

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
25 miles Metro. Century frame home on over 2 acres, paved road frontage. 1 1/2 storey 3 bedrooms, large dining room, living room, family room, 2 baths. Property well treed and hedged, barn for horses. Hurry on this one at only \$61,500.00. Call Lawrence Morrison.

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. Call Ken Middleton.

PORT PERRY AREA LAKEFRONT HOME
Beautifully treed 150' lakefront lot. 1400 sq. ft. home with many special features. Knotty pine panelled 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
Exclusive Kent Estates. 4 bedroom, 3 baths, Mansard style brick home, combination kitchen and family room with fireplace, walkout to well treed lot. Living room with fireplace, separate dining room, oversized double garage. Listed at \$79,900.00 with good financing. Call Fred Smith.

CANNINGTON
Brand new 3 bedroom 1240 sq. ft. bungalow on 60' x 104' lot in well planned subdivision. Living room, dining room and large kitchen. Full basement, attached garage. Listed at \$47,800.00. Call Bruce Currie.

PORT PERRY
First time buyers cash in on \$150,000 grant on this 2 1/2 year old, 3 bedroom semi detached brick and aluminum home in immaculate condition. Priced to sell at only \$36,900.00. Call Winston Efford.

HORSE OR HOBBY FARM
25 miles Metro. 51 rolling acres, stream and pond. 50' x 80' barn in good repair. 3 bedroom home architecturally redesigned featuring 18' x 20' master bedroom, circular staircase around fireplace, cedar shake roof, 2 baths. Excellent commuter property at only \$185,000.00. 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.

PORT PERRY NORTH
254 acres highly productive land, large barns equipped with stable cleaner, pipe line milker, 3 harvesters all automatically equipped. Very attractive 2 storey 9 room brick home, new family room with beautiful stone fireplace. Spring fed stream. Excellent value \$389,000.00 terms. To inspect this property call George Beaton.

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

HORSE OR HOBBY FARM
50 very productive level acres situated on good road 14 miles east of Port Perry. 1 1/2 storey 3 bedroom home, very attractive setting, nicely landscaped. Large living room, brick fireplace, 13' x 22' kitchen, 2 baths, 2 barns, garage, implement shed. Asking \$95,000.00 with terms. For further information call Ken Middleton.

LAKE SCUGOG LAKEFRONT
45 miles Metro. 2 bedroom cottage, all furnishings included. Large living room with fireplace, insulated sunroom, boat house. Excellent sandy beach, well treed lot gives good privacy. Asking \$36,500.00 with terms. Hurry on this one. Call Winston Efford.

5 ACRES
North of Port Perry excellent building lot, partially wooded. Asking \$22,000.00 with good terms. Call Bruce Currie.

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.

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.

shearman

28 OFFICES SERVING SOUTHERN ONTARIO



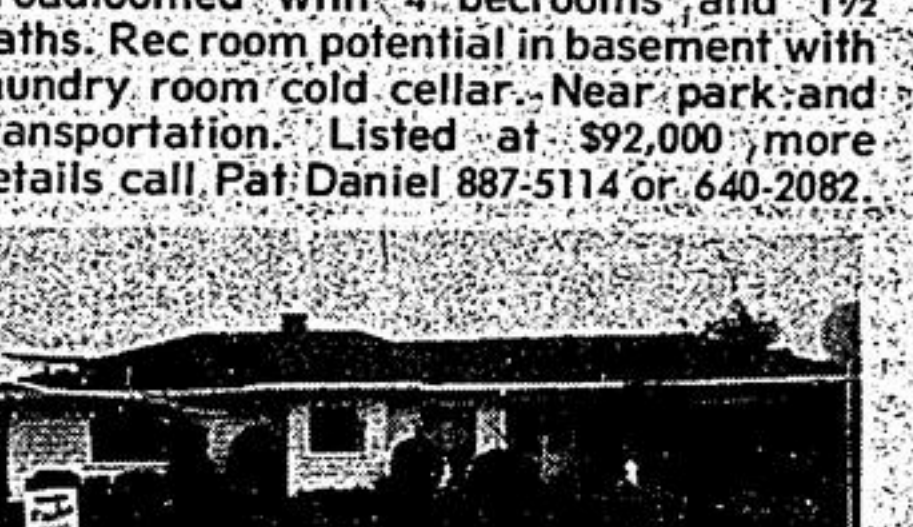
\$30,000 FULL PRICE
Home with view of lake was designed for summer living, but has possibilities for year round residency. Three bedrooms living room and kitchen, drilled well on large lot with easy access to lake. Some furniture included in this price - for more details call Edna Luther 640-2082 or 297-1270.



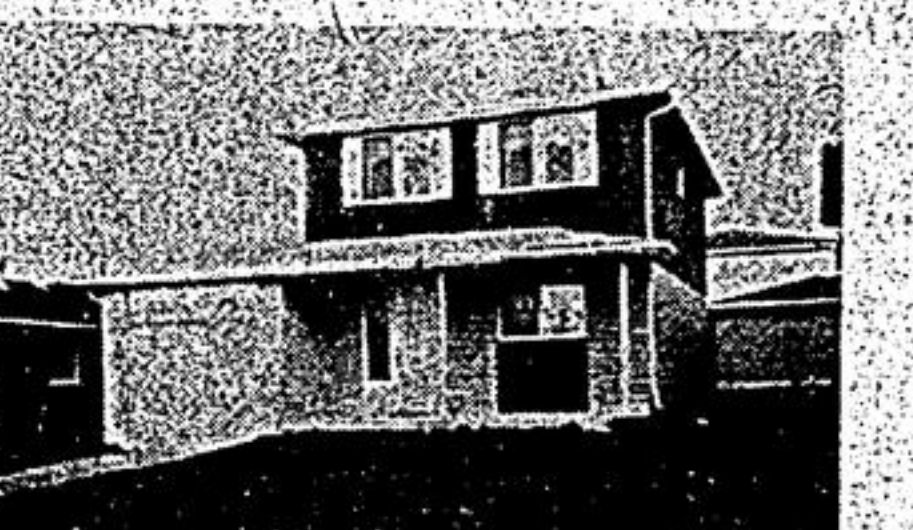
STARTER HOME
1 1/2 storey frame with 5 rooms on 1 acre property, located on 7th concession road north of Markham. Great potential to enlarge this home on this choice location. Listed at \$56,500. Call Pat Daniel 640-2082.



GOODWOOD — 1 YEAR OLD
2 storey brick & aluminum home on almost 1/2 acre. Large living & dining room. Modern kitchen with eating area main floor family room with fireplace and walkout to garden and swimming pool. Completely broadloomed with 4 bedrooms and 1 1/2 baths. Rec room potential in basement with laundry room cold cellar. Near park and transportation. Listed at \$92,000, more details call Pat Daniel 887-5114 or 640-2082.



STOUFFVILLE WEST END
Rambling bungalow with 2 car garage plus tool house. Living room 24ft long, 3 bedrooms & den. Laundry room on main floor. Downstairs is a finished rec room with stone fireplace, games room, kitchen. Home loaded with extras, broadloom, drapes, range, piano, pool table, dishwasher, has 1 1/4 pc. bath plus 1 1/2 pc. washroom. Lot size 100 ft. x 120 ft. Reduced to \$75,000 good terms. Call Bob Dart 640-2082.



\$55,900. FULL PRICE
East Stouffville. In area of new homes, near school, park and shopping. 3 bedrooms, bath off master bedroom. Has excellent 9 1/4 percent first mortgage to assume. Details call Cec Hendricks 640-2082.



28 OFFICES SERVING SOUTHERN ONTARIO

Canada Trust

UXBRIDGE HILLS:
Custom built home, three bedrooms, kitchen with breakfast nook and walkout, large living room with stone fireplace, broadloom, full basement with fire place two car garage, on ten acres with pond and bush, see and make offer.
Bldg. Lot, 660 x 660 feet, building permit available.
Bldg. Lot, 25 acres, 660 foot frontage, permit available.

47 HIGHWAY:
10 acres brick and block factory, 66 x 100 feet, choice location and the price reduced for quick sale.

FOR INFORMATION ON THESE AND MANY OTHER PROPERTIES CALL GEORGE HARVIE, PHONE 640-2718.

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



POPULAR SPLIT LEVEL
STOUFFVILLE — This well planned 3 bedroom home is situated on a lot 210 ft. deep and offers the many extras found only in custom built home. Main floor family room with fireplace and walkout 1 - 4 pc. bath & 2 pc. washroom. Finished rec room and laundry room. Act now and have your choice with the builder of flooring, broadloom and colour scheme. Listed at \$79,500 Call Joyce Spensley 294-2600 or 640-2082.



COUNTRY BUNGALOW
Near Stouffville on highway 47. Immaculate condition throughout. One owner home. Has 3 bedrooms, 2 1/2 bath, living and dining room, combined, lots of closets. Neat kitchen with south exposure. Lot half acre with 192 ft. frontage. Near park, school & transportation. Listed at \$58,500. Call Dick Fintelman 640-2082.

PONDEROSA'S BEST BUY
STOUFFVILLE WEST. Large well landscaped lot on which is situated a 2 storey brick & aluminum 4 bedroom family home with 2 washrooms, Franklin stove. Modern kitchen with south exposure. 2 car garage. Near Plaza & park. Listed at \$65,900. with excellent financing. Call Joyce Spensley 294-2600 or 640-2082.

ONE ACRE BUILDING LOT
Good corner lot in Ravenshoe - ready to build your own home. Building and septic permits and survey available. Call now for more information. Priced at \$26,500. Edna Luther 640-2082 or 297-1270.

VICTORIAN HOME — CLAREMONT
2 storey brick family home loaded with old world charm has 4 large bedrooms, living room 25 ft. long with fireplace, large separate dining room for the ultimate in entertaining family room with walkout to treed lot. Barn 40' x 24' on property. Lot size 156' x 176'. With many tall maple shade trees. A most unique home. Details call Vi Binsted 640-2082 or 649-2848.

MINI FARM 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.

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.

Don HAMILTON REAL ESTATE INSURANCE

248 ACRES
7 room home with modern conveniences, new hog barn 102 x 26, hen barn 132 x 32, with quota for 5,120, bank barn 65 x 75, stable cleaners, 3 steel granaries, mobile home for hired help. CALL JAKE ARENDS 519-291-1788.

60 ACRE HOBBY FARM
3 bedroom aluminum sided home, barn 40 x 60, ideal for beef or pigs, steel granary, buildings in excellent condition, listed at \$80,000.00. CALL DAVE SIMPSON 519-291-3458.

25 ACRES
In the Brussels area, 3 bedroom remodelled home with attached double carport, barn ideal for horses \$50,000. CALL BOB BALLANTYNE 519-356-2576.

200 ACRES
Excellent well drained land for cash crop, CALL ORVAL HARRISON 1-519-291-2927.

200 ACRE DAIRY FARM
Large barn with space for 150 milk cows, double eight milking parlour, silo 24 x 90, automatic feeding, nearly new 3 bedroom bungalow, 2nd home for hired help.

SEND FOR FREE FARM CATALOGUE
DON HAMILTON REAL ESTATE & INS. LTD., 132 Wallace Ave. N., Listowel, Ont. Office 519-291-3500 or if busy call 519-291-2130

WHAT CAN AN OWNER LOSE WITH A HIGH ASKING PRICE?



Win Timbers
Possibly his best prospects, much precious time and a lower final price.
It is a fallacy for an owner to assume that though his asking is too high, an interested buyer will make a lower offer on which to bargain.
The unfortunate actual result is more likely to be buyer alienation.
A price too far above the market may make a purchase at a more reasonable figure seem too unlikely to a buyer who can readily become discouraged, or feel he would offend the owner with a much lower offer.
While many otherwise good prospects are lost in this way before the owner finally lowers the asking price, much valuable time is lost as well. The owner may then find himself in a bind where he has to drastically lower his price to find a buyer, while time runs against him.
A professional appraisal by an experienced Realtor at the outset, that will give the property its true market value, will likely mean a quicker and higher priced sale for the owner.
See you next week.

41 acres 957 ft. frontage, bush, stream, Udon, survey available, only \$39,000, small down payment, easy terms. W. Timbers, 294-2990, Fred Cook Real Estate Ltd., Realtor.

22 acres beautiful Vivian Forest area, n. of Stouffville, 5 bedroom brick bungalow in parklike setting, large barn, call Hester Scatignino, 294-2990, Fred Cook R. E. Ltd., Realtor.

Uxbridge area, 10 acres 490 x 850 ft. paved road frontage, financing can be arranged, \$15,000 down, Inger Grieve, 294-2990 Fred Cook R. E. Ltd., Realtor.

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

L.S. Snelgrove REALTOR COMPANY LIMITED

REDUCED AGAIN
WITH ONLY \$10,000 DOWN
In Stouffville with excellent location, over 1300 ft. of living space. Air conditioned throughout, broadloomed throughout except kitchen, separate dining and living room, 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 \$59,900.00. Terms can be arranged to suit you.

UXBRIDGE AREA ON 1 ACRE 3 level sidesplit, living room, separate dining room with open stone fireplace with Cathedral ceilings, 1-4 pc., 1-2 pcc. 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 tiled. Solid brick house, modern conveniences, 3 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 \$90,000.

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, 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. Total price \$250,000.

UXBRIDGE IN TOWN Early Canadian 2 storey 8 room centre hall plan on corner lot, separate living and dining rooms 4 bedrooms, laundry room off extra large kitchen, open marble stone fireplace with broadloom, antique doors and trim throughout, 1 1/2 bathrooms, newly painted and decorated, 3 verandahs on town water and sewers. Asking \$54,900.00.

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

HOWARD S. Lee REAL ESTATE LTD.

MARKHAM — INGROUND POOL
Immediate possession: quiet street near Town; 4 bedroom home. Many extras including Drapes, dishwasher, broadloom throughout, Fireplace, double garage. Call Don Stevens.

DON MILLS MINI FARM
Cozy 2 Bedroom home; lot 80' x 300'; Well landscaped; Barn with 5 box stalls; many other features; tremendous commercial potential. Call Don Stevens.

FRUIT TREES — OLDER HOME
Unionville - 4 1/2 acres. 24' x 28' sunken living room. R1 Zoning No. 7. Spacious Lawns, year round. First class investment. Call Ossie Tancock.

GOODWOOD CUSTOM BRICK
5 miles north of Stouffville; 2 year old sidesplit on 117' x 159' lot, fully broadloomed, 3 bedrooms, 2 baths, finished rec. room with fireplace. Double Garage. Call Ossie Tancock.

STATELY UNIONVILLE HOME
Old Style 2 Storey; 3 Bedroom home. Quiet street, large kitchen, fireplace; spacious 140' treed lot. Immediate possession. Asking \$67,500. Call Don Stevens.

MARKHAM — BLDG. PERMIT
Gently rolling 1 1/2 acres on paved road just 4 miles north of **SOLD**. Priced to sell at \$79,900. Call Mike Stacey.

10 ACRES — BLDG. PERMIT
1 1/4 miles from Stouffville. Well and Hydro in. Asking \$65,000.00 Call Don Stevens.

BALLANTRAE — 10 ACRES
330 Ft. on Aurora Road just east of Hwy No. 48. Plenty of mature pines. \$67,500.00 Call Ossie Tancock.

12 ACRES — OPEN STORAGE
Frontage on Don Mills Rd. 9 room; 2 Storey brick house. Many uses. Asking \$185,000. Call Don Stevens.

50 ACRES — STOUFFVILLE
Rolling scenic acreage. Hardwood bush and ponds. Perfect for your new home. Permit available. Asking \$115,000. Call Don Stevens.

BEAVERTON
51 acres vacant land. 1000 ft. road frontage; 1/2 bush; asking \$39,000. Excellent investment. Call Ossie Tancock.

H.R. May real estate limited broker

104 main st. w. stouffville

URGENT!
We have a client looking for 10 acre lot with a three to four bedroom home in the \$100,000.00 to \$120,000.00 range. If you have such a property and would consider selling, please call Ken May.

STOUFFVILLE!
Custom built 3 bedroom bungalow. Just listed for a quick sale, \$59,900.00. Call Dave Ratcliff.

GOODWOOD!
Retirement home on the nicest double lot in town, custom built brick bungalow. Extra large garage 24' x 42'. Try \$58,000.00. Call: Ken May.

UXBRIDGE
New 3 bedroom brick, overlooking pond. Some finishing required. Only \$44,500.00 for fast sale. Call: Celia LeDrew.

BUILDING LOTS!
UXBRIDGE TWP. 10 acres, 698 x 622, 4 1/2 miles east of Goodwood on Hwy. 1A, permits available, asking \$59,500.00.
PEPPERLAW. Building lot 75' x 210. Ready to go. Only \$9,500.00.
UXBRIDGE TWP. 15 acres, exceptional lot with mature trees and trout pond. Asking \$48,900.00 for quick sale. Call: Grant Morgan.

Considering buying or selling, call on one of our experienced agents, 294-0601.

Grant Morgan Claremont 649-2713
Jim Murray Claremont 649-2046
Dave Ratcliff Stouffville 640-3848
Bill Tran Claremont 649-2285
Al Jakeman Claremont 649-2305
Celia LeDrew Uxbridge 852-3625
Gary Litster Oro 487-3437

FOR LANDSAKES GIVE US A CALL

ADVERTISE WEEKLY