

The Tribune
FOR SALE
WANTED & FOR RENT

- HOUSES
- OFFICES
- LOTS
- 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 1/2 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.

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.

CANNINGTON

New brick and aluminum 3 and 4 bedroom homes, 1230 sq. ft. and up, attached garages. Quality built by Barkey Construction. Priced from \$47,300.00 Call Bruce Currie

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 NORTH

49 acre, corner farm, very productive clay loam, 9 room frame home, all conveniences, central air conditioning, attached garage. Barn quite adequate for horses or other livestock. Asking \$95,000.00, good terms. Call George Beaton

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 \$57,500. Call Lawrence Morrison

PORT PERRY

Excellent family home on 78' x 264' lot. 1 1/2 storey white stucco, 4 bedrooms, large kitchen and living room, sunken family room with fireplace. Immaculate nicely landscaped. Asking only \$54,900.00 Call Fred Smith.

LAKE SCUGOG AREA

Older 4 bedroom brick 2 storey home, beautiful antique woodwork, situated on large village lot with small barn and excellent garden soil. Asking \$39,900.00 Call Lawrence Morrison

LAKE SCUGOG WATERFRONT

3 bedroom cottage on 75' x 200' lot. Large living room, sundeck, 2 piece bath, boat, motor, dock and furnishings included. Asking only \$32,500.00 with \$10,000.00 down. Call Bruce Currie.

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.

WHITBY ACREAGE

20 miles Metro. 10 level acres in prime rural residential area. Excellent investment potential. Asking only \$57,000.00. Building permit available. Call Maurice Baker.

OVERLOOKING LAKE SCUGOG

Building lot 100' x 200' high and dry, building and septic tank permits available. Asking \$12,900.00 with \$4,000.00 down. Call Winston Efford.

5 ACRES

Mariposa Township, excellent building lot, partially wooded. Asking \$22,000.00 with good terms. Call Bruce Currie.

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 \$150,000.00. Good terms. Call Ken Middleton.

EXECUTIVE RETREAT

Century fieldstone home completely restored. Large kitchen, living room, library, 2 fireplaces, 5 bedrooms, 3-4 piece baths. Well secluded on 100 rolling acres with pond and stream, 10 acres hardwood bush, good farm barns. 45 miles Metro. Priced to sell at \$189,000.00 with terms. For appointment to view Call Bruce Currie.

OFFICE HOURS - 9 a.m. - 9 p.m.

Direct Telephone Lines Port Perry 985-7396
 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 Efford - 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



28 OFFICES SERVING SOUTHERN ONTARIO



ITS A BUY - \$56,900.

Just listed, 2 storey family home with 4 bedrooms and 4 pc. bath upstairs. Large living room, separate dining room, modern kitchen and 2 pc. washroom near side door, on main floor, attached garage, located in west Stouffville near Plaza & park. Try \$15,000 down Call Dick Fintelman 640-2082.

BRICK BUNGALOW WITH SUPER AIR CONDITIONER

Has 3 bedrooms on main floor & one downstairs. Kitchen has eating area, living & dining rooms Recreation room, located in Stouffville west end on large lot 60 ft. x 133 ft., listed at \$53,900 with good existing mortgages. Call Pat Daniel 887-5114. or 640-2082.



VICTORIAN HOME

Beautiful red brick house and horse barn on approx. one acre lot in the village of Cannington. Tastefully decorated double living room with fireplace, formal dining room with fireplace, kitchen with breakfast nook, sunroom, 3 bedrooms, excellent closet space. To see is to appreciate. Call Morley Umphrey, Cannington 705-432-2338.



4 BEDROOM FAMILY HOME - STOUFFVILLE. One of the Ponderosa best homes, 2 storey brick and aluminum, about 6 years old, separate dining room off modern kitchen, 1-4 pc. bath, 1-2 pc. washroom near side door. 2 car attached garage. Lot size 60 ft. x 124 ft. near plaza & park. Listed at \$65,900 has \$44,300 first mortgage. Details call Joyce Spensley 294-2600 or 640-2082.

NEAR LAKE SIMCOE

Beat excessive temperatures by living where the lake breezes blow. Lot 75' x 209' with trees sheltering this comfortable 3 bedroom home with broadloom, electric heat, fireplace, deck and lined attached garage. Asking \$50,900. Call Lucille Umphrey, Cannington. 705-432-2338.

MINIFARM NEAR STOUFFVILLE

On Highway 47. Frame house 1 1/2 storey with 4 bedrooms, large living & dining rooms, neat condition throughout. Large barn 52' x 45 ft., shed 61' x 15'. Plus quartzite steel shed 60' x 32'. All these buildings for your pleasure and use on about 5 acres of choice land with 330 ft. of frontage on highway. Call Cec Hendricks - 297-1270.

14 ACRES, HILLS, VALLEYS, TWO STREAMS

Located east of Claremont. This attractive home designed by an architect for the present owner. Has 4 bedrooms, living room has high ceiling with special sunlight advantages & large fieldstone fireplace. Next to foyer is separate dining room, 1-5 pc. & 1-3 pc. bath. Outside are two sun-decks, patio and 3 car garage. All this on an elevated setting overlooking valleys where nature abounds. 2 fast flowing streams wind through several acres of tall, hardwood bush. A most fascinating estate. Cec Hendricks 297-1270 or 640-2082.



28 OFFICES SERVING SOUTHERN ONTARIO

PRIVATE IN GREENBANK

2 year old brick splendid style home, 3 spacious bedrooms, living, dining, kitchen, 4 piece bath, ample closets and cabinets, built in breezeway and entry room, full basement, double attached garage, 2 pressure systems, good well and 5000 gal. cisterns and lots of extras. \$59,700.

CALL 1-985-3544.

100 ACRE FARM WITH EQUIPMENT

\$79,000.00 Vendor will take back large first at Reasonable rate. South of Hwy. 9 west of Orangeville. Contact Larry Othen 653-9651 or 275-5225.

28 ACRES MANY MATURE TREES \$5,000.00 down no arranging fees, for mortgages, 1100 foot frontage on year round road, 7 miles north of Orangeville. Contact Larry Othen 653-9651 or 275-5225.

CIMMERMAN REAL ESTATE LTD., REALTOR



FAMILY BACKSPLIT - 1 YEAR OLD
 Beautiful broadloom in combination living & dining room, 3 bedrooms on upper level, ensuite bath off master bedroom, den or 4th bedroom and 2 pc. washroom downstairs. Panelled recreation room with stone fireplace and walkout to neatly fenced rear yard, open country view, hobby room & cold room, paved drive to two car garage. An outstanding family home. Listed at \$81,900. Call Pat Daniel 887-5114 or 640-2082.



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 & stairs, two cobblestone verandas, frame garage, frontage of property complimented with tall maple trees. Centrally located walk to business centre, park & schools. Details call Bob Dart 297-1270 or 640-2082.

10 ROOM BUNGALOW

Centre of Stouffville on tree lot 60' x 135' Has 4 finished rooms downstairs and 3 pc. washroom Main floor plan is 3 bedrooms, family room with fireplace living & dining room, handy kitchen. Outside is a garage large enough for your car and a big workshop. Brick barbecue. Just listed at \$67,500. Call Bob Dart 640-2082.

GORMLEY FARM

150 acres of choice land on good rd. with tall maple trees across the 1320 ft. frontage. A charming old 2 storey brick home with 4 bedrooms, separate dining & living rooms, pine floors in most rooms. A 45 ft. x 83 ft. barn with 2 silos. This property is in an estate area very suitable for a horse farm or Golf Course. Details call Cec Hendricks 640-2082 or 297-1270.

BALLANTRAE

Three year old brick sidesplit, situated on over one third of an acre. Has 3 bedrooms, den, family room with fireplace and walkout to private patio, large living and shaded dining room, bright kitchen with separate eating area. Listed at \$87,500.00 For more details call Pat Daniel 640-2082.

OVER 4 ACRES - COUNTRY LIVING

This two storey brick home lends itself to two families each with their own kitchen, living room, dining room and study and two car garage. Upstairs are four bedrooms and two bathrooms. Almost unique home with easy commuting, located near highway 47, between Stouffville and Uxbridge. Details call Dick Fintelman 297-1270.

POPULAR PANABODE BUNGALOW

Nestled in 10 acres of trees. Has floor to ceiling fireplace in living room, separate dining room, kitchen has lots of cupboards and space for table, 3 bedrooms, and facilities for a rec room with walkout and roughed in fireplace. Small paddock for 3 horses. All this for \$110,000.00 Call Bob Dart 297-1270 or 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.

HOBBY FARM - ERIN TOWNSHIP NORTH OF GEORGETOWN

10 acres, 1 1/2 acres bush and trout stream, balance scenic and farmable, 3 year old house, 2,000 sq. ft. and well designed new barn, possession date negotiable.

STONE HOUSE - ACTON

3 bedroom large kitchen, separate dining and living room, lot 300 ft. deep, close to shopping and recreation. For these and other properties in Erin-Acton or Guelph contact Mrs. McCallum representing

Herb Neumann
 Real Estate Ltd.

1-519-833-9783

OR

1-519-821-3600



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 ACRES - HWY NO. 11

Three Bedroom brick bungalow on huge lot (85 X 352), covered in maples, evergreens, cedar rail fencing, large garden area, country kitchen, full basement, fireplace in living room, 2-Car Garage, Only \$49,900. Act Fast. Rob Sweezie 297-1660 or 473-2550.

MT. ALBERT - 1/4 - ACRES PINES-BRICK-STONE HOMES

Covered in Scotch Pines, two new brick sidesplits, large living, dining, & Kitchen, family room with floor to ceiling stone fireplace, broadloom throughout, 3-bathrooms, 2-car garage attached, walkout, (\$95,000 Each) Dennis Wright 297-1660 or 473-2550.

SUTTON - HWY. NO. 48 100 ACRES - FARM

Over 4,000 ft. frontage on Hwy No. 48 & Duclos Point Road, within walking distance of Lake Simcoe, show farm set up for beef or horses, 10 room farmhouse, oil heating, bath, etc. Huge barn (60 X 120), Ext. First Mort. of \$98,000 at 8 per cent Int. Due May 1, 1984. Need \$175,000. Keith Rose 297-1660 or 473-2550.

NEWMARKET NORTH ONE ACRE - HWY. NO. 11

Three bedroom brick rancher on huge lot (120 X 330). Partly treed, paved street, stone fireplace in living room, holly wood kitchen. Full basement, 2-bathrooms, broadloom throughout, \$59,900. Dennis Wright 297-1660 or 473-2550.

PORT BOLSTER FARM 68 ACRES - HWY. NO. 48

Over 1,500 ft. frontage on Hwy No. 48, within walking distance of beach on Lake Simcoe, set up for beef or horses, new fencing, 5-bedroom farmhouse, new oil furnace, new wiring, plenty of water, L-Shaped barn, plenty of evergreens & Cedars Ext. First Mort. at 8 per cent Interest. Need \$95,000. Keith Rose 297-1660 or 473-2550.

40 ACRES - TREES PEFFERLAW - HWY. NO. 48

Covered in evergreens, cedars, beechwood etc. 500 ft. frontage on paved street. Building permit available, ideal setting for new home; terrific investment at \$1,000 per acre. Need \$5,000 down. 8 percent first mort. Keith Rose 297-1660 or 473-2550.



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

WHAT IF THE OFFER IS LESS THAN THE HOUSE IS WORTH?



Win Timbers

It is almost bound to happen. The stage is set by the simple fact that virtually all buyers have a common understandable desire to get the most for their money.

Bargaining is a way of achieving that end.

How should an owner react to an offer that is below his asking price?

This is the time - when the chips are down - when the owner must be SURE his price is right. If the buyer is more knowledgeable than the owner in the matter of price, he has the owner at a disadvantage.

In a state of doubt an owner is likely to waver one way or the other in error: He may stick stubbornly to too high a price and pass up a good offer; perhaps the best he will get; or he may sell the house for less than its market value.

The knowledge to make the difference is that supplied by a competent Realtor through a professional appraisal. Obtaining the correct market price is probably the single most important component in all the preparations a well-prepared owner must make.

See you next week.

Beautiful modernistic 7 room home, 5 1/2 acres landscaped gardens, boat sized pond, area of outstanding homes, asking \$159,900. W. Timbers, 294-2990 Fred Cook R. E. Ltd. Realtor

Port Perry North, Immaculate 9 room 2 storey brick home, with barn and workshop, large family or income property, call H. Stather 294-2990

Ulica, 40 acres excellent garden soil, build your own home, W. Timbers, 294-2990, Fred Cook R. E. Ltd. Realtor.



16 Wellington St. East Markham 294-2990 297-1404

GINO SALEM
 REAL ESTATE LIMITED BROKER



QUIET COUNTRY ATMOSPHERE
 Is yours in this 3 bedroom home built in '74, in the Village of Cannington. Immaculate condition. Fireplace in living room. Patio doors off dining room, modern elect. heated, 2 car garage, town water, lot 110 x 198 on paved road. \$53,500.00 Call Gino Salem (705) 432-2736.

CUSTOM BUILT 1 YEAR OLD

You'll be proud to play host in this cleverly planned casual side-split home situated on 1/2 acre ravine lot. Spacious living room provides lavish entertainment area. 4 large bedrooms, 2 luxurious bathrooms. 23 x 12 family room with walk-out to patio. 2 car garage. Owner has bought - must sell. \$79,900.00 OPEN HOUSE AUG. 7-9 p.m.

STOUFFVILLE

Happy living starts here in this 8 room storey home in a friendly young neighborhood. Lovely size living room will enhance your furniture. Luxurious master bedroom adjoined by bath and walk-in closet. Cozy family room. Quality broadloom. Just listed. Call Ross Gall

STOUFFVILLE AREA

25 acres of treed land with frontage on paved road. Pond site. Priced to sell. \$79,500.00

EXCEPTIONAL VALUE

44 acres of garden soil with a frontage of 1932 ft. on paved road. Fine 7 room 2 storey brick home with fireplace surrounded by mature trees. Large barn, silo greenhouse, plus a frame home, all for only \$165,000.00. Call Ross Gall

CLOSE TO STOUFFVILLE

Extra large frontage on paved road. A attractive and spacious ranch style bungalow nestled among mature trees on 10 acres land. Features 4 bedrooms, a room full light for cooking and informal dining. Large barn. Asking \$129,000.00. Call Ross Gall

FOR MORE INFORMATION CALL 28-6522 OFFICE LOCATED NORTH-WEST CORNER NO. 48 & 47 HWYS.

ERIC WHOMSLY REAL ESTATE

640-4246 or 297-2633

STOUFFVILLE

Like new 4 bedroom, 2 storey, powder room, large Living-Dining room and eat-in kitchen, finished rec room, fenced yard Call Dianne Gunn or Sharron Brazier 297-2633 or 640-4246.

SMALL HOUSE ON COUNTRY LOT

Beautiful 1/2 acre with swimming pool near Uxbridge. Neat house with large kitchen and fireplace. Reduced to \$52,000.00. Call Brigitte Wesholowski 297-2633 or 640-4246

OLDER HOME - UXBRIDGE

1 1/2 storey, 3 bedroom frame house. Lots of possibilities. Asking \$45,900.00. Call Brigitte Wesholowski 297-2633 or 640-4246.

SIDESPLIT ON COUNTRY LOT

Modern spacious home near Stouffville on 1-3 acre. 3 bedrooms, 2 baths, broadloom throughout. Asking \$69,900.00. Call Brigitte Wesholowski 297-2633 or 640-4246.

WANTED IMMEDIATELY

I have two serious clients interested in buying a modern home with 3-4 bedrooms, fireplace etc. in Uxbridge area. Prefer Glen Acres under \$70,000.00. If you are thinking of selling please call me immediately. Mrs. Meddick 297-2635 or 852-7491.

20 ACRES

Uxbridge area north. Most magnificent building site in the area. 642' frontage - tall pines, several pond sites, tiny stream. Must be seen. Asking \$59,900.00. Call Peter Walley 297-2633 or 640-4246.

25 ACRES

Stouffville 8 miles northeast. 845' paved road frontage, excellent garden land, pond site, building permit available. Low down payment. Only \$69,900.00. Peter Walley 297-2633 or 640-4246.

COUNTRY ESTATE

7 miles northeast of Stouffville. 204' x 465' 2 acre parcel, about 3,000 sq. ft. living space, 2 fireplaces, sauna, 3 washrooms, central air conditioning, central vacuum, intercom and many more extras. Must be seen. Call Peter Walley 297-2633 or 640-4246.