

PHONE
640-2100
TODAY

Tribune Classified Ads

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

STONE REALTOR

WOODVILLE
127 acre 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.

SUNDERLAND AREA
135 Acres, highly productive, large bank barn for hogs or cattle. Silo 14' x 35' plus other buildings, 1 1/2 storey 5-bedroom brick home, with modern conveniences. \$98,000. with terms. Call Ken Holliday.

EXCELLENT MOTEL TRAILER CAMP SITE
62 Acres scenic property on paved road. 10 acres mixed bush, good stream and creek. Has building permit and well. Asking \$46,000. with terms. Call Herb Puckrin.

PORT PERRY 985-7303, OSHAWA 574-6701
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

Achary REALTOR

ZEPHYR
65 acres, corner property, beautiful high scenic view with pond and springs. Excellent investment property. Asking \$79,000.00 Call: HARRISON

LOOK!! want to own your own business? Good location on Main Street, Stouffville. Full price only \$6,500. including business, stock and all equipment. Act fast. Call: HARRISON

NORTH OF UXBRIDGE
15 minutes from Uxbridge. New 3 bedroom brick side split on 1/3rd acre lot. Double garage — Your choice of colours. Only \$39,900, with terms. Call: MIKE

CANNINGTON AREA
10 acres
Century, 6-bedroom farm home, huge kitchen, 1 1/2 bathrooms, all in good condition. Great possibilities. Small barn. \$49,500. Call: Mrs. YOUNG 294-4983

BALLANTRAE
50 acre horse farm, excellent barn with 8 box stalls, several other out-buildings, completely fenced. 3-bedroom aluminum siding home, tastefully decorated. Highway frontage. \$129,000. Call: Mrs. DICKIE YOUNG 294-4983

SCOTT TOWNSHIP
93 acres, choice arable land on paved road. Square brick 2-storey modern 7 room house. Large 60 x 100' barn. Stable cleaner. Ideal for horses, cattle or hogs. Excellent water supply. Well fenced. Pond. Asking \$125,000 half cash. Call: GEORGE HARVIE.

UXBRIDGE TOWNSHIP
100 acre corner farm. 2-storey brick home, barn, pond. Can be divided. Asking \$165,000 — half cash. Call: GEORGE HARVIE

MARKHAM
6-room brick bungalow, family size kitchen, large bedrooms, spacious halls, large lot beautifully landscaped with mature trees. 1 car garage. Asking \$59,500. Call: HARRISON

WOODVILLE NORTH
28 acre highway property, large frontage with small pond. Asking \$15,900. Call: EARL DOWSWELL 1-705-426-7024.

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

UXBRIDGE
Victorian home, 4 bedrooms, attractive kitchen, 2 washrooms, excellent potential. Call: JOYCE SPENSLEY 294-2600 or 640-3131 or 297-2283

GRIST MILL
Udora
Water powered grist mill in excellent condition with beautiful 8-acre mill pond. Access paved road. Excellent potential. Call: EARL DOWSWELL 705-426-7024

LAKE SIMCOE
Cottage in Island Grove on Lake Simcoe. Excellent lot, cottage needs repairs. Close to lake. \$12,900.00. Call: EARL DOWSWELL 705-426-7024.

HANDYMAN'S SPECIAL
MUSSELMAN'S LAKE
4 bedroom frame home on large lot — private beach. Extra large kitchen. \$34,900 with \$5,000 down. Call: MIKE or JOHN

SUNDERLAND
For small town country living try this 7 room, 2 storey, well-kept home. Huge kitchen and living room. Large lot. Asking \$38,000. Make offer to GERRY KNAPP evgs. 649-5255

CLAREMONT—10 ACRES
6 room, cosy 2 level ranch style home. Huge swimming pool, large barn, beautiful tall pines lining both sides of driveway, mature trees, all on gentle rolling 10 acres of land for pleasant living. \$105,000. Call: GERRY KNAPP evgs. 649-5255.

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

Shealty REALTOR

19 OFFICES AND 100 SALES REPS TO SERVE YOU

STOUFFVILLE — EAST END
Frame bungalow with 3 bedrooms, finished recreation room and bar. Separate dining & living rooms. Attractive floor coverings throughout. Home is immaculate. Has breezeway to a large garage, paved drive. On lot 54 X 170 ft. Just listed at \$45,000 with \$10,000 down balance on one mortgage. Call to-day. It won't last.
Cec Hendricks 640-2082

STARTER HOME (STOUFFVILLE)
Frame white bungalow with 5 rooms finished and 1 unfinished. Full basement with large area for rec room. New two tone aluminum siding. Two car garage. Close to school and centre of town. Town services. Listed at \$37,900.
Call 640-2082

2 ACRE BUNGALOW — BARN — STREAM
Near STOUFFVILLE. An immaculate white bungalow. With living room separate dining room, large kitchen. 2 bedrooms. Panelled breezeway for many uses. Attached garage. Steel barn 18ft X 33ft. for hobby interests. Pet pen and two large pheasant pens. A stream crosses this property with a potential for a large pond. Listed at \$65,000 with terms.
Call Cec Hendricks 640-2082.

9.6 ACRES UXBRIDGE TWP.
Choice lot with building permit available. Its a corner lot with two frontages. A little rolling and fronts on 47 highway just north of Stouffville. Listed at \$39,500 with terms.
Call Bob Dart 640-2082

TORONTO LINE 297-1270
155 MAIN ST. W.

FRANK REALTOR

189 QUEEN STREET, PORT PERRY, ONT.

NESTLETON
2 bedroom aluminum frame home with large living room, kitchen, garage, tool shed. All conveniences. Large fenced lot. Asking \$19,900.00 Bruce Currie.

PORT PERRY
Custom built 3 bedroom bungalow on large landscaped lot, completely decorated plaster walls, broadloomed floors, 12' x 42' double drive under garage in basement. Central location. \$43,900.00 with 9 percent First Mortgage. Ken Middleton.

NESTLETON
3 bedroom frame bungalow, large family size kitchen, attached garage, plus second attached garage and workshop, all modern conveniences, on well landscaped and treed 2 1/2 acres. Act fast on this one. \$36,900.00 Ken Middleton.

PORT PERRY
Large new family home, now under construction overlooking Lake Scugog, 4 bedroom backsplit with separate dining room, large family room featuring fireplace and walkout patio doors to pool size back yard, attached garage. Asking \$51,900.00 Ken Middleton.

UXBRIDGE AREA
Beautiful new 9 room. Spanish style brick bungalow situated on 10 acres with excellent view and location on paved road. A truly luxury home featuring large family room, living room with antique brick fireplace, separate dining room, ultra modern kitchen, 4 bedrooms, 3 1/2 baths, rec room with fireplace, double garage. Over 3000 sq. ft. living area, many extras. Priced at \$98,500.00 George Beaton.

UXBRIDGE AREA
Utica Hills, 89 acres very scenic rolling land, partly wooded with stream and spring fed ponds, well landscaped grounds. 1 1/2 storey, 8 room cedar log home, centre hall plan, Tudor style panelled living room with massive fieldstone fireplace, oak panelled study with fireplace. Large family kitchen, fieldstone cooking alcove, den, studio, 2 bathrooms. Barn for horses. Excellent view of Dagmar Hills. Priced at \$195,000.00 with terms. George Beaton.

UXBRIDGE AREA, IDEAL HOBBY FARM
7 room aluminum siding home, all modern conveniences, situated on over 12 acres just north of Uxbridge. Good barn for horses. Priced for quick sale at only \$59,500.00 Fred Smith

OSHAWA AREA
25 acre commuter farm in area of country estate homes. 8 room farm home with all modern conveniences. Barn for horses. Rolling land partly wooded with pond sites, excellent view. Asking \$79,500.00 Lawrence Morrison

PORT PERRY EAST
100 acres productive rolling land very scenic with excellent view. 3 or 4 bedroom brick farm home, all modern conveniences. Everflowing pond, 12 acres bush. Large L shaped barn set up for beef. Very attractive grounds. Excellent commuter farm. Asking \$97,500.00 Ken Middleton.

SUNDERLAND AREA
200 acres well located on paved road, over 1/2 mile road frontage. Very productive soil, nearly all workable, good springs, 8 room brick home, large barn, implement shed, concrete silo. Excellent value at \$150,000.00 George Beaton or Bruce Currie.

LITTLE BRITAIN AREA
100 acre corner farm on county road, all workable, very productive. Large 7 room 2 storey brick home, very attractive setting, painted barns and outbuildings all in 1st class condition. Asking \$115,000.00 with terms. Lawrence Morrison.

SUNDERLAND AREA
19 acres on the Beaver River, bordering C.N.R. tracks. Good hunting or investment property. Asking \$9,800.00 Bruce Currie.

OAKWOOD AREA
100 acres vacant land, corner property, 70 acres wooded, balance pasture. Well and ponds, good building site. Asking only \$30,000.00 with terms. Bruce Currie.

PORT PERRY EAST
22 acres scenic rolling land, partly wooded, good springs. Over 1200 foot road frontage, excellent building sites, frontage on large pond. Asking \$41,900.00 Maurice Baker.

OVERLOOKING LAKE SCUGOG
Beautifully finished summer cottage on upper level lot 150 X 150 with legal right of way to good sand beach, completely insulated and wired for electric heat, four sliding patio doors from sunroom. Year round home possibilities. Phone now for appointment. \$22,500.00 with \$5,000.00 down. Ken Middleton.

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 — 852-7256
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

Snelgrove REALTOR COMPANY LIMITED

ALL THESE PROPERTIES ARE FOR SALE
The owners want them sold Now! Phone us for more information and make us an offer.

- 2 Acres, house and barn, inground swimming pool with filters, ladders etc.; Patio with carpet; Ranch type aluminum Bungalow, stone fireplace in living room, Franklin fireplace in family room; Finished in Antique barn boards, 3 bedrooms, large modern kitchen, New Shag wall to wall broadloom, in bedrooms, living room and family room; 4 box stalls in barn, you can have 30 cedar bush about 4 miles north of Uxbridge. Corner property. Asking \$900 per acre.
- Investment Property, Builders 1 1/2 acres in town of Stouffville small home, Land Value.
- 50 acres workable farm, yellow brick home in excellent repair, good drive shed & barn within 8 miles of Stouffville. Asking \$2,000 per acre.
- Investment Property, 8 1/2 acres in town.
- New Gormley area — Just east of Bayview on Stouffville Road. Long red brick bungalow. With attached garage, plus closed in breezeway, stone fireplace, living and dining rooms, walk out basement, eye-catching setting, approximately 60 trees, good site for swimming pool, etc. A pleasure to show.
- Commercial income Building in town of Stouffville. Prime tenants, separate services. Four income returns. Asking \$14,000 with excellent terms.
- Triplets with large lot in town. Close to shopping, 3 self contained apartments. Good returns. Investments.
- Investment property, ready for development, 10 acres in west end of Stouffville. 1.3 down, good terms.
- New home being built in Stouffville, 4 bedrooms, 2 car garage, 2 bathrooms, on large lot, Asking \$62,900. at 9 1/2 percent. Purchaser must qualify.
- Centre of town in Stouffville, immediate possession, 2 family home, 2 kitchens, 3 bathrooms, 6 bedrooms, stone fireplace, dishwasher, fridge, stove, dryer, on town water and sewers, Private paved drive. Asking \$59,000. with \$15,000. down.
- 25 acres in Uxbridge on the 5th concession. Rolling hills with trees on head lands, almost completely clear. 900 ft. frontage, 1200' depth run off creek, small spring.
- Centre of town in Stouffville, good area, 1 1/2 storey frame 3 bedrooms, 1 1/2 pc. bath, treed lot. Phone for more information. Asking \$45,000.

The home to your home is by Right now.

FRED A. SMITH — Goodwood
294-6011 NO SUNDAY CALLS PLEASE 751-1711

WE HAVE A NUMBER OF HOMES & FARMS WITH M.L.S.

Achary REALTOR

R.I. Lambert Realtor
Scarborough Ontario.

RANCH BUNGALOW
4 bedrooms, all electric, high view, paved road, north east of Stouffville, 1 acre with barn. Angel Stone and steel. Built in 1972. H. Zegil 261-5475 or 649-2705.

BUILDING LOT
150 ft. x 100 ft. For the down payment of \$1500. you can own this property. 3 miles north of Stouffville. Full price \$5,900. without the building permit, Call H. Zegil-Res. 649-2705 or office 261-5475.

100 ACRE FARM
Solid Brick 7 room 2 storey home, corner farm & paved road. Flat land, almost all workable. House needs some repair, but barn & drive shed good. 75 miles west of Stouffville. Full price \$49,500. Down payment \$15,000. Call: H. Zegil 261-5475 or 649-2705.

HOW MUCH SHOULD A REALTOR KNOW ABOUT AN OWNER'S PROPERTY?

WIN TIMBERS

Enough to answer all the basic questions that could come into a buyer's mind.
Lack of such complete property information will lessen a Realtor's effectiveness in convincing a buyer of the property's worth and weaken the service he can render the seller.
"How much are the taxes?" A Realtor, who can state exactly "They are \$613.32 and were last raised two years ago" is doing a more effective job for the owner than if he has to reply "about six or seven hundred."
"This is a well-constructed home Mr. Smith carries less weight than "This home was built three years ago by Webster Construction, one of the finest firms in this area."
What are the exact measurements of the rooms? How much insulation in the walls? Any proposed zoning changes? What school zone is the property in?
Home owners are serving their own interests when they co-operate to the fullest with a listing Realtor seeking complete information on their home. The extent of his knowledge of their property is a measure of his competence with which he will go to work for them.
See you next week. (copyright)

OPPORTUNITIES FOR HOUSE WIVES

Women continue to constitute the largest unused supply of intelligence in Canada. We are interested in developing your abilities through a desire to succeed and a goal of earning a minimum of \$1,000.00 per month. No Real estate experience needed, but a willingness to apply yourself to an exciting career of selling.
It costs nothing to talk. Please call 294-2990 or 297-1404 for a confidential interview. Ask for Fred Cook.

Trade, Exchange or Sell
3 Bedroom Townhouse, 1 1/2 Baths, Garage, 8 1/2 per cent Mortgage, Fred Cook R.E. Ltd. Realtor 297-1404.

Petterlaw Area
25 Choice Acres, Partly Wooded Spring Fed Creek, 680' Frontage, Off Highway 28, H. Slather 297-1404, Fred Cook R.E. Ltd. Realtor.

Unionville
Cosy 4 Bedroom Backsplit, Fireplace, Appliances, Drapes, Air Conditioning, Feb. Possession, \$68,900. Ruth Knickle 294-6052 297-1404 Fred Cook R.E. Ltd. Realtor.

197 Acres Woodville Area
Modern 4 Bedroom Home, 40' x 120 Barn, Paved Barnyard, Steel Fenced, 2 x 2800 Bushel Grain Bins, E. Taylor 297-1404, Fred Cook R.E. Ltd. Realtor.

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

WHOMSLEY REAL ESTATE

640-4246 or 297-2633

Stouffville — Hardingeate. Six room, 3 bedroom brick bungalow, finished basement. Owner has bought, must sell. Call Brigitte Wesholowski 297-2633 or 640-4246.

100' x 200'
Markham - 9th Concession, 1/2 mile south of Hwy. No. 7 exceptionally well built 6 room, 3 bedroom brick ranch bungalow, professionally finished rec room with fireplace, enclosed breezeway, extra large garage. Nicely landscaped. Owner bought must sell. Asking \$67,900.00. Call John Walley 297-2633 or 640-4246 (We Will Co-Broke)

10 ACRE - NEW HOMES
Stouffville area, 9 miles northeast, only 3 left, 1 two-storey, 2 side splits. Family rooms, fireplaces, all broadloomed, choice of decorating. 30 day possession. Must be seen Asking \$78,800.00. Call 297-2633 or 640-4246.

URGENT! URGENT!
I have a client wanting to purchase a 4 bedroom home with small acreage in the Stouffville-Ballantrae area. Will pay up to \$65,000.00. If you have such a property and want to sell please call Sharron Brazier. 297-2633 or 640-4246.

GINO SALEM REAL ESTATE BROKER

UXBRIDGE HILL
Brick Ranch Style Bungalow on 10 acres of treed land and stream. Scenic view for miles, broadloom throughout, tastefully decorated 2 field stone fireplaces, 2 walk outs, 3 bedrooms, and 2 car garage. Vendor anxious.

NEW HOMES...STOUFFVILLE
4 bedroom, 2 baths, fireplace in family room. Immediate possession. Low down payment.

GINO SALEM
FOR MORE INFORMATION CALL
Ross Gallo AT 294-4522.

R.I. Lambert Realtor

RANCH BUNGALOW
4 bedrooms, all electric, high view, paved road, north east of Stouffville, 1 acre with barn. Angel Stone and steel. Built in 1972. H. Zegil 261-5475 or 649-2705.

BUILDING LOT
150 ft. x 100 ft. For the down payment of \$1500. you can own this property. 3 miles north of Stouffville. Full price \$5,900. without the building permit, Call H. Zegil-Res. 649-2705 or office 261-5475.

100 ACRE FARM
Solid Brick 7 room 2 storey home, corner farm & paved road. Flat land, almost all workable. House needs some repair, but barn & drive shed good. 75 miles west of Stouffville. Full price \$49,500. Down payment \$15,000. Call: H. Zegil 261-5475 or 649-2705.

MIHOREAN & DAHL-JENSEN LIMITED REALTOR

41 ACRES — PICKERING
\$105,000 - Another Exclusive listing that is worth your earliest attention. A real good farm for an excellent investment. 2 storey farm home, with bath and oil heat. A real good stream and a 1008 ft. barn. For appointment to inspect Call Bill Collins 297-1777.

32 1/2 ACRES — UNIONVILLE
Stream and bush accentuate this building and investment site located on paved road in a good area of increasing land value. 400 ft. frontage, very reasonably priced. Call Exclusive Realtor, Ken Brurrie 297-1777.

50 ACRES - 4 BEDROOMS STOUFFVILLE
\$79,900. 2 storey farm house and large barn on 50 acres in an area of estate farms and homes, about 4 acres of bush, good road frontage, Terrific investment. See it to-day Call Reg. Truax: 297-1777.

REAL ESTATE IS OUR BUSINESS
MIHOREAN & DAHL-JENSEN LIMITED REALTOR
297-1777 ----- 294-5666.

HELP!

JOYCE SPENSLEY

I have a factory manager transferred to Markham industry anxious to purchase 3-4 bedroom home in Stouffville. Has large cash payment. Presently renting on monthly basis and convenient possession could be arranged.
For right home, client would wait until spring.
If you are considering a move and wish a confidential appraisal, please call:
JOYCE SPENSLEY 294-2600, or 640-3131.

Achary REALTOR

UXBRIDGE AREA
100 acres vacant land, corner property, 70 acres wooded, balance pasture. Well and ponds, good building site. Asking only \$30,000.00 with terms. Bruce Currie.

PORT PERRY EAST
22 acres scenic rolling land, partly wooded, good springs. Over 1200 foot road frontage, excellent building sites, frontage on large pond. Asking \$41,900.00 Maurice Baker.

OVERLOOKING LAKE SCUGOG
Beautifully finished summer cottage on upper level lot 150 X 150 with legal right of way to good sand beach, completely insulated and wired for electric heat, four sliding patio doors from sunroom. Year round home possibilities. Phone now for appointment. \$22,500.00 with \$5,000.00 down. Ken Middleton.

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 — 852-7256
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