



PHONE
640-2100
TODAY

Tribune

Classified Ads

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

DON HAMILTON

Real Estate and Insurance
132 WALLACE AVE. BOX 1147
LISTOWEL, ONTARIO
Office: 1-519-291-3500, Res. 1-519-356-2558

250 ACRE DAIRY FARM
Large barn with 36 steel ties plus loose pens, stable cleaner, bulk tank, silo, 2nd barn suitable for young cattle or beef, imp shed, 4 bedroom brick home with modern conveniences, priced to sell at only \$140,000.00
Call Dave Simpson 1-519-291-3458

125 ACRE DAIRY FARM
Large painted barn with 41 ties plus loose pens, stable cleaner, pipeline milker, 3 silos with unloaders, bulk tank, imp. shed 36x100, 8 room brick home in excellent condition.
Call Gord Mepham 1-519-595-8257

188 ACRE DAIRY FARM
Bank barn with 41 ties, stable cleaner, pipeline milker, automatic manger feeders, separate calf barn, 2 silos with unloaders, one smaller silo, imp. shed, workshop, 4 bedroom brick home — must be sold — listed at \$15,000.00
Call Jake Arends 1-519-291-1788

60 ACRE HOBBY FARM
Well drained level land, 3 bedroom stucco home, imp. shed, bank barn suitable for beef or pigs, asking \$45,000.00
Call Orval Hares 1-519-291-2927

ATTRACTIVE 100 ACRE FARM
Painted barn 72x80, 50x60 with 19 ties plus loose pens accommodating 300 head of cattle, imp. shed, 32x72, 2 steel granaries, pit silo 23x60, silo 12x40, beautiful 7 room stone home in excellent condition, trout stream on property, more land available.
Call Bob Ballantyne 1-519-356-2576

369 DAIRY FARM
2 frame homes, barns 60' x 60, 120x36, 120x40, 110x36, 108x29, 108 stall tie-ups, milk transfer system, 3 silos 20x64, 20x80, 14x45 with caps, hog pen 90x80.
Call Jake Arends 1-519-291-1788

145 ACRE DAIRY FARM
Close to Listowel, 5 room frame home with fireplace, barn 105x70 with stall, milking parlour, pipeline milker, 38 free stalls, bulk tank, ties for 30 young cattle, imp. shed, garage.
Call Don Hamilton 1-519-291-3500

DON HAMILTON REAL ESTATE
132 Wallace Ave. N.
Listowel, Ont.
1-519-291-3500 1-519-356-2558
Send for Free Farm Catalogue

FRANK
REAL ESTATE LIMITED
189 QUEEN STREET, PORT PERRY, ONT.

PORT PERRY, SCUGOG ISLAND
Older 3 bedroom frame home on lovely one acre treed lot with small barn, only 1 mile to Lake Scugog. Excellent garden soil, variety of fruit trees. Large kitchen and living room, almost new oil furnace. Act fast on this one. Only \$37,500.00 with terms. Call Ken Middleton.

SUNDERLAND
1 1/2 storey 4 bedroom frame home aluminum siding, large kitchen, living room, all conveniences, sunroom, workshop, double carport. Close to school and shopping. Asking \$39,500.00 Call George Beaton.

CANNINGTON CENTURY HOME
One of Cannington's historical 2 storey brick homes situated on extra large lot. Centre hall plan with open staircase. Formal dining room and living room with fireplace. Family room and games room with hand hewn beamed ceilings. Everything First Class, all modern amenities. 2 1/2 bedroom apartments at rear with separate entrances. Priced at \$67,000.00 By appointment only, call Bruce Currie.

PORT PERRY
Custom built 3 bedroom bungalow on large landscaped lot, completely decorated plaster walls, broadloomed floor, 12' x 42' double drive under garage in basement. Central location. \$45,900.00 with 9 percent First Mortgage. Call Ken Middleton.

PORT PERRY
Custom built 1 1/2 storey brick home, located on quiet beautifully treed street of mature maples. 4 spacious bedrooms, 2 baths, cheerful kitchen and dining area, finished recreation room featuring walk out basement, 1 1/2 car garage. A fine family home. \$52,900.00 Call Ken Middleton.

COCHRANE STREET, PORT PERRY
Overlooking Lake Scugog on beautifully treed street very attractive 3 bedroom brick bungalow, family size kitchen, all plaster walls nicely decorated throughout. Recreation room. Very central location on excellent treed lot. Only 1 1/2 years old. Act quickly on this one. \$48,900.00 Call Ken Middleton.

LITTLE BRITAIN AREA
Ten acre hobby farm or horse farm, excellent soil for gardening. Six room brick home with finished family room in basement, all conveniences. Barn 40x60. Asking \$57,500.00 with terms. Call Lawrence Morrison.

SUNDERLAND
135 acres productive clay loam, good corn land, large barn presently operated as hog operation. 8 room brick home, all conveniences. Asking \$108,000.00 terms. Call George Beaton.

OAKWOOD AREA
99 acres all workable, very productive grain farm presently in hog operation. 7 room frame home, all conveniences. Large barn and hog pen. Asking \$80,000.00 Call Lawrence Morrison.

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, call George Beaton.

CANNINGTON EAST
50 acres rolling vacant land, all workable, well situated near highway. Spring fed pond, good building sites. A good buy at \$32,500.00 with terms. Call Bruce Currie.

30 MILES NORTH OF OSHAWA
36 acres vacant land near paved road, 25 acres under cultivation. Good building site. Asking only \$27,500.00 cash. Call Bruce Currie.

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 SOUTH
Beautiful 50 acre parcel only 12 miles north of Whitby. Very desirable area, only 1 mile to Hwy. 12. High rolling, scenic property partly wooded with mature maples. Asking \$115,000.00 with terms Call Maurice Baker.

SUMMER ESTATE PORT PERRY AREA
Beautiful 4 acres with 7 room summer cottage. Large living room, dining room, 4 bedrooms, screened breezeway and garage. Well landscaped grounds, excellent variety of trees, tall cedar hedge at front, treed ravine at rear. Open areas for swimming pool, tennis courts. Close to Lake Scugog. Just listed at \$55,000.00 Call 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

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

WHAT PART OF A HOME INSPECTION MATTERS MOST?

There is little division among Realtors on this opinion: It is the first five minutes. Most sales that get off to a good start do so in that time and the inspections that go sour do also. It is in the first five minutes that a buyer forms his first impressions, and first impressions strongly affect his later judgement.

The condition of a home is glaringly apparent to a buyer who has been looking at new and used homes or an immaculately kept home in contrast to one that has run down.

If a front door sticks, or the yard is overgrown, or the carpet soiled, or the paint is peeling, or the walls bear finger marks, the conclusion is usually immediate: The house has been abused.

If an owner concludes that he will allow for a run down condition in a lower price and let the new owner redecorate, he is failing to realize that the buyer probably won't be able to visualize the redecorated look and will go on to a new property instead.

The owner will have lost in the first five minutes. See you next week.

Kennedy Rd. Unionville 6 room bungalow 1 acre landscaped fruit trees country setting Thelma Hasteden 297-1404 Fred Cook R.E. Ltd., Realtor.

Lake Scugog scenic 5 acres permanent home site H. Stather 297-1404 Fred Cook R.E. Ltd., Realtor.

Markham 2 1/2 acre lot with sparkling 3 bedroom brick bungalow family room walkout rec. room, 4th bedroom in basement Ruth Knickie 297-1404 Fred Cook R.E. Ltd., Realtor.

Stouffville 13 acres hwy. frontage ranch bungalow possible future industrial zoning. W. Timbers, 297-1404 Fred Cook R.E. Ltd., Realtor.

Beef and Pig Farm, 200 acres Sunderland 2 sets of bldgs. early producer. W. Timbers, 297-1404 Fred Cook R.E. Ltd., Realtor.

Country Estate extra large ranch bungalow, 15 acres with barn pond. Close to Stouffville E. Taylor 297-1404 Fred Cook R.E. Ltd., Realtor.

Markham 2 storey home lower level can be used as professional outlet parking facilities Thelma Hasteden, 297-1404 Fred Cook R.E. Ltd., Realtor.

Unionville 5, Kennedy Rd. 1 acre 3 bedroom bungalow breezeway garage Mrs. Winterford, 297-3616 — 297-1404 Fred Cook R.E. Ltd., Realtor.

16 Wellington St East, Markham 294-2990 297-1404

WHOMSLEY REAL ESTATE
640-4246 or 297-2633

PROPERTIES WANTED
We have ready clients, with all cash, wishing to purchase property in this area. Acreage, acreage with homes, farms, investments, commercial and industrial. If you wish to sell please contact any of our staff listed below. We are members of the M.L.S.

REALTORS
PETER WALLEY, Manager 640-3608
SHARRON BRAZIER 640-1632
ZOLTAN DENEMETHY 294-5599
FRANK JENKINSON 649-2842
DIANNE GUNN 640-5102
ERNIE SKUJA 852-6625
JOHN WALLEY 640-3608
BRIGITTE WESHOLOWSKI 649-2912

Stouffville — 6 room, 3 bedroom brick, split level entrance, large lot, excellent location. Call John Wallely, 297-2633 or 640-4246.

GRACIOUS LIVING IN UNIONVILLE
The moment you walk in you know you're in a home of distinction. From the spacious foyer through the huge main floor family room with home calls to the discriminating buyer. Four large bedrooms, 3 bathrooms, broadloom, walkouts, fireplace, 2 car garage. Everything you've dreamed of. Asking \$104,500.00 Call Sharron Brazier 297-2633 or 640-4246.

JOHN M. BAIRD LIMITED REALTOR
294-1431 297-2061 MARKHAM 137 Wellington E.

STOUFFVILLE
1 1/2 STOREY 2 CAR GARAGE
Immaculate 3 bedroom, brick family home on large well landscaped lot, open fireplace in living room. Separate dining room, 1 1/2 baths. Must be seen to be appreciated. Asking \$59,500. Terms. Call JOHN M. BAIRD REALTOR.

ADVERTISE WEEKLY FOR BEST RESULTS

shearline
THOMAS BHEA LTD. REALTOR

HIDEAWAY HOME
On about 10 acres just off 47 highway north of Stouffville. A modern ranch bungalow nestled among a variety of mature trees. A circular drive enhances the entrance to this home. Living room has floor to ceiling brick fireplace, large modern kitchen three good size bedrooms. Easy commuting to Oshawa or Metro. Listed at \$99,500. with terms. Details Call Lillian Milne 649-2189 or 297-1270

BEAMS — PINE FLOORS — LOG
89 acres on 1A highway N.E. Metro. 2 beaver ponds and strong stream Log siding house with 8 rooms, quaint in character. Living room has floor to ceiling fieldstone fireplace and beam ceilings. Studio with brick fireplace. Handy kitchen and built in dishwasher. Home is well preserved. 2 barns ready for the horse and pet lovers. A fascinating property for four season recreation. Within easy driving to Oshawa or Metro. Details call Dick Fintelman or Cec Hendricks 640-2082 or 297-1270.

\$22,900 FULL PRICE
North of Stouffville near lake. Frame bungalow with four good size rooms Owner must move soon. Could be ideal retirement home Call Pat Daniel 887-5114.

30 ACRES WITH TREES
North of Stouffville west of Highway 48 Scenic treed lot. Has 990 ft. frontage on good residential road with estate properties. Should qualify for a building permit for your dream home. Just listed at \$94,500. Call Dick Fintelman 640-2082 or 297-1270

SUMMER COTTAGE — LAKE SIMCOE
East side near Brechin. Frame cottage and boat house on treed lot with sandy beach. A choice location for children. Cottage is completely furnished, has 3 bedrooms, washroom, veranda and porch. A brief drive from Metro. for relaxation Listed at \$25,900. with \$5,000 down. Call Lillian Milne 649-2189 or 297-1270.

INFORMATION ON OUR NEW HOMES
CALL OUR OFFICE 155 MAIN ST. W. STOUFFVILLE
PHONE 640-2082 or 297-1270

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

CANNINGTON
6 room frame house with asbestos siding, large sun room and finished family room with fireplace, 2 baths, laundry room and attached garage, 1 acre lot, very low taxes. Asking \$47,500. Call Faye Sproule.

WOODVILLE
100 acre farm with 6000 ft. highway frontage. Approximately 15 acres cedar bush and stream. Farm house and barn. Asking \$69,000. Call Dave Ratcliff.

TERRIFIC OPPORTUNITY!
Uxbridge — Snack bar seating 21. All equipment, asking \$8,900. Plus stock. Good lease available. Call Fred Jordan 640-4444 or 294-5544.

STOUFFVILLE
New Back split featuring, large bright kitchen, living room, dining room with walk-out, sunken family room with fireplace, laundry room, workshop, plus room for den, single car garage. Call Dale Boniface.

TERRIFIC INVESTMENT OPPORTUNITY IN UXBURIDGE
Snack bar, Laundromat, 4 separate apartments in brick building in excellent condition. Asking \$69,000. Call Fred Jordan.

L.S. Snelgrove REALTOR COMPANY LIMITED

THESE PROPERTIES ARE FOR SALE
The owners want them sold now. Make us an offer, they could say "yes!"
I WILL ACCEPT YOUR CHALLENGE TO SELL YOUR PROPERTY

LET'S SELL IT THIS WEEK
New in Stouffville, big spacious 4 bedroom home, with 2pc off master bedroom, living & dining room, kitchen overlooking large family room, with 2 pc washroom, 4 pc bathroom on 2nd floor, 2 car attached garage on extra large lot, phone to see through this one asking \$67,900.

For the country minded family, house and barn on 30+ acres, 7 maple trees, big weeping willows, evergreen trees, on front lawn, 2 storey red brick 7 rooms, living and dining room big kitchen, den, 3 bedrooms, 2nd apartment, 2 loads of water, new furnace, big bank barn for pigs and beef cattle, silo, stable cleaner, asking \$125,000. with good terms.

Horse farm, 50 acres, house and barn, rolling land beautiful view. Asking \$150,000.

Ballantyne side rd. house and barn, corner property, 2 road frontages. Asking \$4,500 per acre, terms.

Good investment property in town 8 1/2 with spectacular house & barn.

60ft mobile home on wheels, can be moved. Now sits on rented land, 2 bedroom, 5 pc bathroom, washer, dryer etc., wall to wall broadloom, stove, fan, fridge etc. The home is selling completely furnished at only \$9,000 cash.

Commercial building on Main St. Stouffville, big store area, 2 2 bedroom apts above, good return. Good terms. Phone for more information.

50 beautiful acres with scotch pines also approx. 3 acres hardwood bush, 35 acres of open land, ideal location for estate type home, can be bought for less than \$1,800. an acre. Asking \$35,000 down.

15 acres front on 2 roads have survey, building permit available 1 mile from town asking \$60,000. with \$15,000 down. Vendor will take back 1st mortgage.

CANNINGTON, ONT.
100 acres, 2 storey red brick home, all conveniences, 4 bedroom, living room, dining room, separate big barn for beef, Hydro and water in all. Asking \$95,000 with 1/2 down.

We are in need of more listings.

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

STOUFFVILLE
132 Acres — productive clay loam, 2 barns and 2 cement silos 20'x60' with equipment, cement yard, 4 stall milking parlour, stone house with conveniences \$115,000. Additional 4 bedroom brick house and 10 acres available for additional \$35,000. Call Herb Puckrin.

PORT PERRY NORTH
100 acre farm on paved road overlooking Lake Scugog with older 2 storey 4 bedroom brick house. Excellent hobby farm priced at \$100,000 with terms. Call Doug McCague.

HOBBY FARM
91 Acres clay loam near Sunderland corner farm, 2 storey brick home renovated with conveniences and attached garage, painted barn 10 acres cedar bush immediate possession \$88,000 with terms. Herb Puckrin.

PORT PERRY SOUTH, 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 725-7011

shearline
THOMAS BHEA LTD. REALTOR

19 OFFICES SERVING THE SUBURBS



1/4 ACRE — TREES
Markham 3 bedroom bungalow, school just around the corner. Walk to shopping. Spotlessly clean with fireplace in living room and walk out to covered patio, pleasant yard with oodles of trees. Large eat in kitchen \$64,900. Call Lloyd Coxworth Phone: 294-1372

MARKHAM
Spill level Brick and aluminum, 4 bedroom, with family room, view for miles, 2 fireplaces, 2 1/2 bathrooms, master en-suite, with double closets, double garage. Many more extras large family home tastefully decorated. Quiet street close to schools and shopping \$88,900. If you'd like to know more about this fine home, Call Doris Mair Phone: 297-1270 or 294-1203

INFORMATION ON OUR NEW HOMES
CALL OUR OFFICE 155 MAIN ST. W. STOUFFVILLE
PHONE 640-2082 or 297-1270

GINO SALEM REAL ESTATE BROKER

UDORA
Building lot available, 118 x 150 feet deep. Close to paved road. \$11,000.00

STOUFFVILLE AREA
97 acres high and scenic, 1/2 mile to paved road. Nearly all workable. Good L shape barn suitable for any purpose. Large 9 room 2 storey home surrounded by mature trees. 2 baths. Asking \$1,900.00 per acre.

UXBRIDGE NORTH
32 acres corner property close to paved road, 1 1/2 miles to town. Nicely wooded property with cedar bush and white birch. Two pond sites. Ideal home site. Building permit available. \$59,500.00

FOR MORE INFORMATION CALL
Ross Gallo AT 294-6522