

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



PHONE  
640-2100  
TODAY

# Tribune Classified Ads

31. Motor Cars for Sale 31. Motor Cars for Sale 31. Motor Cars for Sale 31. Motor Cars for Sale

**FRANK**  
REAL ESTATE LIMITED

189 QUEEN STREET, PORT PERRY, ONT.

**UXBRIDGE**  
Beautiful custom built 4 bedroom ranch style bungalow situated on 1/2 acre wooded lot overlooking golf course. Large living room with marble fireplace, dining area with glass doors to patio, large kitchen, rec room with fireplace, games room, 1 1/2 baths. Attached garage, paved drive. Very desirable area. Priced at \$74,500.00 with terms. Call George Beaton.

**UXBRIDGE**  
Very attractive 1 1/2 storey 7 room home featuring large living room, separate dining room, good kitchen, 4 bedrooms, sun room, all modern conveniences, garage, paved drive. Situated on large well landscaped lot in quiet country village only 35 miles from Metro. Asking \$49,000.00 with terms. Call George Beaton.

**OSHAWA EAST, 2 MILES**  
10 minutes from downtown Oshawa to this spacious 3 bedroom brick home in country on one acre lot. Spacious home featuring broadloomed floors, excellent kitchen, fireplace, 2 baths and fully finished one bedroom walkout basement apartment, paved drive and attached garage. Fully insulated 28 x 30 foot horse barn with tack room, standing and box stalls. Ideal property for horse or snowmobile enthusiast. Just listed at \$92,500.00 Call Ken Middleton.

**CANNINGTON**  
Two bedroom 1 1/2 storey frame home in immaculate condition. Large living room, kitchen, open staircase, all conveniences. Asking \$24,900.00 with terms. Call Bruce Currie.

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

**JANETVILLE**  
1 1/2 storey frame home on 100' x 200' lot, large kitchen, living room and two bedrooms, new septic tank. Asking \$25,000.00 Call Lawrence Morrison.

**CENTURY FIELDSTONE HOME, SUNDERLAND AREA**  
Very scenic 15 acre country property with fast flowing creek and cedar bush. Home situated in very picturesque setting with well treed and landscaped grounds overlooking stocked trout pond and creek. Home has 8 rooms, 2 fireplaces, main floor on 2 levels, all modern conveniences, double attached garage. Just listed at \$87,500.00. By appointment only. Call George Beaton.

**LAKESIDE BEACH, INCOME PROPERTY**  
2 attractive winterized cottages, modern conveniences, partly furnished, garage and tool shed, good well. Ideal for retirement, live in one and rent other. Asking \$31,900.00 terms. Call George Beaton.

**LAKE SCUGOG, PORT PERRY AREA**  
Lovely 2 bedroom cottage on well treed lot with access to Lake. Large living room with sundeck, all conveniences. Asking \$26,000.00 with terms. Call Maurice Baker.

**LAKE SCUGOG ON TRENT SYSTEM**  
Only one hour from Toronto takes you to this lovely 3 bedroom furnished waterfront cottage on beautifully treed lot with privacy. Large living room, sunroom, bath, boat house, with shower, 14 ft. boat and 40 H.P. motor. Asking \$39,900.00 Vendor will hold First Mortgage at 10 1/2 percent. Call Bruce Currie.

**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.

**CANNINGTON EAST**  
100 acres with very attractive 1 1/2 storey 8 room brick home in excellent condition, all modern conveniences. Situated on a hill and surrounded by mature trees. 80 acres highly productive, balance wooded and rolling, good farm barn suitable for horses or other livestock. Asking \$92,500.00 Call Bruce Currie.

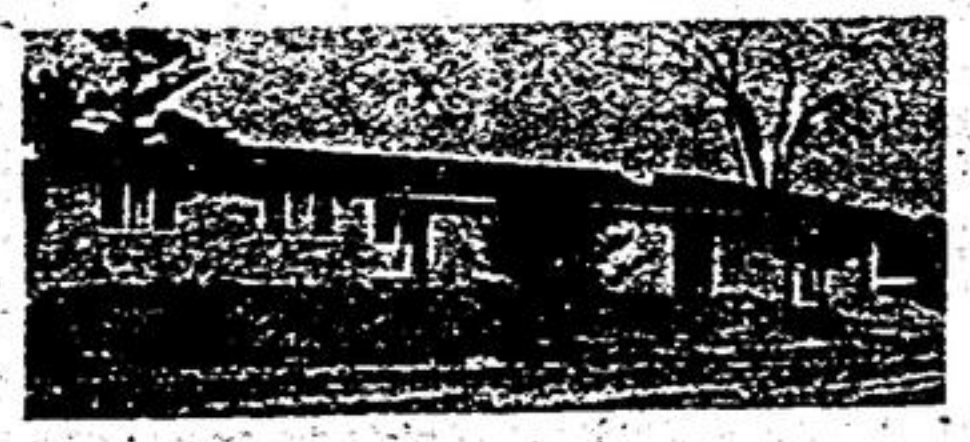
**PORT PERRY NORTH**  
100 acres, 97 workable, very productive soil, L shaped barns to accommodate 80 head of cattle, 10 room brick house overlooking Lake Scugog, all conveniences. Asking \$125,000.00 with terms. Call Lawrence Morrison.

**WOODVILLE, 50 ACRES**  
40 acres workable, 10 acres bush, with excellent pond sites, fences in good repair. Ideal property for that new home or hobby farm. \$39,900.00 Call Ken Middleton.

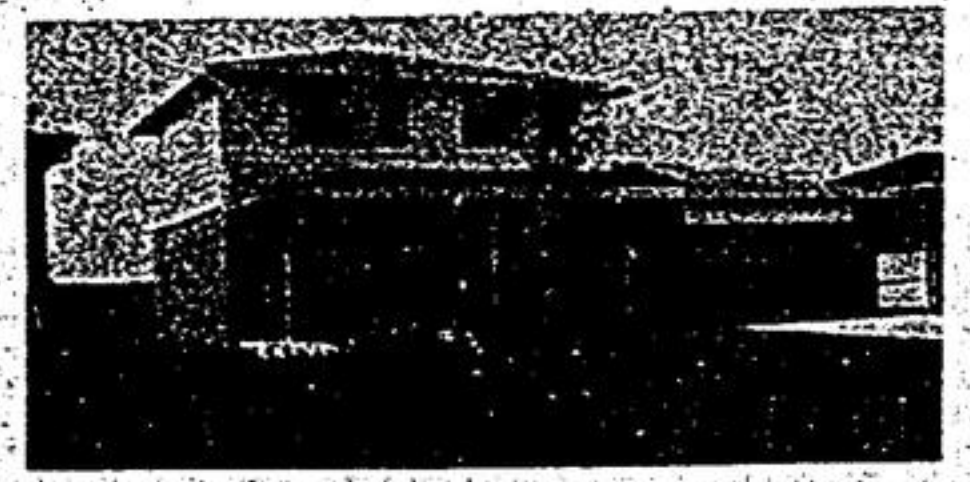
**OFFICE HOURS - 9 a.m. - 9 p.m.**  
Direct Telephone Lines Port Perry 985-7386  
Oshawa 576-7515 Toronto 364-2516  
• EXPERIENCED SALES STAFF •  
Maurice Baker - 852-7256  
George Beaton - 985-3040  
Bruce Currie - 705-357-3392  
Ken Middleton - 985-7548  
Lawrence Morrison - 705-357-3395  
Fred Smith - 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

**shear** the home folks who care about people



**MT. ALBERT 25 ACRES HORSE RANCH**  
Long low silhouette stone and brick ranch home featuring gracious living room with cut stone fireplace, separate dining room large kitchen with walkout to cedar sun deck. Four good sized bedrooms all fully broadloomed, breezeway to 2 car garage. This is truly a magnificent home. Just listed at \$143,900.00 \$50,000.00 Down. Vendor will consider second mortgage. Please call Bob McPherson to see at 294-1372 or 297-1270 Ext. 31.



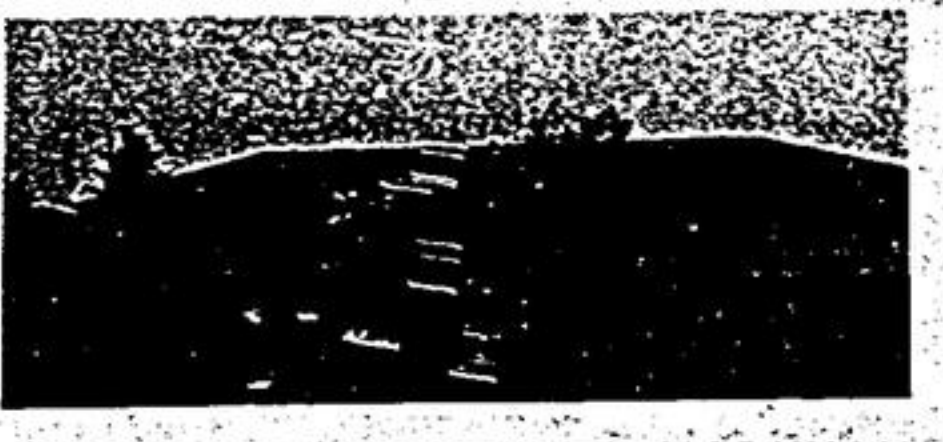
**4 BEDROOM - FAMILY HOME**  
One of Stouffville's best west end homes. Beautifully landscaped front lawn, with well laid out flower beds in rear yard. The interior of this home is shining and bright. Has large living room and separate dining room. 4 pc. bath plus a 2 pc. washroom at side door. A recently finished recreation room attractively paneled. Garage large enough for two cars and all your garden tools. Paved drive. Owner regrets leaving this most complete home but must move to employment location. Listed at \$64,900. Call today Cec Hendricks 640-2082.

**SECLUDED PARADISE OVER 11 ACRES**  
Located north east of Stouffville. Beauty and nature abounds here with hills, valleys, a strong trout stream, and a large percentage of the property covered with a great array of conifer and hardwood trees. You can get away from all your daily cares here and enjoy 4 season recreation with privacy to the fullest. 30 Minutes to Metro. First time offered at \$39,900 with terms. It will pay you to act quickly on this property. Call Cec Hendricks 640-2082.

**HANDYMAN'S OPPORTUNITY \$39,000 FULL PRICE**  
Stouffville North - \$7000 down buys a 5 room bungalow with unfinished interior. Property has garage 14 x 20. Full lot size 100 ft. x 137. Property needs a well and septic system for residence. It's a buy. More details. Call Cec Hendricks. 640-2082.

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

24 OFFICES IN METRO & CENTRAL ONTARIO



**3 BILLY JOEL CRESCENT - MARKHAM**  
An immaculate brick bungalow Custom built 10 years ago. On one of Markham's most select crescents. Features a sunken living room with walkout to patio, separate dining area 3 bedrooms. Modern kitchen with Moffat built-in oven and counter top elements, plus a recently purchased Harvest Gold refrigerator & freezer. Convenient laundry room off the kitchen which includes the washer & dryer. Home has been recently decorated with professional taste. Attractive broadloom and draperies included. 2 car attached garage with paved drive. Situated on a pie shaped lot with deep well landscaped lawn and rear pool size yard secluded by a privacy hedge. Listed at \$85,000 owner will take back first mortgage. Call Bob Redhead 297-1270.



**BRICK BUNGALOW ON 10 ACRES**  
North of Stouffville. Choice 6 room bungalow with full basement, broadloom in living and dining room. A plus is a 40' x 20' barn for the pet fancier. All on ten acres of recreation living. Excellent well. Listed at \$84,500 with terms. Call Dick Fintelman or Bob Dart 640-2082.

**STOUFFVILLE - BACKSPLIT**  
Detached backsplit with 3 bedrooms, large living-dining room combination, family room. Lots of closets, full basement and a good sized lot - one car garage. Available immediately. Large 9 1/2 percent mortgage with a good down payment. \$59,900. Call Lloyd Houghton 640-2082.

**STOUFFVILLE - 4 BEDROOMS**  
1 1/2 storey frame home. Has 20 ft. living room with fireplace, sunroom, patio in rear yard, ready for barbecue living. Attached garage. On quiet street in centre of town. Walk to business centre park and schools. First time offered. \$53,500, has 9 percent mortgage. Call Bob Dart. 640-2082.

**Keith McDowell**  
Real Estate Broker

STOUFFVILLE TORONTO  
840 4644 294 5544  
11 MAIN STREET EAST

**STOUFFVILLE AREA**  
4 room cottage on good sized treed lot, easily winterized. Asking \$21,900. low down payment. Call Fred or Margorie Jordan.

**STOUFFVILLE EAST END**  
Attractive 3 bedroom Dutch style home, large living room, with separate dining area and kitchen, hardwood floors, 1 1/2 car garage, situated on large lot, asking \$49,900. Call Dale Boniface 9 to 5 294-5544, evgs. 649-2175.

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

**INVESTMENT OPPORTUNITIES**  
I am pleased to offer the following mortgage investments for your consideration.

Henry Wolf,  
\$14,000 Buys \$16,350 first mortgage to yield 11 per cent - matures October 1977 - residential property, King Twp. - present value \$30,000.  
\$4,900 Second mortgage due April 1978 - residential - matures February 1976 - excellent covenant. present value \$5.  
\$4,400 Buys \$6,700 second mortgage to yield 12.5 per cent - matures February 1976 - residential property, Town of Aurora - excellent covenant.  
\$14,100 Buys \$14,900 second mortgage to yield 12.5 per cent - matures June 1978 - residential property Twp. of Darlington - excellent covenant.  
For further information concerning above investments or others which are available, phone me to-day at 294-1372 at our Markham office.

Markham Office  
8 Wellington St. West  
Markham

**6 1/2 PERCENT INTEREST MARKHAM VILLAGE**  
3 bedroom bungalow, broadloom throughout, close to schools and shopping, paved lot, basement, rec. room, reasonable priced, Ed Wynn.

**UNIONVILLE**  
Spacious 3 bedroom home with 2 fireplaces, marble fireplace, on large landscaped lot, extra large garage with high doors. Horse barn. Ed Wynn.

**HOWARD'S LEE R.E. LTD. RLTR.**  
297-2223 297-1943.

**3. Farms for Sale, Rent & Wanted**  
20 ACRES available rent free for cultivation only, also clean fill dumping. 649-5590 2w2

**5. Offices, Buildings for Rent**  
INDUSTRIAL storage space 1,000 - 15,000 square feet warehouse space available on a short term or long term rental basis in the town of Markham. Contact John Macintosh 297-2222 TF48

**STORE FOR RENT**  
Downtown Stouffville, 1,700 Sq. Ft. Available Aug. 1. Phone 247-3968 2w2

**6. Vacation Properties for Sale, Rent & Wanted**  
COTTAGE FOR RENT - 3 bedrooms, river front, near Minden, well equipped, 640-4592.  
COTTAGE with large lake frontage and 1 acre of land on southern edge of Algonquin Park near Dorset 887-5113.

**10. Houses for Rent**  
4 BEDROOM BRICK farm house, 1 mile to Stouffville on pavement garden land available, inside conveniences, available July 1. \$300. per month. 640-5352, after 7 p.m.

**11. Rooms for Rent**  
FURNISHED rooms and apartments, daily or weekly 143 Main St. W. Stouffville. 2TF

**CAMP AGAPE**  
Enjoy Christian Fellowship at Camp Agape - 2 bedroom housekeeping cottages in beautiful Muskoka Region. Swimming, fishing, boating, campfire. Reasonable rent.

For brochure, phone or write Des Kerr, R.R. 3, Clarendon, Ontario, L0H 1E0 640-2492.

**NEIL PATRICK STOUFFVILLE**

**STREAK IN FOR SAVINGS**  
in time for Summer Driving

**1971 GMC PICKUP 3/4 TON**  
V8 engine. Automatic transmission, power brakes, certified

**1972 CHEV STATION WAGON**  
Power steering, power brakes, automatic oversize tires. Excellent condition. Lic: APL 155

**1973 VEGA HATCHBACK**  
Automatic transmission, radio very low mileage. Lic: CZW 173

**1971 BUICK SKYLARK**  
2 door hardtop, power steering and brakes, automatic radio, bronze with matching vinyl top. Lic: ATU 932

**1973 VEGA COUPE**  
2 door coupe, automatic, radio, very low mileage. Lic: CZW 164

**1969 CHEV**  
4 door sedan, 6 speed automatic, radio. Excellent condition. ADE 585

**PATRICK MOTORS LTD.**  
MAIN WEST STOUFFVILLE PHONE 640-3450

**BRAMALEA REALTY LIMITED**  
REALTOR

**PRODUCTIVE HOBBY FARM**  
80 really good acres, all workable 7 room house, all modern conveniences. Three bedrooms, cupboards, oil-fired hot air heat. Drilled well, large barn in excellent condition, with new stabling. Located in a good agricultural area, five miles from Mt. Forest, adjacent to 89 Highway. List \$60,000 with terms.

**DAIRY FARM**  
200 acre, 180 level and workable 10 acres bush. One acre orchard. Saugeen Rd. crosses property. Situated on the corner and the main road, one mile from 89 Highway. Bank barn, 72 x 56 L 40 x 25. In excellent condition. Entirely modernized with beauty stabling, water bowls, and cleaner. New milk house, Eleven room brick house, surrounded by maple trees. Six bedrooms, Large family room and living room, both carpeted. New cupboards in kitchen. Four piece bath. Spring fed pond. This property is a top producing farm in very neat and clean condition. Ready to go without any repair or improvements. \$130,000. Terms.

**ACREAGE**  
Acres and barn near Mt. Forest. Seventy acres, 60 workable. Two new barns. 60 x 60 and 30 x 50. Steel roof and steel clad. One barn hip roof, suitable for hogs, horses, or cattle. Larger barn set up for loose housing for cattle. Both buildings well built and modern. Good well, water on pressure, hydro, pond property log house. \$40,000.

**ACREAGE**  
36 acres, 23 acres mixed bush, 10 cleared. Corner lot fronting on a hard top road. Suitable for subdividing. Near Mt. Forest, \$30,000.

**ACREAGE**  
50 acres, 45 acres workable, 5 acres mixed bush. Excellent loam soil slightly rolling land. Creek running through property, five miles from Mt. Forest on Highway 6.

**BRAMALEA REALTY LTD.**  
210 Main St. Mt. Forest, Ont.  
Business 323-1310 Home 323-2275

**HOW MANY CHILDREN ARE IN THE NEIGHBORHOOD?**

WIN TIMBERS

The answer may be vital to a young couple with a youngster needing playmates and providing the answer is part of a Realtor's service.

How close are the schools? Are there playgrounds nearby? What about traffic arteries? One method used by many Realtors to complete their file of information on a residential area is to talk to the neighbours. Their answers usually spell out in specific detail how "child oriented" a particular neighbourhood is.

The information can then be readily supplied to prospective buyers who are looking for that type of environment, or their opposite number looking for a quiet area of older people.

Many family buyers who totally overlooked such things as traffic streaming past the doors of their new home or the inaccessibility of schools belatedly came to the realization of how serious a drawback such problems can be to a property.

An experienced and competent Realtor can save a purchaser from making a mistake that will later be regretted by consulting his neighbourhood information files.

See you next week.

Clarendon 2 storey 12 room brick and aluminum large ravine lot 8 bedrooms 3 baths income property. H. Stather 294-2990 Fred Cook R. E. Ltd. Realtor.

Minden Gull River 2 lots Mrs. Winterhood 297-3616 or 294-2990 Fred Cook R. E. Ltd. Realtor.

Unionville sparkling 4 bedroom backsplit separate dining room family room fireplace 1 1/2 baths hardwood floors walkout to enclosed patio heated pool quiet street near all community activities Ruth Knickle 294-2990 Fred Cook R. E. Ltd. Realtor.

Markham 9 room home just off Main St. lower level used professionally Thelma Hasteden 297-1694 294-2990 Fred Cook R. E. Ltd. Realtor.

Markham 3 bedroom bungalow large landscaped lot Vendor will take back mortgage Thelma Hasteden 297-1624 294-2990 Fred Cook R. E. Ltd. Realtor.

Stouffville income home 2 self-contained 2 bedroom apartments convenient to shopping Call W. Timbers 294-2990 Fred Cook R. E. Ltd. Realtor.

Kirkfield Area 135 acres hwy. ranch approx. 100' canal, lake frontage \$42,900 Fred Cook R. E. Ltd. Realtor 294-2990.

**FRED COOK REAL ESTATE**

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

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