

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.

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 \$59,900. Call Lawrence Morrison

PORT PERRY AREA HORSE FARM

100 acres, good 2 storey 8 room brick home on paved road, overlooks Lake Scugog, boarding farm for horses, stable room for 52 horses, Asking \$150,000. with terms. Call Ken Middleton.

PORT PERRY EAST

106 acres, 75 acres very productive, balance wooded, with pond, 8 room modernized home, very attractive grounds, mature maples. Excellent value at \$110,000. with good terms. Call George Beaton.

LAKE SCUGOG

Waterfront cottage on nicely treed lot, dock and swimming raft, only 40 miles Metro, 2 bedrooms, ample cupboards, furniture included. Price right at \$29,900. with good terms. Call Lawrence Morrison.

UXBRIDGE SOUTH EAST

Only \$49,500.00. Enjoy country living in this 3 bedroom brick bungalow on large lot. L shaped living and dining room, 4 piece bath. Owner built, first time offered. Call Maurice Baker.

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, fireplace, 2 baths, 2 car garage. Asking \$88,000.00. Call Winston Efford.

UXBRIDGE

Lovely 5 year old 4 bedroom bungalow with sunken living room, situated on over one third acre lot, well treed and landscaped. Large kitchen, separate dining room, 2 rec rooms, one with fireplace, large sundeck with walkout from dining room, double attached garage. Asking \$69,900.00. Call Maurice Baker.

UXBRIDGE NORTH EAST

Attractive 2 storey 10 room brick home, situated on 1 1/2 acres with maple treed lined drive. Family size kitchen, separate dining room, 5 bedrooms, 1 1/2 baths. Asking \$68,900.00. Call George Beaton.

CENTURY HOME

Sunderland, 45 miles to Metro 2 1/2 storey brick home, one of area's historical landmarks on 1/2 acre lot. Living room with fireplace, formal dining room, 6 bedrooms, open staircase, 2 car garage, all conveniences. Priced at \$69,900.00. By appointment only. Call Bruce Currie.

OVERLOOKING LAKE SCUGOG

Excellent 3 bedroom 1 year old bungalow on 80' x 200' lot. Large living room with floor to ceiling fireplace, separate dining room, master bedroom 11' x 23'. Immaculate throughout. Hurry on this one at only \$49,900.00 with 10% per cent First Mortgage. Call Winston Efford.

PORT PERRY NORTH

100 highly productive acres fronting on County Road. Large painted barns will accommodate 100 beef cattle, silo, ample water supply, modern farm hydro service. 9 room 2 storey brick home in attractive, treed setting. Large holly wood style kitchen, 4 bedrooms, 3 baths, broadloom throughout. Asking \$146,500.00 with terms. Call Lawrence Morrison.

LAKE SCUGOG LAKEFRONT

Beautifully kept 3 bedroom cottage, 3 piece bath, tile and broadloomed floors, completely furnished and spotlessly clean, 85' x 190' professionally landscaped lot, 36 foot dock, single garage. Price at \$46,000.00. For appointment to view. 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

STOUFFVILLE — PRIVATE

Century home, 3 bedroom, 2 storey brick, mature tree lined street, family room to deck, patio overlooking large backyard, with lots play area. Walk to school, shopping, and outdoor recreation. \$53,900.00.

640-2024

WHOMSLEY REAL ESTATE

640-4246 or 297-2633

PROFESSIONAL COMMUTER HOME

5 bedroom stone home with large stone barn. Property suitable for doctors offices other possibilities, beautiful landscaping, creek, modern and well appointed throughout. Work out of home or commute, only 10 minutes from 401 and Don Valley. Asking \$199,000.00. Call Alan Kerr 473-3322 or 297-2633.

PEFFERLAW-CENTRALLY LOCATED

Large 2 storey solid brick in excellent condition, King size lot with excellent garden soil. Large rooms, master bedroom 18' x 25'. Gray Coach at door twice daily. Beach privileges included in taxes. Asking \$39,900.00. Call Alan Kerr 473-3322 or 297-2633.

1/2 ACRE & HOUSE

Uxbridge area 12 miles north. 5 room, 3 bedroom home, \$2,500.00 down. Purchaser must qualify. For more information call Frank Jenkinson 297-2633 or 640-4246.

ELEGANT COUNTRY HOME

Uxbridge Hills 13 miles northeast of Markham. Rambling ranch bungalow. Ravine and rolling 2 acre treed lot. Featuring 3,000 sq. ft., 4 bedrooms, 2 marble fireplaces, circular marble stairs and foyer, 30' x 28' family room with wet bar, 3 bathrooms, sauna, high quality broadloom throughout, central air conditioning, central vacuum system, intercom, 2 walkouts, oversize 2 car garage. Many more extras, panoramic view. Must see to appreciate. Peter Walley by appointment only 297-2633 or 640-4246.

\$45,000.00

60' x 100' lot 4 miles north of Stouffville. 3 bedroom steel siding bungalow with detached garage. Brick fireplace in living room; separate dining room, good size eat-in kitchen, full basement. Fantastic buy for young couple starting out. Bev Sefton 297-2633 or 640-4246.

STOUFFVILLE

Large 4 bedroom solid brick older home features fieldstone fireplace in living room, separate dining room, kitchen plus breakfast room. Situated on 73' x 13' lot in good area of town. Asking \$67,900.00. Call Bev Sefton 297-2633 or 640-4246.

YONGE ST.

Spacious 3 bedroom bungalow has huge living room plus dining room; huge kitchen, 2 fireplaces, 2 car garage, 2 rec rooms, broadloom. Must be seen. Asking \$79,900.00. Call Sharron Brazier 297-2633 or 640-4246.

STOUFFVILLE

Older home featuring 3 bedrooms, living room, dining room with walkout to deck, kitchen, paved drive, 1 car garage on 145' treed lot. Close to schools, shopping and park. Asking \$56,900.00. Call Sharron Brazier or Brigitte Wesholowski on this and others in the same price range. 297-2633 or 640-4246.

OWNER DESPERATE

TRANSFERRED TO U.S.A.

Markham. Just reduced to \$84,900.00. Where else can you get 4 bedrooms, 1 1/2 baths, living-dining, large kitchen, main floor family room with fireplace, sewing room or 5th bedroom, (off rec room), walkout to inground heated pool, 2 car garage, paved drive on 150' deep lot. All at this give away price. Hurry to see this. Call Sharron Brazier or Bev Sefton 297-2633 or 640-4246.

OLDER HOME — UXBRIDGE

2 storey home on nice lot next to treed ravine on quiet street. 3 bedrooms, large separate dining room, family room. Asking \$49,500.00. Brigitte Wesholowski 297-2633 or 640-4246.

CENTURY BRICK QUIET STREET

Stouffville
Charming 2 storey home with lots of character, pine floors, 3 bedrooms, comfortable family room with walkout to cedar deck, large kitchen. Priced at \$53,900.00. Call Brigitte Wesholowski 297-2633 or 640-4246.

WANTED

We require an old century brick home with good lot size in Stouffville or area, for Hamilton executive. Willing to make renovations.

If you have a home like this for sale in the \$55,000 range. Call us now!

L.B. HEISE REALTY LTD.

887-5275

Meharg REALTOR

BALLANTRAE 13 ACRE
Beautiful mature trees and rock gardens surround this 7 room frame sidesplit. Many possibilities for good country living. \$58,500. Mrs. Sainsbury 640-1142.

COTTAGE — SAFE SANDY BEACH
Custom built winterized cottage. Nicely wooded 100' x 150' lot. Large living room with fireplace. 3 bedrooms with new broadloom. Sun deck faces water. Boat house. Good fishing at CHANDOS LAKE. \$37,500. with terms. Bill Burd 691-5072.

BEST PRICE IN STOUFFVILLE
Storey and half with six rooms, 2 baths. Three large bedrooms and living room. Plenty of broadloom, balance lovely hardwood floors. Large shaded lot with above ground pool and sundeck. A home you can move right into. \$47,800. Bill Burd 691-5072.

COUNTRY ESTATE — MARKHAM
A friend of mine has asked me to sell his elaborate 7 1/4 acre estate. His part stone house is modern to the fullest, yet rustic with beamed cathedral ceiling in living room and stone fireplace. Large family room with fireplace and walkout to patio. Heated pool and outdoor open fireplace. Fast flowing stream, horse barn, indoor riding arena, white fenced paddocks. Circular drive completes this picture book retreat. \$265,000. To inspect, call Bill Burd 691-5072.

GREENBANK AREA
85 acres hobby farm, 75 acres highly productive land. One mile off Hwy. 12. Lovely 4 bedroom, 2 storey home. Surrounded by beautiful, blossoming trees. Large barn, driving shed. 10 acres bush pond site. For this and other properties, call Elwood Johnston 705-357-3425 evenings.

COUNTRY SIZE LOT
Stouffville area, 3 bedroom, multi-level home, finished rec room with separate games room, quality broadloom. Double garage. Immaculate condition. Good mortgage. \$69,900. Call Mrs. Young 294-4983.

CENTURY HOME
Completely restored, charming home. Has new roof, new wiring, plumbing, main floor family room with fireplace, beamed ceiling leaded windows, wet bar. Quality broadloom, partly original pine floors. Lot 261' deep. \$69,900. Mrs. Young 294-4983.

COMMERCIAL
A store with living accommodations on Main Street, Stouffville. Many possibilities. Excellent location. Good parking. \$64,900. Mrs. Young 294-4983.

CHOICE COMMERCIAL PROPERTY — HWY. 47
Half mile from Stouffville. Ten acres with 6600 sq. ft. commercial or industrial building. Asking \$250,000. Call George Harvie 640-2718.

SPORTSMAN OR NATURE LOVER
12 ACRES + POND — UXBRIDGE



Attractive 3 bedroom bungalow, new broadloom, walkout from living room and large rec room, acorn fireplace, stocked trout pond, circular drive and double garage. Try \$79,000. Peter Bernhardt 852-3056.

Gerry Meharg Limited Realtor
640-3131 297-2283

L.S. SNEIGROVE REALTOR COMPANY LIMITED

• **GOODWOOD** Older type home. Big modern kitchen, separate dining and living rooms, 3 bedrooms, with wall to wall broadloom, 3 piece bathroom, good oil furnace, good well. Very clean and tidy. Garage with workshop 17' x 27'. Vendors will hold first mortgage.

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

• **SUNDERLAND** 100 acres 1 1/2 storey home 75 acres workable 25 bush 1st mortgage at 8 percent asking \$87,000.

• In Woodville Hartley area 100 acres. All workable, partly tilled. Solid brick home modern conveniences, 4 bedrooms. Good well. Mostly all rail fencing. Asking \$72,000.00 with half cash. Vendor will hold first mortgage at 10 percent.

• **BLOOMINGTON** 50 acres, corner farm on 2 paved roads. This is the most scenic property in this area. Older home completely renovated. Big bank barn. 3/4 of an acre fish pond. Good workable land. Asking \$125,000.00 down. Vendor will hold balance and first mortgage at 9 percent.

• **GOODWOOD** 50 acres, 3 1/2 acres of maple bush, 8 acres pine trees. Give us an offer.

• **GOODWOOD AREA** 2 acres with barn, building permit available. Asking \$45,000.00.

• **UXBRIDGE** 27 acres, 2-3 bush, trees of every kind, 3 ponds in bush. Make an offer.

• **SUNDERLAND** — 34 ACRES, some cedar, mostly all workable. Asking \$45,000.

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

ROSE REALTOR

KEITH E. ROSE LIMITED (REALTOR)
216 DON MILLS ROAD,
KESWICK, ONTARIO
Keswick 474-3131 Markham 294-2469
Keswick 474-4191 Toronto 297-1660
Mount Albert — 473-2550

40 ACRES — PEFFERLAW
\$4,900 DOWN
8 PERCENT MORTGAGE
Covered in evergreens, silver birch & maples, 500 feet frontage on paved street, fantastic building site, terrific investment at \$39,900. Act. Fast. Keith Rose 297-1660 or 473-2550.

68 ACRES — HOUSE — BARN
PEFFERLAW — HWY. NO. 48
Over 1,500 feet frontage on Hwy. No. 48, all fenced, spring & pond site, 4-bedroom farm house, bath, new oil furnace, beef barn, terrific investment. Only \$95,000. Need \$25,000 down, 8 percent first mort. Keith Rose 297-1660 or 473-2550.

10 ACRES — MOUNT ALBERT
Over 1,400 feet frontage on paved street, corner parcel, sandy loam, good fencing, some woods, pond site. Ideal building site for estate type home, ideal building site, terrific investment. \$52,500. Need \$10,000 down. Keith Rose 297-1660, 473-2550.

NEWMARKET DUPLEX
2-storey brick, 9-room home on large serviced lot, 2 separate apartments, Shag broadloom, new kitchen, Den, 9 percent first mort. \$59,900. Act. Fast. Dennis Wright 297-1660 or 473-2550 895-5840.

25 ACRE PARCELS OF LAND
MOUNT ALBERT — UXBRIDGE
Only three 25 acre lots available. Ponds included, graded and driveways installed. Septic tank permits ready, partly covered in evergreens, silver & white birch. 824 feet frontage on each parcel or land. \$45,000 each. Need \$10,000 down on each parcel. Owner will hold first mortgage. Keith Rose 473-2550 297-1660.

50 ACRE PARCELS OF LAND
SUTTON — LAKE SIMCOE, ONT.
Only four 50 acre lots available. Pond sites, springs, entrances & driveways. All permits available including septic tank permits & building permits, partly covered in maples, beechwood, birch, etc., approx. ten acres of cleared land on each 50 acre parcel. \$75,000. Each need \$15,000 down on each parcel. Keith Rose 473-2550 Tor. 297-1660.

ROSE REALTOR

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Mount Albert — 473-2550

HOW WOULD AN ARCHITECT BUY YOU A HOME?

WIN TIMBERS
He would begin not by looking at houses but by looking at your family needs and if makes good sense for the average home seeker to follow.
Once you have them listed in their order of importance, the guide rules will follow for design, size, location and cost. Human requirements will dictate where, how much, the number and types of rooms and the mode of architecture.
If you want seclusion then don't consider a built up area. If you entertain a lot you'll need a large kitchen, dining and recreation area. If your children lead individualistic lives you'll need more bedrooms.
A designing architect does not necessarily fill all of a family's needs, but he must decide with the family what is important to their life and what is not. He must match the house to the occupants, in that order.
Besides substantially increasing the likelihood of finding a home closer to filling your needs, you will save time lost in viewing otherwise charming and well appointed residences that unfortunately are not suited to your needs.
See you next week.

Stouffville, Lemonville area, 20 acre treed estate, modern 3 bedroom bungalow, barn, area of outstanding home, asking \$173,000. Call Russ Hamilton, 294-2990, Fred Cook R. E. Ltd., Realtor.

Uxbridge South, 100 acres, possible land division, frontage on two roads, part hardwood bush, information call W. Timbers, 294-2990, Fred Cook R. E. Ltd., Realtor.

Unionville, spacious front split, 4 bedrooms, 2 1/2 baths, fireplace, fam. and rec. rooms, excellent location, owner anxious, asking \$94,900. L. Winterlood, 294-2990, 297-2616, Fred Cook R. E. Ltd., Realtor.

Stouffville 3 bedroom brick bungalow, hardwood floors, attached garage on quiet street, Call H. Stather, 294-2990, Fred Cook R. E. Ltd., Realtor.

Buttonville, 75' x 575' lot, 2 bedrooms, large summe kitchen overlooks garden \$64,900. Thelma Hastledon, 294-2990, 297-1694, Fred Cook R. E. Ltd., Realtor.

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

K.R. May real estate limited - broker



HAWTHORNE AVE. — \$69,900.00
Parents relocating will leave this five bedroom brick bungalow in silence among the mature trees and landscaped gardens until new owners can be found to light the fireplace and hold open house in the large recreation room, or outside on the patio, barbecue steaks on the custom built outdoor grill, if it rains move into the one and half car garage with tool room. Don't wait, good homes are still hard to find. Call: Dave Ratcliff.

CLAREMONT
Charming bungalow with large bright rooms, lot 134' x 136' with dozens of mature trees & shrubs. Full unspoiled basement, double garage & paved drive. Asking \$56,900.00. Call: Grant Morgan.

4 BEDROOMS
Stouffville, large completely renovated 2 storey with family room, rec. room, 2 baths, large walkout deck. \$58,900.00 excellent terms. Call: Ken May.

COUNTRY ESTATE
North east Stouffville, charming 2000 foot home, fenced paddock, 3 car garage, pond on 73 acres. Reduced to \$154,900.00. Call: Ken May.

BUILDING LOTS!
UXBRIDGE, 10 acres, 335 x 1336, high well drained, 4 miles to Uxbridge, all permits available. Asking \$48,000.00.
BEAVERTON, 1 1/4 acres on town sewers & water, possible severance for 2 more lots. Only \$16,500.00.
BROWN HILL, 6 acres, only \$13,500.00. Call: Grant Morgan.

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

J. M. Farquharson Realty Limited

MINI HORSE FARM
Asking \$55,900.00 - \$10,000.00 down. Aurora Road, Highway 48, new four stall insulated barn. Tidy bungalow home nicely paneled. Den with fireplace. Extra large two car garage. Acre lot divided into paddocks.

100 ACRES — NEW HOME
Uxbridge area on scenic elevation, brand new custom built ranch home. Automatic central heat, air conditioning system. Lovely hardwood, fireplace and floors. Property is half wooded, with year round springs and stream. Great Country estate potential. Reasonably priced. Call Mrs. Dick 495-6266 Evg. 852-3592.

LARGE SHADED LOT
Victoria Square, very centrally located, yet open country on three sides with a pleasant view of many miles. This custom built home has three bedrooms, two baths, and fireplace in near perfect condition. Two car garage, enclosed patio. New coloured stove, refrigerator, washer can be included. Owners have bought.

VIVIAN FOREST 25 ACRES
A maple and pine high rolling, estate site near Highway 48, on the York County watershed ridge, 1300 ft. elevation. Call 495-6266 or 887-5247

J. M. FARQUHARSON REALTY LTD.

BOX GROVE

Outstanding Custom Built Stone & Brick Luxury Bungalow Country Like Setting, on Landscaped 1 Acre Lot. Huge Family Room with Open Fireplace, Built In Breakfast Nook and Bar B.Q. Fully Broadloomed Move In Condition.
Call Deanna Ratz
Philip Waters Ltd. Realtor

Uxbridge Executive
OPEN HOUSE SATURDAY & SUNDAY
1:00 to 4 p.m.
3 years new - 8 room, 2 storey on 10 acres, barn. Go North on Brock Road to Hwy. 1A, East to second road, North to second road second house east. Follow signs. Mrs. Buck 752-3111
United Trust Realtor.