

# The Tribune

**FOR SALE  
WANTED & FOR RENT**

- HOUSES
- OFFICES
- LOTS
- FARMS
- BUILDINGS
- VACATION PROPERTY

**BUSINESS OPPORTUNITIES  
FINANCIAL & MORTGAGES**

# REAL ESTATE



## FRANK REALTOR

189 Queen St. Port Perry, Ont.

**UXBRIDGE**  
Lovely 4 bedroom 2 storey home situated on over 1.3 acre with commanding view of town and countryside. Large kitchen with breakfast area, separate dining room, family room with fireplace, 1 1/2 baths, 2 car attached garage. Home is beautifully broodloomed and immaculate throughout. Priced at \$73,900.00 Call George Beaton.

**UXBRIDGE SOUTH EAST**  
2 year old 4 bedroom 1 1/2 storey home nestled among 11 acres of pine, spruce and white birch trees, only 30 miles from Metro. Separate living and dining areas, fireplaces, 2 baths, 2 car garage. Asking \$92,000.00 Call Winston Efford.

**PORT PERRY**  
Charming 2 storey 4 bedroom home, aluminum siding, tastefully decorated, well broodloomed, separate dining room, enclosed sunporch, detached garage. Asking \$48,500.00 Call Ken Middleton.

**PORT PERRY**  
3 Bedroom two storey brick home, dining room, family room, 2-3 piece baths and large spacious kitchen, interior completely redecorated and panelled. Centrally located close to schools and shopping. A good family home at only \$38,500.00. Call Ken Middleton.

**CANNINGTON**  
Brand new homes with 3 models to choose from, bungalows and sidesplits, 1100 sq. ft. to over 1300 sq. ft. living area, 3 bedrooms, finished rec rooms, separate dining rooms, attached garages, some with family rooms and fireplaces. Quality built. Most lots 64' x 164'. Priced to sell from \$43,900.00 to \$48,500.00.

**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 walkout basement, 1 1/2 car garage. A fine family home. \$61,500.00 Call Maurice Baker.

**VILLAGE OF SEAGRAVE**  
Duplex, both units completely self contained. Each unit has three bedrooms, 4 piece bath, kitchen and large living room. Ideal starter home, with supplementary income. Asking \$47,900.00 Call Lawrence Morrison.

**CENTURY LOG HOME**  
Port Perry North. 4 bedroom home, centre hall plan, all conveniences, situated on 5 acres with large barn and implement shed. Ideal for horses or kennels. Asking \$49,800.00 Call Bruce Currie.

**PORT PERRY NORTH**  
Country living on 24 very productive acres. Attractive 6 room bungalow, 3 bedrooms, 3 car garage. Barn for horses or other livestock. Asking \$85,000.00 with terms. Call George Beaton.

**WATERFRONT COTTAGE**  
Lake Scugog, 3 bedroom fully insulated 4 seasons cottage, electric heat, sandy beach. Asking \$29,900.00 with excellent terms. Call Lawrence Morrison.

**LAKE SCUGOG WATERFRONT**  
30 miles Metro. Modern 3 bedroom cottage with fireplace, completely furnished, boat and 45 H.P. motor. Large treed lot, area of permanent homes. Act fast! Asking \$46,500.00 with terms. Call Ken Middleton.

**PORT PERRY EAST**  
24 acres in good area of new country homes. 20 acres arable, balance wooded with springs and good pond sites. Building permit available. Priced at \$41,900.00 with \$8,000.00 down. Call Lawrence Morrison.

**BUILDING LOT**  
North of Port Perry. Almost 3 acres surrounded with mature maple trees. 300 feet road frontage, excellent building sites. Asking \$17,500.00. Call Bruce Currie.

**PORT PERRY NORTH**  
50 acres, very scenic, partly wooded, excellent building site, stream, good pond sites. Frontage on two roads. Asking \$32,900.00 excellent terms. Call George Beaton.

**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!

## GERRY MEHARG REALTOR

**SPORTSMAN'S DREAM**  
Neat, well-kept bungalow on ten acres, adjacent to an extended area of mixed woods. Pond with island. Try \$67,000. Call Peter Bernhardt 852-3056.

**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 outbuildings. Asking \$84,900. Earl Dowswell 705-426-7024.

**STOUFFVILLE**  
Excellent buy, under \$60,000. 4 bedroom, two storey house. Tastefully decorated. Many interesting extras. Close to schools, park and shopping. Mrs. Sainsbury 640-1142.

**MUSSELMAN'S LAKE**  
Good furnace, well septic in this 4 bedroom home. Broodloom in large kitchen and living room. Garage, mature trees on lot. Asking \$39,900. Mrs. Young 294-4983. Mrs. Sainsbury 640-1142.

**ONLY \$31,900.**  
Musselman's Lake Two bedroom bungalow, broodloom throughout, extra bedroom in walkout basement. Fridge, stove and air conditioner included in price. Large shade trees. Harrison Schlacter 888-1150.

**WOODVILLE NORTH**  
Highway farm, 100 acres highly productive land, all workable, tile drained. 7 room brick house, all modern conveniences. Large attached 2 car garage and workshop. 105 x 60 bank barn, steel stabling, cemented barnyard. 14' x 40' cement silo and silo unloader. 30 x 50 driving shed and other outbuildings. \$100,000. Call Elwood Johnston 705-357-3425.

**GREENBANK**  
85 acre farm, 75 acres workable, ponds. Suitable for hobby farm or horses. 4 bedroom 2 storey home, in excellent condition. Large barn and driving shed. Within commuting distance of Metro. Half cash. Call Elwood Johnston 705-357-3425. \$110,000.

**COMMERCIAL — \$68,900.**  
Commercial property on Main Street, Stouffville. Suitable for many uses. Has living quarters. Good location, good parking. Mrs. Young 294-4983.

**FOR FIRST TIME BUYERS**  
Take advantage of the Government Grant of \$1,500. on this 3 bedroom home with spacious living room, separate dining room, 1 1/2 car garage, easy access to shopping, schools. \$49,900. Early possession. Jan-Frisby 294-0420.

**STYLE IN THE COUNTRY**  
9 room home on 10 acres with pond, open cathedral construction, 6 pc. and 3 pc. bathrooms, internal vacuum and intercom. Always a view from any of four walkouts. \$129,000. Jan-Frisby 294-0420.

## GERRY MEHARG REALTOR



This century old home has been completely restored. Features separate dining and living rooms, main floor family room with fireplace, plus den & children's play room. 3 bedrooms, 1 1/2 bath. Very deep lot, asking \$69,900. Call Mrs. Young 294-4983, or 297-2283, Gerry Meharg Limited, Realtor.

Stouffville 640-3131  
Direct Toronto Line 297-2283

## Keith McDowell Real Estate Broker

**STOUFFVILLE**  
Lakelake home and guest cottage, all conveniences, air conditioned and living room overlooking lake. Basement in both places. Good sized lot on private road. CALL: Fred Jordan, Keith McDowell Real Estate 640-5301 or 640-4444.

**BUYING OR SELLING  
YOUR HOME**

Phone John Nighl 294-1431 or 297-2061

Representing John M. Baird Ltd.  
"You Will Be Glad You Did"

## ERIC WHOMSLEY REAL ESTATE

**STOUFFVILLE AREA**  
7 miles northeast. One of its kind. 25 acres, trees, rolling, 845' paved road frontage. Building permit. Call Peter Walley 297-2633 or 640-4246.

**STOUFFVILLE: LARGE LOT, GOOD LOCATION**  
Only \$79,900.00 asked for this exceptionally well planned 4 bedroom home with all the features for the discerning buyer. Extras. For details call Dianne Gunn 297-2633 or 640-4246.

**STOUFFVILLE: SOLID BRICK BUNGALOW**  
Only \$54,000.00 asked for this freshly decorated 3 bedroom home with professionally finished rec room, 4th bedroom and extra 2 piece washroom. Eat-in kitchen, broodloom throughout. Call Dianne Gunn or Brigitte Wesholowski 297-2633 or 640-4246.

**WANTED**  
Approximately 1/2 acre property with 2 or 3 bedroom home. My client will go as far as Uxbridge area to get what he wants. If you have such a property and wish to sell please call now. Sharron Brazier 297-2633.

**UNIQUE FAMILY ROOM — LARGE LOT**  
Just reduced to \$75,000.00. This 4 bedroom split entry home offers: main floor family room with fireplace plus rec room downstairs. 2 1/4 pc. baths, broodloom throughout and 1 car garage. Close to park and shopping. Call now for appointment. Sharron Brazier 297-2633 or 640-4246.

**NEW HOME**  
Uxbridge area. 6 rooms, 3 bedrooms, brick house on 1/2 acre lot. 2 walkouts, 2 car carport. Asking \$49,900.00. Call Ernest Skuja 297-2633 or 640-4246.

**BEAVERTON AREA**  
2 storey, 3 bedroom 7 room house on 3/4 acre lot. 5 miles east of Highway 48. Asking \$58,500.00. Call Ernest Skuja 297-2633 or 640-4246.

**STOUFFVILLE**  
Priced to sell. Large 1 year old 2 storey home features 4 bedrooms with 2 piece ensuite off master bedroom. Family room on main floor. Backs onto open farmland. One mortgage at 9 1/2 percent. Call Bev Sefton 297-2633 or 640-4246.

**CAN A BUYER OR SELLER DO HIS OWN BARGAINING?**

**WIN TIMBERS**

Of course, and many do. Do they gain by doing so? Seldom, unfortunately. Human beings frequently have false ideas about the worth of a property (their own or other's); they are unaware of legal pitfalls to avoid; they are apt to fail to see the other fellow's point of view. Most important, all their human reactions involve feelings and misunderstandings, any one of which can steer a transaction on the rocks.

A Realtor is a neutral expert linking seller and buyer, and he owes an obligation of integrity to both. This position enables him to act as a go-between and advisor to both parties. He becomes a buffer between the two.

When a prospective buyer makes an offer — often below the asking price — the seller dealing directly with the buyer can find it difficult to negotiate the price difference.

When to concede a point and when to remain firm are decisions that simply need expert counsel. To avail yourself of the best you can find is likely to prove profitable. See you next week.

Charming white aluminum siding bungalow, Stouffville, large bright rooms, separate dining room, finished basement, garage, paved drive, 1/2 acre lot, E. Taylor 294-2990 Fred Cook R. E. Ltd., Realtor.

Unionville area, 1/2 acre quiet setting, modern 2 bedroom bungalow, fireplace, large kitchen overlooking back garden, Thelma Hasledon, 294-2990, Fred Cook R. E. Ltd., Realtor.

Unionville \$87,500. 4 bedroom front split, large family home near arena, and public schools. Mrs. Winterhood, 294-2990, Fred Cook R. E. Ltd., Realtor.

Markham bungalow 3 bedrooms, large kitchen, rec room on 1/2 acre landscaped lot \$67,500. R. Hamilton, 294-2990 Fred Cook R. E. Ltd., Realtor.

**FRED COOK REAL ESTATE**

16 Wellington St East Markham  
294-2990 297-1404

**Barbara Sibbick**

REAL ESTATE LIMITED  
REAL ESTATE BROKER

**IMMEDIATE POSSESSION**  
Ideally located near Plaza. Home features 4 bedrooms, and tastefully decorated. Extras. Call Sybil Houston — 294-4707 — 640-1794.

**10 ACRES — PONDS**  
2 bedroom home — possible industrial potential — Call Barbara Sibbick — 294-4707 — 640-4232.

**STOUFFVILLE**  
East end — Beautiful 2 storey home with executive flavour — Call Sybil Houston — 294-4707 — 640-1794.

## HOWARD S. LEE REAL ESTATE LTD.

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

**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 acres, building lot on paved road. Permit available. High and dry. Priced to sell at \$17,500. Call Don or Bill.

**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.

**WHITCHURCH-STOUFFVILLE**  
25 acres, adjacent to industrial parcel, 1300 ft. on 404 Hwy. and frontage on Bethesda Rd. Excellent potential.

**BEAVERTON**  
51 acres vacant land, 1,000 ft. frontage, good terms, 1 mile from Lake. Call Bill Jefferson.

**FARM FOR RENT**  
House, barn, & approx. 70 acres of workable land near Stouffville. Asking \$450.00 per month. Call Bill Jefferson.

## REAL ESTATE SALES HELP

**MALE, FEMALE FOR OUR STOUFFVILLE OFFICE**

Experienced sales personnel will benefit the following:

1. Commission paid the day you make the sale, you don't have to wait until the deal closes.
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Members of the Toronto, York Region and Oshawa and District Real Estate Boards and the Ontario and Canadian Real Estate Association.

## Shealth 28 OFFICES SERVING SOUTHERN ONTARIO



**POPULAR SPLIT LEVEL 1 YEAR OLD**  
East Stouffville. Has 4 bedrooms, main floor family room with walkout to patio. Extras are washer & dryer, custom made drapery, fenced rear yard with open country view. Just listed at \$77,900. Call Bob Dart 640-2082.

**PANABODE HOME — 10 ACRES**  
South of Uxbridge, nestled among tall hardwood trees. Plenty of old charm throughout this home, fieldstone fireplace in living room, pine floors, separate dining room, walkout from lower level to a wonderful mature environment. Paddock for 3 horses. Listed at \$110,000, with terms. Call Vi Binsted 640-2082 or 649-2848.

**POPULAR SPLIT LEVEL**  
West Stouffville a well planned family home with 3 good size bedrooms on main floor plus 4 finished rooms downstairs ideal for extra bedrooms, den or office. Main floor utility room 2-4 pc. baths. Located near plaza and park, only 6 years old. Listed at \$69,000 with terms. Call Joyce Spensley 294-2600 or 297-1270.

**COUNTRY HOME \$49,900**  
Near Stouffville, bungalow with 3 bedrooms, full basement could be rec room. A plus is a garage large enough for 2 cars and all your garden tools. Lots of area for garden & flowers. Lot has 92 ft. frontage on good road. Call Edna Luther 640-2082.

**OLDER CHARM — OPEN STAIRWAY**  
Brick 1 1/2 storey home, 3 bedrooms, beautifully refurbished throughout living room has fireplace. Unusual winding open stairway to second floor. Walkout to deep rear yard. Hedges, many ornamental trees & well planned shrubbery and a circular drive to the front door enhance this fascinating property. Listed at \$57,500, has 9 1/2 percent mortgage. Call Bob Dart 640-2082.

**REMODELLED FARMHOUSE — 19 ACRES**  
A remodelling job with a professional touch has been done to this charming farm home. Has large living room with walkout family room with fireplace, most attractive kitchen, 3 bedrooms, large finished rec room, plus 2 barns, 1 stalled for cattle, fenced pasture, 2 spring fed ponds, some bush. A wonderful mini farm to enjoy country living near the city. Located off Woodbine Ave. near Vandorf. Listed at \$169,000 with terms. Call Pat Daniel 640-2082 or 887-5114.

**BRICK BUNGALOW — SWIMMING POOL**  
Near central Stouffville, 3 bedrooms on main floor, possible fourth downstairs. Finished rec room with corner stone fireplace, bright kitchen facing south, with built-in dishwasher, home completely broodloomed. Lot 60 ft. x 170 ft. Lots of room around the pool area for barbecuing and entertaining. Near park & school. Listed at \$64,900. Call Vi Binsted 640-2082 or 649-2848.

**STOUFFVILLE — 1 YEAR OLD**  
Brick & aluminum construction, 3 good sized bedrooms. A fascinating breakfast area off the modern kitchen. Family room has walkout to ground level. Large high basement area for games room. Located within walking distance of school & park. Just listed at \$62,500.00 with 9 1/2 percent mortgage payments include taxes. Details call Joyce Spensley 294-2600 or 640-2082.

**BUNGALOW — 10 ACRES**  
North of Stouffville — A choice mini farm with ten acres of excellent workable land. Brick 6 room bungalow with broodloom in living and dining room. A small barn for your pets. Listed at \$85,500, with terms. Call Dick Fintelman 640-2082.

**EXECUTIVE ESTATE 10 ACRES — NEAR GORMLEY**  
A most attractive Colonial 2 storey brick & aluminum home, professionally planned, built and maintained for its present owner. 8 years old, all extras completed. 2 large artesian ponds surrounded by ornamental trees and shrubbery, complement the front lawn of this property. A steel barn 24 ft x 36 ft for the hobbyist or pet lover. This home has many plus attractions, delightful living and dining rooms beautifully broodloomed. Inviting foyer from front door. Panelled library and study. Family room has its own fireplace. A large bright sunroom with inside barbecue. 4 good size bedrooms + 2 full baths on second floor. Property located in estate area between Don Mills Rd. and Highway 48. Easy commuting to Metro. First time offered. Details Call Cec Hendricks 640-2082.

**Shealth 28 OFFICES SERVING SOUTHERN ONTARIO**

**UXBRIDGE**  
Almost 1 acre, small pond, 7 room renovated home, \$49,500. Irene Armstrong Real Estate Broker 852-4819

**UXBRIDGE — 3 North St. off Centre Rd., 3 bedroom side split, separate dining room, 3 piece and 4 piece bathrooms, double garage, 1/2 acre, year old, large living room, large kitchen, \$69,000.00, \$289,000.00**

**ADVERTISE WEEKLY FOR BEST RESULTS**