lot about 2 acres with frontage on highway 48 and second paved road. Property has been used as a medical laboratory but could be used as commercial or warehouse operation. Has all facilities and only 30 minutes from Metro. Listed at \$93,000. Details call Lloyd Houghton or Bob Dart at 640-2082.

WHITE COTTAGE STOUFFVILLE NORTH
Immaculate 3 bedroom frame cottage. White with black trim, neat appearance. Has living room 35 ft. long, large kitchen, price includes refrigerator, Range, T.V. Beds and all basic contents, plus metal tool house on premises. Just listed at \$18,900 will sell quickly. Call Cec Hendricks 640-2082

COMMERCIAL PROPERTY CENTRE OF STOUFFVILLE
Brick home 2 storey, completely renovated 4 bedrooms on 2nd floor. Living room has fireplace and bay window. Separate dining room. On lot with 44' frontage on main st. near business centre with depth of 264 ft. Has C.I. Zoning. Property has potential for many commercial uses. Details Call Cec Hendricks 640-2082

\$15,500 FULL PRICE
Frame cottage with 2 bedrooms, Has 4 rooms plus sundeck. Lot has 80 ft. frontage. Refrig. and range included. Call Pat Daniel 640-2082.

\$10,500 FULL PRICE
Frame cottage with 2 bedrooms, Sunporch. On lot 33 x 100' Near Musselmans Lake. Call Lloyd Weldon 640-2082.

STOUFFVILLE OFFICE 155 MAIN STREET W. TORONTO LINE 297-1270

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REAL ESTATE BROKERS

11. Rooms for Rent
NICELY furnished downstairs room, central Stouffville. 640-526 after 4:30 p.m.

13. Apartments for Rent
ROOMY Main St. apt., newly decorated, \$140. Includes heat and hydro, also bachelor \$30. weekly. 640-2123.

COUNTRY apartment, 2 bedrooms. Abstainers only need apply. 888-1138

1. Bedroom apt., Stouffville, \$125. month. 640-5...

McDOWELL REAL ESTATE
REAL ESTATE OPPORTUNITY
SALES People with or without Real Estate experience. If you are a self starter and wish to improve your present position, or start a new and rewarding career, then you're the person we want. Call us Today KEITH G. McDOWELL REAL ESTATE Broker 294-5544 or 640-4444

STONE REALTOR
REAL ESTATE LTD.

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.

OSHAWA
Close to 401, 3-year old legal duplex, 3-bedroom unit, with broadloom in living room and dining room, and 5-piece bath; 2-bedroom unit with bath; also laundry room, rec. room, 2-car garage, immaculate throughout, priced at \$73,000. with terms. Call Doug McCague.

HERB PUCKRIN
Close to 401, 3-year old legal duplex, 3-bedroom unit, with broadloom in living room and dining room, and 5-piece bath; 2-bedroom unit with bath; also laundry room, rec. room, 2-car garage, immaculate throughout, priced at \$73,000. with terms. Call Doug McCague.

PORT PERRY 985-7303, OSHAWA 576-6701
After Hours Call: George Stone P.R.L., Port Perry 985-2832 Herb Puckrin, Sunderland 705-357-3671 Douglas McCague, Port Perry 985-2869 Lloyd Haynes, Blackstock 986-5052 Ken Holliday, Oshawa 723-5420

7. Financial and Mortgage, Business Opportunities
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95% MORTGAGE LOANS

APPROVED CORRESPONDENT
for The Mortgage Insurance Company of Canada

JOHN HARRISON
To 95 per cent of value as low as 9 1/4 percent Cottage, ski chalet, summer homes from 10 1/4 percent Rural residential from 9 1/2 percent Second mortgage loans, city and rural from 10 1/2 percent

Ask for John Harrison 294-1372 Markham Office

shea REALTOR

ALWAYS DEAL WITH A MEMBER ONTARIO MORTGAGE BROKERS
our member in your area: GERRY MEHARG LTD., P.O. Box 10, Stouffville Plaza, Whitchurch-Stouffville.

FIRST and second mortgages at best rates. For prompt personal service call 473-5843 or 881-0164. 3711

8. Accommodation STORE
1200 sq. ft. plus basement, commercial on Main St., \$375.00 per month included heat and hydro.

CALL ROSS GALLO
640-3131 or 297-2233 Gerry Meharg Ltd., Realtor (21)