

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 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 to view call Maurice Baker.

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

CENTURY BRICK HOME
 40 miles north east Metro. Excellent country living on 6 scenic acres, small barn for horses. 3 bedroom home in 1st class condition. Large kitchen, family room, 1 1/2 baths. Estate sale. Asking only \$69,500.00. For appointment call George Beaton.

EXECUTIVE RETREAT
 Brand new 1340 sq. ft. 3 bedroom home on almost 4 partially wooded acres with stream. Family room with fireplace, 2 1/2 baths, 2 car garage. Only 50 miles to Metro. Asking \$74,900.00 Call Bruce Currie.

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.

CANNINGTON AREA
 50 acre corner property, partially wooded with stream. Excellent building sites. Asking \$30,000.00 with \$10,000.00 down. Call Bruce Currie.

LAKE SCUGOG LAKEFRONT
 10 acres with 192' waterfront, partly cleared, balanced wooded. Priced at only \$29,500.00 with \$10,000.00 down. Act fast on this one and call Fred Smith.

OVERLOOKING LAKE SCUGOG
 Building lot 100' x 200', high and dry, building and septic tank permits available. Asking \$12,900.00 with \$2,000.00 down. Call Winston Efford.

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

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

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

HOLLAND LANDING — \$61,900
BRICK HOME — HWY. NO. 11
 Large country lot (66 x 230), 3-bedroom brick bungalow, separate living, dining & kitchen, rec room, fieldstone fireplace & bar, games room; 2-car attached garage. 9 3/4 percent first mort. Rob Sweezie 297-1660, 473-2550.

NEWMARKET \$51,500
 Semi-detached 4-bedroom backsplitted, living, dining & family room, 2-bathrooms, new broadloom, nicely landscaped, paved drive, wood fencing, immediate possession. Bill Leeds 297-1660, 294-2469.

NEWMARKET NORTH 3/4 ACRE — HWY. NO. 11
 3-bedroom ranch bungalow, large country kitchen, separate living & dining area, floor to ceiling fireplace, rec room, games room, laundry room on main floor. 9 3/4 percent first mort. \$77,500. Rob Sweezie.

CHRISTMAS TREE FARM MT. ALBERT — HWY. NO. 48
 93 acres, covered in Scotch Pine, over 25,000 Christmas Trees, balance mixed bush & sandy loam, new housing area, terrific investment, ideal building site for estate type home. \$120,000. 9 1/2 percent first mort. Keith Rose 297-1660, 473-2550.

NEWMARKET NORTH 1 ACRE — HWY. NO. 11
 New 3-bedroom brick sidesplit on large parcel (132 x 303), stone fireplace in family room, separate living, dining & kitchen, broadloom throughout, 2-bathrooms, 2-car attached garage, paved street, \$74,900. Imm. Poss. Dennis Wright 297-1660, 473-2550.

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

100 ACRES — PORT BOLSTER HOUSE — BARN — SPRING
 New listing, 100 acre farm, 1,920 feet frontage on good conc. rd., 60 acres workable, balance bush & pasture, spring & pond, including, 4-bedroom farmhouse, bath, oil heating, new stall barn, ext. first mort. at 8 3/4 per cent interest due Jan. 10th, 1984. Need \$110,000. Keith Rose 297-1660, 473-2550.

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rose

HOW TO FIND THE HOUSE YOU WANT



Win Timbers

You must begin by looking in the right place in the right way. One of the commonest mistakes of buyers is to pore over the newspaper classified pages. The advertisement descriptions are frequently inadequate and seldom a substitute for a personal inspection. The result is wasted days or weeks looking at unsuitable properties.

If nothing even remotely appropriate is advertised, buyers may conclude their dream house doesn't exist and settle for a home far off their desires of buyers. Either way, the results are unsatisfactory, though fortunately avoidable.

Many buyers are unaware that only 10 percent of homes are advertised at any one time due largely to high advertising costs. The remainder are in the Realtor's or Multiple Listing's files where the Realtor scans them continuously to fill the needs of buyers. A buyer with specific home desires needs a "professional looker" so to speak a specialist in properties who is constantly in touch with the whole range of the market — an experienced Realtor. He can save them much time, energy and from frustrations of their desires. See you next week.

Stouffville, 12 1/2 acres, 500' frontage, stream some bush. Don Barker, 294-2990, Fred Cook R. E. Ltd. Realtor.

Milliken, 1 1/2 storey detached 3 bedroom home, 2 car garage, lot 75 x 150 asking \$64,500. W. Timbers, 294-2990, Fred Cook R. E. Ltd. Realtor.

3 acre building lot, Uxbridge, \$39,000. E. Taylor 294-2990, Fred Cook R. E. Ltd. Realtor

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

WHOMSLEY REAL ESTATE

640-4246 or 297-2633
OVER 1/2 ACRE
 Uxbridge — Lovely 3 bedroom brick sidesplit, 3 levels, family room with fireplace, broadloomed, dishwasher, pool, double garage, 3 years new. Asking \$68,900.00. Call Lorinda Meddick 852-7491 or 297-2635.

WOODED 1 1/2 ACRES PLUS
 Small 3 bedroom bungalow, full basement, garage, only 3 miles north of Uxbridge. Asking \$56,500.00. Excellent investment. Needs some work. Call Lorinda Meddick 852-7491 or 297-2635.

2 IN TOWN UXBRIDGE
 No. 1 — 5 bedroom older home recently renovated, aluminum siding, inground pool, fruit trees, large lot. Close to schools and shopping. Asking \$57,900.00.

No. 2 — 4 bedroom 1 1/2 storey, large lot, full basement, excellent condition throughout. Priced to sell at \$52,900.00. For above properties contact Alan Kerr 640-4246 or 473-2322.

GORGEOUS BRICK & ALUMINUM SIDESPLIT
 Features spacious entry, broadloomed hall, stairway, Hollywood kitchen overlooking large family room with walkout, 4 bedrooms, 3 baths, 2 car garage, paved drive. Call Sharron Brazier 297-2633 or 640-4246.

BUNGALOW — LARGE LOT
 75' x 100' lot plus 3 bedroom brick home with 4th bedroom and 2 pce. washroom downstairs. Living room with stone fireplace, workshop and 1 1/2 car garage. In area of fine homes. Asking \$65,000.00. Call on this and others. Sharron Brazier 297-2633 or 640-4246.

90' X 100' LOT
 Stouffville area — 3 bedroom aluminum clad bungalow featuring family room; kitchen loaded with cupboards, utility room, all appliances, 1 car garage. Now \$45,000.00 asking. Make an offer Sharron Brazier 297-2633 or 640-4246.

FAMILY ROOM + OPEN STONE FIREPLACE
 Lovely brick and aluminum sidesplit, large living room - dining room, large bright kitchen overlooking family room with walkout, 4 bedrooms, 2 car garage, paved drive. Call on this and others. Sharron Brazier 297-2633 or 640-4246.

\$47,500.00
 In Stouffville — Large 2 storey home on 40' x 100' lot. Was 2 apartments, can be 4 bedroom single family dwelling. Call Bev Sefton 297-2633 or 640-4246.

10 acre parcel in area of fine homes. Building permits available. Call Bev Sefton 297-2633 or 640-4246.

100 ACRE FARM NEAR MT. ALBERT
 Approximately 90 acres workable on this well kept farm on paved road. Excellent barn, driving shed, piggyery. Set up for beef cattle. Land worked in alfalfa and grain. Asking \$155,000.00. Call Brigitte Wesholowski 297-2633 or 640-4246.

OLDER HOME — UXBRIDGE — BARGAIN
 2 storey home on beautiful street. Lots of possibilities, large separate dining room, good sized family room, 3 bedrooms, reduced to \$42,000.00. Call Brigitte Wesholowski 297-2633 or 640-4246.

LARGE FAMILY BUNGALOW
 1800 sq. ft. of modern living, master bedroom 24' x 14'. Unfinished family room with fireplace 36' x 28', broadloomed. Lot 55' x 165'. Asking \$51,500.00. Uxbridge. Must sell. Call Lorinda Meddick 297-2635 or 852-7491.

Don HAMILTON REAL ESTATE INSURANCE

200 ACRE DAIRY FARM
 5 year old home in excellent cond., bank barn with 42 ties plus pens, pipe line milker, new implement shed, 2 silos with unloaders. Call Ivan Campbell at 519-887-6672.

150 ACRES IN THE LISTOWEL AREA
 5 bedroom home with modern conveniences, bank barn suitable for beef or pigs, implement shed, priced right. Call Dave Simpson 519-291-3458.

149 ACRE DAIRY FARM
 with highway location near Listowel, bank barn with 40 new ties plus pens, stable cleaner, milk house, implement shed, 5 bedroom home in good condition. Call Jake Arends 519-291-1788.

100 ACRE DAIRY FARM
 All workable well drained land, 8 room brick home, bank barn with milking parlour and free stalls, silo with unloader, implement shed, all buildings in A-1 condition. Must be seen for appreciation. Call Bob Ballantyne 519-356-2576.

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

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GORMLEY VICTORIAN HOME
 Gingerbread appropriately adorns this early Canadian home, 2 storey brick with large airy rooms, 4 bedrooms, family room on main floor. Pine floors in most rooms, some restored. This charming home with a magnificent garden area at rear. Listed at \$79,900. with good financing. Call Dick Fintelman 640-2082.



CLAREMONT — SWIMMING POOL
 Brick bungalow with 26 ft. living room 3 good size bedrooms rec room partly finished, walkout to round pool sunken in patio with new pump & filter. This home is on an elevated setting with country view for miles. Listed at \$78,900. Call Vi Binsted 640-2082 or 649-2848.



BALLANTRAE BUNGALOW
 Brick construction, 2 car garage, 3 bedrooms, electric heat walkout to cedar sundeck 24 ft. x 14 ft. and a large back yard that invites barbecuing and outside entertaining. Corner lot just listed at \$77,500. Try \$15,000 down. Call Vi Binsted 640-2082 or 649-2848.



STOUFFVILLE — 4 BEDROOMS
 This attractive home is less than 2 years old. On quiet Cul de sac in east Stouffville. Modern kitchen. An ideal family home near park & school. Listed at \$71,900. Call Joyce Spensley 294-2600 or 640-2082.



GORMLEY
 1 1/2 storey frame home now occupied by two families. Main floor has 6 rooms, 2nd floor has 5 rooms: full basement. Lot size 139' x 155' with tall maple and spruce trees. Listed at \$69,000 terms Call Cec Hendricks 640-2082 or 297-1270.



PEFFERLAW — \$53,500
COUNTRY PINE LOG HOME
 Enjoy 4 seasons living in this attractive bungalow. Has 3 bedrooms, broadloom in living dining room, and 2 bedrooms, acorn fireplaces. Rec. room is 42 ft. long, swimming pool 28 x 15 ft. This treed lot has 82 ft. frontage Try \$15,000. down Call Bob Dart 640-2082.

10 ACRE BUILDING SITE
 East of Sharon on paved road with 348 ft. frontage, gentle rolling rich land, building permit available. These properties are rare! Listed at \$33,900. Call Dick Fintelman 640-2082.

HORSE RANCH
 Near Greenwood off No. 7. Highway on about ten acres. Frame bungalow with 3 bedrooms, large living & dining room. Horse barn with 14 stalls now boarding riding horses tack room & utility room. Another bar with four stalls 7 corrals. This is a going operation now as a horse boarding and training ranch. If you are a horse fancier investigate the possibilities of this fine home and ranch facilities. Just listed at \$149,000. Details Call Cec Hendricks 640-2082 or 297-1270.

CENTRALLY LOCATED \$56,900.00
 Ideal 4 bedroom family home with finished rec room, eating area in kitchen, powder room at rear door, fenced yard, close to schools, park and shopping. Can be bought with \$10,000.00 down and assuming both existing mortgages. Call Pat Daniel 640-2082 or 887-5114.

100 ACRE FARM PORT-PERRY
 1 1/2 storey frame home with 5 bedrooms, ideal family home, plus self contained apartment with its own 4 pc. bath. Bank barn 33' x 50' with addition lean to 30' x 40'. All acreage on this farm has rich soil ready for quality crops. Property has two road frontage. Just listed at \$129,900.00. Call Dick Fintelman 640-2082 or 297-1270.

VALUABLE SITE
 Between Stouffville & Ringwood, south side Highway 47. Possible commercial use. Large frame house 1 1/2 storey, 6 large rooms on main floor, 3 unfinished rooms upstairs. Stream through rear of property. Frontage on highway 47, is 128 ft. over 1 1/2 acre. Details call Cec Hendricks 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 \$87,000. More details call Bob Dart 297-1270 or 640-2082.

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 \$79,900. Call Pat Daniel 887-5114 or 640-2082.

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QINO SALEM REAL ESTATE LIMITED BROKER

STOUFFVILLE
 SPOTLESS starter or retirement home on large lot 75' x 140'. 2 plus 1 bedrooms, rec room, broadloom, air conditioner, garage. Many extras. Must be seen. Only \$54,900.00

UXBRIDGE
 Walking distance to schools and shops. 3 bedroom home on quiet street. Large living room, separate dining room. Hardwood floors throughout. 1 car garage. \$42,500.00. Try \$8,000.00 down.

EXECUTIVE HOME
 Stouffville. This 4 bedroom custom built brick home on 5 1/2 wooded acres offers comfort, luxury and privacy. Sunken family room with cathedral ceiling 22' high. Floor to ceiling fireplace. Den, sundeck with built-in barbecue. 2 + 2 garages. Stream and pond.

FOR THESE AND OTHER PROPERTIES CALL ROSS GALLO 294-6522.



IVY KITCHEN
 Thos. N. Shea Limited Realtors are pleased to announce the re-appointment of Ivy Kitchen to the sales staff of their Stouffville office. The Kitchens live on Elm Rd. in Stouffville. Mrs. Kitchen was previously on the Sales Staff of this office. She will be pleased to hear from any of her friends to discuss Real Estate Interests. Please call 640-2082 or 640-4505.

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Advertise Weekly

L.S. Snelgrove REALTOR COMPANY LIMITED

- Stouffville — Commercial building, store with apt. above, good location, opposite town parking area with good mortgages, asking \$62,500 with \$25,000 down.
- UXBRIDGE AREA — 4 1/2 acres R1 Zoning, has great potential, for development, on the edge of town, with brick sidesplit 7 rooms, combination living dining room, modern kitchen, family room, walkout basement, second apartment with kitchen sitting room, 2 bedrooms. Asking \$100,000. with terms.
- 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.
- UXBRIDGE AREA — 1 ACRE. You must see through to appreciate level sidesplit brick, living, dining room with stone fireplace with Cathedral ceilings, p.c.e., 1 + 2 p.c.e., master bedroom with walkout. Complete family room walkout to sundeck, 2 car attached. Make us an offer.
- We have a client looking for a modern home, small acreage, with dog kennel licence.
- GOODWOOD, 2 acres with barn, asking \$42,000. Good terms.

URGENT WE NEED LISTINGS NOW

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