

The Tribune
FOR SALE
WANTED & FOR RENT

- HOUSES
- OFFICES
- LOTS
- FARMS
- BUILDINGS
- VACATION PROPERTY
- BUSINESS OPPORTUNITIES
- FINANCIAL & MORTGAGES

REAL ESTATE



HIGHWAY 47—5 ACRES
 Possible re-zoning to commercial or industrial. Priced to sell. Call George Harvie 640-2718.

UXBRIDGE HILLS
 1700 sq. ft. home, 6 years old. Large living room with stone fireplace. Over 20 feet of counter space in kitchen with breakfast nook and walk-out. Three large bedrooms, loads of broodloom. Brick fireplace in rec room. Two-car garage. Small stream and lovely pond on rolling ten acre lot. Make offer on viewing. Call George Harvie 640-2718.

MUSSELMAN'S LAKE
 Fun in the park, fun on the lake, horse stable nearby. House has 4 bedrooms, all essentials, new condition, good garage, 5 minutes to town. Under \$40,000. Call Mrs. Sainsbury 640-1142, or Mrs. Yonge 294-4983

STOUFFVILLE
 Many interesting features.

Meach room tastefully decorated.

Home has 4 good-sized bedrooms.

Area of nice homes and a park.

Realistically priced under \$60,000.

Give Mrs. Sainsbury a call 640-1142.

25 ACRES—9 MILES NORTH OF STOUFFVILLE
 2-storey Century brick home, refinished, all large rooms, separate dining room. Large shade trees. Excellent garden soil. Asking \$149,000. Call Harrison Schlichter 888-1150.

STOUFFVILLE 4-BEDROOMS
 Lovely home in good area. Beautifully decorated many features. Close to park, schools, shopping. Excellent mortgage terms. Asking \$72,900. Call Bill Burd 691-5072.

GENERAL STORE
 Columbus. Store plus 10 room living quarters, large corner property, work area and garages attached. Suitable for antique or almost any other business. REDUCED to \$75,000.00. Excellent terms. Owner retiring. Call Bill Burd 691-5072.

EXECUTIVE—10 ACRES
 Beautiful 10 acre parcel, southwest of Uxbridge. High land, some trees, good pond site, building permit available. Call Peter Bernhardt 852-3056.

UXBRIDGE
 Neat two-bedroom bungalow on attractive 10 acres, pond with small island. Located 9 miles northeast of Uxbridge. MLS listing at \$70,900. Call Peter Bernhardt 852-3056.

UXBRIDGE
 Bungalow on 3/4 acre. Attractive 3 bedroom, one mile from town. Large living room with fireplace and dining area. Listed at \$53,500. Call Peter Bernhardt 852-3056.

NEAR BEAVERTON
 Nearly new 6 room frame house with all conveniences on 18 acres of land, partly wooded with the Beaver River crossing property, good road and school bus service. Asking \$49,900, with terms. Open to offers. Call Earl Dowswell 705-426-7024.

BALLANTRAE AREA—FOR RENT
 3 bedroom home, living, dining, kitchen, bath on small acreage, use of barn. \$325.00 per month. References a must! Call Mrs. Young 294-4983.

ZEPHYR—ONE ACRE
 Custom-built large, 4-bedroom bungalow, beautiful country size kitchen, finished rec room, main floor laundry room, double garage, swimming pool. Asking \$73,500.00. Call Mrs. Young 294-4983.

MUSSELMAN'S LAKE
 Two bedroom frame home, large, nicely decorated living room, large new kitchen and bathroom, unfinished rec room. Beautiful lot with mature trees. Call Mrs. Young 294-4983.

STOUFFVILLE AREA
 3-Bedroom immaculate tri-level home, 5 pc. and 2 pc. bathrooms, sparkling kitchen, finished rec. room, sep. games room. Quality broodloom throughout. 1-3 acre lot. Asking \$73,900. Call Mrs. Young Res. 294-4983.

STOUFFVILLE—TOWN—ASKING \$69,900.
 Century home, completely refurbished, log-burning fireplace in main floor family room, main floor powder room. Quality broodloom plus original pine floors. Swimming pool-size lot. Call Mrs. Young 294-4983.

OFFICE SPACE—FOR RENT
 Just outside of Stouffville. Call Mrs. Young 294-4983.

FARMS FOR SALE
 Uxbridge North of Beaverton. I have farms ranging in acreage from 80 to 400 acres, ranging in price from \$69,500. to \$600,000, with good to excellent buildings. For further information or appointment, please call Earl Dowswell 705-426-7024.

Stouffville 640-3131
 Direct Toronto Line 297-2283



HOWARD S. LEE REAL ESTATE LTD. RLTR.
 297-2223

50 ACRES—STOUFFVILLE
 Rolling and scenic, permit available. 660 x 3300. small pond; build your dream home here! Asking \$115,000. Call Don Stevens.

MARKHAM—16 ACRES
 4 bedroom 2 storey home north of Markham, large hiproof barn and extra barn 120 x 38. Excellent for horses. Asking \$140,000. Call Don or Bill.

UXBRIDGE
 Near Udora. 12 acres vacant land over 550 ft. paved road frontage. Permit available. High and dry, terrific view you can see for miles. Priced to sell at \$39,900. Mike Stacey.

UXBRIDGE—NORTH
 1 1/4 acre building lot on paved road. Permit available. High and dry. Priced to sell at \$17,500. Call Bill Jefferson.

FUTURE INDUSTRIAL
 Stouffville. 40 acres. Hwy. 47 frontage. Next to future home of Volkswagen Canada & McNeil Laboratories. \$175,000. down. Good terms. Bill Jefferson.

WHITCHURCH-STOUFFVILLE
 6 acres, 400 ft. road frontage, in an area of fine homes, north of Markham. Well treed with 2 ponds. Call Bill Jefferson.

4,000 SQ. FT.—10 ACRES
 Beautiful 2 storey home just east of Uxbridge on well-treed lot. Can be finished to your specifications. 4 bedrooms, large kitchen, beamed ceilings. Balcony overlooking large pond. Too many features to list. Asking \$175,000. M. Stacey.

50 ACRES—CENTURY HOME
 North of Unionville, home completely renovated. Excellent stream runs through property, ideal investment. Call Howard S. Lee.

97 ACRES—COUNTRY LIVING
 North of Uxbridge, new 3 bedroom home. Large rustic kitchen, sunken bath. Large living room overlooks one of 3 ponds. Fully broodloomed. Barn and loft and double garage. This beautifully wooded property must be seen. Call Mike Stacey.

CANNINGTON—STREAM—100 ACRES
 Just north of Hwy. 7 at Oakwood, a completely renovated farm house with field stone fireplace, 4 bedrooms, large rec room, 2 baths, one with sunken bath for extra luxury. Beautiful custom kitchen, a large barn with stream and ponds on property, a maple-lined drive completes this exceptional property—priced at \$149,000. Call Mike Stacey.

10 ACRES—MARKHAM
 Just north of Markham Village. In fast-moving area. Excellent potential. Act now! Asking \$89,000. Call Don Stevens.

10 ACRES—HIGH LAND
 Just east of Don Mills on Mt. Albert Rd. Paved frontage. Spectacular view. Permit available. Asking \$59,900. Call Ossie or Bill.

WARDEN—FINCH
 Immaculate 3 Bdrm. Town house. Fully broodloomed. Extra large kitchen; separate dining room; 2 baths. Priced to sell with \$10,000. down. Call Ossie Tancock.

STARTER HOME—\$27,900
 One bedroom detached home on large 86 x 150' lot. Some trees, located near Keswick. Call Don or Bill.



UXBRIDGE NORTH!
 Three 10 acre building sites. Each have 375' frontage on main road. Bldg permits available. Your choice, \$28,500.00 Call Grant Morgan

CLAREMONT NORTH
 Mini farm, 12 arable acres, 970 ft. hwy. frontage, barn 60 x 100, drive shed, double garage, well fenced. Maintenance free alum. clad 3 bdrm. home. Only \$89,500.00. Call: Bill Tran

STOUFFVILLE NORTH
OPEN STORAGE & WRECKING
 12 1/2 acres, 3 bdrm. brick bungalow, body shop, machine shop, 2 car garage. Garage license A & C included. Asking \$149,000.00. Call: Ken May

LAKE SIMCOE
YEAR ROUND HOME
 Maple beach, 2 acre with trees & ever-flowing creek, 150' water frontage, comfortable 2 storey home in exceptional repair. Asking \$80,000.00 with easy terms. Call: Grant Morgan

640-2223 294-0601
 "FOR LAND SALES GIVE US A CALL"

THE KEY TO A SALE IS OFTEN IN THE FINANCING

WIN TIMBERS

Buyers who have cash can skip this part. It is for those who haven't (which is most of us these days) for whom the lack of cash can prove an insurmountable problem.

There are many sources of mortgage money - banks, trust companies, lending institutions and private individuals. Some of them are currently in the lending market while others are out of funds. Their situations are constantly changing along with the mortgage market that their decisions affect.

An experienced Realtor is, of necessity, an expert in this local mortgage money market. Real estate finance is the life-blood that pumps through the real estate market enabling Realtors to transact property transfers to and from persons with relatively little cash. It is the Realtor's job to know that market.

In addition to finding the right source for a particular property, Realtors are faced with the need to propose changes in terms or other arrangements that will make a property more attractive to lenders.

To safeguard your interests and facilitate your purchase or sale, it is the problem at hand and it calls for the best counsel you can find.

See you next week.

SANDFORD century brick home 30 acres productive land, large barn, investment or riding stable, H. Stather 294-2990, Fred Cook R. E. Ltd., Realtor

ACCESSIBLE 15 ACRE mini farm Uxbridge, chic 2 level 4 bdrm. bungalow, spiral staircase to sparkling rec room, barn, workshop, fenced, \$125,000. Call Art Mitchell, 294-2990, Fred Cook R. E. Ltd. Realtor

UXBRIDGE AREA 10 acres excellent building site, good frontage and drainage, priced to sell Mrs. Grieve, 294-2990, Fred Cook R. E. Ltd., Realtor

KENNEDY & LEE AVE. 2 bedroom brick bungalow on 1/2 acre lot great potential for luxury living Thelma Hasledon, 297-1694 Fred Cook R. E. Ltd., Realtor

STOUFFVILLE bungalow excellent condition large bright rooms 1/4 acre lot, financing arranged, W. Timbers, 294-2990, Fred Cook R. E. Ltd., Realtor

FRED COOK REAL ESTATE
 16 Wellington St. East Markham
 1-294-2990 297-1404

Don HAMILTON REAL ESTATE & INSURANCE

100 ACRES IN MORRIS TOWNSHIP
 6 room brick home with 3 pc. bath and nearly new oil furnace, bank barn with 18 stalls plus pens, garage, 4 acres in bush, asking \$68,500.00. CALL BOB BALLANTYNE 1-519-356-2576

100 ACRES IN THE STRATFORD AREA
 newly remodelled 8 room brick home with 2 baths, large barn in good condition complete with farrowing area and finishing pens, new stable cleaner, 2 silos, systematically tile drained land, CALL GEORGE WOOLFE 1-519-625-8240

32 ACRES
 of rolling land located near a ski resort and golf course; 5 acres clear with balance in bush, spring creek and pond, ideal building site, asking \$27,000.00 CALL DAVE SIMPSON 1-519-291-3458

150 ACRE DAIRY FARM
 8 room brick home with modern conveniences, barn 60 x 60 with 43 ties plus pens, new milk house, bulk tank, step saver milking system, silo 20 x 60 with unloader, 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 - 519-291-3500 or 519-291-2130

BOSLEY The Real Estate People
 W.H. BOSLEY & CO. LTD. REALTOR
 2323 YONGE ST.

3 FAMILIES
 This property has 3 excellent homes on a picturesque 10 acre corner parcel in Whitchurch Township, also good barn, garages will hold 4 cars or trucks.

SMALL FARM
 29 acre corner farm with excellent garden soil, stream, pond, and some bush as well as barn and other out buildings. Newly renovated and tastefully decorated 6 room farm home. For these and other properties in this area call Mrs. Ogden 445-4470 or 887-5202

W.H. BOSLEY & CO. LTD. REALTOR

ALPINE REAL ESTATE INC.
UXBRIDGE NEWMARKET
 852-3846 478-2000

10 ACRE HOBBY FARM FRONTING ON DON MILLS RD. 4 bedrooms - full basement - drive shed - large 45 x 85 barn ideal for horses. Only \$82,500.

3 BEDROOM STONE HOME ON 2 1/4 ACRES south of Baldwin off Hwy. 48 - small barn - fully insulated and heated steel and block building - ideal for the self employed who require a shop with storage capacity. Asking \$89,900.

STOUFFVILLE 4 bedroom brick bungalow - finished basement including extra bedroom - central air conditioning - close to schools and shopping Asking \$54,500.

L.S. Snelgrove REALTOR COMPANY LIMITED

URGENT WE HAVE SOLD ALL OUR HOMES. WE NEED LISTINGS NOW IN THESE AREAS

SUNDERLAND—MUST BE SOLD. REDUCED FOR QUICK SALE

100 acres, 1 1/2 storey stucco over brick, 3 bedrooms, one 4-pc. washroom, utility room, sunroom, large kitchen, plus 1 pc. wash basin, living room, easy to heat, hydro, oil furnace, hydro and water also in bank barn, litter carrier, separate 3-car garage and workshop.

drive shed, chicken house, colony house, 20 acres of bush, good workable land. Mortgage \$35,000 at 8 per cent. Will take back second with small down payment. Asking \$82,000.

GOODWOOD completely landscaped building lot 1/2 acre, has 100 ft. frontage, 247 ft. depth, cash or terms. All permits available, asking \$26,900. cash or terms.

GOODWOOD 50 acres survey of property, 3 1/2 acres of maple bush, 8 acres pine trees, vendor wants this property sold now. Give us an offer.

BALLANTRAE corner property on 2 paved roads, 30 acres house and barn, land value, 1155 ft. on Aurora side rd. 990 ft. on 9th conc. Asking \$4,500 per acre. Make an offer on this property.

UXBRIDGE 27 acres, 2-3 bush, trees of every kind, 3 ponds in bush, L-shaped property, have survey make an offer.

CLAREMONT AREA 15 acres, asking \$50,000. terms workable. Asking \$45,000.

SUNDERLAND—54 ACRES, some cedar, mostly all workable. Asking \$45,000.

MUSSELMAN'S LAKE 4-room winterized cottage on small lot, 2 bedrooms, 2-pc. bath, needs painting, decorating and repairs. Asking \$13,900.00.

WANTED
 We sold their property, now looking for a 2-bedroom home in or out of town. Have large down payment. Wanted by the first of May.

BUYING OR SELLING. WOULD YOU LET US SERVE YOU?
 Fred A. Smith—Goodwood
 294-6011 NO SUNDAY CALLS PLEASE 294-6011

Barbara Sibbick REAL ESTATE LIMITED REALTOR

STOUFFVILLE
 10 acres, ponds, 2 bedroom home. Asking \$125,000. CALL Barbara Sibbick Real Estate Limited, Realtor 297-1688 - 640-4232

STOUFFVILLE
 Older brick home on Main Street. Partially renovated large corner lot. Asking \$72,000.00

STOUFFVILLE
 Beautiful big 2-storey home - tastefully decorated and broodloomed. A joy to own. Call Barbara Sibbick Real Estate Limited, Realtor 297-4707 - 640-4232

UXBRIDGE
 Custom Rancher 3 bedrooms, 2 fireplaces, many extras. Call Barbara Sibbick Real Estate Limited, Realtor 297-4707 - 640-4232

Properties wanted for professional management services - Transferred - Don't trust your home to luck - Call Barbara Sibbick for information relating to Property Management - 294-4707 - 640-4232

GINO SALEM REAL ESTATE LIMITED BROKER

STARTER HOME—STOUFFVILLE
 Asking \$35,000.00. Large 2 storey home on extra deep lot. Close to shopping and schools. Call Noreen McGuckin

STOUFFVILLE
 Spacious brick back-split with 4 bedrooms, 2 baths, family room with fireplace and walkout. Call Ross Gallo

10 ACRES
 Stouffville area: Gently rolling land with pond. Excellent building lot. Only \$59,900.00 Call Maria Gallo

FOR MORE INFORMATION CALL 294-6522
 OFFICE LOCATED NORTH-WEST CORNER NO. 48-47 HWYS.

Young & Biggin LIMITED / REALTOR
 caring for Canada

BE THE LORD OF YOUR OWN ESTATE
 Elegant luxury awaits you in this large 4 bedroom 4,000 sq. ft. award winning home. Every conceivable extra combined with top quality construction located north of Toronto within easy commuting distance. Ideal for professional man who enjoys entertaining. Elizabeth Guizzepli 487-7101 or 889-8326.

WHOMSELEY REAL ESTATE

STOUFFVILLE
 6 room, 3 bedroom solid brick bungalow, 4 piece washroom also 2 piece washroom with 4th bedroom and large rec room professionally finished in knotty pine. New broodloom upstairs and down. Asking \$56,000.00 Call Bev Sefton 297-2633 or 640-4246

STOUFFVILLE
 Large 2 storey 1 year old home. 2 car garage, 4 bedrooms, 3 bathrooms, family room on main floor. Backs onto open farmland. One mortgage at 9 1/2 per cent. Asking \$71,500.00. Call Bev Sefton 297-2633 or 640-4246.

STOUFFVILLE
 Asking \$64,500.00. 1 year old backsplit, 3 bedrooms, 2 washrooms, large kitchen overlooking family room with walkout, wet bar. Quality broodloom. Call Bev Sefton 297-2633 or 640-4246.

STOUFFVILLE
 3 bedroom solid brick bungalow in good area of town. Completely finished rec room and den. Large 1st mortgage at 9 1/2 per cent. Asking \$55,000.00. Call Bev Sefton 297-2633 or 640-4246.

YOU ARE INVITED TO AN "OPEN HOUSE"
 WHERE? 71 Manitoba Street, Stouffville. WHEN? 2 p.m. until 4 p.m. Saturday April 5th, 1975

WHY? Dream Home for Sale: Well planned 4 bedroom two storey with price reduction to \$82,900.00. Featuring air conditioning, patio barbecue and light appliances, broodloom, large quarry tiled entry, main floor family room with fireplace and sliding doors to view extra deep backyard with bush at rear, main floor laundry and powder room; kitchen with separate eating area, master bedroom ensuite. Come see this ideal home and make an offer to owners selling due to transfer. Dianne Gunn 297-2633 or 640-4246

BEAVERTON AREA
 1/2 mile east of Hwy. 48 on paved road. 2 year old 7 room; 3 bedrooms on 3/4 acre lot. Asking \$58,500.00. Call Ernest Skuja 297-2633 or 640-4246

UXBRIDGE AREA
 Building lot 1/2 acre with dug well. Asking \$10,000.00. Call Ernest Skuja 297-2633 or 640-4246.

SECLUDED HOME SITE
 27 acres with frontage on Blackwater River, about 10 acres wooded with white Birch-Maple and some Cedar trees. Perfect exclusive home site. Asking \$24,500 with \$10,000 down!

VIEW—BUSH—STREAM
 10 acres - country lot overlooking 30 miles of scenic countryside 5 acres clear clay loam, balance of property wooded with stream. Opportunity of \$25,000. with 1/2 down. Call Mr. Stone

COUNTRY ESTATE
 30 mile view from this 3 bedroom brick bungalow, all modern, conveniences, dining room, recreation room, garage and paved drive, nicely landscaped lot with mature trees and shrubs. Opportunity at only \$54,000 with \$10,000. down.

GREENBANK OPPORTUNITY
 1 1/2 storey 10 room frame home, immaculate throughout, spacious rooms completely renovated with new plaster family room with fieldstone fireplace, separate dining room, laundry room, large modern kitchen, 2 baths, ideal family home. Don't miss this one. Only \$47,500.

SCUGOG—LAKESHORE
 3 bedroom winterized cottage presently used as year round home, large panelled living room overlooking lake, all conveniences, electrically heated, sun deck, oppor. at only \$37,500. Call Thos. Duff.

Port Perry 985-7303, OSHAWA 576-6701
 After Hours Call

George Stone F. R. I. Port Perry 985-2632

Herb Puckrin, Sunderland 705-357-3671

Ken Holliday, Oshawa 723-5420

John Mann, Port Perry 985-2967

Thomas Duff, Port Perry 985-3297

FAMILY HOME
 -Swimming Pool-
 PRIVATE SALE

We can now offer this fine home at a greatly reduced price by selling it privately.

9 rooms - 1 1/2 baths

Call for appointment:
 T. E. Topping 294-0445