

The Tribune
FOR SALE
WANTED & FOR RENT

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

640-2100
361-1680

REAL ESTATE



HOWARD S. LEE
REAL ESTATE LTD.
REALTOR
297 - 2223

MARKHAM PRIME DEVELOPMENT
 100 ACRES, ON MCCOWAN RD. JUST NORTH OF STEELES AVE. CLOSE TO PROPOSED MILLIKEN MILLS SUB-DIVISION RIGHT IN THE PATH OF FUTURE DEVELOPMENT. TERRIFIC POTENTIAL. PRICED TO SELL AT \$25,000 PER ACRE. \$500,000. DOWN. FINANCING AT 8 PERCENT FOR BALANCE. CALL MIKE STACEY 297-2223.

UDORA—2 ACRES
 7 mile North of Uxbridge spotless 5 bedroom bungalow, newly broadloomed, finished rec room 5 stall barn, property fenced. Asking \$84,900. Excellent terms. Call Kay Mathes 473-5512.

BEAVERTON
 51 Acres Vacant Land, 1,000 Ft. Frontage Good terms. 1 mile from lake. Call Ossie Tancock. 297-2223.

CENTURY HOME ON 50 ACRES—UNIONVILLE
 660 Ft. Frontage on Kennedy Rd. Home completely modernized. Excellent Stream. Superb Investment. Asking Price \$285,000. Call H. Lee 297-2223.

TREES, TREES & MORE TREES.
 Are you looking for your private paradise? We have 50 acres of prime maple and spruce, ideal for estate or hide-a-way. Just 2 miles south of Uxbridge. Call Mike Stacey 297-2223.

10 ACRES
 Close to Stouffville. Excellent Lot Partially treed, on paved road. Asking \$62,900. Call H. Lee 297-2223.

BALLANTRAE—10 ACRES
 Building Permit Available on Rolling, fully fenced property. Asking \$65,000. Good Terms Call Kay Mathes 473-5513.

CACHET COUNTRY CLUB
 1 1/2 acre lot in exclusive area of custom built homes. Terrific view. Permit Available. For this and others call Mike Stacey 297-2223.

HIDE-A-WAY
 10 Acres Bush. 1 acre pond, 6 miles from Uxbridge in area of good homes. The Perfect building site. \$37,500. \$10,000 down. Call Mike Stacey 297-2223.

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

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 McCuckin.

JUST LISTED - Impressive 4 bedroom 2 storey, double garage, broadloom throughout. Finished rec plus playroom. On a pond sized lot. Priced at \$73,900. Call Gayle Rosnatoski 294-0601 or 640-4598.

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.

JUST REDUCED, Stouffville, 4 bedroom 2 storey on quiet street, makes \$69,500 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 Gayle 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 \$29,900.00. Call Gayle Rosnatoski.

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.

PEPPERLAW, 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, 75 acres, excellent terms. Call John Redquest.

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

"FOR LANDSAKES GIVE US A CALL"

MT. ALBERT—25 ACRES
 New Custom built home, cathedral ceiling in living room, separate dining room, cut stone fireplace, open staircase to three bedrooms and bath up. Fully broadloomed. Treed lot. Asking \$115,000. Good 10 percent Mortgage. Call Kay Mathes 473-5513 or 297-1504.

UXBRIDGE SOUTH
 Fantastic 10 acre lot, over 660' frontage, perfect building site with hardwood & fir trees. Just right for hide-a-way. Asking \$65,000. Call Mike Stacey 297-2223.

10 ACRES—UNIONVILLE
 Just north of Unionville on 19th Ave. One of the nicest areas of small estate in the Town of Markham. Excellent potential. Asking \$85,000 Call H. Lee 297-2223.

WHITCHURCH—STOUFFVILLE
 6 Acres, 400 ft. road frontage, in an area of fine homes, north of Markham. Well treed with 2 ponds. Call Ozzie Tancock 297-2223.

OLDER TYPE HOME
 Markham 1 1/2 storey stucco, 100 ft. frontage. Quiet street close to conservation area. 3 bedrooms, good sized living room, recreation room in basement with fireplace. Priced to sell at \$68,000. 10 per cent mortgage. Call Mike Stacey 297-2223.

5 ACRES—\$5,000 DOWN
 Woodville, completely remodelled 1 1/2 storey home. Country kitchen, recreation room 24' x 21' with stone fireplace. 3 Bedrooms, 2 baths, completely broadloomed. Excellent for full time residence or summer winter retreat in the country. Must be seen to be appreciated! Asking \$64,500. Call Mike Stacey 297-2223.

BALLANTRAE—25 ACRES
 327 Ft. paved road frontage. Thousands of pines. Cleared home site. Permit available. Asking \$69,500. Good Terms. Call Ossie Tancock. 297-2223.

UXBRIDGE—NORTH
 40 Acres, 600' paved road frontage partly clear, rest mixed bush, ideal high building site, asking \$49,500. with \$15,000 down to one mortgage. Call Mike Stacey 297-2223.

100 ACRES—\$59,900.
EAST OF LINDSAY—\$15,000 DOWN
 Excellent investment. About 60 acres clear, land divided into 3 fields, suitable for cattle or horses. Approximately 40 acres in bush. Good barn and pond, possibility of severing two acre lot. Call Don Stevens. 297-2223.

7 ACRES ESTATE
 Markham, Perfect for horse lovers. Spotless remodelled farm home. 3 Fireplaces, full broadloomed, cathedral ceiling in living room, small barn, 50' x 100'. Riding arena, mature trees, good stream through property. Heated inground pool. Many extras. Asking \$230,000. Excellent Terms Call Ossie Tancock. 297-2223.

L.S. Snelgrove REALTOR
 COMPANY LIMITED

We will accept the challenge of Selling Your Property... NOW!

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.

IN STOUFFVILLE 2 years old, corner property on town water and sewers, 2 storey brick and aluminum, 4 bedrooms with master bedroom, 2 1/2 piece ensuite, 2 piece off kitchen and family room. Broadloomed throughout, paved drive with 2 car attached garage. Must be seen to be appreciated. Mortgage at 9 1/2 percent. Asking \$78,500.00. MAKE AN OFFER.

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.

BALLANTRAE AREA - Corner farm on 2 paved roads, 33 acres, house and barn, no conveniences, investment property, asking \$5,000. per acre with good terms.

GOODWOOD, Separate 2 - 10 acre lots on 1A Hwy. Asking \$45,000 each.

GOODWOOD, 2 acres with barn, asking \$42,000. Good terms, with building permit available.

BUYING OR SELLING
 WOULD YOU LET US SERVE YOU?
 Fred A. Smith—Goodwood

294-6011 NO SUNDAY CALLS PLEASE 294-6011

UXBRIDGE - 10 ACRES

California Redwood bungalow, 5 miles south of Uxbridge, custom built 1969, 3 bedrooms, 1 1/2 baths, panelled and carpeted throughout, Cathedral ceilings of pine, all electric, 10' stone fireplace, frontage 707' on black top road 1A, land mostly meadow with pines shelter belts, small log cabin, large asparagus beds, \$93,500 for winter sale. Private.

Phone **852-7115**

shearman the home folks who care about people

PEPPERLAW—FARM
 300 acres with 2 paved road frontages, near town good workable land, 2 frame homes, excellent barn for beef cattle. Details call Mary Jean Sider 887-5988 or 640-2082.

CENTRE OF TOWN—\$44,500.00
 Solid brick bungalow on town services; two bedrooms, good size kitchen, plus summer kitchen. Older home that has had lots of tender loving care. Excellent financing. Call Edna Luther 297-1270 or 640-2082.

4 BEDROOM—FAMILY HOME
 Almost new, east Stouffville near a park with arena, swimming pool etc., 2 storey brick & aluminum with 2 car attached garage, bright modern kitchen, main floor family room is a big feature for the family, located on quiet street. Listed at \$69,900. Call Joyce Spensley 294-2600 or 640-2082.

YE OLDE VICTORIAN HOME
 Centre of Stouffville. A circular veranda and balcony compliment this home. Large living room with imported fireplace, separate dining room, 3 good size bedrooms plus den. Listed at \$79,900. Call Vi Binsted 640-2082.

\$44,900 FULL PRICE
 Neat Bungalow, with 2 bedrooms, and finished rec room with walkout to deep lot and patio. Included in the purchase price is modern range, refrig, washer & dryer, broadloom & drapes. Lot size 50 ft. x 205 ft. North of Stouffville. Try \$5,000 down. Call Bob Dart 640-2082.

POPULAR BACKSPLIT
 Stouffville East end, nearly new, immaculate throughout 4 bedrooms. Family room has fireplace and walkout to deep lot with country open view. Modern kitchen, 2 car garage, walk to schools & park. Super family home. Good financing. Listed at \$78,500. Call Pat Daniel 887-5114 or 640-2082.

GORMLEY HOME—LARGE LOT
 Frame 1 1/2 storey frame home now occupied by 2 families. Main floor has 6 rooms, 2nd floor 5 rooms, full basement. Lot size 139 ft x 155 ft. with tall maples across frontage and towering evergreens across rear. Lots of garden and recreation area. Listed at \$64,500 with terms. Call Mary Jean Sider 640-2082 or 887-5988.

COUNTRY BACKSPLIT SWIMMING POOL
 Off highway 48, an immaculate home. 3 bedrooms possible 4th or den. Family room has walkout to large patio. Cozy fireplace compliments this room. Master bedroom has walkout to a sundeck. The big plus to this property is an inground swimming pool. Listed at \$94,500. Call Vi Binsted 640-2082.

10 ACRE COUNTRY ESTATE CEDAR LOG BUNGALOW
 Near Woodbine & Vandorf. This family room has 9 rooms, 4 bedrooms, a delightful main floor family room with walkout to open country view. Living room has stone fireplace. Dining room is 18 ft. long. Office downstairs unfinished rec room. Kitchen has built-in dishwasher. Attached 2 car garage. Listed at \$149,900 with terms. Call Pat Daniel 887-5114 or 640-2082.

FAMILY HOME—SWIMMING POOL
 Goodwood, Modern 2 storey brick & aluminum on about 1/2 acre. Completely broadloomed, 4 bedrooms, 1 1/2 baths, separate dining room. Main floor family room with fireplace and walkout to garden and swimming pool. Located near park & transportation. This is one of the best homes in the area now listed at \$84,500. Details Call Bob Dart 640-2082 or 297-1270.

shearman 28 OFFICES SERVING SOUTHERN ONTARIO

Don HAMILTON REAL ESTATE INSURANCE

1.8 ACRES
 Near Listowel, good 2 storey home with modern decor, small barn for horses, steel barn for sows, listed at \$45,000. Try an offer. Call Bob Ballantyne 519-356-2576.

100 ACRE DAIRY FARM
 Near Listowel, 3 bedroom brick home in good condition, bank barn set up for dairy with stable cleaner, milk house, bulk tank, silo with unloader. Call Jake Arends at 519-291-1788.

50 ACRES NEAR LISTOWEL
 House and barn both in good condition. Ideal hobby farm. Call Gordon Shearer at 519-291-2548.

100 ACRE DAIRY FARM
 Large barn set up for dairy, pipe line milker, 2 silos, 7 room brick home. Call Lawrence Hulley 519-347-2937.

200 ACRE DAIRY FARM
 Large barn, pipe line milker, 2 silos with unloaders and feeders, implement shed, nearly new bungalow with recreation room. 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

W. FRANK REAL ESTATE LIMITED REALTOR

189 Queen St. 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 Township. 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.

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 \$65,000.00. For appointment call George Beaton.

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.

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.

PORT PERRY
 3 bedroom brick bungalow, 1 1/2 years new, on extra large lot. Broadloom and cushion floors, separate dining area. Excellent 10 1/4 percent financing. Asking \$56,900.00 Call Fred Smith.

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.

PORT PERRY-NORTH
 1 1/2 acre building lot with good road frontage. Building permit available. Priced to sell at \$12,500.00. Call Bruce Currie.

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
 Winston Efford—985-3989
 Fred Smith—985-7639

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 Coast to Coast Real Estate Service
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STOUFFVILLE REAL ESTATE LTD. BROKER
 640-1200 297-3800

STOUFFVILLE
 Nearly new, 6 room 2 storey home with attached garage. Asking \$63,500.00 with 9 1/2 per cent mortgage. Call Sal Presta

CLOSE TO UXBRIDGE
 Build your own home on 10 acres of clean country air. 2 acres bush, + stream running thru property. Only \$34,900.00. Call Sal Presta

GOODWOOD
 3 bedroom sidesplit home on extra large lot with swimming pool. Family room with fieldstone fireplace. Broadloom, 2 car garage. Many extras. Call Maria Gallo

ELITE HOME
 A most superlative home for those who appreciate masterful construction. Luxurious master bedroom with ensuite. Sunken living room with 22' cathedral ceiling and floor to ceiling fireplace. Quality broadloom. Sundeck with built in B.Q. 3 walkouts, 2 + 2 garage. Pond, stream. All this on 5 wooded acres. Call Ross Gallo

CALL 297-3800
OFFICE LOCATED NORTH WEST CORNER NO. 48-47 HWYS.

L.S. Snelgrove REALTOR
 COMPANY LIMITED

BUILDING SITE
 Winter recreation or summer pleasure. A year round dream location for your next home. Just north of Markham, 7.6 acre site with permits in an exclusive estate subdivision. Walk across this land and admire the large pond completely on the land and the serenity surrounding it. 10 per cent financing. Call Steve or Pat Lowe now at 297-4770.

Chery Meharg REALTOR

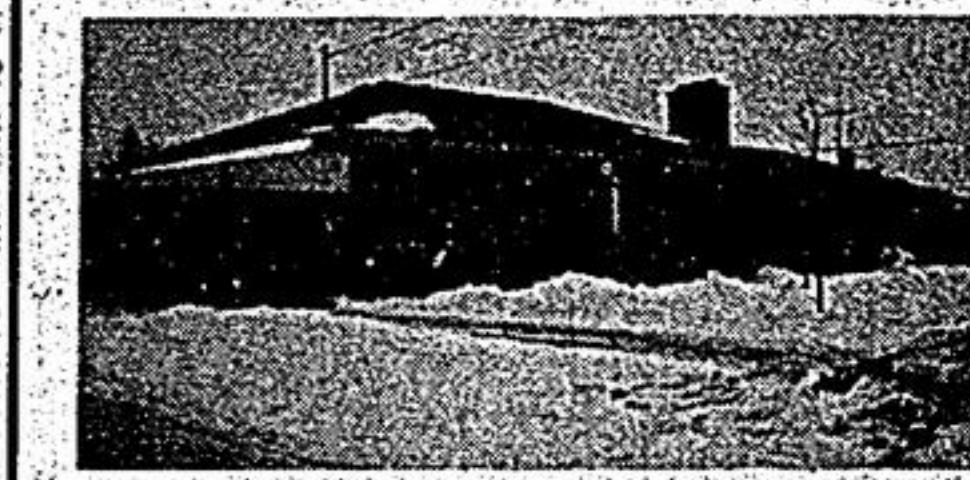
UXBRIDGE—SEMI
 Attractive brick older home on a quiet street near shopping and other conveniences — 3 bedrooms, large living room, dining room and kitchen; partial basement, oil heat, town water and sewers. Rec room at back. Large back yard. List \$42,000. Peter Bernhardt 852-3056.

CHOICE 6 ACRES AND COTTAGE
 Just 2 miles southwest of Uxbridge in area of prestige homes. Wooded and with Sunnibuilt cottage, fruit trees, 725 ft. frontage on good road. List \$65,000. Make an offer. Peter Bernhardt. 852-3056.

WILFRED "BARGAIN DAYS ARE HERE"
 Large treed lot, quality materials in 2 bedroom bungalow. All conveniences, LR 12' x 19', many extras included. All for \$29,900. Earl Dowswell 705-426-7024 or Mrs. Sainsbury 640-1142.

CLAREMONT
 Century home, 10 rooms, pine floors upstairs, 12 miles to Pickering GO train. Large treed lot 82' x 110', attached one car garage. Less than \$58,000. Mrs. Sainsbury 640-1142.

FARMERS NOTE
 Dairy and beef operations, good comfortable homes, conveniences, arable soil, good areas, good buildings, acres 70 — 580. Priced \$125,000 — up. Terms available, for appointment call Earl Dowswell 705-426-7024 or Mrs. Sainsbury 640-1142.



Ideal family home, space galore, completely finished basement with every square inch put to good use. Living room has log burning fireplace. Large attractive lot. Come and inspect this excellent property with Mrs. Young, 294-4983.

ACCENT ON LIVING
 Brick 2 bedroom bungalow on one treed acre, with pool and deck situated with the SUN in mind. Dangle a fishing line in your own stream and relax under one of the mature trees. Asking \$98,000. Owner anxious to see all offers. Call Jan Frisby 294-0420.

640-3131 297-2283

HOW TO AVOID PAYING TOO MUCH FOR A HOUSE

It can happen in a number of ways, but it usually occurs when buyers look at too many of the wrong houses for too long. Eventually, despairing of finding the answer to their wants, they become overanxious to buy when they finally find a house that comes reasonably close to what they want. Shopping for a house is a tiring procedure under ideal conditions. Under conditions of wasted visits and useless inspections of houses that couldn't possibly ever fit your needs; it can become exasperating. A buyer may get the feeling that the house he is looking for just doesn't exist. You are in a poor state of mind to buy when you feel this way and you should avoid it. Your inspection of houses must be selective. It is the job of a competent Realtor to be the buyer's guide. He is trained to appraise true values and see hidden pitfalls. He is constantly schooling himself on the offerings of the current market so that he can pick out only those that suit the buyer's needs. He is a specialist who lives daily with his client's requirements in mind. He is your best safeguard to avoid paying too much for the house you want.

Dutch colonial, older 7 room home, workshop, greenhouse, small barn, 5 acres; Markham, Call Don Barker, 294-2990, Fred Cook R.E., Ltd. Realtor.
 Corner 100 acres, suitable for division, 4,620 ft. road frontage, 2 1/2 miles south of Uxbridge, near Hwy. 47, bush, rolling and flat land; W. Timbers, 294-2990, Fred Cook R.E., Ltd. Realtor.
 Vacant lot, 1.78 acres, Stouffville, close to town, asking \$27,500.00, terms, E. Taylor, 294-2990, Fred Cook R.E., Ltd. Realtor.

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

SELLING YOUR HOME?
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