

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

Tribune Classified Ads



**PHONE
640-2100
TODAY**

**IF YOU'RE
BUYING
A HOME
LEAVE A
STANDING
ORDER**



WIN TIMBERS

A standing order? For a home?
Lots of people do and often end up with the best buys.

On the other hand many people make the same mistake about house hunting. They devour the newspapers and if they see nothing suitable conclude that nothing is available.

Because of practical considerations of cost, most Realtors are unable to advertise more than a small percentage of homes in their files at any one time. Of course buyers responding to this advertising are usually also shown other previously advertised homes that remain unsold.

But what of the house hunter who has listed his wants in advance with his Realtor? When a choice offering comes on the market that may suit him he is usually given first choice - before it is advertised.

Understandably, many of the best properties are sold this way before they are ever publicized in a newspaper.

A Realtor with a ready buyer waiting is going to scour the market for a property to sell his client who is much more likely to get the exact house he is looking for.

See you next week.

(Copyright)

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



DICK FINTELMAN

Thos. N. Shea Ltd. Realtor takes pleasure in announcing the appointment of Dick Fintelman to the staff on its Stouffville office 155 Main St. W.

Dick resides near Goodwood and is well known throughout Uxbridge, Clarendon and Stouffville area.

He has recently completed his real estate course at Seneca College and is now a licensed salesman in Real Estate.

Dick would now welcome any enquiry from any of his friends re the purchase or sale of a property.



19 OFFICES SERVING THE SUBURBS



INVESTMENT PROPERTY - UXBRIDGE

Located in the heart of the business section in town and consisting of 2 profit showing stores under lease, plus 6 apartments. This property has the potential of showing an overall rate of return of 12 percent on your investment. \$84,900.00 Call: MIKE MENDELA.

CANNINGTON - 7 1/2 ACRES
Beautiful building lot, pond, drilled well. \$21,000.00 Call: Mrs. DICKIE YOUNG 294-4983

BROCK TOWNSHIP
40 acres, ideal building site, large mature cedar bush, artesian stream, pond site, corner property. Asking \$37,500.00 with \$10,000.00 down. Call: Mrs. DICKIE YOUNG 294-4983

UXBRIDGE TOWNSHIP
100 Acre farm with 20 acre sugar bush at rear. Excellent investment. 4 bedroom frame home and large barn. \$105,000.00 Call: JOYCE SPENSLEY 294-2600

STOUFFVILLE AREA
1 acre, pond, custom built 3 bedroom brick bungalow on paved road. Large family room with fireplace and walk-out. 24' balcony. 8' sliding glass doors, double garage. \$64,900.00 Call: MIKE MENDELA

CLOSE TO STOUFFVILLE
Beautiful rolling 25 acres, tremendous view, 825 ft. road frontage, ideal homesite or great investment. \$52,900.00 Call: MIKE MENDELA

UDORA
Scenic building lot 100 x 150'. Call JOYCE SPENSLEY 294-2600

UXBRIDGE AREA NORTH
28 acres secluded home site, rolling land, good pond site. Call: GERRY KNAPP

UDORA
New 3 bedroom homes, 90 x 180' lots, good wells, for information on these call: GERRY KNAPP 649-5255 evenings

STOUFFVILLE
Tastefully decorated 3-bedroom brick bungalow, office, rec. room, in-ground heated swimming pool, ideal location. Call: JOYCE SPENSLEY 294-2600

STOUFFVILLE - MAYSTONE COURT
Cul de sac
Beautiful executive 4-bedroom home, finished rec. room, high landscaped lot, 120' x 220'. Call: GERRY KNAPP 649-5255 evenings

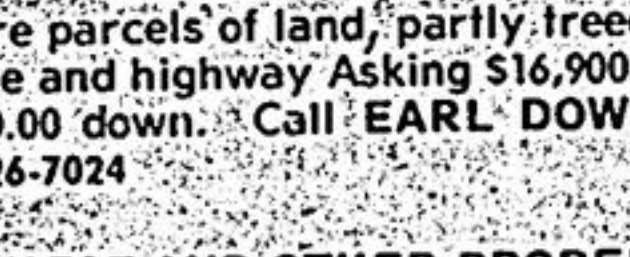
STOUFFVILLE
6 room 2-storey brick home, large corner lot, excellent location, trees, swimming pool, workshop. Try \$50,000.00 Call: HARRISON SCHLICHTER

RINGWOOD AREA
3/4 acre 2-storey, 6 room brick home, barn, flowing stream. Asking \$65,000.00 Call: HARRISON SCHLICHTER

UXBRIDGE TOWNSHIP
25 acres rolling land. \$36,900.00 Call: EARL DOWSWELL 705-426-7024

BEAVERTON AREA
50-acre parcels of land, partly treed, close to lake and highway. Asking \$16,900.00 with \$5,000.00 down. Call: EARL DOWSWELL 705-426-7024

FOR THESE AND OTHER PROPERTIES
640-3131 or 297-2283



3 Farms for Sale, 3 Farms for Rent & Wanted

WANTED TO BUY! SMALL FARM
10 to 15 acres with buildings.
Please phone:
640-1399 after 6 p.m.

**GINO SALEM
REAL ESTATE BROKER**



MODEL HOMES: WELL BUILT
-Stouffville Town
-Bungalows
-Side Splits 1900 Sq. Ft.
-Back Splits 2200 Sq. Ft.
-3 and 4 bedrooms
-2 bathrooms
-Finished family room with fireplace and walkout
-Large lot 49x166 Ft.
-Own Colour Choice
-Choice of broadloom or hardwood floors
-Starting price \$54,900.00 with good interest rates.

UXBRIDGE
Elegance, charm and solidarity! Superbly located ranch style bungalow with 10 acres of treed land and stream. Picturesque view for miles. Large foyer, 4 bathrooms, 2 fieldstone, fireplace, 2 walkouts, 2 car garage. \$99,500.00

4 1/2 ACRES INVESTMENT
372 ft. frontage on No. 47 close to No. 48 highway. Good soil. About 3000 evergreen shrubs ready to be sold. A 2-storey house, newly decorated and secluded with many trees. Circle drive, 3 car garage.

FAMILY BUSINESS OPPORTUNITY
Restaurant, gas bar on 10-acre corner property. Good business all year around. Set back and secluded with trees is a 5 bedroom brick bungalow, 2 baths, 2 car garage. Barn. Don't miss this.

FOR INFORMATION CALL ROSS GALLO AT 294-6522
OFFICE LOCATED NORTH WEST CORNER NO. 47 and NO. 48 HIGHWAYS

**STONE
REAL ESTATE LTD.**

LOG HOUSE
50 ACRES
3 bedroom log house conveniences, fully furnished. Antique box stove, quaint, quiet retreat, partially wooded small barn, paved road, north of Brechin. Opportunity \$25,000 cash. Call Herb Puckrin.

DAIRY OPERATION - CANNINGTON
132 acres all workable, 2 bedroom stone bungalow, all conveniences. Main barn, 140' x 50', 2 silos, 60' x 20', automatic feed set up, paved yard. Surge 4 stall milking parlour, DeLaval pipeline, large cooler. Asking \$100,000.00. Call Herb Puckrin.

WOODVILLE
127 acres farm, just north of County Road Two. Large 9 room frame and Alcan. home. All conveniences, good barn and silo. 84 acres excellent working land. Balance cedar with creek and springs. Asking \$90,000.00 with \$45,000.00 Call Herb Puckrin.

BROOKLIN AREA - 10 ACRES
3 Bedroom brick and fieldstone bungalow, attached garage, Broadloom and all conveniences, new Barn 32' by 50' with loft, located 2 miles from Brooklin in an area of excellent homes. Opportunity only \$90,000.00 with terms. Call Herb Puckrin.

LINDSAY AREA
62 acres, mostly workable, 2 storey aluminum clad home. Barn 30' x 60' with hydro and water. School bus at gate. \$45,000. Call Ken Holliday.

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

3 Farms for Sale, 3 Farms for Rent & Wanted

WANTED
I have clients wishing to purchase 10 - 50 Acres of Farm land with old farm house or century type home and barn in your area. Please contact me if you have this type of property to sell.
Beverly West - 887-5094

95% MORTGAGE LOANS
APPROVED CORRESPONDENT
for The Mortgage Insurance Company of Canada
JOHN HARRISON
297-1270
Markham Office
8 Wellington St. West
Markham

**Howards Lee
Real Estate Ltd.**
297-2223

Wanted to Buy! SMALL FARM
10 to 15 acres with buildings.
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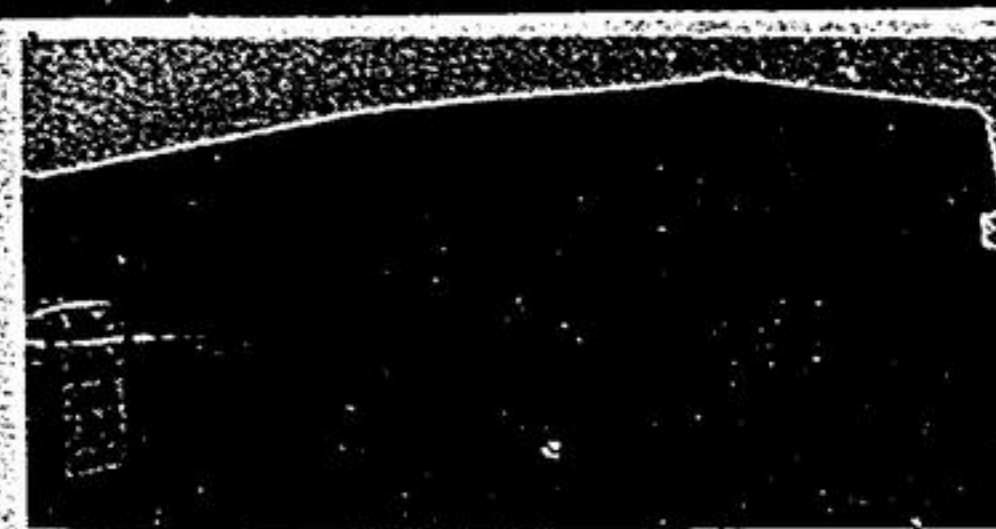
19 OFFICES AND 100 SALES REPS TO SERVE YOU



EXECUTIVE RETREAT - PRIVACY
STOUFFVILLE - NORTH-VIVIAN AREA
Enjoy country living in this custom built 5 year old 2 level bungalow. Brick and cedar vertical construction with attached 2 car garage. Main floor has large holly wood kitchen with built-in range and oven. Lots of cupboards. Very cozy living room with open fireplace. Cathedral ceiling entrance. Foyer and dining area 25' x 9'6" has walkout to large balcony. Two good sized bedrooms plus room for office or den. The family room 24ft x 19ft has broadloom and walkout to patio overlooking a natural pool or pond site. Large laundry area plus 2 pc. bath. Put this beautiful home with winding drive on 10 acres of mature trees of many varieties and you have someone's dream home (possibly yours) Just listed at \$117,000. Details call LLOYD HOUGHTON OR BOB DART 640-2082 or 297-1270. EX. 47

CHOICE BUNGALOW - 2 ACRES
HOBBYMANS PARADISE
Near Stouffville. This immaculate bungalow, white frame has living room, separate dining room, paneled breezeway a place to enjoy hot summer days. On 2 acre lot with 111 ft. frontage all fenced. Some area with white fencing and gate. Steel hobby barn 18' x 33'. Pet pen 10' x 12'. Pheasant cages 70 ft. long. A stream crosses this property with potential for a large pond. Just listed at \$65,000. Call Cec Hendricks 640-2082 or 297-1270 Ext. 47.

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



BRICK BUNGALOW - 2 CAR GARAGE
Stouffville west end. Popular plan bungalow with 3 bedrooms, modern kitchen, full high basement. Home is about 5 years old. Has attached garage for 2 cars, with a paved drive. On lot with 60' ft. frontage. Near Plaza. Just listed at \$47,900. Call Pat Daniel 640-2082 or 887-5114.

FRAME BUNGALOW \$41,900
Stouffville east end. Has 2 bedrooms. Attached garage 14' x 24', and paved drive. Lot is large enough for the flower and garden fancier. An out building 10' x 18' for hobby interests. An ideal retirement home with electric heating and low taxes. Call Bob Dart 640-2082

STARTER HOME \$26,500
Frame bungalow with new aluminum siding has 6 rooms. On lot with 100' ft. frontage. A good refrigerator and range are included North of Stouffville. Listed at \$26,500 with terms Call Pat Daniel 640-2082 or 887-5114.

100 CHOICE ACRES - (GORMLEY)
Large barn, small house. Treed lane to buildings, pond at rear of property. Ideal horse or cattle farm. In estate area. Near Don Mills Rd. 1346 ft. frontage on good road. Listed at \$4000. per acre. Presently carrying a 6 percent mortgage. Call Bob Dart 640-2082.

L.S. Snelgrove REALTOR
COMPANY LIMITED

ALL THESE PROPERTIES ARE FOR SALE

The owners want them sold Now! Phone me for more information and make us an offer, they could say Yes!

38 acres brick house, barn, drive shed on paved Hwy. small spring with pond site. First time advertised, asking \$80,000.00.

50 acres workable farm, yellow brick home in excellent repair, good drive shed & barn within 8 miles of Stouffville. Asking \$2,000. per acre.

On large 1/2 acre lot in Goodwood, Old Fashioned Charm, big shady verandah across the front, all new 3 years ago, hydro, plumbing, heating, septic tank, drilled well, 2 car brick garage, has self contained apartment above. Good terms. Must be seen.

53 acres in Brock Twp., 6 rooms, 3 bathrooms, large living room 27' x 17' stone fireplace. Their farm home is in process of complete renovation, stone front, large sun deck attached, 3 car garage, aluminum barn, steel shed, approx. 25 acres of mowed lawn 28 acres of Maple and white birch bush.

100 acres of workable land, has small creek and some cleared bush about 3 miles north of Uxbridge. Corner property, has part of one building. Asking \$900 per acre.

48 acres land with small bush near Goodwood. Asking \$1,500. per acre.

Sheppard Ave. & Don Mills 7 rooms semi detached 3 level 4 bedrooms, big family room, 2 bathrooms paved drive. Prime area, in Willowdale. Asking only \$49,900.00.

The key to your home is in taking the first step. Right now.

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

7 Financial and Mortgage Business Opportunities

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95% MORTGAGE LOANS
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**Keith McDowell
Real Estate Broker**

11 MAIN ST. E. STOUFFVILLE, ONT.
Stouffville 640-4444 Toronto 294-5544

KIRKFIELD
4 bedroom home with separate dining room, summer kitchen, screened porch, double garage & barn. Located on well treed 1 acre with good garden, soil. Asking \$19,500.00.

SUNDERLAND - 100 ACRES
Large frame home with 6 bedrooms, large living room & kitchen with many cupboards. Large barn, implement shed, spring creek and good pond site. Asking \$125,000.00.

PORT BOLSTER
146 acres with highway frontage. Good pond site. Asking \$124,000.00 with terms.

JACKSONS POINT
Near new 2 bedroom bungalow with electric heating, large lot, early possession. Asking \$29,500.00

MINDEN AREA
2 bedroom cottage, paneled & insulated, laundry room, screened porch, bath & shower, drilled well, also smaller guest cottage, 2 bedrooms, kitchen & living room, both cottages complete with electric & wood stove. Asking \$18,000.00.

LITTLE BRITAIN
133 acres 2 storey brick home, 5 bedrooms, large steel barn, 2 road frontages. Asking \$95,000.00

Above ads call - Charlie Stevenson 1-705-357-3053

STOUFFVILLE AREA
10 acres, excellent building site or possible commercial or industrial. High dry rolling land, 2 road frontages. Asking \$37,900.00. Call Dale Boniface.

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Wanted to Rent FARM
Couple with 1 child wish to rent small Farm or Country Home with Barn. References. Please phone: 640-1399 after 6

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