



PHONE  
640-2100  
TODAY

# Tribune Classified Ads

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

WHO IS THE  
BEST JUDGE OF  
PROPERTY  
VALUES?



WIN TIMBER

In simple terms he is, of course, the person who sets the price at which all properties finally sell. That person is the buyer.  
Judging in advance what buyers will be willing to pay for a specific property being marketed at a given time requires a person with continuously updated experience in handling such marketing decisions. That person is a Realtor.  
While common sense suggests that this be so, many owners wisely heed the advice of friends and relatives - who may well be authorities in their own fields - on real estate matters.  
They may end up with grossly overpriced or underpriced properties. On the one hand they prevent the ready sale of their home and cause expensive delays that usually work to their disadvantage; on the other hand they may lose money through underrating market value.  
Many realty firms employ a team approach in which all the firm's Realtors render a price opinion subject to a final appraisal by a senior Realtor. Others suggest a fee appraisal by an outside firm.  
Either way, obtain the most competent counsel you can find.  
See you next week.

Kennedy Rd. Passmore Area, 2 1/2 Acre Close to Development, 4 Bedroom Home, Possible Future Zoning For Higher Density, Asking \$115,000.00. Call Russ Hamilton 297-1404, Fred Cook Real Estate Ltd. Realtor.

Pelleville Area, 10 Acre Corner Property, Choice Building Site, Wooded, H. Stather 297-1404, Fred Cook R. E. Ltd., Realtor.

Markham, Immediate Possession, 3 Bedroom Bungalow, Garage Large Lot, \$48,000.00, H. Stather 297-1404, Fred Cook R. E. Ltd., Realtor.

**FRED COOK REAL ESTATE**  
16 Wellington St. East, Markham  
294-2900 297-1404

**WHOMSLY REAL ESTATE**  
640-4246 or 297-2633

**STOUFFVILLE**  
5 bedroom brick bungalow in excellent condition. Heated garage with work area, reduced to \$49,000.00. Call Brigitte Wesholowski 297-2633

**OVERLOOKING LAKE SIMCOE**  
2 building lots 100' x 200' each, drilled well on one. Asking \$6,500.00 each or both for \$11,900.00. Call John Walley 297-2633

**10 ACRES - NEW HOMES**  
10 miles Northeast, 1900 square feet living area, 2 storey, 4 bedroom, 2 bathrooms, family room with fireplace, all broomed, 3 car garage. In area of beautiful homes. Asking \$81,000.00. Call Peter Walley 297-2633

Stouffville area 10 miles northeast. 2 - 10 acre parcels, building permits available. Only \$35,000.00 each. Call 297-2633

Stouffville Town - 2 lots 52' x 102' each. Building permits available for one at the present time. Asking \$32,500.00 for both lots. Call John Walley 297-2633.

**MARKHAM EAST**  
Almost 1/2 acre 100' x 200' beautiful large 6 room, 3 bedroom brick ranch bungalow. Attached enclosed breezeway and extra large 2 car garage. Must be seen to be appreciated. Call John Walley 297-2633 for appointment.

**13 ACRE - HOUSE - STOUFFVILLE AREA**  
This large bright side split home features, 3 bedrooms, living room, dining room, large kitchen, large laundry room and family room with attached 2 car garage. All on corner lot. Call Sharron Brazier 297-2633.

**ARMOUR Real Estate**  
70 MAIN ST. N. - MARKHAM

**BIG BEAUTIFUL BUNGALOW**  
Sited on a large 1-3 acre treed lot in the old town of Markham. This delightful custom built home awaits your inspection. Numerous picture windows allow the sun to pour through the entire house which features a 30' living room and dining room, a huge kitchen loaded with cupboards, 3 good sized bedrooms, panelled recreation room, attached garage, broomroom and lots of closet space. This home is well constructed and kept in immaculate condition. Just listed at \$65,900. Start the new year off right.  
297-2533, Call Gord Lever 294-0723

**ADVERTISE WEEKLY**

**Meharg REALTOR**

10 acres, 1 mile from Stouffville, 2 bedroom frame home. 20 x 50' aluminum shed, ponds. \$75,000. Call: HARRISON

4 miles north of Stouffville, 3 bedroom frame bungalow. 15 x 35' living room, furnished. Only \$28,900. Call: HARRISON

**KESWICK AREA - 1 ACRE**  
A charming 6 room older home on a nicely treed and landscaped lot, with a stream. Asking \$40,900. Call: Mrs. DICKIE YOUNG 294-4983

**GORMLEY AREA**  
150 acre farm, with 8 room brick home, centre hall plan, electric heating. Hip roof barn, rolling land and springs. Would make an excellent golf farm. Call: HARRISON

**MARKHAM**  
4 bedroom home on expansive, well treed lot in tranquil setting. Stone fireplace and knotty pine panelling are some of the extras. Large kitchen. \$74,900. Call: JOYCE SPENSLEY 294-2600

**PEFFERLAW**  
Nearly new 2 bedroom frame home off Irving Drive on large lot. Plenty of shade. Asking \$23,900. with terms. Call: EARL DOWSWELL evgs 1-705-426-7024.

**BROWN HILL**  
5 1/2 acres of excellent garden soil with good building site. Asking \$11,900. Call: EARL DOWSWELL 705-426-7024

**SUNDERLAND**  
7 room, 2 storey, neat, well-kept home with huge kitchen. Good quiet country living. \$30,000. Make offer to GERRY KNAPP evgs. 649-5255

**CLAREMONT AREA - 10 ACRES**  
6 room, cozy split level ranch style home with swimming pool, pond site, huge barn. Beautifully landscaped. \$105,000. Call: GERRY KNAPP Evgs. 649-5255

**STOUFFVILLE AREA**  
Five room well kept home on landscaped 80 x 100 lot. Enclosed breezeway. Attached single garage, paved drive. Asking \$33,500. GERRY KNAPP Evgs; 649-5255

**STORE OR OFFICE STOUFFVILLE**  
1,200 sq. ft. including, 1,200 sq. ft. storage area on the Main Street, customer parking, heat, hydro, and water included. \$375.00 monthly Call 640-3131 or 297-2283

**BLACKWATER AREA - 81 ACRES TROUT POND!**  
High scenic, exclusive homestead. Spring fed stream feeds 2 acre pond. Scenic cedar woods enhance this beautiful country setting. \$75,000. Full. Call: GERRY KNAPP Evgs. 649-5255

**HANDYMAN'S SPECIAL MUSSELMAN'S LAKE**  
2 bedroom frame home which needs work inside and out. New drilled well and septic tank. Only \$13,900. Call MIKE

**NORTH OF UXBRIDGE**  
15 miles from Uxbridge. New 3 bedroom brick side split on V3 rd acre lot. Double garage. Your choice of colours. Only \$39,900. with terms. Call: MIKE

**STOUFFVILLE**  
Ideally located 3-bedroom brick bungalow in spotless condition. Lovely rec. room with wet-bar. 2 washrooms; garage and breezeway. \$55,500. Call: JOYCE SPENSLEY 294-2600

**GERRY Meharg REALTOR**  
FOR THESE AND OTHER PROPERTIES.  
640-3131 or 297-2283

**GINO SALEM REAL ESTATE BROKER**

**UXBRIDGE**  
Ranch style bungalow on 10 acres of treed land and stream. Scenic view. 2 fieldstone fireplaces, 2 walkouts, 3 baths, broomroom throughout. 2 car garage. Excellent value at \$89,500.

**BEAVERTON**  
72 acres corner farm with frontage on highway 12. Good workable land. 4 bedrooms frame house. Barn. Pond site. Excellent value at \$55,000.00

**GORMLEY**  
10 acres gentle rolling land. On paved road. Good investment. Try \$59,500.00  
FOR MORE INFORMATION CALL  
Ross Gallo AT 294-6522

4. Lots for Sale, Wanted  
5. Offices, Buildings for Rent  
COMMERCIAL building, 25' x 12', Main St. Markham, hot water heated, hydro, leased to suit, 294-5018. 2w33  
STORE OR OFFICE STOUFFVILLE  
1,200 square ft. including 1,200 square ft. of storage area, customer parking, heat, hydro and water included. \$375.00 monthly. Call 640-3131 or 297-2283 Gerry Meharg Ltd., Realtor 113

**W. FRANK REAL ESTATE LIMITED**

189 QUEEN STREET, PORT PERRY, ONT

**CANNINGTON**  
Ultra modern 3 bedroom tri level home with Mansard Roof. 1240 sq. ft. Living room with sliding glass doors, 2 car garage, completely landscaped. A truly beautiful home at only \$42,500.00 with 9 1/2 percent First Mortgage. Bruce Currie.

**UXBRIDGE 1 MILE**  
Century old 8 room solid brick home overlooking golf course. Situated on 2 1/4 acres with trout stream and surrounded by mature maple and spruce trees. Beautiful pine woodwork has been restored to original finish in some rooms. 4 bedrooms, 1 1/2 baths, laundry room, large picture window off dining room, enclosed patio. Must be seen to be appreciated. Priced at \$67,500.00 Maurice Baker.

**PORT PERRY AREA**  
43 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 Ken Middleton.

**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. Good value at \$59,500.00 Fred Smith.

**WOODVILLE, VICTORIA COUNTY**  
150 acres fronting on 2 roads. Very productive loam, excellent corn land. Large barns, 20' x 70' silo, 85' covered bunk feeder, automated, paved yard. Ideal for beef or dairy operation. Attractive 10 room brick home, 5 bedrooms, 2 baths, all conveniences. Excellent value at \$134,500.00 George Beaton.

**UXBRIDGE AREA, COUNTRY ESTATE**  
50 acres with view of countryside, paved road frontage. Beautiful 8 room brick bungalow nestled among mature trees, overlooking ravine with spring fed stream; ideal pond site. Very private. Luxury built home, 2 fireplaces, 4 bedrooms; 2 baths, large rec room, walkout to terrace, double garage, many extras. Priced at \$190,000.00 Call George Beaton for appointment.

**PORT PERRY**  
Commercial property, 30' x 30' cement block building on 66' x 165' lot. presently used as welding shop. Priced at \$21,500.00 Fred Smith.

**UXBRIDGE**  
Excellent commercial property, centrally located. 12000 sq. ft. lot with 33000 sq. ft. cement block building, all services, adaptable for varied uses. Asking \$50,000.00 with terms. George Beaton.

**LAKE SCUGOG PORT PERRY AREA**  
1 acre building lot fronting on canal with boat access to Lake Scugog. Priced right at \$15,000.00 Fred Smith.

**OKAWOOD 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 \$34,900.00 Maurice Baker.

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  
FINANCIAL ASSISTANCE AVAILABLE  
Coast to Coast Real Estate Service  
WE LIST EXCLUSIVE and M.L.S.  
Real Estate is still your best investment.

7. Financial and Mortgages, 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. 41H  
ADVERTISE WEEKLY

11. Rooms for Rent  
FURNISHED rooms and apartments, daily or weekly 143 Main St. W. Stouffville, 7E 10  
BRIGHT furnished room for rent, centrally located in Markham, with cooking facilities. 294-4507  
13. Apartments for Rent  
ONE BEDROOM apartment in center of Stouffville available Feb. 1, 473-6022.  
2 BEDROOM apt. \$180. plus parking, Markham, heat and hydro included, swimming pool, only small children. 294-6369. 4w23  
BEAUTIFUL, big, two bedroom basement apartment, available immediately, ponds available, lots of parking space. 473-5367.

**shearline**  
THOMAS BHEA LTD. REALTOR

19 OFFICES AND 100 SALES REPS TO SERVE YOU



**HORSE LOVERS PARADISE 10 ACRES WITH BUSH**  
Attractive bungalow, has living room 18 x 28 with floor to ceiling fireplace and beam ceiling. Modern kitchen with wagon wheel fixture. 3 bedrooms, large rec room with barn board walls and walkout. For your added entertaining a 30' x 40' ft. inground swimming pool. For the horse lover a 25' x 35' barn with tack room, 3 standing stalls, 4 box stalls. All this on ten rolling acres with the back 1-3 in hardwood bush for riding trails. Located just off Brock Rd. near Claremont. First time offered. Listed at \$95,000 with good financing. Call Cec Hendricks today. 640-2082 or 297-1270.

**STOUFFVILLE EAST END**  
1 1/2 storey insul frame home in quiet area. This property features a double sized lot 104 ft x 210' ft. could be split into two building lots. Town sewers and water. Could be builders potential or retirement home listed at \$49,900 with good terms Call Bob Dart 640-2082

TORONTO LINE 297-1270



**\$29,500 STARTER HOME**  
Neat bungalow. North of Stouffville. Living room has stone fireplace, 2 bedrooms plus sunroom. Extras included are brand new broomroom, washer and dryer. First time offered. Call Pat Daniel, 640-2082 or 887-5114.

**CENTURY HOME ON 50 ACRES**  
Dreams can come true. We offer a charming brick home with 4 bedrooms. Separate dining room with fireplace, large living or family room with fireplace and walkout to entertainment area, inground pool and sauna. This home has been decorated with professional taste, has original pine floors throughout. For the horse lover a 40 X 60 barn with six box stalls and nearby tack room. All this on 50 rich acres with two streams and some bush. Located just off Highway 48 north of Markham. Easy commuting to Metro. Just listed at \$235,000. Excellent terms can be arranged. Call Cec Hendricks. 155 MAIN ST. W.

**Keith McDowell Real Estate Broker**  
STOUFFVILLE TORONTO  
640-4444 294-5544  
11 MAIN STREET EAST  
Farms - Acreage - Residential - Industrial - Commercial

**STOUFFVILLE EAST END**  
Five new backsplit homes near completion featuring finished family room with fireplace, den, living room, large bright kitchen and dinette single car garage, located on quiet street. Priced right at \$53,900.00 Call Dale Boniface.

**BEAVERTON**  
3 storey brick home with 2 baths, utility room, fireplace, full basement and attached garage. Located on large lot, with many mature maple trees. Asking \$49,000. Call Charlie Stevenson.

**MARIPOSA TWP. FARM**  
60 acres very fertile land. 2 road frontages. Stone house, newly renovated oil furnace, 1 1/2 bathrooms, bank barn. Cement silo, garage implement shed. Spring fed creek. Mature maples up driveway. Asking \$65,000.00 Call Charlie Stevenson.

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 10 per cent  
Cottage, ski chalet, summer homes from 11 1/4 per cent  
Rural residential from 10 1/4 per cent  
Second mortgage loans, city and rural from 12 per cent  
Ask for JOHN HARRISON 294-1372  
Markham Office 8 Wellington St. West Markham

13. Apartments for Rent

**MORTGAGES**  
We have funds available for first or second mortgages at current rates. If a mortgage is the answer to your financial problems a phone call will bring you prompt courteous service.  
If you have a mortgage which you wish to dispose of we can arrange a prompt sale on the best of terms.  
For all mortgage problems call:  
John M. Baird Ltd. Realtor  
197 Wellington St. E. Markham  
Phone 294-1431  
Member of Ontario Mortgage Brokers Association. 112

15. Coming Events  
BINGO  
Every Thur., Markham Arena Hall. \$100. special must be won every Thurs. - \$500.00 major jackpot. Early birds 7:40 p.m., regular games 8 p.m. Admission \$1.00 for four cards 1145

**DON HAMILTON Real Estate and Insurance**  
132 WALLACE AVE. BOX 1147 LISTOWEL, ONTARIO  
Office 1-519-291-3500 Res. 1-519-356-2558  
414 ACRE BEEF FARM  
Highway location, large new pole barn accommodating 600 head of cattle, 4 silos with unloaders, automatic feeding, 7 room brick home, double garage, buildings new since 1969.  
Call Bob Ballantyne 1-519-356-2576

**150 ACRE DAIRY FARM**  
Large barn with steel tie ups, stable cleaner, bulk tank, silo, steel granary, new imp shed, pig barn, 3 bedroom brick home, priced to sell.  
Call Dave Simpson 1-519-291-3458

**60 ACRE HOBBY FARM**  
8 room home, bank barn set up for beef, silo, imp. shed, steel granary, land all systematically tilled, listed at \$45,000.00  
Call Orval Harrison 1-519-291-2927

**100 ACRE DAIRY FARM**  
Close to Listowel, 38 steel tie ups, silo, 5 bedroom brick home, all buildings are in good condition, nearly all workable land, very attractive farm, Call Jake Arends 1-519-291-1788

**135 ACRE MIXED FARM**  
Sited on highway with excellent location, near Kitchener, large barn suitable for beef or pigs, imp. shed, 3 bedroom home with modern conveniences, asking \$79,950.00  
Call Gord Mepham 1-519-595-8257

**100 ACRE FARM**  
Highway location, bank barn suitable for beef and horses, 10 room stone home with modern conveniences, river runs through property, 25 acres in river flats, asking ONLY \$70,000.00  
Send for Free Farm Catalogue  
DON HAMILTON REAL ESTATE LTD. Box 1147 Listowel, Ontario

**15. Coming Events**  
ALTONA COMMUNITY CENTRE - Slim and Trim classes, Wed. afternoons starting January 16. Come and exercise with us from 1:30 - 2:30. Call 640-1178.

**WONDERING? HOW TO SELL YOUR HOME**  
CALL **BOSLEY**  
AREA REPRESENTATIVE MRS. M. OGDEN 445-4770-887-5203  
15. Coming Events

**ADULT SKATING PARTY**  
STOUFFVILLE ARENA SAT. JAN. 12 8 P.M.  
Music provided by East York Concert Band Free Coffee and donuts.  
Stouffville Testa Villa Apt. Adult Building 2 Bedroom Apt. Available 640-2184