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640-2100
TODAY

Shearman the home folks who care about people



BUNGALOW—CENTRE OF TOWN
Just off Main St., walk to park, schools and stores. Attractive bungalow with extra large attached garage. Large living and dining room, sliding doors to cedar deck and pool size garden with mature trees and privacy fence. Call for details, reduced to \$54,900, with \$10,000 down. Pat Daniel 640-2082 or 887-5114.



STOUFFVILLE WEST END
Has four good size bedrooms, 4 pc. bath, 2 pc. washroom near side door, finished recreation room with cozy fireplace, plus a finished study room downstairs. Country view from two sides of home. Two car garage. Just listed on M.L.S. at \$63,500, has 9 percent mortgage. Call Bob Dart 640-2082.



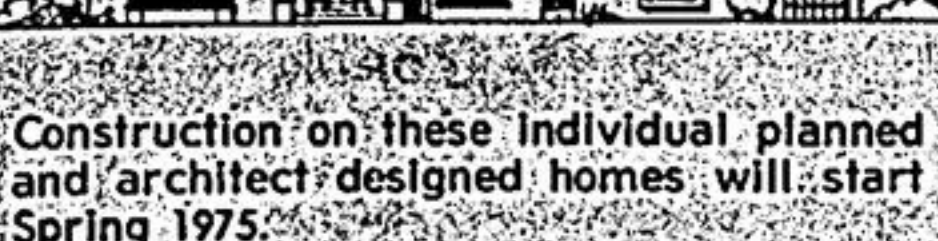
CUSTOM BRICK BUNGALOW PLUS DOUBLE GARAGE & WORKSHOP
Near Stouffville. Immaculate family bungalow built in 1955 better than new, with separate dining room, living room, 2 fireplaces, recreation room 46 ft. long, closets galore some cedar lined. Bright kitchen with lots of cupboards. Home set on well landscaped lot, 83 ft. frontage. A big plus is a 56 ft. long double garage, and workshop, lighted & heated. Ready for the tradesman or hobbyist. Owner moved north wants quick offer. Listed at \$74,500. Can arrange financing with \$19,500 down. Call Cec. Hendricks 297-1270 or 640-2082.

\$14,900 FULL PRICE HANDYMAN'S CHANCE
Year round bungalow with two bedrooms. New heating, wiring & plumbing. Needs interior labour to finish, most of the materials are included and ready for installation. Lot 64 ft. x 142 ft. has well & septic system. North of Stouffville. \$4,000 down. Call Vi Binsted 640-2082 or 649-2848.

10 ACRE ESTATE—POND FAMILY HOME
Tall hardwood and conifer trees plus spring fed pond 300 ft. long teaming with trout, 2 islands plus another stream provide a winter wonderland setting for a recently built family home with 3 bedrooms, sunken living room with deep broadloom & fireplace separate dining room with walkout to sundeck 28 ft. inviting recreation room with bar, fireplace & walkout to entertainment area and pond with diving boards. A wonderful 4 season home. Snowmobiling is in season now in this area. Located just off highway 48 near Stouffville. First-time offered at \$135,000 terms. Call Dick Fintelman 640-2082.

24 OFFICES IN METRO & CENTRAL ONTARIO

COUNTRY ESTATE HOMES
Victoria Square & Don Mills Road
By John C. Hurfburt Limited
1 Acre & 1/2 Acre Lots
\$135,000 and up



Construction on these individual planned and architect designed homes will start Spring 1975.
We can build to your own design or you can discuss your individual needs with us and our Architect will design your home to suit you.
To inspect for quality we will introduce you to our homes in other locations or call us for more details.

Frank and Conny Hippman
Office: 226-0660 — Res: 640-1149
L.J. FLECK REALTOR LTD.
4997 Yonge St. Willowdale

GERRY Meharg LTD. REALTOR

MUSSELMAN'S LAKE
This frame home has large kitchen, large living room, lots of bedrooms, new oil furnace, newly drilled well and septic tank. Call Mrs. Young Res. 294-4983.

CENTURY HOME
Beautifully renovated, 3 bedroom brick home. Main floor featuring living, separate dining room, English pub family room with fireplace, study, 1 1/2 bath. The lot is 261 ft. deep. Call Mrs. Young Res. 294-4983.

ACREAGES
Beautiful 10 acre lot, north of Mount Albert; treed beautiful view. Asking \$49,900. One 28 acre lot, south of Udon, a lovely place to build your home. Asking \$48,000. One 10 acre lot, Leaskdale area, gently rolling, just the right number of trees. Asking \$33,900. Call Mrs. Young, Res. 294-4983.

UXBRIDGE WEST
Would you like tall cedars, two ponds, 10 Acres, quiet atmosphere, a garden area? PLUS a 3 bedroom brick bungalow, pine plank floors, stone fireplace, bow window, many other rustic features. Realistically priced at \$67,900. Call Mrs. Sainsbury 640-1142.

STOUFFVILLE CENTRAL
2 storey home. Two separate apts. each with 2 bedrooms and large kitchen. Situated on good lot with mature trees and shrubs. Close to commuter train, shopping and schools. Asking \$68,900. Call Harrison Schlichter 888-1150 or 640-3131.

BEAVERTON FARM
80 acres of excellent soil located between Hwy. 48 and 12 with a large 8-room brick house in very good condition and an excellent barn, new slab silo and other out-buildings. Asking \$84,900. Terms. Call Earl Dowsell 1-705-426-7024.

CANNINGTON NORTH
46 acre building site, plenty of trees, some open land and pond site. Priced to sell \$32,500. D.P. \$6,000. Call Earl Dowsell 1-705-426-7024.

RESTAURANT OR MOTEL
Hwy. 7 and 12, 1 mile north of Manchester 3 acre commercial property frontage 280 ft. with good building approx. 85 x 40 feet. Attached double garage, high doors. Call Peter Bernhardt 852-3056 or 297-2283.

NOTHING WILL COMPARE—STOUFFVILLE
Custom built by present owner, quality materials throughout. Features circular stone fireplace, cathedral ceiling, oak pegged floors and panoramic view of golf course. Situated on 1 1/2 acres. Many more exciting extras \$179,000. For this and others call Mrs. Frisby 294-0420.

DIRECT TORONTO LINE 297-2283

UXBRIDGE WEST
would you like tall cedars, two ponds, TEN acres, quiet atmosphere, a garden area? Plus a 3 bedroom brick bungalow, pine plank floors, stone fireplace, bow window, many other rustic features. Realistically priced at \$67,900.00. Call Mrs. Sainsbury 640-1142.

UXBRIDGE TOWNHOUSES
Brand new, 3 bedroom townhouses, conveniently located to schools, shopping and park. Broadloomed throughout. Act fast and choose your own colour schemes. \$47,900, with only \$3,000 to \$4,000 down, if you qualify. Call Joyce Spensley 294-2600. Jan Frisby 294-0420. Peter Bernhardt 852-3056.

CENTURY HOME \$72,900.
Beautifully renovated 3 bedroom home. Living room, separate dining room, family room and den on main floor, 1 1/2 bath. New quality broadloom. Lot 261' deep. Call Mrs. Young Res. 294-4983.

MUSSELMAN'S LAKE \$31,900.
3 bedroom frame home on beautiful spale oil, Dutch clean. Located on a nice quiet, well treed street. Call Mrs. Young Res. 294-4983.

LEASKDALE EAST, \$33,900.
A beautiful 10-acre building lot, gently rolling with just the right amount of trees. Building permit available. Call Mrs. Young Res. 294-4983.

STOUFFVILLE
Air-conditioned, 6 rooms plus finished basement. Nicely decorated, broadloom. Asking \$57,900. Mortgage arrangements already made. Call Grace Burd 691-5072.

INVESTMENT PROPERTIES
Your own private lake. Lazy Lake property. 7 acres of water, surrounded by 82 acres. 2 houses, modern washrooms with more than 100 campsites. Large first mortgage available with low interest rate. 3/4 mile north of Stouffville.

General store and residence at Columbus busy intersection, North Oshawa. Store plus 10 rooms, L shaped garages and workshop. Reduced to \$75,000. Half down with low 8 percent mortgage. Ill. health forces sale.

Five greenhouses on 12 1/2 acres at Zephyr, in full operation asking \$35,000. A good investment. Make offer.

FOR THE ABOVE PROPERTIES Call Bill Burd 691-5072 or 640-3131.

STOUFFVILLE
Act now. Buy income home with three separate apartments. Only \$58,900. 7 1/2 percent mortgage. Call Harrison Schlichter 888-1150 or 640-3131.

STOUFFVILLE 640-3131

WHAT IF A HOUSE HAS A MAJOR DRAWBACK?

WIN TIMBERS
Add up the dollars-and-cents facts of the situation. If the price is a compensation and you are otherwise happy with the property, it may well be an outstanding buy.
What would the fault cost to correct? It is common in this type of situation that the repair costs are one half to a third of the difference in price and house would sell for the lower had made the repairs.
So, buy the house, make the repairs and save yourself the difference in a lower purchase price. It is a frequent occurrence in real estate transactions.
The fault may be a leaky roof or a wet basement or a badly-needed paint job.
If the problem turns you off the property, chances are good it will others as well; hence the lower-than-otherwise price.
A competent Realtor will assist you with a professional calculation of the repair cost and the resulting increased market price of the property. From there on it should be simple arithmetic.
See you next week.

OPEN HOUSE Scarborough 11 Yorkshire Rd., Sat. & Sun, 10 to 4 p.m., 3 bedroom solid brick bungalow. Immed. possession. H. Stather 294-2990 Fred Cook R. E. Ltd., Rtlr.

Stouffville Bloomington future building lot. Mrs. Winterlood 297-3616 294-2990 Fred Cook R. E. Ltd., Rtlr.

Richmond Hill 3 Bdrm. brick semi plus basement apt. Carries for \$345. Art Mitchell, 294-2990 Fred Cook R. E. Ltd., Rtlr.

Kennedy Rd. at 7 Hwy. commercial lot with 68' frontage, good location \$62,500. R. Hamilton 294-2990 Fred Cook R. E. Ltd., Rtlr.

ERIC WHOMSELEY REAL ESTATE

STOUFFVILLE
20 miles from 401 & Markham Rd. Roomy 3 bedroom bungalow with large holly wood kitchen, separate eating area, finished rec room, games room, tastefully decorated, broadloomed, paved drive, attached garage. Priced to sell at \$59,900.00 with large 9 1/2 percent mortgage. Call Dianne Gunn 297-2633 or 640-4246.

STOUFFVILLE—NORTH
2 storey brick and cedar, attached 2 car garage. 4 bedrooms, country kitchen, living room with fireplace, broadloom throughout, 2 1/2 baths, situated on 10 acres of gently rolling land with small hardwood bush. Asking \$95,000.00 with good terms. Call John Walley 297-2633 or 640-4246.

EXECUTIVE RANCHER—STOUFFVILLE
What can we say? This four bedroom brick home as it all. Two fireplaces, 2 car garage, 110' x 133' lot, inground pool, family room, rec room, we could go on and on. Come and see for yourself. Asking \$125,000.00. Call Sharron Brazier 297-2633 or 640-4246.

HOBBY FARM—POND—BARN
Very charming century home on rolling 10 acres near Stouffville. House has 4 bedrooms, large country kitchen, living room with fireplace. Beautifully decorated. Asking only \$87,500.00. Call Brigitte Wesholowski 297-2633 or 640-4246.

CUSTOM BUILT SIDESPLIT—1/2 ACRE
3 bedroom brick home on country lot near Stouffville. Attached double garage, beautiful Spanish designed rec room with fireplace. Very easy financing. Asking \$68,500.00. Call Brigitte Wesholowski 297-2633 or 640-4246.

3 Farms for Sale, Rent and Wanted
PASTURE for rent, approximately 20 head. Must be treated for warbles. No horns or bulls 655-3952.

ROD SHARRARD REAL ESTATE LIMITED

10 ACRES—WHITBY AREA
Of vertical siding construction with a dark stain, against a contrast of cedar woods and high rolling scenic hills with year round stream. On a paved road near commuter train and easy driving distance to Oshawa & Toronto. Only 5 years old, tastefully decorated and landscaped, 8 rooms in all, cathedral ceilings with beams, on one level with partial basement. Chalet studio for the Artist or could be a guest house. Many extras included in the purchase price. Fenced for horses. Asking only \$115,000.00, easy terms.

LARGE BUNGALOW 2 ACRES
Features a 24 ft. in-ground swimming pool with a lovely landscaped lot. Walkout basement, 3 large bedrooms, modern big kitchen with lots of cupboard space & a large living room. This home in immaculate condition has a lot size of 172 ft. x 475 ft. Close to all conveniences. Priced at only \$82,900.00.

PICKERING TOWNSHIP
This commercial property on a large corner lot on a main road consists of a 10 room house, barn & store. 7 percent mortgage with easy terms. Asking \$59,000.00. Make an offer.

BLACKWATER—HWY. 12
Spacious 1200 sq. ft. 2 bedroom home on a 1/2 acre lot. This custom built home with detached garage is in excellent condition and is within ideal commuting distance of Whitby or Oshawa. Asking \$44,900.00 with good financing.

UXBRIDGE
Situated on 48 scenic acres, 2 storey farmhouse with new addition, 3 bedrooms, large games room, fully equipped game farm. Will sell with or without business. Also have barn, dog kennels, pond site, frontage onto road. Asking only \$150,000.00 with easy terms.

UXBRIDGE SOUTH ESTATE
3,500 sq. ft. of luxury living in this unique Spanish designed home on a scenic 12 acres makes this one of the most interesting estate properties in the entire area. Year round enclosed pool & many other exciting extras makes this property a must to see. Only minutes from Go train & 401. Excellent financing. Now only \$150,000.00.

Call Phyllis Clark—Area Representative 1-294-5140 or 1-649-2517
ROD SHARRARD REAL ESTATE LIMITED
4 KINGSTON ROAD WEST, PICKERING "Open All Weekend" R. R. 4, UXBRIDGE, ONT. L3Y 9B6
683-8885 839-4421 852-7780

L.S. Snelgrove REALTOR COMPANY LIMITED

100 ACRES FARM 75 workable acres, 20 acres of bush, 7 rooms, 3 bedrooms, 27 miles from Goodwood, good terms. 1st. Mortgage at 8 percent. Asking \$89,000.

REDUCED TO SELL 50 Acres Hobby Farm, 2 storey yellow brick home, 2 self contained apts., steel drive shed, barn has water and hydro, high rolling land on gravel road. Asking \$107,500. Terms or cash.

1 1/2 STOREY 3-BEDROOM COLONIAL home separate living and dining rooms, french doors, centre hall plan, 1 1/2 pc. washroom off big kitchen, 1 1/2 pc. bathroom with vanity, like new furnace, 2 closed in sunporches, walk-out to balcony, 1 car garage, garden area fenced. Terms cash. Asking \$48,500.

LOG HOUSE AND BARN on paved road, 50 acres spring in bush, 3 bedrooms, living room, kitchen, cold water, under pressure, heated by wood stove and oil stove. Asking only \$35,900 terms or cash.

IS THIS WHAT YOU ARE LOOKING FOR? Horse farm on 16 acres, big 2 storey brick 2 apartments, barn, stable cleaner, silo, drive shed, loads of water, terms to suit you. Vendor will take back 1st mortgage. Asking \$87,500.

1 1/2 ACRES MAPLE BUSH, evergreens, open land. Asking \$60,500.

27 ACRES has 3 ponds, trees of all kinds, 1 1/3 open land. Try your offer. Asking \$40,000.

COMPLETELY LANDSCAPED BUILDING LOT, 1 acre, has 100 ft. frontage, 24 ft. depth, cash or terms.

FREDA SMITH—Goodwood
294-6011 NO SUNDAY CALLS PLEASE 294-6011

Barbara Sibbick REAL ESTATE LIMITED REAL ESTATE BROKER

Musseelman's Lake \$17,500
Small cottage overlooking the lake. Presently rented. Please call for an appointment and bring us an offer. — George Ledson 294-4707, 640-3870.

Brick Bungalow \$42,900
Features two bedrooms, separate dining room, full basement, with partially finished rec room. Located on Main St. close to centre of town. Call Barbara Sibbick 294-4707 640-4232.

Port Bolster
Two building lots with permits available. Deeded access to lake. Call George Ledson 294-4707, 640-3870.

Prestige Industrial Space
Town of Markham
4,000 sq. feet to 24,000 sq. feet, fully sprinklered, truck level shipping, offices to suit, fully paved parking and shipping areas, rail available, Feb. possession.
Build your own plant.
1.8 acres for sale, excellent location, rail available, serviced zone, ready to go.
Call Peter Ledson, F.R.I. 297-3663

Musseelman's Lake
Ballantree, year round 2 bedroom cottage, newly renovated, freed lot 60' x 100'. Private access to lake, owner transferred, Ossie Tancos, Howard St., Lee R.L. Estates Rtlr. 297-2225, 297-1504.

NO DOWN PAYMENT
2 acre estate lots with 400 frontage on year round road, excellent view overlooking Georgian Bay, near the Blue Mountain ski hills and only minutes from public beaches, schools and shopping.
No down payment, full price \$9,900.
Call 640-2534

Don HAMILTON REAL ESTATE & INSURANCE

106 ACRE DAIRY FARM
4 bedroom stone home in good condition, remodelled bank barn with new milking parlour, pipeline milker, bulk tank, milk house & 38 free stalls, silo 20 x 70 with unloader & cap. CALL BOB BALLANTYNE 1-519-356-2576.

200 ACRES
of excellent cash crop land, systematically tile drained, barn 60 x 64, 2 wells, no house, excellent corn or bean land, asking \$163,000.00. CALL ORVAL HARRISON 1-519-291-2927.

187 ACRE DAIRY FARM
4 bedroom brick home with modern conveniences, bank barn with 44 ties plus pens, pipeline, bulk tank, automatic manger feeders, stable cleaner, 3 silos, 2 unloaders, calf barn, imp. shed. CALL DAVE SIMPSON 1-519-291-3458.

150 ACRE BEEF FARM
3 bedroom brick home with 3 pc. bath & oil furnace, bank barn suitable for beef cattle or pigs, steel granary, priced to sell at only \$85,000.00 CALL JAKE ARENDS 1-519-291-1788.

SEND FOR FREE FARM CATALOGUE
DON HAMILTON REAL ESTATE & INS. LTD.
132 Wallace Ave. N.
Listowel, Ont.
Office: 1-519-291-3500 or 1-519-291-2130

Property For Sale

STORE WITH SIX ROOM APARTMENT
on Main St. Stouffville with lots of parking and room for expansion. Asking \$20,000 down.

YONGE AND STEELES
large three bedroom condominium with over 12,000 sq. ft. of living area plus huge balcony. Asking \$10,000 down with 9 1/2 percent mortgage.

FOR FURTHER INFORMATION CALL 461-8158
ERIC KRAUS REALTY LTD.
10 EASTWOOD RD. TORONTO

5 Offices, Buildings for Rent
700 Square Feet of Office Space on Second Floor of small Building. Self Contained including Washroom. North of Markham off Highway No. 48. Reasonable Rent. CALL 294-4307

11 Rooms for Rent
FURNISHED rooms and apartments, daily or weekly, 143 Main St. W. Stouffville, T.P.

NICE Clean room for rent
640-3044

14 Wanted to Rent
Room or small apt. wanted, Jan. 19 in or near Stouffville. Contact James Althouse, R. R. 3, Havelock, Ont. K0L 1Z0.

Financial and Mortgages Business Opportunities
MORTGAGES
We have funds available for first or second mortgages at current rates. If a mortgage is the answer to your financial problems a phone call will bring you prompt courteous service. If you have a mortgage which you wish to dispose of we can arrange a prompt sale on the best of terms. For all mortgage problems call **John M. Baird** Ltd. Realtor 197 Wellington St. E. Markham Phone 294-1431 Member of Ontario Mortgage Brokers Association