

The Tribune
FOR SALE
WANTED & FOR RENT

- HOUSES
- OFFICES
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- FARMS
- BUILDINGS
- VACATION PROPERTY

BUSINESS OPPORTUNITIES
FINANCIAL & MORTGAGES

REAL ESTATE



W. FRANK
 REAL ESTATE LIMITED REALTOR

189 QUEEN STREET, PORT PERRY, ONT

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.

EXECUTIVE RETREAT
 New 2250 sq. ft. 4 bedroom home on almost 4 acres, large living room, dining room, kitchen with breakfast nook, family room with fireplace, 2 1/2 baths, electric furnace, 2 car garage, 30 miles to Oshawa. Asking \$79,900.00. Call Bruce Currie.

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.

UXBRIDGE
 4 bedroom brick bungalow situated on well treed and landscaped 91' x 188' lot on edge of town. Large kitchen, separate dining room, 2 rec. rooms, one with fireplace, 30' sundeck with walkout from dining room and kitchen, double garage. Priced realistically at \$69,900.00.

LAKE SCUGOG WATERFRONT
 \$45,900.00. 3 bedroom frame bungalow, oak floors, cedar ceilings, 80' x 200' lot. Act fast on this one! Call Fred Smith.

PORT PERRY AREA
 Almost new, 3 bedroom brick and aluminum siding, with family room, fieldstone fireplace, 2 car garage, situated on 1 acre lot overlooking Lake Scugog, water access to Lake. Priced at \$58,500. Call Lawrence Morrison.

PORT PERRY EAST
 Overlooking Lake Scugog with access to good sand beach, 3 bedroom bungalow, only 3 years old, separate dining room, 20' x 30' garage, paved drive, large lot. Owner transferring. Asking \$52,500.00. Call Ken Middleton.

BROOKLIN
 20 miles Metro. Older 3 bedroom frame home, extra large kitchen, one block from shopping on a truly beautifully landscaped ravine lot with Lynd Creek on rear of lot, over 546 feet frontage on two roads, terrific potential to use as is for retirement or build a beautiful new home. Priced at \$59,900.00. Call Ken Middleton.

PORT PERRY MILE
 165 acres fronting on 2 roads, 100 acres arable, balance pasture and woodlands. 6 room frame home, all conveniences. Barn for horses or beef operation. Asking \$225,000.00 with good terms. Call George Beaton.

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 hollywood style kitchen, 4 bedrooms, 3 baths, broadloom throughout. Asking \$146,500.00 with terms. Call Lawrence Morrison.

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.

PORT PERRY RETREAT
 58 rolling acres, very scenic, partly wooded with stream and pond, excellent building sites, easy commuting to Oshawa or Metro. Asking \$69,000.00 good terms. Call George Beaton.

BURKETON VILLAGE
 14 miles Oshawa. Excellent building lot, 150' paved road frontage, partly treed with pine and birch. Asking \$15,000.00.

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.

CAESAREA, LAKE SCUGOG
 3 bedroom cottage on a nice lot with access to a private park on the lake. Asking \$12,900.00. Call Bruce Currie.

OFFICE HOURS — 9 a.m. — 9 p.m.
 Direct Telephone Lines Port Perry 985-7336
 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
 Winston Eiford — 985-3989
 Fred Smith — 985-7639

FINANCIAL ASSISTANCE AVAILABLE
 Coast to Coast Real Estate Service
WE LIST EXCLUSIVE and M.L.S.

Real Estate is still your best investment

sheal
 REALTOR

28 OFFICES SERVING SOUTHERN ONTARIO



OLD WORLD CHARM
 This immaculate Victorian home is a rare find and one of Stouffville's finest. Seven large rooms all decorated with professional taste holding its original charm, fireplace broadloom in living room, dining room, hall 7 stairs, two cobblestone verandas, frame garage, frontage of property complimented with tall maple trees. Centrally located walk to business centre, park & schools. Details call Cec Hendricks 297-1270 or 640-2082.



DESIGNED FOR 2 FAMILIES OVER 4 ACRES—COUNTRY LIVING
 Each half of this almost new home has its own living room separate dining room, den, modern kitchen with built-in cupboards with pass through features; possible 3rd bedroom downstairs 5 pc. coloured bath, and 2 car garage. A most unique home, ideal for 2 related families or possible rental of one half. Located off highway 47 between Stouffville & Uxbridge. Details Call Dick Fintelman 297-1270 or 640-2082.



POPULAR BUNGALOW WITH AIR CONDITIONING UNIT
 Just listed, 3 bedrooms with extra bedroom downstairs, kitchen has eating area, living & dining rooms, L shaped. The air conditioner is a larger than usual unit and supplies ideal comfort of humid summer days. Listed at \$53,900. with good existing mortgages. Call Pat Daniel 887-5114 or 640-2082.



NEARLY NEW—BALLANTRAE
 Enjoy the rural touch in this quality built home just off highway 48. Has 3 good size bedrooms, den inviting family room with fireplace, and walkout to patio. Home is about 2150 sq. ft. electric heat. On lot 100' x 194 ft. details call Edna Luther 640-2082.

SUNDERLAND
 Good location throughout this 3 bedroom brick bungalow with attached car port, large divided basement with brick fireplace for those cool evenings ahead. Situated on a quiet street with country atmosphere, this home is immaculate and a pleasure to show. Listed at \$46,500. Call Kay Cracknell 705-357-3902.

YEAR ROUND RECREATION
 Swim and boat in summer, skidoo in winter at this cosy cottage on a water front lot 50 ft x 281 ft. Everything you need for housekeeping is already there including new appliances. All this and only 25 miles from Toronto. To view call Kay Cracknell 705-357-3902.



\$45,900 FULL PRICE IDEAL STARTER HOME
 Near Stouffville, bungalow with attractive aluminum siding 3 bedrooms, broadloom in 19 ft living room roughed in rec room ready to move in. Call Edna Luther 640-2082.

CUSTOM BUNGALOW CORNER LOT WITH TREES
 Just reduced to \$69,900 for quick sale, located in Stouffville west end. A well designed brick home on lot with 107 ft. frontage large kitchen 3 bedrooms, in area of good homes, walk to schools and plaza. Call Edna Luther 640-2082.

BRICK BUNGALOW ON COUNTRY LOT
 West of Stouffville. Brick fireplace in living room, 6 room home plus 20' x 10' sundeck. Included are water softener and colour T.V. Tower. Listed at \$67,900. Can arrange good financing Call Dick Fintelman 640-2082.

4 BEDROOM FAMILY HOME
 Stouffville West end, about 6 years old. 2 storey brick & aluminum, with 2 car garage on lot 60 ft. x 134 ft. One 4 pc. bath, one 2 pc. washroom. Extras are automatic dryer and range, many drapes, franklin stove. Listed at \$65,900 excellent mortgage arrangements. Choice location near plaza & park. Call Joyce Spensley 294-2600 or 640-2082.

10 ACRE—SITE
 South of Mt. Albert just off Highway 48, good commuting roads to metro. Slightly rolling, rich productive land, ready for your dream home & barn. Listed at \$45,000. Owner will take back first mortgage at 10 percent. Call Joyce Spensley 640-2082. 294-2600.

HANDY MANS SPECIAL
 Frame cottage, 3 bedrooms, good size living room, included in purchase price are all appliances and furniture now in the cottage. Listed at \$15,000 with \$5,000 down. Call Pat Daniel 887-5114 or 640-2082.

WHITE FRAME BUNGALOW
 Centre of Stouffville. Combination living & dining rooms 27 ft. long 3 bedrooms, finished rec room, full basement, Deep lot with metal tool shed paved drive, 69 ft. frontage on quiet residential street. Listed at \$56,500. with \$15,000 down. Owner will take back first mortgage. Excellent terms Call Pat Daniel 887-5114 or 640-2082.

UXBRIDGE HIGHLANDS
 100 beautiful rolling acres with some bush build your dream home and have room for horses too. \$225,000 with \$75,000 down. owner will take back one mortgage for the balance. For direction call Pat Daniel 887-5114 or 297-1270.

COUNTRY LIVING
 Immaculate 2 bedroom bungalow on super large lot, close to town. Broadloomed throughout, kitchen has appliances and eating area. Finished rec room with walk out to patio overlooking wide open spaces. Asking \$47,900. with easy financing. For more details call Pat Daniel 297-1270 or 640-2082.

CANNINGTON
 Appealing 2 bdrm. bungalow. All on one level within walking distance to stores & school. Nice retirement or starter home on large 67 x 157 lot in good area of town. Newly decorated plus broadloom throughout, very reasonable to heat. To view call Kay Cracknell 705-357-3902.

sheal
 REALTOR

28 OFFICES SERVING SOUTHERN ONTARIO

INTERESTED IN A REAL ESTATE CAREER?
 Have a real estate license or entoll to obtain one.
 We have an opening for a sales person or couple for Markham — Whitchurch — Stouffville, Unionville and Agincourt Areas.
 We offer a training and development program for well above average income. Earn up to 75 per cent commissions. Call Steve Lowe for a Confidential interview at 297-4770.

Snelgrove REALTOR

W. FRANK
 REAL ESTATE LIMITED REALTOR

CLAREMONT VILLAGE
 Centrally located on quiet crescent, immaculate 3 bedroom bungalow, modern kitchen, new carpeting, attractive recreation room, enclosed breezeway, 2 car attached garage with paved drive, has large garden plus room for pool. Owner moving, will give immediate occupancy. Priced at \$63,000 with good terms. Call Hugh Pugh, 649-2647.

Advertise Weekly

Don HAMILTON
 REAL ESTATE INSURANCE

249 ACRE DAIRY FARM
 2 barns set up for dairy with milk houses, stable cleaners, pipeline milker, 2 silos, 2 imp. sheds, 2 brick homes in very good condition, ideal family or partnership operation. CALL DON HAMILTON 1-519-291-3500.

200 ACRE
 cash crop farm in Grey Township, all workable well tilled land, barn, no house, \$160,000.00. CALL ORVAL HARRISON 1-519-291-2927.

135 ACRE
 Tobacco farm near Port Elgin, 54.80 acres of tobacco rights, 9 room home, bank barn 60 x 40, modern barn 28 x 105, hot house 27 x 125, 150 road frontage of Saugeen River, CALL IVAN CAMPBELL 1-519-887-6672.

130 ACRE DAIRY FARM
 Highway location near Listowel, large barn with 40 ties plus pens, pipeline milker, stable cleaner, 2 silos, 2 new imp. sheds, attractive 8 room home with recreation room, Cows may be purchased with farm. CALL JAKE ARENDS 1-519-291-1788.

25 ACRE HOBBY FARM
 Approx. 15 acres workable, attractive 3 bedroom home with attached double carport, steel covered barn, ideal for horses or pigs, paved road location. CALL BOB BALLANTYNE 1-519-356-2576.

2 1/2 ACRES NEAR LISTOWEL
 3 yr. old split level home with 3 bedrooms, broadloomed living room, extra large kitchen with patio doors, recreation room, laundry room and full basement, small barn ideal for 3 horses. CALL DOUG HAMILTON 1-519-291-3500.

SEND FOR FREE FARM CATALOGUE
DON HAMILTON REAL ESTATE & INS. LTD.

132 Wallace Ave. N., Listowel, Ont. Phone 1-519-291-3500 or if busy call 1-519-291-2130

L.S. Snelgrove REALTOR COMPANY LIMITED

THIS HOME CAN BE BOUGHT RIGHT
 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. Make us an offer.

UXBRIDGE AREA ON 1 ACRE
 3 level side-split, living room, separate dining room with open stone fireplace with cathedral ceilings, 1-4 p.c., 1-2 p.c. master bedroom with ensuite. Complete family room walkout to sundeck, 2 car attached garage. Asking \$79,000.00.

WOODVILLE HARTLEY AREA 100 ACRES
 All workable, partly tilled. Solid brick house, 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.

SUNDERLAND 100 ACRES
 1 1/2 storey home 75 acres workable, 25 bush, 151 mortgage at 8 per cent asking \$87,000.

REDUCED FOR QUICK SALE
 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, 2 of an acre fish pond. Good workable land. Asking \$125,000.00 down. Vendor will hold balance and first mortgage at 9 percent. Total price \$250,000.

PRICED TO SELL
 GOODWOOD 50 acres, 3 1/2 acres of maple bush, 8 acres pine trees. Give us an offer. Try \$80,000.

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

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

CLAYTON G. HOGG LIMITED
 130 Inkerman Street, Listowel.
 Call 519-291-4070.

ENJOY RELAXATION
 Fishing, canoeing
 Nature calls you to inspect this beautiful, 3-acre parcel with small cabin, surrounded by mature trees. Approximately 1/4 mile of the magnificent Saugeen River ripples through property. Take advantage of rare opportunity to own the best of wilderness, yet only minutes from Flesherton, on good year-round road at only \$18,500.00 with terms.

EXCELLENT 100 ACRE FARM
 Slightly rolling land in full production with 94-acres workable. Good barn and two drive sheds. Immaculate solid brick, 2-storey home with broadloom and all conveniences, situated on No. 10 highway, 2 miles north of Flesherton. If you are interested in a good farm come and see this one.

BEAUTIFUL 50 ACRE PARCEL OF LAND
 with a spring and a bush in background, just waiting for you to build a lovely home. Situated just 5 miles north of Shelburne, a short distance off No. 10 highway. Come and make an offer on this one.

FOR THIS AND OTHER ATTRACTIVE LISTINGS, CONTACT MRS. BERNADETTE MATTHEWS.
 Sales Representative, Dundalk 519-923-2164

rose

KEITH E. ROSE LIMITED (REALTOR)
 216 DON MILLS ROAD, KESWICK, ONTARIO.
 Keswick 476-3131 Markham 294-2469
 Keswick 476-4191 Toronto 297-1660
 Mount Albert — 473-2550.

NEWMARKET NORTH 3/4 ACRE—HWY. NO. 1
 3-bedroom home on a large landscaped lot (85 x 352) partly covered in maples, birch, cedar rail fencing, large garden area, large country kitchen, rec room, full basement, fireplace in living room, 2-car garage attached. \$49,900. Act Fast. Rob Sweezy 473-2550, 895-1038. Toronto 297-1660.

SUTTON—WOOD RIVER ACRES \$57,900 TO \$59,900.
 Only 3 new 2-storey new brick & aluminum 4 & 5 bedroom homes left, separate living, dining rooms, broadloom throughout, full basement, attached garage, town water, large lot (60 x 200). Immediate possession. Low down payment. Vic. Sturdy 476-3131, Tor. 294-2469. Tor. 297-1660.

PEFFERLAW, HWY NO. 48: \$49,900 TO \$53,900.
 Only 7 new brick & aluminum homes left. Sidesplits & rear splits on large country lots, (75 x 200), some river front lots, some all treed, 3-bedroom homes, rec rooms, family rooms, wood burning fireplaces, separate living & dining & kitchen. Broadloom throughout, attached garage. \$4,900 down. Vic. Sturdy 476-3131, Tor. 294-2469, Tor. 297-1660.

NEWMARKET NORTH BRICK RANCHER:
 3-bedroom brick home or huge parcel of land (120 x 330), separate living, dining, and kitchen, floor to ceiling fireplace in living area, 2-baths, broadloom through out; paved street, Only \$64,900. Act Fast. Dennis Wright 473-2550, 895-5840 Tor. 297-1660.

ISLAND GROVE—\$35,900.
 All aluminum siding home, 3 bedrooms, large living room & kitchen, 4 pc. bath, oil heating, within walking distance of Lake Simcoe & Don Mills Road. Lot (50 x 200) Only \$35,900. Bill Leeds 476-4191, Tor. 294-2469.

PEFFERLAW—101 ACRES FARM—SPRING—POND
 New steel barn & silo, 4-bedroom farmhouse, bath, oil heating, new up to date survey included, 8 1/2 percent first mortgage, 60 acres workable, balance bush & pasture. \$110,000. Need \$35,000. Down. Keith Rose 473-2550. Tor. 297-1660.

rose

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 Keswick 476-3131 Markham 294-2469
 Keswick 476-4191 Toronto 297-1660
 Mount Albert — 473-2550

SHOULD YOU REMODEL OR BUY ANOTHER HOUSE?

Win Timbers

It is an investment consideration like any other; the return must justify the outlay.
 Some houses have remodelling potential. They have a popular floor plan and are of sound construction with a location justifying an increase in valuation.
 It may be best to proceed by adding up the total of all remodelling estimates plus ten percent for contingencies. Then have your home appraised. Compare the two against what that amount of money would buy in a new or alternative home to suit your tastes.
 If the resulting arithmetic still favors remodelling, then consider the value of your home relative to others in the neighborhood. If the value is at the high end of the neighborhood average, you may have difficulty realizing the value of your improvements in a future sale.
 Into the decision you should of course inject your personal satisfactions that gave rise to the remodelling need and whether a move would aid or defeat this purpose.

They are important decisions in which an experienced professional Realtor can supply the missing links of information needed to reach the wisest decision. See you next week.

Outstanding 7 room contemporary home, 5 1/2 acres, landscaped, boat sized pond, area of beautiful homes, Lemonville, asking \$159,900. E. Taylor, 294-2990, Fred Cook R. E. Ltd. Realtor.

Stouffville, 3 bedroom brick bungalow, all garage, hardwood throughout, quiet tree lined street, H. Stather, 294-2990 Fred Cook R. E. Ltd. Realtor.

Spottless 8 room 2 storey aluminum siding home, frig. stove, broadloom, drapes, metal tool shed, landscaped lot 68 x 100, Uxbridge, asking \$49,900. W. Timbers, 294-2990 Fred Cook R. E. Ltd. Realtor.

20 acres Bethesda Side Road, Stouffville, near 3 bedroom bungalow, small barn, fenced pasture, property divided into 4 parcels, real investment possibilities, \$173,000. R. Hamilton, 294-2990, Fred Cook R. E. Ltd. Realtor.

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