

The Tribune
FOR SALE
WANTED & FOR RENT

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- OFFICES
- LOTS
- FARMS
- BUILDINGS
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- BUSINESS OPPORTUNITIES
- FINANCIAL & MORTGAGES

REAL ESTATE



A WISE REALTOR
GIVES HIS
BUYERS PRIVACY



Win Timbers

There is nothing more natural in human nature than the desire to "talk things over privately" before making an important purchase.

Married couples or relatives and friends would often benefit by discussing a property among themselves without the presence of a Realtor or owner. The "small conference" gives them a chance to exchange confidential opinions and speak their minds freely.

One important benefit of a private discussion while you are inspecting a home is that you are on the scene to check a particular point that may not be easily recalled once you have left.

Frequently, a feature that could have a decisive effect on a buying decision is missed or not completely understood by one of the buyers. A private discussion could bring it out.

If your Realtor doesn't suggest a confidential talk during a tour of the property and you think one is needed, don't hesitate to suggest it.

A sound decision is not reached quickly, but it is reached quicker with free discussion and your resulting verdict is much more likely to bring lasting satisfaction.

See you next week.

Ballantrae area; 22 acres with 9 room modern bungalow, in park like setting, large barn for horses, excellent value, asking only \$140,000. Call Hester Sczaghino, 294-2990. Fred Cook R. E. Ltd. Realtor.

Long Island on Rice Lake, large size lot, well treed, \$8,000 cash, W. Timbers, 294-2990, Fred Cook R. E. Ltd. Realtor.

Uxbridge 100 acres, some bush, 280 rod frontage, good investment for more information call W. Timbers, 294-2990, Fred Cook R. E. Ltd. Realtor.

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

ERIC WHOMSLEY REAL ESTATE
 640-4246 or 297-2633

INTOWN
 Like new, 4 bedroom 2 storey, close to shopping and playground. Extra 2 pc. bath near entry to fenced yard. Good sized living room and dining room with eat-in kitchen. Call Dainne Gunn 297-2633 or 640-4246.

CHARMING OLDER HOME
 This extra large lot provides lots of gardening or play area for the family who chooses this 3 bedroom older brick two storey home on one of the most pleasant and established streets in Stouffville. Large rooms, separate dining room. To view call Dianne Gunn, 297-2633 or 640-4246.

LARGE LOT
 Small house on large country lot. Very neat home on beautiful 1/2 acre with inground swimming pool near Uxbridge. Reduced to \$52,000.00. Call Brigitte Wesholowski 640-4246 or 297-2633.

STOUFFVILLE
 Old library, center of town. Solid brick building 46 x 65' lot. Split level entrance, about 850 sq. ft. on each level. Asking \$59,900.00. Call Peter Walley 640-4246 or 297-2633.

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.

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.

L.S. Snelgrove REALTOR COMPANY LIMITED

IS THE PRICE RIGHT
 In Stouffville with excellent location, they want a quick sale over 1300 sq. ft. of living space. Air conditioned throughout, broadloomed throughout (except kitchen, separate dining, 2 living rooms, 2 bedrooms plus den or 3rd bedroom. Big high basement, new furnace, 1 car garage, no painting, double size lot with big vegetable garden, fruit trees, raspberry canes, trees of every kind. Asking \$64,900.00. Terms to suit you.

UXBRIDGE AREA ON 1 ACRE 3 level side split, living room, separate dining room with open stone fireplace with Cathedral ceilings, 1 1/2 pc. 1 1/2 pc. 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, 1st 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, 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

Canada Trust

STOUFFVILLE AREA
 2 acres, seven room house, steel shed, on school bus route, priced right with one quarter down.

47 HIGHWAY
 Commercial or industrial building 66 x 100 on 10 acre lot, Hydro, heat, and water. Asking \$250,000 good terms, make offer.

BUILDING LOTS
 10 acres 660 x 660 feet, try \$48,000.
 11 acres 660 x 720 feet, try \$50,000.
 25 acres 660 x 1650 feet, try \$65,000.
 Building permit available, good terms. Call George Harvie, 640-2718.

George Harvie
 640-2718
 Canada Trust Realty
 226-0803

CANADA TRUST CO. REALTOR
 6989 Yonge St., Willowdale
 226-0803

PRIVATE SALE
 Beautiful 4 bedroom, 2 bath, 1 1/2 storey home on huge 100 x 115 foot treed lot, combined living room and dining room, large modern kitchen with cushion floor, huge paneled rec room with 10 ft. bar, home is broadloomed, separate laundry room, oil heat, double garage with paved drive, town water and sewers, low taxes and close to schools.

Phone 640-3634.

W. FRANK REAL ESTATE LIMITED, REALTOR

189 QUEEN STREET, PORTPERRY, 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. Call Winston Efford.

PORT PERRY AREA, LAKEFRONT HOME:
 Beautifully treed 150' lakefront lot, 1400 sq. ft. home with many special features. Knotty pine paneled living room with fireplace, family room with walkout door to lake. Kitchen has solid birch cupboards, adjoining breakfast nook, 22 foot boat with 165 H.P. inboard outboard motor included. Property offers excellent privacy with all pleasures of lakefront living. Asking \$76,500.00 For appointment to view call Fred Smith.

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.

BROOKLIN
 40 miles Metro. Older 3 bedroom frame home, extra large kitchen, one block from shopping on a truly beautiful 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.

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 \$46,900.00 with 10% per cent First Mortgage.

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.

EXECUTIVE RETREAT
 Century fieldstone home completely restored. Large kitchen, living room, library, 2 fireplaces, 5 bedrooms, 3 1/2 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.

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

PORT PERRY 1 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 EAST
 98 productive acres with late 19th Century 2 storey brick home in excellent condition, centre hall plan, 9 ft. ceilings, 5 bedrooms, 2 baths, large kitchen. Adequate barns, implement shed, good fences. Highway frontage. Asking \$165,000.00 with terms.

LAKE SCUGOG
 waterfront cottage on nicely treed lot, dock and swimming, raft only 40 miles Metro. 2 bedrooms, ample cupboards, furniture included. Priced right at \$27,500.00 with good terms. Call Lawrence Morrison.

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.

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

UXBRIDGE EAST:
 Country living in this lovely 3 bedroom brick home; spacious living room; dining room and kitchen, high basement partitioned for rec room, large double garage. All immaculate. Large landscaped lot close to schools and on paved road. Call for inspection now, \$59,300.00.

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
 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!

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

TWO ACRES - MT. ALBERT PINES - BRICK - STONE HOMES
 Covered in scotch pines, two new brick & stone homes on 2-acre parcels, large living, dining & kitchen, floor to ceiling fireplace in family room, broadloom throughout, 3-bathrooms, 2-car garage attached. \$95,000. Dennis Wright 297-1660 473-2550

SUTTON - HWY NO. 48: 100 ACRES - HOUSE - BARN:
 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, new wiring, huge barn (60 x 110) Ext. First Mort. of \$98,000 at 8 percent Need \$175,000. Keith Rose 297-1660 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, hollywood kitchen, full basement, 2-bathrooms, broadloom throughout, Only \$59,900. Dennis Wright 297-1660 473-2550.

TWO BUILDINGS LOTS VIRGINIA - TREES - HWY NO. 48
 Two wooded building lots on Virginia Beach Blvd., Virginia, Ontario, (75 x 209) both reg'd. Lots are covered in maples & beechwood. New housing area. Will sell fast at \$12,000 each. Dennis Wright 297-1660 473-2550.

40 ACRES - PEPPERLAW \$5,000 DOWN - 8 PERCENT MORT.
 Covered in maples, evergreens & beechwood, 500 ft. frontage on paved street, fantastic building site, terrific investment at \$1,000. per acre. Keith Rose 297-1660 473-2550.

100 ACRES - PORT BOLSTER HOUSE - NEW BARN - SPRING
 New listing, 100 acre farm, 1,920 ft. frontage on good conc. rd., 60 acres workable, balance bush & pasture, spring and pond included, 4-bedroom farmhouse, bath, oil heating, new steel barn, new silo, Ext. First Mort. at 8 1/2 percent Interest, due Jan. 10th, 1974. Need \$110,000. Keith Rose 297-1660 473-2550.

UXBRIDGE - HWY NO. 12
 2 1/2 storey brick centre hall plan, large living, dining & kitchen, 4-bedrooms, oil heating, 1-car garage, large lot covered in maples, blue spruce, only \$45,900. Charlie Crone 294-2469 297-1660 473-2550.

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

CERRY Meharg REALTOR

CENTURY BRICK HOME - 25 ACRES
 9 miles north of Stouffville. 7 spacious rooms, all immaculately refinished. Large shade trees, excellent garden soil. \$139,000. Call Harrison Schlichter 888-1150.

TEN ACRES - RANCH BUNGALOW
 9 miles N.E. Stouffville. 4 bedrooms, very large living room with fireplace, family room on main floor. Barn with 3 box stalls, plus tack room. Artesian well. Treed lot. \$142,000. Make offer. Harrison Schlichter 888-1150.

HOME, POND, 3 ACRES
 3 miles south of Uxbridge. Large living room, beamed ceiling and fireplace, dining room, rec. room with bar, 3 bedrooms. Over 2000 sq. ft. living space. Reduced to \$82,000. Call Bill Burd 691-5072.

STOUFFVILLE - REALISTICALLY PRICED
 This nicely decorated, 2 storey, 4 bedroom home is a very good buy at \$59,000. Landscaped lot, 2 patios and a utility shed. Call Mrs. Young 294-4983.

STOUFFVILLE INDUSTRIAL
 Serviced lot 192 x 200. Backs onto railway property. House with 5 large rooms. Garage and some small sheds. \$75,000. Present all offers. Mrs. Young 294-4983.

ANTIQUE BUFFS
 Will love to decorate and entertain in this Victorian style brick home. 2 fireplaces, 4 bedrooms. Beautifully maintained. \$84,500. Good mortgages. Mrs. Young 294-4983.

COMMERCIAL - MAIN STREET
 Store with 8 rooms. Good location, ample parking. Many possibilities. \$64,900. Mrs. Young 294-4983.

CENTURY HOME - MAIN STREET
 Stouffville. Completely restored, this charming home has original pine floors upstairs, all broadloomed downstairs. New wiring, plumbing and roof. Main floor family room with fireplace. \$69,900. Mrs. Young 294-4983.

STOUFFVILLE
 Beautiful custom-built sidesplit with attached garage in lovely residential area with 3 bedrooms, 2 baths, living room, large kitchen, immaculate home on large lot. \$72,500. Earl Dowswell 705-426-7024 or Fran Sainsbury 640-1142.

CLAREMONT
 Large 10 room frame and stucco house on large corner lot with lovely shade trees. Very good condition. Earl Dowswell 705-426-7024 or F. Sainsbury 640-1142.

BEAVERTON
 Nearly new 6 room frame house, 3 bedrooms on 18 acres, lots of trees, frontage on Beaver river. Give this property a good lookover. \$46,900. Earl Dowswell 705-426-7024 or Mrs. Sainsbury 640-1142.

Gerry Meharg Limited Realtor
 640-3131 297-2283

W.E. FOCKLER REAL ESTATE BROKER 294-5551

STOUFFVILLE AREA
 23 acres, 9 room older home, all conveniences, treed setting, large barn, suitable for horses 700 ft. paved rd. frontage, recreation area.

MUSSELMANS LAKE
 Starter home, 100 ft. frontage, good well and septic system, full basement, F.A. oil heat, alum. siding asking \$32,500.00.

BALLANTRAE SOUTH
 44 acres, 700 ft. frontage Hwy. 48, high scenic, partly wooded try \$25,000.00 per acre.

Bungalow with large lot
 Spend a little and save a lot. This is your opportunity, needs some paint and a few small repairs, plant a few flowers, excellent location in Beaverton, 5 minutes walk to Main St., 10 minutes walk to clean beach. Asking \$32,900.00.

Phone Oakwood 44

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.

GINO SALEM REAL ESTATE LIMITED BROKER

STOUFFVILLE
 Delightful 8 room 2 storey home in a friendly young neighborhood. Lovely size living room. Master bedroom adjoined by bath and walk-in closet. Cozy family room. Quality broadloom. Pleasure to show. \$73,900.00 Call Ross Gallo

CUSTOM BUILD-REDUCED \$79,900.00
 1 year old-sidesplit brick home on 1/2 acre ravine lot. Features 4 bedrooms, 2 baths. Family room with walk-out, 2 car garage. Must be seen. Call Maria Gallo

GORMLEY AREA
 Exceptional 4 acres with 2 storey home recently renovated. Pond. Only \$99,500.00 Call Ross Gallo

EXCEPTIONAL VALUE
 44 acres of garden soil with 7 room 2 storey home and fireplace. Large barn, silo, greenhouse. Many extras. Call Ross Gallo.

STOUFFVILLE AREA
 10 acres with pond and new drilled well. Building permit available. \$59,900.00 Call Maria Gallo

MORE VALUE FOR YOUR DOLLAR
 \$20,900.00. Sunderland converted gas station. 4 rooms on town water. Ideal for small business and living quarters. Terms. Call Gino Salem (707) 432-2736.

FOR THESE AND MANY OTHER CALL 294-6522

PRIVATE SALE
OUTSKIRTS OF KESWICK
DON MILLS RD.

Brick and stone 3 bedroom bungalow living and dining room, fieldstone fireplace, full basement, complete recreation room (Rustic) brick fireplace, fieldstone bar, extra entrance to basement, 2 1/2 pc. bathrooms, double garage, lot 100 x 200', completely hedged. Lawn and garden, natural gas heating inground 18' x 36' custom built kitchen. Owner will hold mortgage at 10% percent with good down payment.

CALL 476-4114 evgs.