



PHONE 640-2100 TODAY

Tribune

Classified Ads

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

L.S. 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.

- Goodwood large 10 room home 2 bathrooms living room dining room large kitchen 5 bedrooms asking \$44,900. \$15,000 down price firm serious buyer only please.
Pizza potential Uxbridge 40 acres on paved hwy. 1800 ft. frontage.
Goodwood estate type property 3 1/2 acres beautiful setting long 90 ft. brick and stone rancher attached 2 car garage and covered in breezeway living and dining rooms separate large kitchen 2 marble fireplaces 3 bedrooms family room rec room play room den with fire place 3200 sq. ft. of living space many extras not mentioned barn 30 x 32 fish pond 2 antique woodes etc. this property must be shown to appreciate serious buyers only please for more information please phone. Re Separations.
Investment corner property in town of Stouffville 8 1/2 acres brick house excellent buildings.
Two family home, 3 bathrooms, 6 bedrooms, 2 kitchens stone fireplace, dishwasher, fridge, stove, dryer, paved private drive. On town water and sewer. \$15,000 down. Assume existing mortgages 15 day possession make us an offer.
100 acres of workable land, has small creek and some cedar bush about 2 miles north of Uxbridge. Corner property. Asking \$900 per acre.
2 acres House and barn. Inground swimming pool, filters, diving board, ladder etc. Patio, stone fireplace in living room. Barn boards in family room, Franklin fireplace. 3 bedrooms, walls to wall shag broadloom. Barn: 4 box stalls 30 day possession. Asking \$20,000. Vendor will hold 1st for the balance.
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 landscaping. Approximately 40 trees, good site for swimming pool, etc. a pleasure to show.
Triplex with large lot in town. Close to shopping, 3 self contained apartments. Good return, investments.
25 acres in Uxbridge on the 5th concession. Rolling hills with trees on head lands, almost completely clear. 900 ft. frontage, 1200 depth runoff 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 key to your home is by right now.
FRED A. SMITH - Goodwood
294-8011 NO SUNDAY CALLS PLEASE 751-1711
WE HAVE A NUMBER OF HOMES & FARMS WITH...

STONE REALTOR

- 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.
Lindsay Area
205 Acres, corners, 36 Highway, 185 working large barn, steel staunchions, 2 storey brick house. Asking \$79,000. with terms. Call Herb Puckrin.
A-1 Dairy Farm
196 acres on good road, north of Sunderland. Good solid 2 storey brick house and 1 new 2 bedroom house, mature, Maples around buildings large Dairy barn, steel staunchions, 2 silos, 2 stable cleaners, stainless steel pipeline, automatic washers. Health reasons force selling. Asking \$165,000. Call Herb Puckrin.
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. 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
PORT PERRY AREA
Very attractive 1 1/2 storey 7 room home in active country village. Large kitchen and living room, 3 bedrooms, 1 1/2 baths, double garage, large lot. Good value at \$37,500.00 George Beaton.
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
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.
UXBRIDGE
Excellent commercial property, centrally located, 12000 sq. ft. lot with 3300 sq. ft. cement block building, all services, adaptable for varied uses. Asking \$50,000.00 with terms. George Beaton.
PORT PERRY
Commercial property, 30' x 30' cement block building on 66' by 165' lot. Presently used as welding shop. Priced at \$21,500.00 Fred Smith.
PORT PERRY AREA
40 scenic acres with over 1/4 mile road frontage, close to Lake Scugog. Century old small board and batten frame home, barn for horses. Partly wooded with spring fed pond. Ideal retreat property or horse farm. Only \$49,000.00 with terms. George Beaton.
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.
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.
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. George Beaton or Bruce Currie.
CANNINGTON AREA
200 acres show farm. Very productive level land, all workable except for stream across property. Attractive 2 storey 10 room brick home. Large modern dairy barns, 2 silos, implement shed, workshop. Everything 1st class. Asking \$200,000.00 with terms. By appointment only. George Beaton.
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.
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.
SUNDERLAND AREA
19 acres on the Beaver River, bordering C.N.R. tracks, good hunting or investment property. Asking \$9,800.00 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 - 852-7256
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

FRANK REAL ESTATE LIMITED

- UXBRIDGE
Victorian home, 4 bedrooms, attractive kitchen, 2 washrooms; excellent potential. Call: JOYCE SPENSLEY 294-2600 or 640-3131.
CANNINGTON
Century 6 bedroom farm home with huge kitchen, 1 1/2 bathrooms, all in good condition. Great possibilities. Small barn. \$49,500.00 Call: MRS. YOUNG 294-4983.
WOODVILLE NORTH
28 acre highway property, large frontage with small pond. Asking \$15,900. Call: EARL DOWSWELL 1-705-426-7024.
BALLANTRAE
50 acre horse farm. Excellent barn with 8 box stalls, several other outbuildings, completely fenced, 3 bedroom aluminum siding home, tastefully decorated. High way frontage. \$129,000. Call: MRS. D. YOUNG 294-4983.
UDORA
Try these for country living, tastefully decorated, broadloomed 3 bedroom homes, on huge 90 x 180' landscaped lots. Featuring sliding glass doors, stepping out onto a large sun deck with scenic country view. Car port, full basement with fireplace. \$41,900. Call: GERRY KNAPP (evenings 649-5255).
SUNDERLAND
7 room 2 storey neat, well kept home with all conveniences, huge kitchen and living room. Good quiet living in the village of Sunderland. Asking \$38,000. Make offer to GERRY KNAPP evgs. 649-5255.
GRIST MILL UDORA
Water powered grist mill in excellent condition with beautiful 8 acre mill pond. Access paved road. Excellent potential. Call: EARL DOWSWELL 1-705-426-7024.
UXBRIDGE AREA
28 acres, scenic rolling land, partly wooded, artesian well, excellent secluded building site. 1/4 mile from main road. Call: GERRY KNAPP.
CANNINGTON
Excellent secluded home site with river through property on good year round maintained road. \$16,900.80 Call: GERRY KNAPP.
ZEPHYR
65 acres corner property, beautiful high scenic view with pond and springs. Excellent investment property. Asking \$79,000. Call: HARRISON.
MARKHAM
6 room brick bungalow, family size kitchen, large bedrooms, spacious halls, large beautifully landscaped lot with mature trees, 1 car garage. Asking \$59,500. Call: HARRISON.
NORTH OF UXBRIDGE
15 miles from Uxbridge. New 3 bedroom brick side split on 1.3 rd acre lot. Double garage. Your choice of colours. Only \$39,900 with terms. Call: MIKE HANDYMAN'S SPECIAL MUSSELMEN'S LAKE
4 bedroom frame home on large lot private beach. Extra large kitchen. \$34,900 with \$5,000 down. Call: MIKE OR JOHN.
SCOTT TOWNSHIP
118 acres of choice arable land, lovely 8 room home, completely modern. Large barn for beef and hogs. Spring fed pond, well fenced. One of the good farms available today. Asking \$140,000. half cash, balance at 8 1/2 percent. Call: GEORGE HARVIE.
INVESTMENT PROPERTY UXBRIDGE
Located in the heart of the business section 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. Call: MIKE MENDELA
1/2 acre lot, well treed. Frame home, single garage. Call: HARRISON.
FOR THESE AND OTHER PROPERTIES 640-3131 or 297-2283

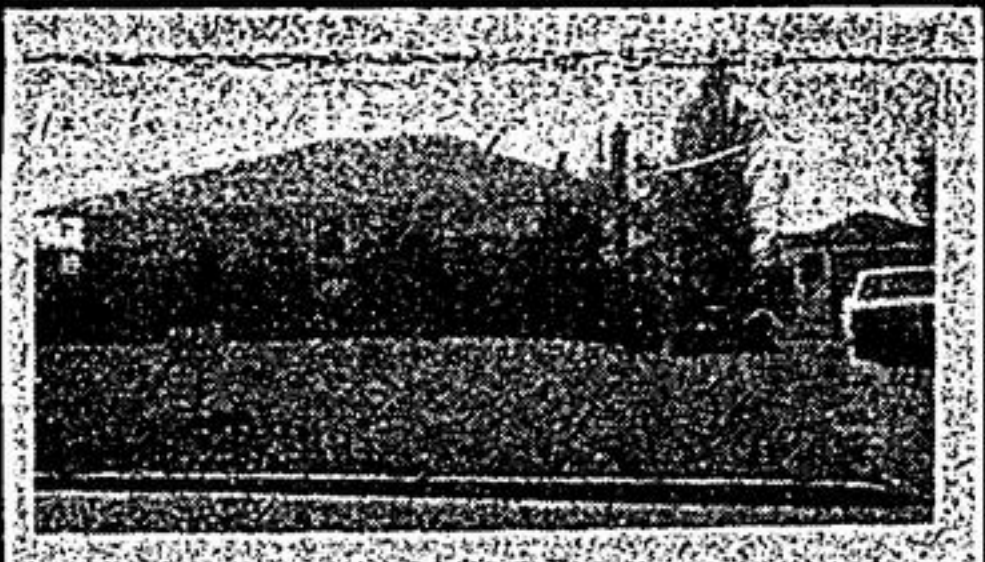
Meharg REALTOR

- UXBRIDGE
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, Reg. Truax 297-1777.
300 ACRES - BRECHIN
An excellent investment, 3 road frontages. Attractive Victorian brick house. Painted buildings; silo with unloader, barn cleaner, steel staunchions, etc. This property with its potential for Capital Appreciation is located 60-65 miles from Metro, east side of Lake Simcoe, close to Hwy. 12 at Brechin. Only \$400. per acre with terms, also can be purchased as going concern with 60 head of Charolais Cattle (cow-calf) plus equipment, and barn full of feed. Call Reg. Truax; 297-1777.
41 ACRES - PICKERING
\$105,000. Another exclusive listing that is worth your earliest attention, a real good farm or an excellent investment, 2 storey farm home with bath and oil heat, a real good stream and a 100 ft. barn. For appointment to inspect call; Bill Collins 297-1777.
62 ACRES - UNIONVILLE
An excellent land investment in a good area of the Township just east of Don Mills Rd. and adjoining beautiful Golf Course. House, barn and good stream. Call Ken Bourrie 297-1777.
BUNGALOW AND 10 ACRES
\$49,000 - Newmarket Area Located north east of Newmarket in a good area just east of Don Mills Rd. Excellent well built 2 bedroom bungalow electrically heated, nice secluded site among mature cedar trees, with possible pond site. Call Tony Hocker 297-1777.
REAL ESTATE IS OUR BUSINESS
MIHOREAN & DAHL-JENSEN LIMITED REALTOR 297-1777-294-5666

MIHOREAN & DAHL-JENSEN LIMITED REALTOR

- 294-8011 NO SUNDAY CALLS PLEASE 751-1711
WE HAVE A NUMBER OF HOMES & FARMS WITH...
Stouffville Hardingate. Six room, 3 bedroom brick bungalow, finished basement. Owner has bought must sell. Call Brigitte Wesholowski 297-2633 or 640-4246.
MUST SELL
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. Asking \$67,900.00 Call John Walley 297-2633 or 649-4246 (we will co-broke).
10 ACRE - NEW HOMES
Stouffville area, 9 miles northeast, only 3 left, 1 1/2 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.
200' x 200'
OVERLOOKING LAKE SIMCOE
2 building lots combined, each 100' x 200' with a drilled well. Full price \$11,900.00 with good terms. Call John Walley 297-2633 or 640-4246.

WHOMSLY REAL ESTATE 640-4246 or 297-2633



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



MUST SELL 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. Asking \$67,900.00 Call John Walley 297-2633 or 649-4246 (we will co-broke).

10 ACRE - NEW HOMES Stouffville area, 9 miles northeast, only 3 left, 1 1/2 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.

200' x 200' OVERLOOKING LAKE SIMCOE 2 building lots combined, each 100' x 200' with a drilled well. Full price \$11,900.00 with good terms. Call John Walley 297-2633 or 640-4246.

3 bedroom bungalow, fireplace, rec. room, garage, central \$8,000.00 H. Stather 297-1404. Fred Cook R. E. Ltd. Realtor.
AGINCOURT
6 room townhouse, 1 1/2 baths, garage 8 1/2 percent m/g. \$40,900.00 Fred Cook R. E. Ltd. Realtor 297-1404.
MARKHAM
7 room hillside ranch, gardeners delight 60 x 150 landscaped lot \$49,500.00 Fred Cook R. E. Ltd. Realtor 297-1404.
UXBRIDGE
Starter home, 4 rooms, 9 1/2 percent m/g. carries \$198.00 D. Luttrell 297-1404 Fred Cook R. E. Ltd. Realtor.
TRADE
Blackstock 4 room brick bungalow, rec. room, 2 car garage, 100 x 185 lot, \$37,500.00 H. Stather 297-1404 Fred Cook R. E. Ltd. Realtor.

GINO SALEM REAL ESTATE BROKER
STOUFFVILLE TOWN
Under construction: Bungalows, side splits and back splits, 3 and 4 bedrooms, 2 bathrooms, finished family room with fireplace. Own colour choice. Starting price \$52,900.00.
GORMLEY AREA
10 acres, Gentle rolling land with scenic view. On paved road. Future investment. Try \$59,500.00.
UXBRIDGE
Brick Ranch Style Bungalow on 10 acres of treed land and stream. Scenic view for miles. Broadloom throughout, tastefully decorated. 2 1/2 fireplaces, fireplaces, 2 walkouts, 2 car garage. Vendor anxious. \$89,500.00.
FOR MORE INFORMATION CALL Ross Gallo AT 294-4522

3 bedroom bungalow, fireplace, rec. room, garage, central \$8,000.00 H. Stather 297-1404. Fred Cook R. E. Ltd. Realtor.
AGINCOURT
6 room townhouse, 1 1/2 baths, garage 8 1/2 percent m/g. \$40,900.00 Fred Cook R. E. Ltd. Realtor 297-1404.
MARKHAM
7 room hillside ranch, gardeners delight 60 x 150 landscaped lot \$49,500.00 Fred Cook R. E. Ltd. Realtor 297-1404.
UXBRIDGE
Starter home, 4 rooms, 9 1/2 percent m/g. carries \$198.00 D. Luttrell 297-1404 Fred Cook R. E. Ltd. Realtor.
TRADE
Blackstock 4 room brick bungalow, rec. room, 2 car garage, 100 x 185 lot, \$37,500.00 H. Stather 297-1404 Fred Cook R. E. Ltd. Realtor.

HOW DOES YOUR HOUSE LOOK THROUGH A REALTOR'S EYES? WIN TIMBERS

Because he has been trained to look as the buyer looks, flaws that the buyer would notice, he notices, though the owner may have long since become used to them.
If they detract from a property's saleability, they should be corrected if the cost can be recaptured. Here are some common problems:
Overgrown shrubbery; doors and trim that need painting; a clashing color combination; badly sited floors; roof problems or a rotted overhang; minor items such as cracked windows, chipped bathtubs, sticking doors and rusted mail boxes; leaks of all kinds, especially in the bathrooms and around chimneys.
When a potential buyer approaches your house and enters for the first time, it is vital that he or she receive the best possible impression. A seasoned Realtor is experienced to gauge this impression at a glance.
If you are selling your property, it would be wise to talk over the condition of your house with your Realtor and be prepared to accept his constructive criticism without resentment. The result could be a faster sale at a higher price.
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.

3 bedroom bungalow, fireplace, rec. room, garage, central \$8,000.00 H. Stather 297-1404. Fred Cook R. E. Ltd. Realtor.
AGINCOURT
6 room townhouse, 1 1/2 baths, garage 8 1/2 percent m/g. \$40,900.00 Fred Cook R. E. Ltd. Realtor 297-1404.
MARKHAM
7 room hillside ranch, gardeners delight 60 x 150 landscaped lot \$49,500.00 Fred Cook R. E. Ltd. Realtor 297-1404.
UXBRIDGE
Starter home, 4 rooms, 9 1/2 percent m/g. carries \$198.00 D. Luttrell 297-1404 Fred Cook R. E. Ltd. Realtor.
TRADE
Blackstock 4 room brick bungalow, rec. room, 2 car garage, 100 x 185 lot, \$37,500.00 H. Stather 297-1404 Fred Cook R. E. Ltd. Realtor.

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

5 ROOM APARTMENT with sundeck, 2 bedrooms, Stouffville Main St., \$150 plus electric heat. Call: Cec Hendrick 640-2082 Thos. N. Shea Ltd. Realtor STOUFFVILLE

PAUL SAUNDERS REALTOR
STOUFFVILLE
3 bedroom side split with attached garage and finished basement. Financing available. Phone: John Redquest, 294-5874.
SUTTON
5 bedroom bungalow, all electric on double lot, many many extras. Phone John Redquest, 294-5874.
UXBRIDGE, duplex, large lot, low taxes, excellent in town location, broadloomed, move in before Christmas. 852-6011.
4. Lots for Sale
Wanted: 5 to 10 flat acres, suitable for football field within 15 miles Metro, 699-5900.
5. Offices, Buildings for Rent
OFFICE space for rent, 53 Main St. West. 640-3145.
STORE OR OFFICE STOUFFVILLE
1,200 square ft., including 1,200 square ft. of storage area, customer parking, heat, hydro and water included. \$215.00 monthly. Call 640-3131 or 297-2283. Gerry Meharg Ltd., Realtor.

FOR SALE: NEW TUDOR STYLE Custom Home. 2 car garage, 3 bedrooms, 2 bath, 2 fireplaces, finish rec., plus extras. On 50 acres with stream, good pond site. \$110,000.00.
10 acres with building permit, trees, good pond site, on paved road. \$40,000.00. PRIVATE: 985-2711.

MELVILLE, Locust Hill Church "manse" available immediately. For further information contact Murray Brown 887-5576, or John High 640-1680 (after 6 o'clock).

Financial and Mortgages, Business Opportunities

95% MORTGAGE LOANS APPROVED CORRESPONDENT for The Mortgage Insurance Company of Canada. JOHN HARRISON 297-1270.
To 95 per cent of value as low as 10 per cent. Collage, ski chalet, summer homes from 11 1/2 per cent. Rural residential from 10 1/2 per cent. Second mortgage loans, city and rural from 12 per cent.

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.

RUG RENTAL COMPANY
It's selling its franchise in this area. (Markham-Stouffville-Richmond Hill and Thornhill). If you would like to operate your own successful business on a part-time or full-time basis, then write: Revolving Rug Service, Box 1161, Stouffville.
Revolving Rug Service provides a sound opportunity for ambitious people to own and build their own successful business.

Advertise Weekly. Our business is supplying a regular scattermail service to shops, departments stores and industry. We have a protected territory and an exclusive product that no one else can distribute.