

**The Tribune**  
**FOR SALE**  
**WANTED & FOR RENT**

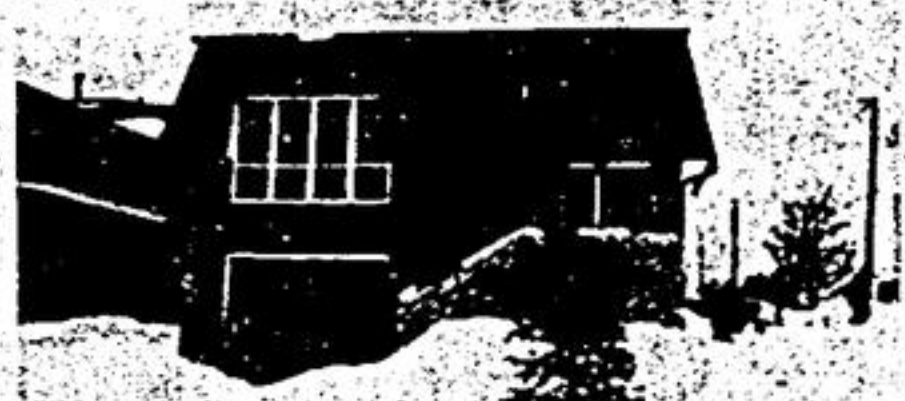
- HOUSES
- OFFICES
- LOTS
- FARMS
- BUILDINGS
- VACATION PROPERTY

**640-2100**  
**361-1680**

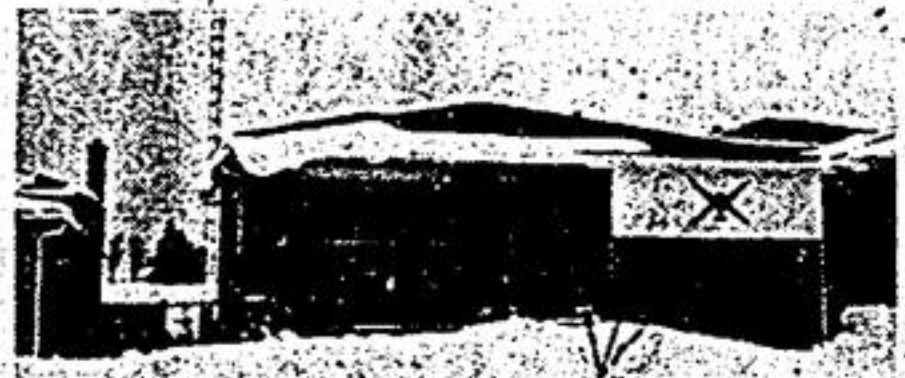
# REAL ESTATE



**28 OFFICES SERVING SOUTHERN ONTARIO**



**STOUFFVILLE — 2 YEARS OLD**  
 \$12,800 down payment will make you the proud owner of this 3 bedroom backsplit home. Sunken family room with walk out to garden. Close to park and school. Listed at \$61,500. Has an attractive 1st mortgage at 9 1/4 per cent. Call Ivy Kitchen or Dick Fintelman 640-2082.



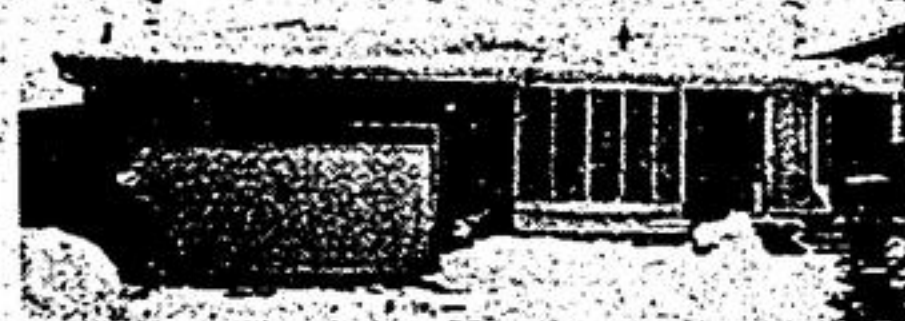
**STOUFFVILLE — EAST END**  
 4 bedroom backsplit on deep lot with country view. Finished family room with fireplace and walkout to patio and fenced yard. Close to schools, shops and parks. Super family home with good financing. Listed at \$78,500.00. Call Pat Daniel 887-5114 or 640-2082.

**COUNTRY BACKSPLIT**  
 Off highway 48. Immaculate throughout. 3 bedrooms, possible 4th or den. Family room has stone fireplace and walkout to large patio, master bedroom has walkout to sundeck a plus to this one acre lot is an inground swimming pool. Listed at \$94,500. Call Vi Binsted 640-2082.



**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.

**REDUCED TO \$69,900**  
 Almost new 2 storey brick & aluminum family home. On quiet cul de sac, near park & school. 4 bedrooms, modern bright kitchen, main floor family room, 2 car attached garage. Call Joyce Spensley 294-2600 or 640-2082.



**STOUFFVILLE WEST END**  
 Popular brick bungalow with 2 car garage, paved drive, 3 bedrooms, excellent kitchen plan with separate eating area for 6. Finished rec. room. Air conditioner. Located on 60 ft. lot near plaza, park & schools. Listed at \$65,900. Call Dick Fintelman 640-2082.

**\$5,000 DOWN — STARTER HOME**  
 Immaculate bungalow with 2 bedrooms, and finished recreation room with walkout to deep lot. Included in the purchase price is modern Range, refrig., washer & dryer, broadloom & drapes. Located on lot 50 ft. x 205 ft. North of Stouffville. Full price \$44,900 good terms. Call Bob Dart 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. rooms 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.



**VICTORIAN HOME**  
 Centre of Stouffville. The charm of a circular veranda and balcony are rare to find. This older family home has 3 good size bedrooms plus study room; living room 24 ft. long with imported fireplace from France. Listed now at \$79,900. Specific details. Call Vi Binsted 640-2082.

**10 ACRE COUNTRY ESTATE CEDAR LOG BUNGALOW**  
 Near Woodbine Ave. & Vandorf. This family home has 9 rooms, 4 bedrooms, main floor, family room with walkout, living room has stone fireplace, 18 ft. dining room, office downstairs unfinished rec room, built in dishwasher in kitchen, 2 car garage. Listed at \$149,900 with good terms. Call Pat Daniel 887-5114 or 640-2082.



**28 OFFICES SERVING SOUTHERN ONTARIO**

## ROD SHARRARD • REAL ESTATE LIMITED



**PHYLLIS CLARK**  
 1975 SALES LEADER  
 Rod Sharrard is pleased to announce that Phyllis Clark has been awarded Sales Leader for 1975. Phyllis has achieved an outstanding reputation throughout the area and was personally involved in over \$1,000,000 worth of real estate sales during 1975. If Phyllis can be of service to you, please give her a call at her residence, 294-5140 or 649-2517.

**CUSTOM HOMES CANNINGTON**  
 Brand new, move right in, 3 bedroom, brick sidesplits, attached garages, family rooms with fireplace, and large lots. Ideal retirement homes, only 2 left. Asking \$49,900.

**COUNTRY ESTATE**  
 On 15 acres, high rolling scenic land, 2 streams, nicely treed on a quiet side road in an area of fine homes. Ultra-modern design of cedar siding construction. A home to be proud of. Asking \$189,000.

**CUSTOM-BUILT HOME TOWN OF UXBRIDGE**  
 On large lot 87' x 187'. This brick split-level has 3 bedrooms, separate dining room, family room with fireplace, attached double garage. Priced at \$79,000. On town water and sewers.

**UXBRIDGE MINI FARM**  
 Situated on paved road with excellent frontage. This property features a 3 bedroom newly sided home with double garage and a large barn. Property completely fenced and has a proven record for roadside vegetable sales. Priced to sell at \$89,500.

**10 ACRES NORTH OF WHITBY**  
 Attractive, nearly new ranch bungalow, 3 bedrooms, separate dining room, sunken living room, large kitchen and family room, barn with 4 box stalls. Property completely fenced. To see it is to love it! Asking \$135,000.

**UNIQUE COUNTRY ESTATES 10 ACRES**  
 In Uxbridge Township, this ultra-modern architecturally designed home of brick & cedar siding, is a rare find. On 10 wooded acres with a view & 2 spring-fed ponds. House is only 3 yrs. old, 4 bedrooms, with studio & study, 10 rooms in all. Too many delightful features to mention here. Realistically priced at \$150,000.00.

**CALL PHYLLIS CLARK — RES. 294-5140**

"OPEN ALL WEEKEND"

683-8885

34 KINGSTON ROAD W., PICKERING

839-4421

MON. - FRI. 9-9 p.m. SAT. 9-7 p.m. SUN. 9-6 p.m.



**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

**SHARON — BRICK RANCHER**  
 \$58,500. price reduced for quick sale. 3-bedroom brick home on large country lot (80 x 191), stone fireplace in living room, large country kitchen, rec room, (13 x 32), breezeway & mud room, attached garage, full basement; Will sell fast at \$58,500. Rob Sweezy 473-2550 895-1038 Tor. 297-1660.

**ONE ACRE — HOLLAND LANDING**  
 New 3-bedroom brick sidesplit on large parcel (132 x 303), stone fireplace in family room, separate living, dining & kitchen, broadloom throughout, 2-bath rooms, 2-car attached garage, paved street, immediate possession. \$74,900. Dennis Wright 297-1660 473-2550 895-5840.

**STONE HOME — HOLLAND LANDING**  
 Angelstone backsplit, 1,900 sq. ft. of living space, floor to ceiling angelstone fireplace in family room, broadloom throughout, separate living, dining & kitchen, built in oven, range, garbage disposal, treed lot covered in birch, oak & maples, immediate possession. \$69,500. Rob Sweezy 297-1660 473-2550.

**41 ACRES — MOUNT ALBERT**  
 4-bedroom aluminum farmhouse, situated among mature maples, 35 acres of choice farmland, 6 acres of cedars, year round stream, close to new subdivision, terrific investment at \$139,000. Don Harrison 297-1660 473-2550 Home 473-5736.

**KESWICK — 50 ACRES**  
 High rolling scenic 50 acre parcel, overlooking countryside, all workable, all fenced, permits ready, 695 ft. frontage on good conc. road. \$72,500. 10 percent first mortgage. Keith Rose 297-1660 473-2550.

**42 ACRES — HUNTSVILLE**  
 Over 1,000 feet frontage on paved street, half treed in maples, beechwood & pines, several springs, flowing fresh water, large pond site, new septic tank & weeping bed, Ontario Hydro installed, Owner forced to sell because of ill health; \$36,500. 10 percent First Mortgage. Immediate Possession. Keith Rose 297-1660 473-2550.

**2 ACRES — MT. ALBERT**  
 \$3,900. Down buys two acre parcel of land, suitable for estate type home, 150 ft. frontage on good conc. road. Owner will hold 11 percent First Mortgage. \$39,900. Full price. Don Harrison 297-1660 473-2550 Home 473-5736.



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THINK AHEAD

IF YOU'RE GOING TO SELL



Win Timbers

The Boy Scouts' motto of "Be Prepared" couldn't be more appropriate than when applied to home owners thinking of selling.

Like a young lady about to meet an important date, home owners have to be ready for their date with prospective buyers. Sometimes their preparations must be made as much as a whole season in advance.

If it is advisable, for instance to have planting of trees or shrubs to set off a property, it must be born in mind that the Spring and Fall are better periods for these improvements. Bulbs planted in the Fall will provide beautiful colors for the next summer but they must be put in ahead of time.

Exterior painting must be done in the warm weather, of course, as well as new fences etc. Relatively small expenditures can result in substantial increases in the selling price of a property, depending, of course, on the circumstances.

A recent case where a low fence setting a property off from a vacant lot and a row of trees (total cost \$300) improved the saleability of a property and brought an increase of over \$2,000 in the selling price is an example of the kind of advantage that can be gained.

Stouffville 7 room custom built, large brick and stone bungalow 3 bedrooms 2 baths, fireplace, cedar lined closet, lot 70 x 135, excellent terms. W. Timbers, 294-2990, Fred Cook R.E. Ltd. Realtor.

Building lot 5 acres, overlooking Lake Scugog, \$23,500. Fred Cook R.E. Ltd. Realtor, 294-2990.

Markham, 5 acres at edge of village, 7 room Dutch colonial beautiful home and investment. Don Barker, 294-2990. Fred Cook R.E. Ltd. Realtor.

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



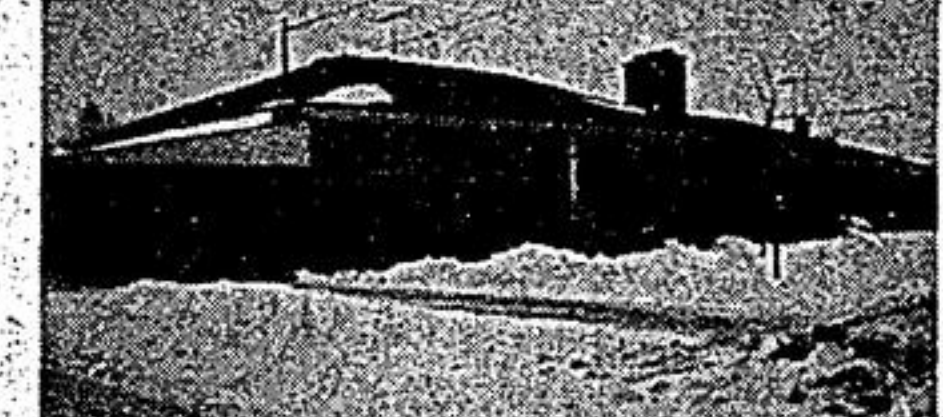
**Uxbridge brick semi — 3 bedrooms, large living and dining rooms, rec room at back. Large back yard, partial basement, oil furnace, all town services. List \$42,000. Peter Bernhardt 852-3056.**

**LOTS NEAR UXBRIDGE**  
 Prestige 6 acres with Sunnibuilt cottage, five 10 acre lots, 20 acre parcel, priced from \$37,000 to \$65,000. Peter Bernhardt 852-3056.

**WILFRED — "BUY OF THE WEEK"**  
 Lovely treed lot, huge living room, sunroom, workroom, extras included: 2 bedroom frame home nicely finished. \$29,900. Good terms. Earl Dowswell 705-426-7024 or Mrs. Sainsbury 640-1142.

**STOUFFVILLE EAST**  
 Village of Claremont, 10 room stucco and frame century home. Large treed corner lot, attached 1 car garage. Income potential. Asking \$57,900. Mrs. Sainsbury 640-1142.

**BEAVERTON — 18 ACRES**  
 Home in excellent condition, good quality materials used, 3 bedrooms. Mature trees, river frontage. Easy financing, asking \$45,900. Earl Dowswell 1-705-426-7024.



**EXCELLENT LOCATION IN TOWN**  
 A lovely poolsize lot comes with this ideal family home; logburning fireplace in living room, finished basement with extra bedroom, wine cellar, rec room; plus plenty of storage for everything you own. Asking \$65,000. Mrs. Young 294-4983.

**LIVE IN TOWN**  
 Excellent financing — 9 per cent mortgage, 2 family home. Separate entrance to apartment, close to schools, shopping and park. Asking \$55,500. Bill or Grace Burd 691-5072.

**MARKHAM**  
 1 acre "Planned Space", 4 bedrooms, 2 fireplaces mature trees. Vendor will hold generous mortgage. Asking \$98,000. Try your offer. Call Jan Frisby 294-0420, 640-3131.

**OWNER MOST ANXIOUS**  
 40 acres — solitude — water — trees — convenience \$60,000 mortgage. Now reduced to \$85,000. Call Jan Frisby 294-0420, 640-3131.

**ITS VERY PRETTY**  
 Near Sandford 20 acre building site with permit stream and Picturesque waterfall \$70,000. Call Jan Frisby 294-0420, 640-3131.  
**640-3131 297-2283**



**SHARON AREA**  
 452' frontage on Don Mills Rd. 4 bedroom brick bungalow. Family size kitchen. Large equipped barn with loft and loafing barn. Good water supply.

**MOUNT ALBERT AREA**  
 3 bedroom brick bungalow log burning fireplace in cozy dining room. Well planned kitchen. Carpet throughout. Lots of closet space. Finished recreation room and walkout to 2 acres. Small steel barn. Cedar veranda at rear. Attached garage.

**TORONTO — 40 MILES**  
 Bungalow on 10 acres with steel barn. Ranch bungalow. Forced air. Oil heat. Air conditioned plus 8-10 per cent financing. Full price \$94,900. Really! For further information call Gayle Johnson, Aloi Bros. Ltd., Realtor. 476-4315 or 889-0482.

### 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



**STOUFFVILLE, \$189,900.** One 10 per cent open Mortgage. Owner most anxious to sell. 25 acres, brick 2 storey, 4 bedrooms, family room, walkout to patio, sauna, pool, 2 fireplaces. Call Noreen McGuckin.

**MARKHAM on Highway 48, 6 room 2 storey home on extra large lot.** Furniture included. Immediate possession. Realistically priced at \$59,900. Call Noreen McGuckin.

**CLAREMONT.** Quality constructed 3 bedroom brick bungalow with walkout to patio and pool. Located high on a beautiful 2 acre lot for a fantastic view of Toronto skyline. Only \$77,500. with terms. Call Grant Morgan.

**STOUFFVILLE** this well designed side split offers the ultimate in craftsmanship and quality. Many features including walkout from the master bedroom to a cedar balcony, and family room with fireplace makes this home a place you would be proud to show your friends. Asking \$72,900. Call today.

**STOUFFVILLE.** Beautiful brick and cedar 2 storey, 3 bedrooms, elegant family room with wet bar, attached garage. 9 1/2 per cent Mortgage. Asking only \$59,900. Call Grant Morgan.

**JUST LISTED, Stouffville, 4 bedroom 2 storey on quiet street, makes \$69,900 a bargain.** You wouldn't be disappointed in this well kept home. The \$16,000 first mortgage at 8 1/2 per cent is a bonus. Call Gail Rosnatoski.

**UXBRIDGE NORTH.** A home that expresses progress, the generous dimensions of the L-shaped living & dining room allows ultimate comfort for family living and entertaining. The 3 bedrooms are located on a separate level to provide privacy. Together with family room and fireplace, double garage & 1/2 acre lot it makes for a great buy at only \$55,000. Call today before its sold.

**UXBRIDGE HILLS.** 10 acre building lots priced from \$45,000.00. Call Grant Morgan.

**RETIREMENT HOME.** Near centre of town on Lloyd Street. Exceptionally clean; well maintained 1 1/2 storey. Asking \$52,900.00. Call Dave Ratcliff.

**HOBBY FARM.** Large 3 bedroom bungalow, near Uxbridge. Some furnishing required but is the price sweet! Only \$105,000.00. Features: large kitchen, fireplace, double garage, horse barn, pond, property well fenced. Call Today.

**PEFFERLAW.** Retirement home, immediate possession on quiet street in prestige area. Only \$32,000.00. Call Jim Murray.

**INVESTMENT PROPERTIES.** We have several excellent investment properties for sale in the Stouffville, Uxbridge area. Now is the time to buy prices will never be better!

**BEAVERTON, \$29,900.00.** 80 acres, excellent terms. Call John Redquest.

**STOUFFVILLE.** Building lot ready for Spring building. 294-0601

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



MARY JEAN SIDER

Thos. N. Shea Limited Realtors are pleased to announce the appointment of Mary Jean Sider to the sales staff of their Stouffville office.

Mrs. Sider lives in Gormley and has been active in Real Estate for several years in the Whitchurch-Stouffville area. She will be please to hear from any of her friends to discuss Real Estate interests. Please call 887-5988 or 640-2082.

**shea the home folks who care about people**

**Snelgrove REALTOR**

**SALES HELP WANTED**  
 If you have your real estate licence and would like to work in a small office atmosphere. Please phone for interview. Fred Smith, 294-6011. Abstainers preferred.

**WANTED**  
 Stouffville, in town. We have a client who has asked us to find them a home up to \$45,000.00. If you are considering selling, Please phone me right away.  
**Fred Smith, 294-6011.**  
**L.S. Snelgrove, Realtor**

**SELLING YOUR HOME?**  
**PHONE JOHN NIGH 640-1680 294-1431**  
 Representing John M. Baird Ltd.  
 Free Appraisals  
 No Obligation