



**PHONE
640-2100
TODAY**

Tribune Classified Ads

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

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 fenced corner lot, close to downtown. Large kitchen, separate dining room, 2 sun-porches, garage. Ideal for that retirement home! Only \$32,900.00 Maurice Baker.

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' x 165' lot. Presently used as welding shop. Priced at \$21,500.00 Fred Smith.

WOODVILLE AREA
200 acres fronting on 2 roads, 140 acres very productive clay loam, balance pasture land with ever 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.

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

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.

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

MILLBROOK AREA
200 acres high, scenic rolling land with views of countryside 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.

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

CINO SALEM
REAL ESTATE BROKER

STOUFFVILLE NORTH WEST
Corner property, 1 1/4 acres commercial with 2 gas pumps and snack bar. Excellent value at \$65,000.00

CLOSE TO STOUFFVILLE
Custom built spanish style brick home, approx. 4000 sq. ft. living area on 3/4 acre lot. Fieldstone front. Features large kitchen with walkout to covered patio. Living and dining room with walkout to balcony, 4 bedrooms, 3 baths. Finished family room with fireplace. Broadloom throughout. 3 car garage. \$87,500.00

STOUFFVILLE AREA
Brick bungalow on 8 1/2 acres of hardwood bush. Living room with fireplace, 4 bedrooms, 1 1/2 baths, 1 car garage. Barn.

FOR MORE INFORMATION CALL
Ross Gallo AT 294-6522

**WHAT'S AHEAD
IN THE PRICE
OF HOUSES?**

WIN TIMBERS

It is an unfortunate fact of our times that prices that have continuously spiralled over the last decade have no place to go but up.

The three components that make up the price of real estate — wages, building material costs and land values — are continuing to climb unabated and are likely to be pushed by various material shortages.

Even a short term recession, such as we have experienced over the years, is likely to do little to even halt the inflationary increases and current levels are established in wage agreements, production costs and continuing population growth.

A prudent buyer with a house in view that suits the family's needs and financial circumstances would be well advised to buy now. His investment would be protected from further inflationary increases since his newly-acquired home would rise along with the general price level.

One precaution would be to obtain a mortgage that could be paid off ahead of time in the event that lending rates should decline and the house could be then refinanced.

See you next week.

Markham \$37,900.00 3 bedroom 2 storey twin, Thelma Hasledon Fred Cook Real Estate Ltd. 297-1404

84 Acres, Richmond Hill, Flowing stream, some bush. E. Taylor 297-1404 Fred Cook Real Estate Ltd. Realtor.

Markham Village, Older home central location off Main St., 3 bedroom bungalow, Garage, 42 x 214 lot, Zoned Apts., \$49,000.00 Ruth Knickie 297-1404 Fred Cook R. E. Ltd., Realtor.

Markham, Heated inground pool, change house, newly decorated, 3 bedroom bungalow, large kitchen, fireplace, rec room, bar, garage, Mrs. Medland 297-1404 Fred Cook R. E. Ltd., Realtor.

Patial Home 3000 sq. ft. living area, 420 ft. Hwy. frontage, Stouffville, \$189,900.00 W. Timbers 297-1404 Fred Cook R. E. Ltd., Realtor.

Kennedy Rd. Passmore Area, 3+ acre, 4 bedroom brick bungalow, bordering development possible rezoning. Call Mr. Hamilton 297-1404 Fred Cook R. E. Ltd., Realtor.

Pefferlaw Area, 25 Choice Acres, partly wooded, spring fed creek, 600 ft. frontage, off Hwy. 48, H. Stather 297-1404 Fred Cook R. E. Ltd., Realtor.

Unionville 2 Choice bldg. lots, each 50 x 234, Mrs. Winterlood 297-2616 Fred Cook R. E. Ltd., Realtor 297-1404

FRED COOK REAL ESTATE

16 Wellington St. East, Markham
1294-2990 297-1404

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.

\$25,000.00
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

STOUFFVILLE
This modern 6 bedroom home situated on a beautifully landscaped lot is suitable for a large family. Tastefully decorated it features a large ultra modern custom built kitchen with eating area, broadloom, finished family room mud room, attached garage and double paved drive. Listed at \$65,000.00. Call Dianne Gunn 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.

UXBRIDGE AREA
Two 10 acre lots \$24,900 each surrounded by trees, ideal home sites. Financing can be arranged, 330 ft. frontage on paved road.

CALL TOM HENDERSON -
291-7715 or 640-5602

THE METROPOLITAN TRUST CO. REALTOR

shearwater
THOS.N.SHEA LTD. REALTOR

19 OFFICES AND 100 SALES REPS TO SERVE YOU

STOUFFVILLE — NEW HOMES
10 exciting new 3 and 4 bedroom homes, fully tiled baths family rooms with stone fireplaces. Deep sodded lots. Underground services. Three different plans to choose. Underground services. Three different plans to choose. Priced from \$52,900 with 15 percent down. Call our office 640-2082. For details.

\$24,900 STARTER HOME
Just north of Stouffville. Good commuting to east Metro. This frame bungalow has four good size rooms. We suggest it as a retirement home also. Details Call Pat Daniel 640-2082 or 887-5114.

HORSE LOVERS PARADISE 10 ACRES WITH BUSH
Attractive bungalow, has living room 18ft x 28 ft. with floor to ceiling fireplace and beam ceiling. Modern kitchen with wagon wheel fixture. 3 bedrooms, large recreation room just completed with barn board walls and cozy fireplace, has walkout to ground level. For your added entertaining a inground swimming pool. For the horse fancier a 25' X 35' barn with tack room, 3 standing stalls, 4 box stalls. All this on ten rolling acres with acres of bush with riding trails at rear of property. Located in estate area just off Brock Rd. near Clarendont. Listed at \$95,000 with excellent terms. Call Cec Hendricks today 640-2082 or 297-1270. Ask for picture brochure of buildings.

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 pool with slide, also a sauna room. This home has been decorated with professional flair throughout. For the horse and pet lovers a 40 ft X 60 ft. 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, excellent financing. Call Cec Hendricks 640-2082 or 297-1270. Ask for picture brochure of property features.

BEAVERBROOK FARM ON 1A HIGHWAY N. E. METRO
89 Rolling acres with 2 beaver ponds and strong stream. Quaint log siding house with 8 rooms, and 2 fireplaces. Has beam ceilings, pine board floors on 2nd floor. Well preserved throughout. A fieldstone alcove for the range and built-in dishwasher compliment the kitchen. Two barns for the horse and pet lover. This is a most fascinating property for all season living within easy driving distance to Toronto and Oshawa. Listed at \$179,000 with 9 percent financing. Call Dick Fintelman 640-2082 or 297-1270.

TORONTO LINE 297-1270 **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 \$54,900.00 Call Dale Boniface.

BEAVERTON
3 storey brick home with 2 baths, utility room, fireplace, full basement and attached garage. Local 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.

STOUFFVILLE AREA
40 acres with large 9 room brick house, west of Stouffville. Asking \$3,000 an acre. Call Dave Ratcliff.

INVESTMENT PROPERTY
Clarendont East, 220 acres of rolling land with endless view! 2 storey brick home plus buildings, water and pond sites. Asking \$1,900 per acre. Call - Make an offer. Dale Boniface.

STOUFFVILLE
Large 2 storey 3 bedroom home, extra large bright kitchen with many cupboards. Large living room and 3 piece bath. Asking \$45,000.00

STOUFFVILLE AREA
50 acres vacant land, 2 streams, some bush. Asking \$2,500 an acre. Call Dave Ratcliff.

SUNDERLAND — 100 ACRES
Large frame 6 bedroom home, living room and kitchen, many cupboards. Large barn, implement shed, spring creek and good pond site. Asking \$125,000. Call Charlie Stevenson.

CLAREMONT ESTATE
Century farm house in excellent condition throughout. 4 bedrooms, stone fireplace in family room and beamed ceiling. A real country styled kitchen with franklin fireplace and lots of cupboards. Maple floors throughout. 6 acres of beautiful hardwood bush. 2 barns in good condition, situated on a paved road. This property would suit the most discriminating buyer. Asking \$150,000.

DAGMAR HILLS RETREAT
On 50 rolling acres in a very scenic area. This unusual 2-storey pine board and stone home sits on a hill overlooking a 4-acre spring fed pond. 2 fireplaces add to the restful atmosphere of this 8 year old home. Nice barn for horses etc. Commute to Toronto or Oshawa. Be sure to see this exceptional property.

FRAME 2-STOREY CLAREMONT
Sited right in the Village close to all conveniences on a spacious 66ft. x 145ft. lot, featuring 10 rooms. Great possibility of 2 family home, 2 kitchens, 2 baths and a new double garage. Asking \$45,000 with \$6,000 down. Vendor will hold 1st mortgage.

50 ACRE RETREAT UXBRIDGE NORTH
2,000 sq.ft. interesting design of stone construction. This brand new beauty is a delight to behold on 50 scenic acres. High and rolling landscape. —Some bush and stream as well. Excellent pond site. Buy, now and have your choice of colour scheme and carpeting.

10 ACRE ESTATE UXBRIDGE
New home 3,000 sq. ft. of luxury living, spanish design, tastefully decorated and broadloomed, with 2 fireplaces. The excellent quality of material and workmanship in this home will delight the discriminating buyer. Walk-out from lower level recreation room, central vacuum system and many features too numerous to mention here. On 10 scenic acres, panoramic view. By appointment only.

RANCH BUNGALOW 11 ACRES — UXBRIDGE
Excellent commuting to Oshawa or Toronto. This well constructed bungalow is only 3 years old and has 2,000 sq.ft. Ultra modern kitchen, large living room with floor to ceiling fireplace, 4 bedrooms and many other extras. Situated in a fine area of Estate homes also included is a newly constructed barn for the horse lover. Full price \$95,000 with excellent terms for the balance.

ROD SHARRARD LIMITED
4 KINGSTON RD. W. PICKERING VILLAGE
839-4421 942-8885

PHYLLIS CLARK
Area Representative
R.R. 1, CLAREMONT

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.

ROD SHARRARD
REAL ESTATE LIMITED



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. Excellent financing.

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.

GERRY McHarg
REALTOR



MARKHAM CENTRE HALL PLAN
Brick and Aluminum with cut stone entrance and double garage. This 4 bedroom home is just what most families tell us they are looking for... a separate dining room, family room with floor to ceiling stone fireplace, large bright kitchen overlooks the garden and the adjoining park. Quality broadloom even in the kitchen. Call: J. J. FRISBY 294-0420 or 297-2283.

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

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
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. CALL: GERRY KNAPP (Evgs 649-5255) or ELWOOD JOHNSTON 705-357-3425.

STOUFFVILLE - FOR RENT
3 bedroom 2 storey new home. Mrs. Young, evgs.294-4983

SUNDERLAND AREA 81 ACRES — TROUT POND
High, scenic, exclusive homestead. Spring fed stream feeds 2-acre pond, mature cedar wood enhance this beautiful country setting. Asking \$69,900. CALL: GERRY KNAPP

NORTH OF STOUFFVILLE
5 room well-kept home on huge landscaped lot, enclosed breezeway, attached garage, paved drive. Asking \$33,500. Call: GERRY KNAPP evgs 649-5255.

SUNDERLAND AREA COMMUTERS HOBBY FARM
9 room brick home, huge barn and outbuildings, all in good condition, 70 acres of highly productive land, springs, ponds, site. Ideal for horses. Asking \$110,000. Call: GERRY KNAPP 649-5255

SUNDERLAND
7 room, 2 storey well-kept home with huge kitchen. Good quiet country living. \$29,900. Call: GERRY KNAPP

GERRY McHarg
REALTOR

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

L.S. Snelgrove REALTOR
COMPANY LIMITED

THESE PROPERTIES ARE FOR SALE
The owners want them sold soon. Make us an offer, they could say "Yes!"

THIS WEEK'S SPECIAL!

● House and Barn on 2 Acres on gravel road, aluminum siding, ranch bungalow, Cathedral ceilings, big kitchen, and living room with open fireplace, 3 bedrooms, 4 piece bath, shag broadloom in bed rooms and living room, big family room, finished in barn boards, inground swimming pool, 18 x 4 1/2 filter, ladder, diving board etc. patio all around. Barn has 3 box stalls with water, good terms, vendors will take back 1st mortgage. Asking \$69,000, with \$25,000 down.

LET'S SELL IT THIS WEEK — I NEED YOUR HELP.

● Beautiful building lot with pine trees 100 x 240 on paved road, 1st time advertised, asking \$25,000.

● 33 acres, corner property, house and barn, good land value, asking \$4500, per acre

● Investment property 8 1/2 acres in town of Stouffville.

● 10 Acres, house and barn, all fenced, aluminum siding, bungalow, 2 bedrooms, 4 piece bath, marble fireplace in living room, separate dining room, family room with open fireplace, steel barn 4 box stalls 7 standing stalls for horses or small cattle. Asking \$87,500. Vendor will take back 1st mortgage.

● 50 Acres house and barn in 2 separate 25 acre parcels on paved road Asking \$200,000.

FRED A. SMITH — Goodwood
294-6011 NO SUNDAY CALLS PLEASE 751-1711
WE HAVE A NUMBER OF HOMES & FARMS WITH M.L.S.

ONE BEDROOM home in Stouffville. Good starter or retirement home. Call 640-4921 for information anytime.

1 1/2 STOREY, 3 bedroom home, Uxbridge — central. Private 852-3037

3. Farms for Sale, Rent & Wanted

WANTED — 50-150 acre farm, with or without buildings. Uxbridge area, write G. Kreutzer, R.R. 3, Mt. Albert, Morgan, K.R. May Real Estate Ltd., 294-0601

STOUFFVILLE — solid two bedroom bungalow, purchase to remove asking \$2,000 or best offer. Call 649-2713.

4. Lots...for Sale, Wanted

SCOTT TOWNSHIP. A beautifully treed 5 acre lot for your dream home. Asking \$70,000. Call Grant Morgan, K.R. May Real Estate Ltd., 294-0601