

The Tribune

**FOR SALE
WANTED & FOR RENT**

- HOUSES
- OFFICES
- LOTS
- FARMS
- BUILDINGS
- VACATION PROPERTY

**640-2100
361-1680**

REAL ESTATE



**28 OFFICES SERVING
SOUTHERN ONTARIO**



CENTRE OF STOUFFVILLE
Brick bungalow with 3 bedrooms on prime residential street. Ideal starter or retirement home on large lot 60' x 148'. Walk to park and business centre. Just listed at \$53,900. Terms. Call Joyce Spensley 294-2600 or 640-2082.



NEW MODERN HOME
Centre of Stouffville. 4 bedroom family home, popular main floor family room with fireplace and walk-out. Modern range, refrig. & dishwasher, included. Located near park, schools & business centre. First time offered at \$73,900. Call Bob Dart 640-2082.



NEARLY NEW BUNGALOW
Stouffville east end on quiet street. Brick & stone construction, 3 bedrooms, combination living & dining room over 21 ft. long (broadloomed) on lot 59 x 165 ft. First time offered at \$59,500. Has 9 percent first mortgage. Details call Bob Dart 640-2082.



ENJOY COUNTRY LIVING
NEAR BALLANTRAE just off highway 48 where commuting is excellent to Metro. Nearly new family backsplit in immaculate condition, has 3 good size bedrooms, modern kitchen, a family room you will appreciate with stone fireplace and walk-out to patio. Master bedroom has a walk-out to a sundeck for outside entertainment in an inground vinyl swimming pool and lot is 642 ft. deep. Name your games. A delightful home for complete family living. Just listed at \$94,500. Call Vi Binsted 640-2082.



10 ACRE COUNTRY ESTATE
Near Woodbine Ave. & Vandorf. This unique cedar log bungalow has 9 finished rooms, 4 bedrooms, main floor family room with walk-out floor to ceiling stone fireplace in living room, 18 ft. dining room. Office room downstairs plus large unfinished rec room. Modern kitchen has built-in dishwasher, 2 car attached garage. This family 4 season home on high 10 acres with wide country view. Listed at \$169,000. Good terms. Call Pat Daniel 887-5114 or 640-2082.

INVESTMENT PROPERTY
2 storey building, 14-18 Market St., just behind old post office. Has 2 apartments on 2nd floor. Main floor previously used for sales and service. Listed at \$45,000 with terms. Call Bob Dart 640-2082.

BALLANTRAE BUNGALOW
Brick construction, 2 car garage, 3 bedrooms, electric heat, walk-out 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 \$15,005 down. Call Edna Luther 640-2082.

STOUFFVILLE—4 BEDROOMS
One year old, 2 storey brick and aluminum home with 2 car attached garage on quiet cul-de-sac in east Stouffville. Modern and attractive, ideal family home, walk to school and park. Listed at \$71,900. Call Joyce Spensley 294-2600, 640-2082.

GORMLEY—WOODBINE AVE.
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 ft. x 155 ft. with tall maples across the frontage and spruce across the back. Try \$64,500. Call Cec Hendricks.

CENTRE OF STOUFFVILLE
Brick bungalow with carport, 3 bedrooms, on main floor, one downstairs. Finished rec room. Living room has attractive broadloom & fireplace. Near school & park. On lot 66 ft. x 125 ft. \$65,000 terms to suit. Call Edna Luther 640-2082.

CLAREMONT—SWIMMING POOL
Brick bungalow with 26 ft. living room 3 good size bedrooms rec room partly finished, walk-out 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 Dick Fintelman 640-2082.



\$44,900. FULL PRICE
Starter home, located north of Stouffville Neat Bungalow with 2 bedrooms and finished recreation room, home in excellent condition. Try \$14,900 down. Call Bob Dart 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 walk-out 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.

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 lots of charm, pine floors, 4 bedrooms, separate dining & living rooms, large country kitchen. Barn 45 ft x 83 ft. with 2 silos. Property located in an estate area, very suitable for a horse farm or golf course. Details call Cec Hendricks 297-1270, 640-2082.

NEW POPULAR SIDESPLIT
East Stouffville. 3 bedrooms, family room with walk-out and fireplace. Master bedroom has walk-out to a sundeck facing south. Modern bright kitchen. Attached garage. This home in final completion stage and now choose your own floor coverings. Located in area of new homes near park for small children and school. Listed at \$74,500. Call Ivy Kitchen 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 \$53,900. Call Dick Fintelman 640-2082.

W. FRANK 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.

**4 ACRE COUNTRY ESTATE
UXBRIDGE SOUTH WEST**
Quality built 2 storey 2344 sq. ft. brick home only 2 years old, built by prestigious builder. Home has all amenities for gracious living with country atmosphere, 12 rooms in all, plus 2 finished rooms in basement, 4 bedrooms, 2 1/2 baths, living room with fireplace family room, dining room, excellent kitchen, breakfast room, 2 studies. All this plus 2 attached double garages. Realistically priced at \$127,000.00 For appointment to view call Maurice Baker.

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.

SNOWMOBILING SPECIAL
Port Perry East overlooking Lake Scugog. Large lot with access to good sand beach for swimming, boating or snowmobiling, 3 bedrooms, separate dining room, 20' x 30' attached garage with paved drive. Immaculate throughout, only 3 years new. Owner transferring. Asking \$49,900.00 Call Ken Middleton.

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 \$58,500.00. Call Lawrence Morrison.

PORT PERRY
2 year old 3 bedroom brick bungalow in area of newer homes, 1 1/2 baths, separate dining area, large kitchen. Finished rec or family room, games room. 10 percent financing. Asking only \$53,500.00 Call Fred Smith or Mark Smith.

SNACK BAR AND SERVICE STATION
10 miles north of Oshawa on busy Hwy. 500,000 gallons 1974. 2 bay garage. Excellent snack bar, living quarters. Listed at \$163,000.00 with terms. Call Fred Smith or Mark Smith.

LAKE SCUGOG
Excellent wooded building lot, 169' frontage overlooking Lake Scugog, access to lake. Mature maple and beech trees. Asking \$17,500.00 Call George Beaton.

OVERLOOKING LAKE SCUGOG
Excellent building lot, 100' x 350' high and dry, access to lake. Building permit available. Asking \$13,500.00 Call Fred Smith.

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
- Fred Smith—985-7639

GERRY McHarg REALTOR

CHRISTMAS SPECIAL
18 acres with a nearly new 6 room frame house, lots of trees and river frontage, close to Beaverton, asking \$45,900 with terms. Earl Dowswell 1-705-426-7024 or Mrs. Sainsbury 640-1142.

52 ACRES PRIME PROPERTY
3 miles north of Uxbridge, high with view across valley, stream and pond. List \$88,000. Try an offer. Peter Bernhardt 852-3056.

A REAL CHRISTMAS PRESENT
Century brick semi in Uxbridge only \$42,000. Separate dining room, large kitchen, new rec room, 3 bedrooms, large yard. Act fast, this is a real bargain. Peter Bernhardt 852-3056.



This immaculate home features two logburning fireplaces, two 4 pc. baths, landscaped, fenced large backyard. SELF-CONTAINED APARTMENT. Most desirable location. Reduced to \$65,900. Mrs. Young 294-4983.

SPORTSMAN'S DREAM
Close to Toronto. 1 mile from paved road, 3 bubbling trout streams and stocked pond. Small barn and 2 bedroom frame dwelling with stone fireplace. Excellent financing. Jan Frisby 294-0420, 640-3131.

TINKER—TAILOR—ETC?
Whatever your game, this property provides a comfortable 3 bedroom home and a 30 x 40 cement block out building on highway into Stouffville. Asking \$85,000. Jan. Frisby 294-0420.

PRETTY LITTLE GROVE
ONE-ACRE 3-bedroom brick home with fireplace, stream, pool, heated garage. Short trip to Metro. Fast closing. Vendor, take back mortgage. \$99,000. Jan Frisby 640-3131.

640-3131 297-2283

HOW TO FIND THE HOUSE YOU WANT



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. 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, 10 acres, stream, some bush, Don Barker, 294-2990, Fred Cook R. E. Ltd., Realtor.

Corner 100 acres, 4620 ft. frontage, 80 acres bush, Uxbridge, S. Choice location, W. Timbers, 294-2990, Fred Cook R. E. Ltd., Realtor.

Markham, 7 room brick bungalow, basement apartment, lot 60 x 150, inground pool, washer and dryer included, asking \$67,500. Call H. Stather, 294-2990, Fred Cook R. E. Ltd., Realtor.



UXBRIDGE TWP., 10 ACRES
And beautiful custom built bungalow 17 miles from Pickering GO station, 7 miles from Clarendon CPR dayliner. California redwood exterior, cathedral roof, 3 bedrooms, 1 1/2 baths, panelled and carpeted throughout, all electric, 10' stone fireplace, walk-out basement. Frontage 709' on blacktop road 1A. House sheltered by one acre of pines, land mostly meadow, large asparagus beds, small log cabin. \$93,500 private sale, owner leaving country, would also sell entire contents at valuation. Phone 852-7115

H.R. May real estate limited broker

104 main st. w. stouffville

COMMUTER'S SPECIAL, STOUFFVILLE. This fine home combines the charm of an earlier period with the convenience of new heating, central air conditioning and plumbing systems. Located within walking distance of the Toronto commuting train and buses, its extra large two car garage protects your private transportation from winter driving hazards. This residence is good value at \$42,500.00 with excellent terms available. Call Jim Murray.

UXBRIDGE NORTH. New custom built sidesplit, 3 bedrooms, family room, fireplace, double garage, 1/2 acre lot. \$55,000.00. Call Grant Morgan.

UXBRIDGE 3 bedroom, 2 storey, hardwood thru-out, located on quiet street. Excellent terms. Call Noreen McGuckin.

COUNTRY LIVING — Stouffville area, 2 storey, 4 bedroom century home, 2 fireplaces, family room with bar, sauna, pool, large barn on scenic 25 acres with stream running thru property. Vendor take back mortgage at 10 per cent. Call Noreen McGuckin.

MARKHAM — 2 storey, 3 bedroom home on large lot, features family sized kitchen, wall to wall carpeting, appliances. Only \$39,900.00. Call Noreen McGuckin.

UXBRIDGE — Hobby farm, 10 acre, priced to sell as owner has relocated.

STOUFFVILLE — Carry your payments by renting finished upstairs apartment. Garden sized lot near centre of town. Only \$52,000 with terms. Call Ken May.

STARTER HOME — \$32,500.00, 2 bedrooms, large lot. Call: Jim Murray

BEAVERTON — \$29,900.00, 80 acres, good terms. Call: John Redquest.

REACH — 25 ACRES — Hwy. 12 frontage. Call: Jim Murray.

"FOR LAND SALES GIVE US A CALL"

294-0601

200 ACRE DAIRY OPERATION
4 bedroom brick home with attached double garage, barn 120 x 95 x 30 x 32 with 105 ties, plus pens, stable cleaner, milk house, bulk tank, pipe line milker, pit silo 32 x 80, 2 bedroom mobile home included in purchase price, all buildings in A-1 condition. Call Jake Arends at 519-291-1788.

98 ACRES IN MINTO TOWNSHIP
7 room home with new oil furnace, bank barn with 22 ties plus pens, only \$80,000. Call Bob Ballantyne at 519-356-2576.

198 ACRE DAIRY FARM
10 room red brick home in good condition, large steel covered barn with 35 ties, milk house, harvester silo 25' x 80', new implement shed, 30 x 80, garage, all buildings painted and in excellent condition. Call Gord Shearer at 519-291-2548.

150 ACRES NEAR LISTOWEL
5 bedroom home with modern conveniences, barn suitable for beef, spring fed pond on property, \$120,000.00. Call Dave Simpson 519-291-3458.

200 ACRE DAIRY FARM
Approx. 17 miles from Kitchener, Waterloo, 5 year old brick home with finished rec. room, large barn with ties for 42 cows, pipe line milker, 2 silos with unloaders and feeders, implement shed. Call Ivan Campbell 519-887-6672.

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

STOUFFVILLE — \$120,000 DOWN
1 1/2 years old, 6 room 2 storey home with 1 car garage on quiet street. First mortgage at 8 1/2 per cent. \$63,500.00.

PICTURESQUE VIEW
10 acres of gently rolling land available in Uxbridge area. 2 streams running through property and 2 acres with cedar bush. Priced to sell at \$34,900.00.

STOUFFVILLE
7 room, 2 storey home, distinctively modern. Features 3 bedrooms, sunken dining room with sky-line window. Open pine staircase. Close to schools and shopping.
FOR THESE AND OTHER PROPERTIES CALL ROSS GALLO
640-1200 297-3800
Office located north-west corner no. 48-47 Hwy's.



**28 OFFICES SERVING
SOUTHERN ONTARIO**

Canada Trust

UXBRIDGE TOWNSHIP
28 acres, 7 room modern home, full basement, oil heat, 2 room guest cottage with bath, steel barn, 4 stalls, beautiful setting, privacy. 11 percent financing. Asking \$149,000.

25 acre building lot, 660 foot frontage, permit available. Asking \$64,900.

BEAVERTON AREA
brick 2-storey, 10 room home, downstairs completely renovated and decorated. New roof, well and septic system, new wiring, on 13 acres. A splendid country home. Asking \$45,900.

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

CANADA TRUST CO. REALTOR
Willowdale 226-0803

New house

few miles north of Uxbridge, 3 bedrooms, recreation room with fireplace, double garage, 2 washrooms, size of lot 132 x 165. Builder looks after mortgage.

705-228-8016

A. E. LePAGE

10 ACRES BALLANTRAE
3 bedroom home on rolling acreage, finished rec room, bar, cold room, 2 car detached garage. Reduced to \$99,000. Ruth Knickle 759-4701 or 294-6052.

A. E. LePAGE ONTARIO LTD.

L.S. Snelgrove REALTOR COMPANY LIMITED

STOUFFVILLE AREA — For a horse minded family, 5 acres with house & barns, on the edge of town, near an approved 450 home development fronting on paved hwy. Excellent location for a riding school or horse stables etc. 4 bedroom home modern kitchen, laundry room, separate dining & living rooms, den with built in desk, 4 pc. bath, bank barn, steel drive shed, 100 amp. service 2 car garage with excellent financing.

STOUFFVILLE BRICK — Commercial appliance store with apt. above, good location, opposite town parking area, with excellent financing. Come in and make offer. 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 walk-out basement. Asking \$69,900.

GOODWOOD — 2 acres with barn, asking \$42,000. Good terms.

GOODWOOD — 2 - 10 acre lots on 1A Hwy, asking \$45,000 each, be bought together or single.

URGENT WE NEED LISTINGS NOW
We will accept the challenge of selling your property.
BUYING OR SELLING WOULD YOU LET US SERVE YOU?
Fred A. Smith—Goodwood
294-6011 NO SUNDAY CALLS PLEASE 294-6011