



PHONE  
640-2100  
TODAY

**Tribune**

**Classified Ads**

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

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

**COUNTRY LIVING**  
Scenic 29 acres with stream fed pond and lots of trees, 2 storey century home. Good barn with other extra buildings. Paved 10 miles north of Stouffville. Call Brigitte Wesholowski 297-2633 or 640-4246.

**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

**525,000.00**  
Uxbridge area 12 miles north 1200 sq. ft. living area, 2 bedrooms, garage, situated on a 70' x 300' lot. Ideal for starter or retirement home. Call Ernie Skuja 297-2633 or 640-4246

**STARTER HOME**  
Stouffville - 4 miles north. 100' x 100' lot. Spotlessly clean. Two bedroom permanent home. All conveniences. Nice view. Only \$25,000.00 Call Sharron Brazier 297-2633 or 640-4246.

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.

**STOUFFVILLE**  
2 storey brick 4 bedroom, partially finished rec room, separate dining room, broadloom in living room, ideal for large family. Priced to sell at \$51,900 Call John Walley 297-2633.

**1/3 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.

**HALF CENTURY HOME**  
Stouffville - 3 storey, solid brick. Immaculate condition throughout. Small barn Treed lot 55' x 164'. Excellent possibilities. Only \$69,500.00. Terms can be arranged. Call Sharron Brazier 297-2633 or 640-4246.

A COURTEOUS  
MANNER CAN  
SAVE YOU  
MONEY



WIN TIMBER

Both buyers and sellers in real estate transactions should realize that friendly relations help the wheels of commerce turn easier and courtesy will likely be remembered in the final negotiations.

It is especially important that buyers refrain from any criticism of an owner's property in the owner's presence with the thought of bringing the price down. It seldom does and may well result in the owner's attitude to the buyer hardening into dislike. Such feelings could well affect the owner's response to the buyer's subsequent offer on his property, much to the buyer's disadvantage.

Most people selling their home have lived in it long enough to make good friends with their neighbors and may even plan on keeping their friendship alive after their departure. It is important to them that they sell their home to nice people their neighbors can accept. An owner who has been pleasantly impressed by a buyer will often go to unusual lengths to co-operate with him or throw up roadblocks to one he dislikes.

See you next week.

Pfefferlaw Area, 10 Acre Corner Property, Choice building site, wooded H. Stalder 297-1404 Fred Cook R. E. Ltd., Realtor.

Distinctive Bungalow, Stouffville Area, Hwy. Frontage, 3,000 sq. ft. living area, W. Timbers 297-1404 Fred Cook R. E. Ltd., Realtor.

Picturesque Ranch Bungalow, 1/3 Acre Markham, E. Taylor 297-1404 Fred Cook R. E. Ltd., Realtor.

Markham, 4 bedroom Sidesplit, kitchen plus eating area overlooking family room, treed lot, Thelma Hasledon 297-1404 Fred Cook R. E. Ltd., Realtor.

Markham Village, older home with different layout, 3 bedroom bungalow, garage, terraced lawn, walk to shopping, \$49,000.00 Ruth Knickie 297-1404 Fred Cook R. E. Ltd., Realtor.

Unionville, Two Main St. commercial properties plus bldgs., lot (a) 64 x 175, Lot (b) 100 x 175 each parcel \$42,000.00 Mrs. Denton 297-1319 or 297-1404 Fred Cook R. E. Ltd., Realtor.



**FRED COOK**  
REAL ESTATE

16 Wellington St.  
East, Markham  
294-2900 297-1404

**HOME WANTED**  
I have an anxious client wanting to purchase a family home in or near Stouffville. Four bedrooms preferred but not essential. Willing to pay top market price for a home that suits. Call today without obligation if you are thinking of selling yours. Lloyd Houghton 640-2082 - 297-1370.

**shearline**  
THOS. N. SHEA LTD. REALTOR

**shearline**  
THOS. N. SHEA LTD. REALTOR

19 OFFICES AND 100 SALES REPS TO SERVE YOU

**10 ACRES - BUNGALOW - BARN**  
Attractive bungalow with living room 18' x 28' floor to ceiling fireplace and beam ceiling. Modern kitchen with wagon wheel fixture. 3 bedrooms. Large recreation room with barn board walls, and walkout. For entertaining a large inground swimming pool. For the horse lover an excellent barn with 3 standing stalls and 4 box stalls. This acreage is rolling and has acres of bush with riding trails. Located just off Brock Rd. near Claremont. Listed at \$95,000. with good financing Call Cec Hendricks 640-8082 - 297-1270.

**50 ACRE ESTATE WITH CENTURY BRICK HOME**  
We offer a most fascinating older home with four bedrooms, separate dining room with fireplace, large living or family room with fireplace and walkout to entertainment area, barbecue and inground swimming pool with slide. Also a sauna room. This home has been decorated with professional taste throughout. For the horse and pet lovers a 40' x 60' barn with six box stalls and tack room. All this on 50 rich acres with two streams and some bush. Located just off highway 48 north of Markham. Good commuting to metro. Listed at \$235,000 good financing Call Cec Hendricks 640-2082. 297-1270

TORONTO LINE 297-1270 155 MAIN ST. W.,

**ROD SHARRARD LIMITED**  
REAL ESTATE



PHYLLIS CLARK  
Area Representative  
R. R. 1 Claremont 649-2517

**2-STOREY FRAME CLAREMONT**

Ideal location for Antique Business. House in excellent condition, has three rental apts. at the moment. Smaller building on the property could be used for small business. Zoned commercial. Large barn as well. This valuable property, right in the Village has 3 road frontages, nice corner lot.

**CLAREMONT CENTURY HOME**

A real charmer, 12 rooms in all, completely restored. Two-storey with Veranda, 1/2 acre corner lot, some trees, right in the Village. A commuter's dream.

**LOTS & ACREAGE**

We have a good selection of lots and small acreage. 25 acre parcels, high scenic. Permits available from \$45,900. 50 acre parcels from \$47,500. well treed. Permits available.

**ROD SHARRARD LIMITED**

4 Kingston Rd. W. Pickering, Village  
839-4421 942-8885

R. R. 4 Uxbridge  
852-3534

**GINO SALEM**  
REAL ESTATE BROKER  
BUSINESS OPPORTUNITY

Stouffville Area: 10 1/2 acres corner property. 693 feet frontage on paved road. 2 acres corner zoned commercial, with gas pumps and restaurant. Also an 8 room brick bungalow with 4 bedrooms, 2 baths, Separate drive House is set back and secluded with trees. Barn.

**STOUFFVILLE AREA**

2 years old, Custom built spanish style brick home on 3/4 acre lot. Features a large and very attractive kitchen with walkout to covered patio with built-in barbecue. Large living and dining room with walk-out to balcony. 4 bedrooms, 3 baths. Finished rec room with fireplace. Broadloom throughout. 3 car garage. \$87,500.00

**MAIN STREET UXBRIDGE**  
6 apartment building with 2 stores on the Main floor. **SOLD** occupied. Good net return. Just \$79,900.00.

FOR MORE INFORMATION CALL  
Ross Gallo AT 294-6522

**STONE**  
REAL ESTATE LTD.

221 QUEEN STREET PORT PERRY  
Farms, small acreages, homes and cottages for sale in Port Perry, Sunderland and Cannington areas.  
CONTACT OUR OFFICE FOR INFORMATION  
985-7303

**SMALL ALUMINUM** home in Stouffville. Good starter or retirement home. Excellent possibilities for adding on. Call 640-4921 for information.  
**UXBRIDGE** - 2 year old 2 storey brick, large Hollywood kitchen, 1 1/2 bathrooms, broadloomed living-diningroom, 3 bedrooms, family room, sundeck, garage, large lot (Suitable V.L.A. financing). Appraised \$51,900.00, private. 1-852-6788 or Box 952, Uxbridge.  
**STOUFFVILLE** - cosy 2 bedroom bungalow, purchaser to remove, asking \$2,000.00 or best offer. Call 649-2713.

**STOUFFVILLE**  
Brick and aluminum siding, side split, corner lot, 4 bedrooms, 1 1/2 baths, finished family room, double paved drive. 8 1/2 percent first mortgage.  
J. M. Farquharson Realty Ltd., 887-5247 or 640-4668 Evenings

**3. Farms for Sale, Rent & Wanted**

**WANTED** - 50-150 acre farm, with or without buildings. Uxbridge area, write G. Kreutzer, R.R. 34, Mt. Albert, or call 473-5339. 2w35

**5. Offices, Buildings for Rent**

240 SQ. FT. of office space for rent, heat and lighting included. 297-3090, or 294-5844.

**STORE OR OFFICE STOUFFVILLE**  
1,200 square ft. including 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  
REALTOR  
89 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.

**PORT PERRY**

3 bedroom older home on large dry, fenced corner lot, close to downtown, large kitchen, separate dining room, 2 sunporches, garage. Ideal for that retirement home. Only \$32,900.00 Maurice Baker.

**UXBRIDGE, 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, walk out to terrace, double garage, many extras. Priced at \$190,000.00 Call George Beaton for appointment.

**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.

**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 country 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.

**WOODVILLE AREA**

200 acres fronting on 2 roads, 140 acres very productive clay loam, balance pasture land with every flowing stream. Large painted L shaped barns, implement shed, 7 room frame home, all conveniences, attractive setting, tree lined drive. Excellent value at \$125,000.00 By app't only call George Beaton.

**CANNINGTON AREA**

200 acre 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.

**MILLBROOK AREA**

200 acres high scenic rolling land with views of country side for many miles. Situated on good road only 1 mile to Hwy. 115, 12 miles south west of Peterborough. 12 acres hardwood bush, stream across property, several good pond sites, excellent home sites. Priced right at \$95,000.00 Vendor hold First Mortgage at 9 percent. Maurice Baker.

**LAKE SCUGOG PORT PERRY AREA**

1 acre building lot, fronting on canal with boat access to Lake Scugog. Priced right at \$15,000.00 Call Fred Smith.

**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.

**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.

**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 EXCLUSIVELY and M.L.S.

Real Estate is still your best investment

**4. Lots for Sale, Wanted**

**UXBRIDGE 50 ACRES**

Investment or excellent homesite with top grade growing soil - thin line of mature bush and stream natural habitat for wildlife. Asking \$45,000. with low down payment and one open mortgage for balance.

**R. Bursey Real Estate Ltd., 416-445-3505**

**10. Houses for Rent**

6 ROOM house for rent, 4592 Wellington St., Markham. 630 6096.

**Meharg**  
REALTOR

**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

**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

**1/2 ACRE PORT PERRY AREA**

Beautiful custom built home, 3 baths, family room with fireplace and walkout. A charming and very spacious home priced at \$72,900. Call: MRS. D. YOUNG. 294-4983

**SUNDERLAND AREA 128 ACRES**

Beautiful site for estate home. Approx. 50 rolling, scenic acres, partly wooded, balance largely water. Recreation possibilities unlimited. Asking \$49,500. Call: ELWOOD JOHNSTON EVGS. 705-357-3425.

**COMMUTERS HOBBY FARM**

9 room brick home, huge barn and outbuildings in good condition. 70 acres of workable land, spring, ponds. Ideal for horses. Asking \$110,000. Call GERRY KNAPP.

**SUNDERLAND AREA**

353 acre farm - 10 room 2 storey brick home, all modern conveniences. Huge sound barn, ideal for dairy or beef operation. Drive shed 30 x 70, 150 ft. corn crib, good highly productive land. Asking \$800.00 per acre. Call: GERRY KNAPP 649-5255 or ELWOOD JOHNSTON 705-357-3425.

**UXBRIDGE AREA 10 ACRES**

3 bedroom bungalow with extra high basement. Antique flooring in living room. Large spring fed pond. Plenty of trees. Only \$69,900. Terms available. Call MIKE OR JOHN

**UXBRIDGE HILLS**

50 acre lots, 660' frontage - 4 to choose from. Priced right with good terms. Call: GEORGE HARVIE

**STOUFFVILLE AREA**

5-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.

**CLAREMONT AREA - 10 ACRES**

6 room, cozy split level ranch style home with swimming pool, pond site, huge barn. Beautifully landscaped. \$105,000. GERRY KNAPP

**PEPPERLAW**

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

**SUNDERLAND**

7 room 2-storey well-kept home with huge kitchen. Good quiet country living. Call: GERRY KNAPP 529,900.

**BLACKWATER POND! 81 ACRES - TROUT POND!**

High, scenic, exclusive homesite. Spring fed stream feeds 2-acre pond, mature cedar woods enhance this beautiful country setting. Asking \$75,000. Call: GERRY KNAPP

Half Acre, well treed lot, frame home, single garage. Only \$32,900. Call: HARRISON.

**TEN ACRES**

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

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

**Meharg**  
REALTOR

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

7. Financial and Mortgages, Business Opportunities  
7. Financial and Mortgages, Business Opportunities

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Ask for **JOHN HARRISON**  
294-1372  
Markham Office  
8 Wellington St. West  
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