

Advertise the Action Way! The Want Ad Way!

PHONE
640-2100
TODAY



Keith E. Rose Limited
216 Don Mills Road,
Hwy. 48, Mount Albert, Ontario
Keswick 476-3131 Markham 294-2469
Keswick 476-4191 Toronto 297-1660

Mount Albert 473-2550
MOUNT ALBERT — NEW SIDESPLIT
2 ACRES — CHRISTMAS TREES
Brand new 4 bedroom brick home, large living room dining and kitchen, roomy family room, floor to ceiling stone fireplace, broadloom throughout, 2 baths, 2 car garage attached. \$85,500. Keith Rose 473-2550, 297-1660.

100 ACRES — PEPPERLAW FARMHOUSE — NEW BARN
New listing, 100 acre farm, all fenced, pond, 1900 ft. frontage on good conc. road, new steel barn, stable cleaner, 4 bedroom farmhouse, huge country kitchen with oodles of cupboards, bath, furnace, pressure system, etc. \$89,500. 8 1/2 percent first mortgage. October possession. Keith Rose, 473-2550, 297-1660.

CHURCHILL — NEW SIDESPLIT
1/2 ACRE — HWY. 11
Brand new 4 bedroom brick home, large living room, dining and kitchen, separate family room, floor to ceiling brick fireplace, broadloom throughout, 2 baths, 2 car garage attached. Will sell fast at \$62,500. Keith Rose 473-2550, 297-1660.

10 ACRES — SHARON HOUSE — SWIMMING POOL
Just listed, two year old home on 10 acre parcel, all fenced. 727 ft. frontage, featuring 3 bedrooms, family room, bar, living room (21' x 28') floor to ceiling fireplace, country kitchen, dining area, 2 bathrooms, broadloom throughout, custom made drapes, built in range, double oven, 2 car garage, workshop, horse barn, swimming pool, walk out patio. \$135,000. Vic Sturdy 476-4191, 294-2469.

NEWMARKET STORE SPACE LEASES AVAILABLE
Sept. 15 occupancy, only 5 units left, all air conditioned, from 675 sq. ft. to 2,700 sq. ft. Ideal for bank, restaurant, barber shop, variety store, etc. Glen Sibbitt 297-1660, 294-5136, 473-2550.

21 NEW HOMES CANNINGTON — WOODVILLE \$40,900.
Brick ranch bungalows, brick sidesplits, 3 bedrooms, fireplaces, full basements, 2 car garage, broadloom throughout, 4 pce. coloured bath, all electric. Sept. 1 possession. From \$40,900. to \$43,900. Need \$10,000. down. Joanne Schulz 297-1660, 852-3264.

CUSTOM BUILT HOMES ON 2-10 ACRE LOTS
Priced from \$85,500. up. Several, scenic parcels available. Choose your own setting plus your home from our plans. 3-4 bedrooms, paneled family room with fireplace, laundry room, double car garage, 2-3 bathrooms. Broadloom throughout. Late fall possession. Newmarket or Uxbridge area. Please contact Joanne Schulz 473-2550, 297-1660, 852-3264.

1 ACRE — SIDESPLIT BRADFORD — HWY. NO. 400
Just listed, 4 bedroom brick sidesplit on huge lot (200' x 220') separate living, dining, kitchen, family room (11' x 22') Rosewood plank panelling, 2 bathrooms, 2 car garage. \$85,500. 9 1/2 percent first mortgage. Dennis Wright 473-2550, 297-1660, 895-5840.

100 ACRES — LAKE — WOODS MT. ALBERT — HWY. 48
Just listed, 100 acres of evergreens, silver birch, cedars and pines plus 35 acre lake. Ideal retreat, suitable for hunting and fishing. \$110,000. Need \$30,000. down. Vendor will hold first mortgage. Glen Sibbitt 473-2550, 297-1660, 294-5136.

KESWICK — RIVERFRONT
3 bedroom brick and frame home on Riverglen Dr. in Keswick. Family room with stone fireplace, hardwood floors, 2 bathrooms, all electric, access to Lake Simcoe by boat, all landscaped. Large country lot (50' x 575'). \$69,500. Charlie Crone 476-3131, 294-2469.

SUTTON — 9 ROOMS BRICK — STONE — BIRCHES
New homes in Woodriver Acres, treed lots (75' x 200') water and sewers. Floor to ceiling stone fireplace in family room, separate living, dining and kitchen. Broadloom throughout, 2 bathrooms. 10 1/2 percent first mortgages. Immediate possession. \$65,900. Act fast. Vic Sturdy 476-4191, 294-2469.

SUTTON — 3 BEDROOMS
New listing, brick bungalow, all electric, town water, separate living, dining and kitchen, rec. room, patio, quiet street \$54,500. Vic Sturdy 476-4191, 294-2469.

CANNINGTON AREA — NEW HOMES
Priced from \$40,900. and up, new brick bungalows and sidesplits, several models to choose from. Combined living and dining areas, broadloom throughout, thermopane windows, 1 and 2 car garages. Excellent workmanship. September possession. Joanne Schulz 473-2550, 297-1660, 852-3264.



Keith E. Rose Limited
216 Don Mills Road,
Hwy. 48, Mount Albert, Ontario
Keswick 476-3131 Markham 294-2469
Keswick 476-4191 Toronto 297-1660
Mount Albert 473-2550



189 QUEEN STREET, PORT PERRY, ONT.

ASK ABOUT OUR Coast to Coast Real Estate Service

UXBRIDGE
One of Uxbridge's finest older homes in best residential area. Solid brick 2 1/2 stories. Large living room and dining room, study, entrance hall with open curved staircase, 5 bedrooms. Large well treed lot fronting on mature maple lined street. Owned by one of town's most prominent citizens. Priced at \$75,000.00. Call Maurice Baker.

PORT PERRY
New 3 bedroom brick and aluminum back split, excellent location. Separate dining room, 4 piece and 2 piece bath, carport. Early purchaser may have choice of colours in floor coverings. Asking \$49,500.00. Call Ken Middleton.

PORT PERRY AREA
Almost new 3 bedroom brick and aluminum side-split with family room, fieldstone fireplace, 2 car garage. Situated on 1 acre lot overlooking Lake Scugog, water access to Lake. Priced at \$64,900.00. Call Lawrence Morrison.

SUNDERLAND
Beautiful new 6 room brick bungalow in prestige area. 3 bedrooms, ultra modern kitchen, dining room, large living room, 4 piece bath, unfinished rec room with fireplace, forced air oil heating, carport, good garden, on nice dry lot. Asking \$43,500.00. Call George Beaton.

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 \$78,500.00 with good terms. By appointment only. Call George Beaton.

PORT PERRY AREA
Very attractive and neat 2 bedroom home with access to Lake Scugog. Family sized kitchen, large living room, 4 piece bath, electric heat, large garage, lot fenced, good cedar hedge gives privacy. Price reduced to \$31,900.00 for quick sale. Call Lawrence Morrison.

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. Asking \$55,000.00 with good terms. 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 — 985-7382
George Beaton — 985-3040
Bruce Currie — 705-357-3392
Ken Middleton — 985-7548
Lawrence Morrison — 705-357-3395

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

UXBRIDGE SOUTH EAST
3 bedroom 1 1/2 storey older frame home on beautifully treed lot with 175' frontage on paved road, only 25 miles from Metro. Large family kitchen, living room, family room, all conveniences. Barn for horses. Asking \$45,000.00 Call George Beaton or Ken Middleton.

QUALITY ELEGANCE WHITBY NORTH ESTATE
73 rolling acres in highly desirable area, over 2000 ft. road frontage only 1/2 mile from Hwy. 7 and 12. Traditional 2 storey 4 bedroom main residence on beautifully treed and professionally cared for grounds with 2 patios. Large living room, formal dining room, library, family kitchen, 2 1/2 baths, 2 sun decks from bedrooms overlooking property. 2nd home large 2 bedroom bungalow only 7 years. Barns for horses and other livestock. Truly an exceptional property and priced at only \$230,000.00. with terms. Call Maurice Baker.

EXECUTIVE HOME, UXBRIDGE SOUTH
Brand new 2160 sq. ft. 4 bedroom home with Mansard Roof on 2 1/2 acres with scenic view. Large living room, dining room, excellent kitchen with large breakfast nook, family room with fireplace, laundry room, 2 car garage, all on 1 level. Beautifully landscaped throughout. Must be seen. Just listed at \$118,000.

UXBRIDGE EAST
Spacious 1 year old 3 bedroom brick bungalow on large nicely landscaped lot on edge of active village, only 30 miles to Metro. Large entrance, ample cupboards and closets. 2 car garage. Must be seen to be appreciated. Asking \$62,500.00. Call Lawrence Morrison.

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.

200 ACRE ESTATE PORT PERRY EAST
Spacious new brick home featuring 2 fireplaces, walkout basement, patio doors to sun deck overlooking entire property. Large 2 car garage, many other extras. 50 acres open land, balance wooded with spring fed stream. Only 60 miles to Metro. Owner anxious. Asking \$150,000.00 with terms. Call Ken Middleton.

LAKE SCUGOG WATERFRONT
80' x 185' waterfront cottage lot, excellent fishing and boating on part of Trent Canal System, year round road, 65 miles to Metro. \$12,000.00. Call Ken Middleton.

PORT PERRY AREA
Almost new 3 bedroom brick and aluminum sidesplit with family room, fieldstone fireplace, 2 car garage. Situated on 1 acre lot overlooking Lake Scugog, water access to Lake. Priced at \$64,900.00. Call Lawrence Morrison.

Member of the Ontario, Canadian & International Real Estate Boards
WITH SEVEN OFFICES TO SERVE YOU:
Bowmanville 623-3393 Lindsay 324-9126
Port Perry 985-7386 Port Hope 885-4518
Oshawa 728-7585 Belleville 962-9218
Pickering 942-7777
• Your Local Office •
PORT PERRY
189 Queen Street
985-7386 Oshawa 576-7515 Toronto 364-2516

ROD SHARRARD REAL ESTATE LIMITED

DAGMAR HILLS GAME FARM
Situated on 48 scenic acres 2 storey restored farm house with new addition 3 bedrooms, large games room, fully equipped game farm. Will sell with or without business, also has barn, dog kennels, pond site, frontage on 2 roads. Asking only \$150,000. with easy terms. Call Phyllis Clark.

CENTURY HOME, WOODVILLE
Interesting 2 storey brick home with 10 rooms. This home would be ideal for an antique business and is priced right at \$55,000. Call Phyllis Clark.

15 ACRES BROCK TOWNSHIP
Ideal retreat property, some bush, and stream very scenic. Asking \$40,000. easy terms. Call Phyllis Clark.

UXBRIDGE SOUTH 12 ACRES
Older home in good condition. Large barn and dining shed. Lovely 12 acre parcel with frontage on paved road, a bargain at \$88,000. Ideal horse farm or market garden. Call Phyllis Clark.

HOBBY FARM, UXBRIDGE SOUTH
Situated on 10 rolling acres with spring fed pond. This aluminum clad bungalow is a beauty. Featuring stone fireplace enclosed sunporch walkout to balcony, now horse barn with water and hydro. Excellent value. Call Phyllis Clark.

50 ACRES REACH TOWNSHIP
Located about 7 miles northeast Uxbridge. Very private. Excellent building sites. Asking \$49,900. Call Phyllis Clark.

Call Phyllis Clark - Area Representative 1-294-5140
ROD SHARRARD REAL ESTATE LIMITED
4 KINGSTON RD. W. PICKERING VILLAGE R.R. 4, UXBRIDGE
839-4421 942-8885 852-7780

shearline the home folks who care about people



Stouffville west end. Brick bungalow with attached garage, has 3 bedrooms, on lot 60 ft. x 140 ft. with view for miles over open countryside. Property enhanced with several large trees. Ideal location near plaza, schools — park. Reduced to \$59,900. Details call Bob Dart 640-2082.



\$37,500 FULL PRICE
Popular Cedar siding bungalow with 3 bedrooms, living room, separate dining room, garage. On lot 126 ft. x 130 ft. Located just north of Stouffville. Has 9 1/2 percent mortgage. Details call Bob Dart 640-2082.

FRAME 2 STOREY HOME
Near centre of Stouffville. 6 rooms. Ideal family home. On lot 60x130'. Just listed at \$49,900. Has 9 percent mortgage. Call Dick Fintelman 640-2082.

FRAME BUNGALOW WITH FIREPLACE
Centre of Stouffville. Large living room. A cozy bungalow in area of good homes. Has attached 2 car garage. A plus is a garden house. Most major appliances included. First time offered at \$63,500. Call Bob Dart 640-2082.

GORMLEY 7 1/2 ACRES
Beauty abounds for the discriminating owner in landscaped pond, waterfalls flagstone patios, stone barbeque and inground water system. Stone and frame ranch bungalow is ideal for entertaining with large living room 27' x 17 ft. rec. room with gunbowl barn, both rooms with log burning fireplaces. Separate dining room. Florida room with 2 walkouts to garden. Master bedroom has 4 pc. ensuite bath. Many outstanding features. \$275,000. Pat Daniel 640-2082 or 887-5114.

4 BEDROOMS
2 storey brick and aluminum family home about 5 years old, better than new has attached garage, located near plaza, in west end of Stouffville. Listed at \$62,900. Owner must move. Call Dick Fintelman 640-2082.

HANDYMAN'S SPECIAL
Cement block bungalow with 5 rooms. Interior is unfinished, plus a 14 x 20 ft. garage. Excellent value at \$32,000. with \$7,000 down. Owner taking back first mortgage. On lot with 137 ft. frontage. (possible two lots). Details Call Cec Hendricks 640-2082.

12 ACRE ESTATE PICKERING TOWNSHIP
Near Balsom — two storey 8 room home in excellent condition with a setting of long lawn, many ornamental and fruit trees. Well landscaped. 2 car garage, 2 horse paddocks, dog kennel. Plenty of area for the horse and pet lover, a country dream property, with 1315 ft. of frontage on a good rural road. Just listed at \$98,500 with Cec Hendricks. Call to-day 640-2082 or 297-1270.

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

shearline 24 OFFICES IN METRO & CENTRAL ONTARIO

WHAT IS YOUR LOWEST PRICE, MR. JONES?



The owner was caught unawares by the buyer's question and promptly answered, giving him the lowest price at which he would sell his property.

What the owner didn't know was that the buyer intended the owner to take back a second mortgage and pay for refinancing.

But by giving his hasty price quotation he had effectively lowered the price of his property. He had undermined any possibility of negotiation.

The give and take of price discussion in realty transactions is one of the Realtor's strongest assets. He is armed for these negotiations with knowledge of the market and a very close conception of what a property will eventually bring. His confidence born out of experience in bringing bargaining parties to terms is honed by constant practice.

Frequently such factors as possession dates and personal property come into the negotiations. They can be the final touch that makes or breaks a sale and a competent Realtor who is "neutral" in the negotiations is more apt to know their importance to either party. See you next week.

Unionville, 2 1/2 acre of paddock, 5 stall barn, tack room, spacious 4 bedroom bungalow, 2 fireplaces, double garage. Ruth Knickle 297-1404 Fred Cook R. E. Ltd., Realtor.

Markham area 2 storey 6 room home on good treed lot, \$51,900. terms. W. Timbers 297-1404 Fred Cook R. E. Ltd., Realtor.

Unionville immediate possession of this large 4 bedroom, back split on quiet cul de sac. Mrs. Winter flood 297-3616 297-1404 Fred Cook R. E. Ltd., Realtor.

Westhill, small home and investment property. lot 45 x 334, road front plus new road going along back of property. Art Mitchell 297-1404 Fred Cook R. E. Ltd., Realtor.

Markham, 3 bedroom bungalow, fireplace, 62 x 158 lot, central, no mortgage problems, flexible terms, Thelma Hasledon 297-1694, 297-1404 Fred Cook R. E. Ltd., Realtor.

FRED COOK REAL ESTATE
16 Wellington St. East Markham
294-2990 297-1404

WHOMSLEY REAL ESTATE

UXBRIDGE HILLS
Beautiful 2 acre lot, High and dry with magnificent view. Only \$26,900.00. Make an offer. Call Brigitte Wesholowski 297-2633 or 640-4246.

UXBRIDGE AREA
Century brick home on 2 acre ravine lot with creek and lots of trees. Barn for horses. Call Brigitte Wesholowski 297-2633 or 640-4246.

UXBRIDGE AREA
10 acres treed lot. Pond site. Year round maintained road. Call Ernest Skuja 297-2633 or 640-4246.

STORE
New house, grocery and delicatessen. Good business in European food. 35 miles from Metro Toronto. Call Ernest Skuja 297-2633 or 640-4246.

DREAM HOME
Stouffville 4 bedroom home situated on landscaped corner lot. Features quality broadloom, large kitchen, separate living and dining rooms, rec room with fireplace and barn. Many more features. Asking \$68,900.00.

UXBRIDGE BODY SHOP & HOME
Situated on 1/2 acre lot approximately 170 ft. frontage. A concrete block body shop and 3 bedroom bungalow close to Highway 47 on south edge of Uxbridge. Steady work the year round. Price flexible. Call Frank Jenkinson 297-2633 or 640-4246.

UXBRIDGE AREA
100 acres — 1327 ft. frontage, mostly bush with ideal building sites. Large pond. Priced to sell at \$64,900.00. Call John Walley 297-2733 or 640-4246.

MOUNT ALBERT AREA
50 acres — 40 acres clear with 10 acres of mixed bush and a pond at rear of the property. Priced to sell. Terms. Call John Walley 297-2633 or 640-4246.

UXBRIDGE TOWN
151 ft. frontage on Main Road. Potential for commercial ideas. Town water and sewers. 1 1/2 storage frame and stucco home with garage, space plentiful. Small barn with 2 box stalls. Asking \$75,000.00. Good terms. Call John Walley 297-2633 or 640-4246.