

PHONE
640-2100
TODAY

Tribune

Classified Ads

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

Achary

UXBRIDGE AREA
Beautiful rolling 25 acres, tremendous view, 825 ft. road frontage. Ideal homesite or great investment at \$47,500.00. Call: **MIKE MENDELA**

STONE RANCH BUNGALOW
West of Uxbridge, on scenic 10 acres, pond, 4 bedrooms, lots of room to expand close enough for commuting, \$66,500.00. Call **JOHN TRIFILETTI**

CORNER FARM W. of STOUFFVILLE
Home is in an excellent setting with many mature pines, extra apartment, barns, pond, a great 47 acre farm on a paved road for commuting, \$155,000.00. Call: **JOHN TRIFILETTI**

12 acres - EXCLUSIVE AREA!
Trees, ponds, 3 beautiful acres to build on at the front, see it and compare. Call: **JOHN TRIFILETTI**

833 ft. ROAD FRONTAGE
West of Stouffville, near Kennedy Rd. 25 acres flat land, excellent highway property with great potential. \$122,900.00. Call: **JOHN TRIFILETTI**

MUSSELMAN'S LAKE - Try 22,900.00
Well treed and secluded lakefront property with two bedroom winterized cottage plus 3 room cabin. Call: **MIKE MENDELA**

BALLANTRAE AREA
3-Bedroom bungalow, walk-out basement, swimming pool, on 5 acres with towering trees. Only \$52,900.00 with good terms. Call: **HARRISON SCHLICHTER**

GORMLEY AREA
16 Acres estate property, excellent 2-storey four bedroom home, large barns, artesian stream. Call: **HARRISON SCHLICHTER**

MUSSELMAN'S LAKE
2-bedroom cottage overlooking lake, immaculate, furnished, \$17,900.00 full price with \$2,500.00 down. Call: **HARRISON SCHLICHTER**

EAST END STOUFFVILLE
3 bedroom brick bungalow, 2 years old, broadloomed throughout, immaculate condition situated on large lot, only \$52,500.00. Call: **HARRISON SCHLICHTER**

STOUFFVILLE-MAIN WEST
Business property, 5 rm. apt. over large store area, separate entrances. Excellent condition through out, existing business can be bought separately \$69,500.00. Call **GERRY KNAPP** 649-5255

HORSE FARM W. of STOUFFVILLE 6 conc.
9 room home on 15 acres, L shape barn, 25 Box stalls, 40 x 100 loafing shed, trout pond, outdoor arena, all excellent condition, many extras. EXCELLENT INVESTMENT. PORTER. Call: **GERRY KNAPP** 649-5255

MUSSELMAN'S LAKE
5-bedroom frame home on nice lot. Newly decorated, good well & septic tank. Fenced yard. Asking \$34,900.00. Call: **GEORGE HARVIE**

UDORA
Scenic building lot, 100' x 150', asking \$10,500.00. Call: **JOYCE SPENSLEY**

MARKHAM AREA
2-bedroom bungalow, finished rec room, good creek barn, single garage on 2 acres. \$69,000.00. Call: **HARRISON SCHLICHTER**

UXBRIDGE TOWNSHIP
Original hand hewn log home; 2 fireplaces (one with bake oven) on 9 acres with everflowing stream, stocked pond, plus 4 room winterized workshop. Asking \$105,000.00. Call: **HARRISON SCHLICHTER**

BALLANTRAE - VIVIAN FOREST
Rambling 2 year old cedar log bungalow, large entrance hall with open staircase, spacious living room with fireplace, custom kitchen, two full baths, mud room, basement walk out, double garage, one scenic, secluded lot, accented by many evergreens. Only \$79,900.00. Call: **MIKE or JOHN**

STOUFFVILLE AREA - 1 ACRE - POND!
Custom built 3-bedroom brick bungalow on paved road, large family room with fireplace & walk-out 24 ft. balcony, 8 ft. sliding glass door, double garage. \$69,900.00. Call: **MIKE MENDELA**

STOUFFVILLE-HIGHWAY NO. 48
Immaculate two storey brick home; two storey workshop, completely winterized, storage building 48' x 160' on a well treed one acre lot. \$110,000.00. Call: **HARRISON SCHLICHTER**

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

UXBRIDGE TOWNSHIP
50 acres, ideal home site for country estate. Call: **GERRY KNAPP** 649-5255

100 ACRES - 3 PONDS
ESTATE INVESTMENT

STOUFFVILLE AREA 14 miles north 7 hwy.
Large 4 bedroom home, electric heating, 2 bathrooms, broadloom, large barn, mature 20 acre sugar bush at rear. This property has excellent development possibilities. \$115,000.00. Call: **JOHN TRIFILETTI**

NORTH-WEST OF STOUFFVILLE
1500 ft. of paved road frontage, 47 acres with large home with extra apartment, barn & utility bldg. \$155,000.00. Call: **JOHN TRIFILETTI**

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

Achary

SALEM
REAL ESTATE BROKER

STOUFFVILLE AREA
Custom built Ranch style bungalow. Field stone front. On 10 acres of beautiful rolling land. Carpeting. Two field stone fireplaces. Walk out from kitchen to balcony. Finished rec room with walk out to 15'x15' patio. Barn with water and hydro suitable for 8 horses. Nice view with hardwood bush. On paved road. Must be seen to be appreciated. Only \$74,900.00

GORMLEY AREA
25 acres of rolling land with pond site, 820 ft. frontage. An ideal location for your future home. Building permit available. Good investment at \$55,000.

STOUFFVILLE EAST
Under construction, side split brick home on 3/4 acre lot. 3 or 4 good sized bedrooms. 1 1/2 baths. Family room with fireplace, bar and walk out. Wine cellar. 2 car garage. Own colour choice.

UXBRIDGE HILLS
2.10 acre lots with pond, newly drilled well. Close to paved road. Dug out basement \$36,000 each.

UXBRIDGE AREA 1 ACRE
Immediate possession. Back split 4 bedroom brick home with fireplace. 1 1/2 baths Study Den. On paved road with scenic view. Good buy at \$49,900.

CHOICE LOT
Available in Uxbridge area. 10 acres of beautiful rolling land with picturesque view, stream, and 2 acres of cedar bush.

STOUFFVILLE AREA
Luxurious living. New custom built back split brick home on 3/4 acre lot. Spanish style design. 4 bedrooms, large den, balcony, family room with fireplace. Immediate possession \$59,900.

FOR THESE AND MANY OTHER PROPERTIES

CALL ROSS GALLO
at 294-6522
Office located North West corner No. 48 & No. 47 Highways.

A. E. LePAGE

REALTOR

BEAVERTON AREA BUILDING LOTS
building lots with 120 ft. frontage, \$4500 to \$5000. Building permits available 25 + 50 ACRES
good selection of 25 + 50 acre parcels

BRECHIN AREA 100 ACRES
all workable, 7 room, very comfortable farm home with all conveniences, barn 40 x 60 excellent driving shed and other out-buildings, approx. 1/4 mile from highway 12 (Death forces sale)

99 ACRES
investment property, all clear with excellent pond, lots of frontage on paved road, next to village of Brechin, speculator's price.

THORAH ISLAND
Shore line lots and development properties. For further information contact **JOHN JOYCE**
Highway 48B, 3 miles south of Beaverton Phone 705-426-7171

FIGURE OUT HOW MUCH HOUSE YOU CAN AFFORD WIN TIMBERS

You should be sure you know BEFORE you start to look so that you won't later get in over your financial capabilities.

The simplest way is to calculate the amount of monthly mortgage payment you can handle comfortably and then see how much mortgage that payment will support.

From your NET monthly take-home pay deduct the costs of non-housing items such as food, clothing, insurance, installment payments and recreation. From that result deduct standard housing costs such as taxes, insurance, maintenance and fuel. The final result should be the approximate monthly mortgage payment you can afford.

A Realtor can readily tell you by checking his tables of interest rates and terms how large a loan the payment will carry over a given period. The size of the mortgage you can afford plus the amount of your down payment will readily give you the price category you should be looking in.

A knowledge of what is sensible financing for your family is one of the foundations of a wise choice in home purchases by eliminating future home money worries. See you next week. (Copyright)

STOUFFVILLE SOUTH
1 1/2 Acres 274 FT. FRONTAGE
Productive kitchen garden, 7 room, 2 storey, country kitchen, cedar deck, \$63,500. Mrs. Sibbick 294-4707 or 297-1404.

STOUFFVILLE
3 bedroom - 2 storey home, separate dining ground floor laundry room 1 acre \$49,000. Mrs. Sibbick 294-4707 or 297-1404.

STOUFFVILLE SOUTH
Attractive 7 room home 1 1/2 acres, dining room & kitchen, walk out to sun deck \$63,500. Call Mrs. Sibbick 294-4707 or 297-1404.

STOUFFVILLE
1 acre plus newly decorated 2 storey 3 bedroom home, ground floor laundry room, garage, paddock. Call Mrs. Sibbick 294-4707 or 297-1404.

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

WHOMSLEY
REAL ESTATE
640-4246 or 297-2633



BEAUTY ON 15 ACRES ASHBURN
This 3 bedroom frame home has been restored and is surrounded by mature trees and beautifully landscaped. Living room has floor to ceiling brick fireplace. Galley kitchen has many cupboards, all appliances included in purchase price. Priced at \$75,000.00. Call Phyllis Clark 297-2633 or 640-4246.

112' x 165' LOT - NEW HOME
Last one, Stouffville area. 6 room, 3 bedroom brick bungalow, all broadloomed, 2 car garage. Call Mr. Walley 297-2633 or 640-4246

CENTURY HOME STOUFFVILLE AREA
2 storey brick, 9 room home in excellent condition on 25 acres. Driving shed used as garage. An interesting home in a nice setting, close to paved road. Call Phyllis Clark 297-2633 or 640-4246.

2 STOREY BRICK HOME BROOKLIN
This lovely 9 room house is situated on a large pool sized treed lot. Living room has corner brick fireplace, walk-out from kitchen to cedar deck, glassed in sunroom. Full attic would make a nice studio. Many extras. Priced right. Call Phyllis Clark, 297-2633 or 640-4246.

50 ACRES NORTH OF ASHBURN
High scenic, rolling land with a view to Lake Ontario. Ideal for commuters, building permit may be obtained. Terrific investment potentials. Call Phyllis Clark, 297-2633 or 640-4246

TWO 25 ACRES BUILDING LOTS ASHBURN
High scenic type of land, building permit available. Call Phyllis Clark, 297-2633 or 640-4246

VACANT BUILDING LOT
Blake Street, Stouffville 47 feet frontage, 128 feet depth. Irregular shape. Lovely cedar hedge in front. Call Frank Jenkinson 297-2633 or 640-4246 Eric Whomsley Real Estate Ltd.

100' x 100' LOT
Stouffville area - 5 miles north 2 bedroom home, quiet street, 5 minute walk from lake. Call Terry Richardson 297-2633 or 640-4246

REALTORS

summer Real Estate seminar

stouffville claremont goodwood

If you're seriously interested in a new and challenging career representing our Company in these areas, join us for 3 evenings in August to learn the opportunities that real estate offers to you. Contact Don Bowerman Personnel Recruiting 294-1372 for further information.

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Brethour
REAL ESTATE

3232 EGLINTON AVE. EAST SCARBOROUGH, ONTARIO

MARKHAM PROPERTIES RESIDENTIAL INDUSTRIAL & COMMERCIAL

4 bedrooms, 2 storey stone front with 2 car garage, broadloom throughout, walkout to patio, many other extras.

LAND PARCELS
56 acres, 10 acres, 25 acres. All are good investment properties near the Village of Markham.

INCOME PROPERTY
Approximately one acre lot on Markham's Main St. buildings presently rented.

INDUSTRIAL FOR LEASE
Will build to suit on Hwy. 48, present space available. 8000. square feet of plant, 1600. square feet of office space over 10 acre parcel of land.

WANTED
Three bedroom home in the Markham Village area for ready purchaser with a large down payment.

For further information on all the above properties please call Gerald Johnson 266-7761 Brethour REALTY Services Ltd.

L.S. Snelgrove REALTOR

THE OWNERS WANT THEIR PROPERTIES SOLD NOW. PHONE ME FOR FURTHER INFORMATION AND MAKE US AN OFFER. THEY COULD SAY "YES"

In Markham, 5 room bungalow style home fireplace, 4 pc. bath hot water heating, located on Main rd. For small family or retired couple. Asking \$45,000.

Old Gormley - Post Office Don Mills Rd. Large corner property, Old fashioned charm, 11 rooms, private living quarters, plus large store area, now used as Post Office area plus self contained apartment above. Family room finished, 2 1/2 pc. bathrooms, 1 1/2 pc. car garage swimming pool. This property is Topst in immaculate condition. Asking only \$89,900.

In Goodwood, renovated farm house, complete with a shady verandah, old fashioned charm, modern conveniences, 8 rooms 2 bathrooms self contained apartment above. New drilled well, new furnace, new plumbing, new septic tank, new brick 2 car garage. First time offered in town.

Stouffville on 9th line 33 acres farm has 2 road frontages corner property, frame house and barn just listed.

Estate Home 12 rooms 4 bedrooms 3 bathrooms 2 stone fireplaces complete kitchen in large family room, completely air conditioned sitting room to sun deck, large patio, wall to wall broadloom. Loads of water, 7 acres of lawn, 200 silver and red maple and white birch trees on estate spring pond, stone pillar posts, at entrance, 1100 ft. of paved driveway, 2 car garage, detached to brick home plus 2 car garage used for tractors. Electrically heated, Barn, 14 box stalls in horse barn fans plus heat electrically controlled. This home a Must. Many extras not mentioned. This Home must be sold, due to illness. For appointment please phone me, right away.

Stouffville, centre of town, first time offered, 3 levels for extra large family room or 2 families, made up of 10 rooms, 6 bedrooms, 2 1/2 piece bathroom and 1 1/2 pc. bath, fireplace in large 20 ft. living room, clothes closets in every bedroom, dishwasher, fridge, range, in 2nd kitchen steps. Main floor and kitchen has wall to wall carpet. Central vacuum system 200 amp service. Asking \$59,900. The owners want this home sold now!

10 Acres with house and barn, 3 bedrooms, 2 fireplaces, family room, 10 acres all fenced. Lots of water. Very scenic, property on paved road Hwy. 47.

140 Acres on 4th division of Uxbridge

The way to your home is in taking the first right now.

FREDA SMITH - GOODWOOD
NO SUNDAY CALLS PLEASE
WE HAVE A NUMBER 751-1711
294-6011 OF HOMES AND FARMS WITH M.L.S.

STONE
REAL ESTATE LTD.
REALTOR

5 Miles East Of PROPOSED AIRPORT
52 acres, level vacant land, corner property, close to main Highway, \$1,500.00 per acre. Terms Call Ken Holliday

COUNTRY LIVING
45 acres on paved road, also 1900 ft. frontage on sideroad. Spring fed pond, some bush. Excellent view. Asking \$35,000.00. Terms Call Herb Puckrin.

LINDSAY
Executive country retreat, 99 acres of mixed bush fronting on two roads. Plenty of white birch, beaver dam on property, good hunting, 3/4 mile off highway. \$15,000 with \$4,500 down. Call Herb Puckrin.

LINDSAY
205 acre farm, 4 bedroom brick house, large barn. Could be dairy or beef. 3 road frontages. Just off Highway. Priced at \$79,000.00 with terms. Call Herb Puckrin.

PORT PERRY 985-7303. OSHAWA 576-6701
After Hours Call
George Stone F.R.I., Port Perry 985-2632
Herb Puckrin, Sunderland 705-357-3671
Douglas McCague, Port Perry 985-2869
Ken Holliday, Oshawa 723-5420

UXBRIDGE AREA
100 acres high scenic property with numerous pond sites, barn, \$105,000 with terms. Call Doug McCague.

SEAGRAVE LAKE SCUGOG
Large waterfront lot. Secluded. 3 bedroom cottage, drilled well, cedars and white birch trees. \$17,000. Call Herb Puckrin.

7. Financial and Mortgages, Business Opportunities

7. Financial and Mortgages, Business Opportunities

95% MORTGAGE LOANS
APPROVED CORRESPONDENT for The Mortgage Insurance Company of Canada

JOHN HARRISON
To 95 per cent of value as low as 9 1/2 percent Cottage, ski chalet, summer homes from 10 1/2 percent Rural residential from 9 3/4 percent Second mortgage loans, city and rural from 10 1/2 percent

Ask for John Harrison 294-1372 Markham Office

shearman

FRANK
REAL ESTATE LIMITED
REALTOR

189 QUEEN STREET, PORT PERRY, ONT.

CANNINGTON
2 bedroom brick home in excellent condition on large riverfront lot. Spacious living room, modern kitchen, 4 pc. bath. Asking only \$24,900.00 Bruce Currie.

PORT PERRY
6 years new, 3 bedroom brick bungalow featuring 17' x 11' family size kitchen, new garage on 111' x 160' treed lot, centrally located on quiet street. Act fast on this one at only \$39,900.00 Ken Middleton.

PORT PERRY
Zoned commercial, 2 storey 4 bedroom, large kitchen, separate dining room. Large entrance with open staircase. Excellent location. Asking \$40,000.00 Lawrence Morrison

PORT PERRY
4 yr old exceptionally well built 3 bedroom bungalow on corner lot. Beautifully broadloomed throughout. Large rec room, 2 fireplaces, 1 1/2 baths, 2 car garage. Asking \$49,900.00 Maurice Baker.

PORT PERRY
3, 2 bedroom apartments, centrally located. Showing good return and in good condition. Asking \$48,000.00 Fred Smith.

LAKESIDE BEACH
2 bedroom insulated cottage, large living room with fireplace, modern kitchen, 4 piece bath, oil furnace and sunroom, garage on nice dry lot, access to good sand beach. Asking \$16,900.00 George Beaton.

PORT PERRY NORTH
50 acre corner farm with stream, 45 acres workable, good fences, 6 room brick home, conveniences. Large barn, suitable for horses or beef. Priced at only \$50,000.00. Lawrence Morrison.

SUNDERLAND AREA
92 acre corner farm fronting on 2 paved roads. Very productive level clay loam, all workable, 10 room brick home, all conveniences. Large bank barn, excellent farm for beef or horses. Asking \$85,000.00 Bruce Currie.

OFFICE HOURS - 9 a.m. - 9 p.m.
Direct Telephone Lines Port Perry 985-7386 Oshawa 576-7515 Toronto 364-2516
EXPERIENCED SALES STAFF
Maurice Baker - 852-7556
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

1. Houses for Sale
PRIVATE 10 room home on large lot and choice location, hardwood floors, fireplace, finished rec. room and sun room, double garage \$79,000. For 1/2, appointment phone 640-2724

2. Houses Wanted to Buy
WANTED, starter or retirement home, Stouffville area, private, ready to buy, call care of The Tribune, Stouffville.

Real Estate Professional Appraisals
MIHOREAN & DAHLJENSEN LIMITED
Realtor
297-1777 - 294-5666

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