

# The Tribune REAL ESTATE

**FOR SALE WANTED & FOR RENT**

- HOUSES
- OFFICES
- LOTS
- FARMS
- BUILDINGS
- VACATION PROPERTY
- BUSINESS OPPORTUNITIES
- FINANCIAL & MORTGAGES



**shearman & stone**  
28 OFFICES SERVING SOUTHERN ONTARIO

**NEW SIDESPLITS**  
In finishing stages by top rated builder. Over 1,600 sq. ft. Quality you will be proud of, 3 large bedrooms, family room with fireplace and walkout to patio. Large living, dining rooms and kitchen beautifully designed. Act now and have your choice of flooring and wall colours. Attached garage. Lot is 210 feet deep, listed at \$76,500.00 with \$15,000.00 down, call Bob Dart 640-2082.

**FAMILY BACKSPLIT**  
One year old, beautiful broadloom in combination living & dining room, 3 bedrooms on upper level ensuite bath. Den or 4th bedroom and 2 pc. washroom downstairs, finished rec. room with stone fireplace and walkout to neatly fenced rear yard. Open country view. Hobby room and cold room, paved drive to two car garage. \$79,900. Call Pat Daniel 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 \$52,500. Call Pat Daniel 640-2082.

**10 ACRES NORTH OF MARKHAM**  
Ideal family log siding bungalow with 3 bedrooms, large living room with fireplace overlooking an inground pool with all equipment. Main floor has family room, den and laundry room. Some large barns on the property. Asking \$200,000.00 and the Vendor would take back a first mortgage. Call Bob Dart 640-2082.

**\$30,000.00 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.

**COUNTRY HOME — 17 1/2 ACRES**  
Near Stouffville, 4 bedroom family home with 22 ft. living & dining room. Main floor laundry room. Enclosed patio, 2 car garage. 2 large barns for the horse & pet lover. One 40' x 80', another 320' x 36'. Strong stream through property. Listed at \$160,000. Owner will take first mortgage. Details call Bob Dart 640-2082.

**CALIFORNIA RANCHER**  
North of Stouffville just off Highway 48, easy commuting. Nestled among ten acres of high hardwood trees. Has 4 bedrooms, 2 fireplaces, living & dining rooms have walkout to patio. An ideal country estate. Details call Dick Fintelman 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 \$65,900. Can arrange good financing. Call Joyce Spensley 640-2082 or 294-2600.

**STOUFFVILLE — SUPER HOME**  
Custom built, one year ago, centre of town. Has 5 bedrooms, master bedroom is 15' x 28', with ensuite washroom, 4 more large bedrooms on second floor all beautifully broadloomed, 4 pc. bath, main floor extras are a family room with fireplace, broadloomed and walkout to deep rear yard. A most attractive south kitchen with eating area for 6. The best in cupboard design. Laundry room on main floor, 2 pc. washroom near side door. Downstairs is a recreation room with brick fireplace and lots of room in the rest of the basement for the hobbyist. This home reflects the ultimate in quality and workmanship. Listed at \$103,900. Call Dick Fintelman 640-2082 or 297-1270.

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**L.S. Snelgrove REALTOR COMPANY LIMITED**

**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 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. Will consider all offers. This property can be bought right.

**UXBRIDGE AREA — 1 ACRE**  
You must see through to appreciate. 3 level sidesplit brick living, dining room with open stone fireplace with Cathedral ceilings, 1-4 pc., 1-2 pc., master bedroom with ensuite. Complete family room walkout to sundeck, 2 car attached garage. Make us an offer.

**GOODWOOD** — Brick sidesplit on country lot, 3 bedrooms, separate living and dining room, modern kitchen, cushion floor, broadloomed, family room with fireplace, 2 car attached garage with walkout basement. Asking \$69,900.

**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, 1/2 of an acre tin shop. Good workable land. Asking \$125,000.00 down. Vendor will hold balance and first mortgage at 9 percent. Total price \$250,000.

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

**Canada Trust**

Uxbridge Township, 1700 sq. ft. custom built seven room home. Two fireplaces, three walk-outs, 2 car garage, pond, hardwood bush and privacy. Sharply reduced for quick sale.

Building Lot, 25 acres, 660 ft. frontage on Conc. 4, Uxbridge.

Horse Lovers Special. — beautiful six room home with separate guest cottage with 2 rooms and bath, also steel horse barn, 4 box stalls, and overhead storage on 28 acres close to Stouffville. Priced right.

11 Acres — 2 storey frame house which needs some renovating. Try \$54,000 with \$10,000 down.

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

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

**ADVERTISE WEEKLY FOR BEST RESULTS**

**GERRY Meharg REALTOR**

**"YOU MUST SEE"**  
Stouffville. Custom built, 3 bedroom sidesplit, 2 fireplaces, near shopping and park. Asking \$70,500. Mrs. Sainsbury 640-1142 or Earl Dowswell 705-426-7024.

**EARLY POSSESSION**  
4 bedroom brick house. Quality home featuring 2 fireplaces, sunroom, leaded windows, verandas, privacy fence, garage. Good terms \$84,500. Mrs. Sainsbury 640-1142.

**NOTHING LEFT TO DO**  
Except enjoy living in this 3 bedroom brick bungalow. Features a SEPARATE APARTMENT, 1 bedroom, fireplace. Fenced lot 60 x 135, landscaped Stouffville bargain at \$67,900. Mrs. Sainsbury 640-1142.

**LOADS OF SPACE**  
Excellent value in this 4 bedroom, 2 bathroom, 2-storey home. Near park, schools and shopping in Stouffville. \$57,500. Mrs. Sainsbury 640-1142.

**WOODVILLE**  
170 acre dairy farm with excellent 2-storey brick home, large bank barn with steel stabling. Also all dairy equipment, hay elevator, silo unloader, stable cleaner. Great value \$190,000. Earl Dowswell 705-426-7024 or Mrs. Sainsbury 640-1142.

**BEEF FARM**  
Woodville 100 acres with large 9 room, 2 storey brick and frame house, large bank barn, good soil. Small creek. Asking \$100,000. Earl Dowswell 705-426-7024 or Mrs. Sainsbury 640-1142.

**BEAVERTON**  
18 acres with a nearly new 6-room frame house, access to Beaver River. Only \$46,900. Earl Dowswell 705-426-7024 or Mrs. Sainsbury 640-1142.

**CENTURY HOME — BEAVERTON**  
Excellent condition, newly painted and plastered. Large bright living room with fireplace, dining room, 3 bedrooms, 1 1/2 baths, sun-porch, separate garage. On well-treed lot \$52,500. Peter Bernhardt 852-3056.

**NEW BUNGALOW**  
Uxbridge. Living room with walkout to sundeck, 4 large bedrooms, Two 4-pc. baths. Complete apartment downstairs, now being used as large rec room. Attractive lot with patio & carport. \$61,900. Peter Bernhardt 852-3056.

**10 ACRES — STREAM**  
Ballantrae area. Cedar log ranch bungalow, almost 3000 sq. ft. Huge living room with log burning fireplace, 3 bathrooms! Inviting foyer. Artesian well. New horse barn includes 3 box stalls, tack room. Only \$129,000. Harrison Schlichter 888-1150.

**640-3131 297-2283**

**SANFORD**  
90' by 170' building lot on paved road among fine homes. Asking \$18,500. Phone Vic Plummer 839-5114.

**VICK F. PLUMMER LTD. REALTOR**

**H.R. May real estate limited broker**  
104 main st. w. stouffville

**STOUFFVILLE:** Fantastic family home, 4 bdrms., large eat-in kitchen includes refrigerator, stove, dishwasher, water softener. Large treed lot close to shopping & schools. East terms, 6 1/2 percent mortgage. Priced to sell \$71,500.00. Call: Dave Ratcliff.

**GOODWOOD:** Brick bungalow, fireplace, lot 132 X 165, 2 car garage plus workshop. Try \$55,000.00. Call: Ken May.

**STOUFFVILLE:** 3 bedroom bungalow, 3/4 acre lot, large 2 car garage, excellent repair. Reduced to \$56,900.00, with \$10,000.00 down. Call: Dave Ratcliff.

**UXBRIDGE TWP:** Watch the trout jump while you build your dream home on this 15 acre beauty. Call: Grant Morgan.

**HOBBY FARM:** 6 miles from Stouffville, 10 acres, brick bungalow, horse barn. Asking only \$122,900.00. Call: Ken May.

**HWY. 12 FRONTAGE:** 25 acre building lot, 4 acres bush. Asking \$58,000.00 terms. Call: Jim Murray. 294-0601

**"FOR LAND SALES GIVE US A CALL"**

**WHOMSELEY REAL ESTATE**  
640-4246 or 297-2633

**COUNTRY ESTATE**  
Stouffville area — 6 miles N.E. Reduced to \$169,000.00, about 3000 sq. ft. way below replacement value. The house that has everything, 4 bedrooms, 3 washrooms, sauna & shower, 2 huge fireplaces, extra large living room, dining room and kitchen. Circular marble stairs, marble foyer, all quality broadloom, 900 sq. ft. family room, 2 car garage, \$20,000.00 in extras. 2 acre parcel with panoramic view. Won't last! Call Peter Walley 297-2633 or 640-4246.

**10 ACRES — HOUSE — BARN**  
About 13 miles north of Pickering Village. Beautiful 6 room, 3 bedroom home, full high basement, new 4 box stall barn, room for 4 more. High loft, inground swimming pool, all new fencing surrounded by reforestation. Owner has bought — must sell. Asking \$149,000.00. All reasonable offers presented. Call Peter Walley 297-2633 or 640-4246.

**\$47,500.00**  
Large chalet type home, 4 mi. north of Stouffville, separate dining room with walk-out. Full high basement. Lot 72 x 125. Home needs some completion. Bev. Sefton 640-4246 or 297-2633.

**STOUFFVILLE AREA**  
10 acres of gently rolling land. Building permits available. Bev. Sefton 640-4246 or 297-2633.

**60 x 189**  
2 storey century brick, extra large rooms in Stouffville near shopping and schools. Bev. Sefton or Dianne Gunn 640-4246 or 297-2633.

**QUIET COURT LOCATION**  
Tasteful decoration and broadloom add to warmth of this 3 bedroom sidesplit with paved drive to attached garage. Full 2 level basement offers unlimited expansion. Attractive home on exceptionally well landscaped pie-shaped lot. Dianne Gunn 640-4246 or 297-2633.

**\$22,900.00**  
Stouffville — 4 miles north, 40 x 150 ft. lot. 2 bedrooms, 4 pc. new bath, new septic and well. Call right away. Sharron Brazier 640-4246 or 297-2633.

**STOUFFVILLE AREA**  
Carefree aluminum siding enhances this 3 bedroom bungalow on a 90 x 100 ft. lot. Also features broadloomed living room, kitchen, family room, utility room, and garage. Includes all appliances. Asking \$48,000.00. Call Sharron Brazier 640-4246 or 297-2633.

**BEAUTIFUL SIDE SPLIT**  
Stouffville area 1/3 acre with 3 bedrooms, living room — dining room combination, dream kitchen, family room, huge laundry — mud room, 2 car garage. Asking \$69,900.00. Call Sharron Brazier 640-4246 or 297-2633.

**LIKE HORSES?**  
Uxbridge area, 50 acres with stream. Modern brick & aluminum 3 bedroom house, 8 stall horse barn, excellent hay production. Asking \$148,900.00. All reasonable offers considered. Call Alan Kerr 640-4246 or 473-3322.

**HOW TO PRICE YOUR HOME CORRECTLY**

**Win Timbers**

The key is the 'competition' among such homes for the buyer's favor. These properties are compared feature by feature by buyers, while over all the numerous good points of each property hangs the price. If the price is too high in relation to what the house has to offer, compared with other similar houses, then that high price will only help to sell those other houses by comparison. It is obvious that a current and extensive knowledge of the offerings of the market is a must. And since even similar homes often have vital points of difference in location, architectural style, landscaping and surroundings, more is required than just a quick tour of a few properties. For basically the same reasons that ailing persons seek the best doctor they can find, home sellers need the best Realtor counsel available to them for the sake of their financial well being. If he has researched his market well, a Realtor is in a position to help a home seller, to make a wise and resultant price decision. See you next week.

Stouffville, 10 acres, stream, trees, barn with self-contained apt. \$60,000. Don Barker, 294-2990, Fred Cook R.E. Ltd. Realtor.

Kennedy Rd., and 14th Ave., 1 1/2 miles north of Steeles Ave., 6 room 1 1/2 storey, breezeway, 2 car garage, lot 75 X 150. W. Timbers, 294-2990, Fred Cook R.E. Ltd. Realtor.

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

2 BEDROOM house in Perterlaw, starter home, nicely treed lot. \$32,000. 640-1317.

5. Offices, Buildings for Rent

10. Houses for Rent

FOR RENT — one bedroom house. \$200. per month. Stouffville. Phone 294-2478.

DRY storage, boats, camper trailers etc. Phone 294-0358 weekends 9-6. 648-8411 anytime to 10:00 p.m. week days.

11. Rooms for Rent

ATTRACTIVE room to rent in quiet home with TV to suit gentleman \$25. week. 297-3592.

**W. FRANK REAL ESTATE LIMITED REALTOR**

**189 QUEEN STREET, PORT PERRY, ONT**

**UXBRIDGE SOUTH EAST**  
25 miles north east Metro. 5 year old 4 bedroom sidesplit situated on almost 13 rolling, partly wooded acres in prime, rural residential area of Uxbridge Twp. Home is surrounded by birch and pine trees, has 2 fireplaces, 2 baths, 22' X 36' rec room, 2 car garage. Listed realistically at \$115,000.00. For appointment call Maurice Baker.

**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, some fruit trees. Barn for horses. Hurry on this one at only \$57,900.00. Call Lawrence Morrison.

**UXBRIDGE**  
1 1/2 storey 3 bedroom aluminum siding home. Fenced lot with patio, walkout from kitchen, separate dining room, paved drive, garage. Priced to sell at \$47,900.00. Call Maurice Baker.

**PORT PERRY AREA**  
Almost new 3 bedroom brick and aluminum sidesplit with family room, fieldstone fireplace, 2 car garage. Situated on large lot overlooking Lake Scugog, water access to lake. Priced at \$57,500.00. 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**  
2 bedroom 1 1/2 storey aluminum clad home, living room, large kitchen. Situated on 1/2 acre treed lot. Ideal retirement or starter home. Asking \$36,500.00 good terms. Call George Beaton.

**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. Property offers excellent privacy with all pleasures of lakefront living. Asking \$68,500.00. For appointment to view call Fred Smith.

**WHITBY AREA COUNTRY ESTATE**  
Excellent commuting location, 15 minutes to GO Service. Beautifully maintained 10 acres with 2668 sq. ft. brick, sidesplit home, 4 bedrooms, 20' x 20' family room, study with fireplace, 4" solid oak open stairway. Quality built home with many extras. 24' X 24' insulated garage, barn for horses with storage loft. Prime rural residential area. Listed at \$153,000.00. For appointment to view 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 \$110,000.00 with good terms. Call George Beaton.

**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.

**HUNTER'S PARADISE**  
60 miles Metro. 120 acres excellent hunting, Beaver River flows through property. Hunters cabin and good cedar timber. Hurry on this one for duck season. Asking only \$38,000.00. Call Bruce Currie.

**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 Eford — 985-3989  
Fred Smith — 985-7639

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

7. Financial and Mortgages, Business Opportunities

PRIVATE SALE — 10 room house, 2 apartments, plus store area. Full basement, newly dug. 5th line & Bethesda Rd. Price \$71,000.00. Call 888-1104, 2W20.

11. Rooms for Rent

FURNISHED rooms and apartments, daily or weekly, 143 Main St. W., Stouffville.

13. Apartments for Rent

ONE bedroom apartment, second floor of house Main St. W., Stouffville, preferably older person. Phone 640-2601 after 6:00.

BACHELOR apt. for rent on Main St., \$145 a month. Includes heat and hydro. Phone 705-438-3024.