

The Tribune

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CLASSIFIED

CALL
640-2100

FRANK
REALTOR
W. FRANK REAL ESTATE LIMITED
189 QUEEN ST. PORT PERRY 985-7386
OSHAWA 576-7515 - Toronto Line 364-2516

BROOKLIN: Cedar Brook Trail. Beautiful 10 acres with fast flowing trout stream. 4 bedroom brick home overlooking stream and nestled among variety of mature trees. Walkout rec room with stone fireplace, spacious kitchen and family room, 2 baths, double garage. Excellent country living in exclusive area. Listed at \$165,000.00. For appointment call Maurice Baker.

PORT PERRY NORTH: Custom built 4 bedroom 1 1/2 storey brick home only 1 year old. Situated on fenced and treed 1 acre with magnificent view. Fireplace in living room, ultra modern kitchen, 1 1/2 baths, 2 car garage, plus second garage and storage area. Asking \$69,500.00. Call George Beaton.

UXBRIDGE SOUTH WEST: Excellent country living on 4 acres with paved road frontage. Beautiful 2 storey 2344 sq. ft. brick home only 2 years old. 4 bedrooms, 2 1/2 baths, stone fireplace in living room, separate dining room, family room, 2 finished rooms in basement, 2 double attached garages. Listed at \$127,000.00 with large 9 1/4% First Mortgage. Call Maurice Baker.

UXBRIDGE NORTH EAST: Custom built 3 bedroom sidesplit on large 1 acre fenced lot. Family room with fireplace and walkout to patio, games room. 1 1/2 baths, 2 car garage. 2 years new and asking only \$69,900.00 with terms. Call Bruce Currie.

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 LAKEFRONT: Here it is! The ultimate in waterfront living. 1700 sq. ft., 3 year old brick bungalow on well treed 110' lot. 2 fireplaces, walkout from rec room, balcony, 2 baths, extra kitchen on lower level, 2 car garage, many extras. Asking \$110,000.00. Hurry on this one and call Fred or Mark Smith.

PORT PERRY: Lovely 3 bedroom brick bungalow on large well landscaped lot with mature spruce trees, close to schools. Large rec room, lots of cupboards. Asking only \$52,500.00. Call Fred or Mark Smith.

LITTLE BRITAIN AREA: 100 very productive acres, good corn and grain farm. 11 room 2 storey brick home, modern kitchen, pine floors, all conveniences. Barn, 40' x 60'. Listed at \$132,500.00. Call Lawrence Morrison.

LAKE SCUGOG WATERFRONT: 3 bedroom cottage, screened and glassed sunporch, furnished and ready to move in. 98' lake frontage. Boat house, winch and track. Priced right at \$34,500.00 with good terms. Call Ken Middleton.

UXBRIDGE AREA: 20 scenic acres, white spruce border property. Spring fed stream, hall wooded, ideal building site. Asking \$59,900.00 with terms. Call Maurice Baker.

SUNDERLAND HWY. 12: Service station, garage, restaurant and living quarters. Very profitable business situated in busy village. Excellent potential. Listed at only \$130,000.00 for quick sale. For further information call George Beaton.

Coast to Coast Real Estate Service

Don HAMILTON
REAL ESTATE & INSURANCE
PRIVATE AND PICTURESQUE
80 acres of rolling land, located approx. 10 miles from Listowel, 30 acres workable, balance in bush and river flats, 14 year old bungalow, featuring 3 bedrooms, den, stone fireplace, pole barn suitable for beef, pigs or horses. Asking \$90,000. Call Dave Simpson 519-291-3458.

105 ACRES
Located in Wallace Twp., 7 room stone house, new steel barn, 40 x 103 x 20 x 26 could easily be suited for any type of farming, silo 20 x 70, new implement shed 34 x 72, only \$100,000. Call Bob Ballantyne 519-356-2576.

DAIRY
198 acres located near Listowel, large steel barn, with 35 ties plus pens; stable cleaner, milk house, pipe line milker, harvestor silo 25 x 80, implement shed, 10 room, brick home. Call Gordon Shearer 519-291-2548.

200 ACRES
6 room home, bank barn for dry sows, sow barn 30 x 170, steel granaries. Priced to sell. Call Jake Arends 519-291-1788.

CASHCROP
318 Acres of well drained workable land, Hwy. location approx. 6 miles from Listowel, exc. corn and bean land, no buildings. For more information call Ken Shillings 519-291-2848.

SEND FOR FREE FARM CATALOGUE
DON HAMILTON REAL ESTATE & INS. LTD.
132 Wallace Ave. N., Listowel, Ont.
Office - 1-519-3500 or 1-519-291-2130.

L.S. Snelgrove REALTOR
COMPANY LIMITED

WANTED
Home Building Lots
10 acre lots
25 acre lots with trees & water
1 to 300 acre farms in full operation.

GOODWOOD IN TOWN - On Hwy. 47, 6 room 1 1/2 storey 4 bedrooms, modern kitchen with all conveniences including stove, fridge, dryer, all drapes and curtains and broodroom. Asking \$45,000.00.

GOODWOOD AREA - 4 room bungalow on good sized lot 75' x 200'. Full basement. Looking for June closing. Asking \$45,000. Make us an offer.

UXBRIDGE AREA - Only one of a kind on a dead end Township Road. 39 acres of complete privacy. Beautiful setting looking out over spring fed pond, barn and paddock. Fruit trees and trees of all kinds. Completely restored 2 storey yellow brick, big modern kitchen, living and family room with 2 fireplaces, 3 bedrooms and sewing room. Dog kennels and run. Picturesque scenery. Asking \$195,000 with terms.

OAKWOOD AREA - For retirement couple, 6 room bungalow. Good well and septic system/Asking only \$35,000.00. Come and see it and make us an offer.

GOODWOOD AREA - 15 acres, building permit and septic tank permit available. Asking \$69,000.00.

SUTTON, ONT. - For the executive type family, 11 room white brick rancher with 2 car garage, 3,400 sq. ft. living area. Walkout basement, with 2nd apartment for entertaining, etc. Beautiful sparkling fireplace, 9 1/2 acres on paved road. Asking \$184,000, \$65,000 down. Excellent terms to suit.

STOUFFVILLE BRICK Commercial store with apt. above, good location, opposite town parking area, with excellent financing. Come in and make offer. Asking \$62,500.

GOODWOOD IN TOWN, 2 full storey brick, 2 car detached garage, lot 312 x 165, big kitchen, separate dining and living rooms with wainscoting, 4 bedrooms with broodroom with 4 pc. bath, Gingerbread Irn, 1st mortgage \$33,000. Make us an offer with terms to suit you.

GOODWOOD AREA Country living for the horse-minded family on 12 1/2 acres. On Highway No. 47, White brick rancher, walkout basement, big sun-deck, 2 car attached garage, cathedral ceilings in living and dining room combination with 9 ft. open fieldstone fireplace, 5 bedrooms, big family room 39 ft. x 20 ft., swimming pool, horse barn, 7 acres of open pasture fields, very scenic rolling land with spring. Asking price \$165,000. Come and see it and make us an offer.

We will accept the challenge of Selling Your Property NOW!
Fred A. Smith - Goodwood
294-6011 NO SUNDAY CALLS PLEASE 294-6011

DON'T MISS THE OTHER SIDE OF THE HOUSE
Win Timbers
We refer to the Inside. It could be just the side you are looking for.
Bad first Impressions caused by an unfavorable exterior have caused countless home hunters to pass up an interior inspection of a home that could have been one of the very best buys on the market for them.
Always look at the basic points of a property. If they are right, then consider what can be changed.
An objectionable exterior color may be repainted, a door can be replaced, poor landscaping remedied in a season.
If the interior of the house is what you want - and you never know until you look - outside problems may be corrected economically.
Furthermore, the "first glance" features that turn you off probably do the same for other buyers and so could mean a bargain price for a buyer with imagination and foresight.
See you next week.
40 workable acres, S. of Uxbridge, suitable for farming, market gardening, etc. W. Timbers 297-1404 Fred Cook, R.E. Ltd. Realtor.
Markham charming older home, 3 bedrooms, fireplaces, barn lot 98 x 132 fully serviced. Inger Greive 297-1404 Fred Cook R.E. Ltd., Realtor.
Bldg. lot 5 acres overlooking Lake Scugog \$23,500. Terms: Fred Cook R.E. Ltd., Realtor 297-1404.

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

OPEN HOUSE SATURDAYS AND SUNDAYS
LARGE NEW HOMES
On 1/2 acre lots, impressive 4 bedroom, 2 bathroom brick homes. 2 storey back and side splits, main floor family room with fireplace, & walkout built in garages. 2 miles north of Main St., Stouffville on 9th Concession. From \$93,900.

EPIC REAL ESTATE LTD.

HOUSES FOR SALE

THIRTEEN HOUSES OWNED BY THE PROVINCE OF ONTARIO ON THE NORTH PICKERING PROJECT SITE, IN THE HAMLETS OF MARTIN'S SUBDIVISION, WHITEVALE AND GREEN RIVER, WILL BE RETURNED TO PRIVATE OWNERSHIP BY SALE. THE MINISTRY OF HOUSING, NORTH PICKERING PROJECT, WILL RECEIVE OFFERS AT THE NORTH PICKERING PROJECT SITE OFFICE, BROCK ROAD AND 4TH CONCESSION, PICKERING, ON THE HOUSES LISTED BELOW, ON OR BEFORE 5 P.M., THURSDAY, MAY 13, 1976.

Offer forms are available at the site office. All houses will be open for inspection on Saturday, May 1, 1974, Sunday, May 2, 1974, Saturday, May 8, 1974 and Sunday, May 9, 1974 between the hours of 12 noon and 5 p.m. Offers will be opened publicly at Sheridan Mall, 1355 Kingston Road, Pickering, Ontario commencing at 9:30 a.m. on Friday, May 14, 1976. If an offeror submits more than one offer for any one property, only the highest of those offers will be considered. The Province will not accept an offer for less than the reserve price listed below and the highest or any offer will not necessarily be accepted. The offerors will be required to arrange financing. Occupancy for a period of five years by the purchaser is a requirement of sale.

PROPERTY R-37: Lot 29, Registered Plan 538, Town of Pickering (Martin's Subdivision), 0.50 acre, 5 bedroom (2 bedrooms unfinished), ranch style brick bungalow with partial basement; unfinished rec room; fireplace in living room; 2-car garage; well landscaped lot. Reserve Price \$86,500.00.

PROPERTY A-308: Lot 6, Registered Plan 21 (Concession 5), Town of Pickering (Whitevale), 0.254 acre: 6 room, 1 1/2 storey frame residence; 3 bedrooms; partial basement; small living room and kitchen; needs renovation. Reserve Price \$39,400.00.

PROPERTY A-368: Lot 33 and Part of Lot 34, Registered Plan 21 (Concession 4), Town of Pickering (Whitevale), 0.379 acre: 2 bedroom, 1 1/2 storey frame residence; living room and kitchen downstairs; needs renovation. Reserve Price \$31,500.00.

PROPERTY A-372: Part of Lot 17, Registered Plan 21 (Concession 4), Town of Pickering (Whitevale), 0.23 acre: 2 bedroom frame dwelling; large kitchen; needs modernizing. Reserve Price \$44,400.00.

PROPERTY A-379: Part of Lot 31, Concession 4, Town of Pickering (Whitevale), 1.03 acres: 5 bedroom residence; kitchen: 3-pc. bath; paneled living room; separate dining room; Reserve Price \$52,900.00.

PROPERTY A-409: Part of Lot 35, Concession 5, Town of Pickering (Green River), 1.061 acres: 4 bedroom, 1 1/2 storey brick residence with 1.1 storey frame addition; unfinished 4-pc. bath; needs extensive renovation and repair. Reserve Price \$40,900.00.

PROPERTY A-434: Part of Lot 33, Concession 6, Town of Pickering (Green River), 1.404 acres: 3 bedroom, 1 1/2 storey residence; 2-car garage; 4-pc. bath; large lot. Reserve Price \$65,500.00.

PROPERTY A-444: Part of Lot 35, Concession 6, Town of Pickering (Green River), 0.213 acre: 3 bedroom, 1 1/2 storey stucco on frame residence; 3-pc. bath; needs modernizing and repair. Reserve Price \$50,100.00.

PROPERTY A-445: Part of Lot 35, Concession 6, Town of Pickering (Green River), 0.489 acre: 3 bedroom, 2 storey insubrick residence with partial basement; 4-pc. bath; utility and storage room; needs modernizing; treed lot. Reserve Price \$49,100.00.

PROPERTY A-446: Part of Lot 35, Concession 6, Town of Pickering (Green River), 0.258 acre: 3 bedroom, 1 1/2 storey insubrick residence; 3-pc. bath; 2 kitchens; well treed lot. Reserve Price \$50,700.00.

PROPERTY A-449: Part of Lot 35, Concession 6, Town of Pickering (Green River), 0.447 acre: 3 bedroom, 2 storey asbestos shingle residence with partial basement; 4-pc. bath; large living room and dining room; needs decorating; well landscaped lot. Reserve Price \$54,900.00.

PROPERTY A-455: Part of Lot 35, Concession 6, Town of Pickering (Green River), 0.36 acre: 3 bedroom, 1 1/2 storey frame residence with full basement; 4-pc. bath; 6' x 8' storage shed; well landscaped lot. Reserve Price \$70,400.00.

PROPERTY M-33: Part of Lot 35, Concession 6, Town of Pickering (Green River), 0.369 acre: 3 bedroom, 1 1/2 storey stucco over block residence; 4-pc. bath; single car garage; well treed lot. Reserve Price \$58,100.00.

FOR FURTHER INFORMATION CONTACT:
Ministry of Housing,
North Pickering Project,
Brock Road and 4th Concession
Pickering, Ontario.
965-7087 (Toronto)
653-7611 (Pickering)

PRIVATE UXBRIDGE HILLS
Beautiful scenic, 10 acre estate with pond - East 4 miles from Stouffville 7 rooms, large living room with stone fireplace, dining room with walkout balcony very modern kitchen with eat-in area and walk-out. Separate laundry room, master bedroom with 3-pc. ensuite and walk-in closet. Basement with walk-out, fireplace and installations for sauna. (must be seen). \$155,000.
Call 294-0714

10. Houses for Rent
HOUSE to Rent - 3 bedrooms newly renovated, 1 person to work, part-time in horse stable. Uxbridge area. Phone 852-6339

3 BEDROOM bungalow with 2 acres of good land, South Lake, Rd. 2, Musselman's Lake. Call after 6:00 p.m. 640-4498

11. Rooms for Rent
FOR RENT - 2 nice rooms on private farm. On 48 Hwy in Ballantrae. To a respectable middle aged person. Also space available for horses or ponies. Call 640-4613 ask for Jackie.

ADVERTISE WEEKLY

STOUFFVILLE REAL ESTATE LTD.
640-1200 297-3800

CLOSE TO STOUFFVILLE
94 acre farm with frontage on highway 48, 9 rooms 2 storey home newly renovated and surrounded by mature trees. 5 bedrooms, large living & dining room. Large barn at L-shape suitable for any purpose. Call Ross Gallo.

HOME ON 10 ACRES
Spacious 2 storey home boasts 20 x 13 kitchen, large living room, with fireplace, separate dining room. Master bedroom with ensuite + 3 more bedrooms, 3 baths, main floor laundry room, steel barn & double garage + beautiful view. Come out & see it. Call Sal.

ONE OF KIND
Very spacious backdrop in the heart of Stouffville. 4 bedrooms, rec room & games room, 2 baths. Parquet floors + family room with stone fireplace & walkout. Reduced to \$79,900.00. Make an offer. Call Ross.

STOUFFVILLE
2 storey home located on quiet court. 3 bdrms, handy kitchen. Exceptional neighbourhood, close to shopping & schools, \$12,500.00. down buys it. Call today. Ross Gallo.

INVESTMENT PROPERTY
45 acres just north of Stouffville, 600 ft. frontage with city lights view. Future potential. Call Sal.

WANTED
We have 2 related families anxious to locate in the Whitchurch-Stouffville area, possibly within a short distance of one another. Cash buyers. Looking for 5 to 25 acres with or without buildings. Please call without obligation. Call Ross or Sal.
WE HAVE MANY OTHER PROPERTIES - GIVE US A CALL
640-1200 OR 297-3800

STORES FOR RENT
Ballantrae Plaza
Highway No. 48
Sited in new subdivision
FOR FURTHER INFORMATION
Contact
297-3478 (8 a.m. - 5 p.m.)
223-5928 (after 5 p.m.)

14. Wanted to Rent
HOUSE WANTED to rent between Stouffville and Mt. Albert, phone after 6:00 p.m. 640-4445

15. Coming Events

13% SECOND MORTGAGE LOANS
Payments Blended Over 25 Years
Up To 85 percent of Appraised Value
Open Privileges
Correspondent For Mortgage Insurance Co. of Canada, Scotia, Covenants, Fidelity Trust.
Call Paul Williamson 297-1270 294-1372

16. Births
CROWDER Wayne and Barbara (nee Winn) a daughter, born April 19th. Baby died later.

12. Room and Board
FULL room and board \$30.00 weekly. 640-2798. 2949

17. Engagements
Fran & Sandy Spence and Ellen & Ray Inley are very happy to announce the forthcoming marriage of their children Rosalyn Loukie Spence to Carl Raymond Inley in a civil ceremony in Toronto on Wednesday May 12th.
Mr. and Mrs. Auston T. McKay of 19th Avenue, R. R. 1, Unionville announce the engagement of their daughter Sharon Christine to Paul Brian Spencer, son of Mr. and Mrs. Roland Spencer of 4 Palatin Court, Markham. Marriage to take place June 12, 1976 at Melville United Church.

20. In Memoriam and Cards of Thanks
BROWN - In loving memory of our dear father, Arnold Harry who passed away April 30, 1974.
The blow was great, the shock severe.
We little thought the end was near.
And only those who have lost can tell
The pain of parting without farewell.
More each day we miss you, father.
Friends may think the wound is healed,
But they little know the sorrow
That lies within our hearts concealed.
Always remembered by Dorothy & Ron, Tony & Colleen, "Doc" & Fay, Louise & Vera, Grandchildren Ronnie & Jeffery, Tammy, Jennifer and Yvonne.
BROWN - In memory of Arnold H. Brown who passed away April 30th, 1974. (2 yrs. ago).
I cannot see your face
I cannot hear your song
Yet deep down inside my heart
Your music lingers on
I'll love your memory
As long as I am here
And wait to see your face again
When we meet over there.
Ever remembered by Sister Vivian and family.
BRILLINGER - In loving memory of a dear husband and father, Leonard, who passed away on April 29, 1975. Thoughts to-day, memories forever.
Always remembered: Marie, Doris and Harold.
We wish to extend our sincere thanks to relatives, friends and neighbours for floral cards, help and expressions of sympathy during the loss of a dear sister, Gertrude. Special thanks to Rev. W.F. Edney and O'Neill Funeral Home.
Fred and Eleanor.
We wish to thank all our relatives, neighbours and friends for their kind deeds, cards and flowers following the recent passing of a dear wife and mother.
Howard Hockley
Mildred and Dorothy.

21. Articles for Sale
SALE OF PLANTS
We are selling several thousands of Tropical Plants, Succulents, Cacti, Vines, Violets, and Flowering Plants. Small & large hanging baskets. Plant your terrariums or decorate your home at reasonable prices. Free advice. J. Greffegeff Greenhouses - Corner of 17th Ave. Markham - Pickering Township, 294-5614. TF21

6. Vacation Properties for Sale, Rent, Wanted

COTTAGES FOR RENT
We have available six small housekeeping cottages on the lovely Muskoka River; two bedrooms; kitchen - living room, flush toilets, refrigerator, hot-plate, etc., large screened porch, lovely view of river, few minutes' walk to safe, sandy beach and government dock, on beautiful Mary Lake. Christian family atmosphere, quiet, congenial surroundings. Close to shopping, and all holiday facilities. Special rate for complete season, May 24th until Labour Day Weekend, \$300. Enjoy a beautiful, relaxing Muskoka summer, swimming, boating, fishing, or just loafing, and exploring God's lovely woods and waters. These cottages regularly rent for \$70. per week, but in the interests of making them available for a seasonal rental to like-minded people, we have decided to make this special offer. If two families wish to share one cottage alternately, this is entirely feasible. For further information, please contact Box 211, Port Sydney, Ontario, P0B 1L0, as soon as possible, or phone 705-385-2655.

15. Coming Events
BINGO - Uxbridge Lions Club at Music Hall 7:45, 2nd and 4th Wednesday of each month. Weekly work. TF8

CLIFF'S MUSIC SERVICE
SPECIALIZING IN PARTIES, BANQUETS, WEDDINGS
Music for all occasions
CLIFF SWEET
1-473-2872 TF39

OPEN HOUSE - Saturday, May 1st, 2:00 - 4:30 and 7:00 - 9:00 P.M. Mr. and Mrs. Gordon Timbers, R.R. No. 1, Clarendon. In honour of their Golden Wedding Anniversary. At Stouffville Masonic Hall. Regards only. 2W48

GARAGE SALE Fri. April 30th, 9:00 a.m. and Sat. May 1st at 119 Albert St. N. in Stouffville.

STOUFFVILLE - Legion Hockey Dance Friday, May 7th, 8:30 till 7 D.J. Spot dances; Door prizes \$4.00 per couple; \$2.50 per person. Everyone welcome. 2W47

RUMMAGE SALE - Christ Church Anglican, Sat. May 1st, 10:00 a.m. to 12:00 noon, Sunset Blvd.

EUCHE, in Cedar Grove School, Monday, May 3rd at 8:00 p.m. Good prizes.

SUNDAY, MAY 2nd ANTIQUE SHOW & SALE
9:30-5:00
LION'S HALL
106 Centre St. E. (Off Yonge)
In Richmond Hill
25 Dealers, Bargains galore.

SWIMMING POOL Deluxe Redwood, above ground pool, 16 x 24, 1 yr. old. Replaced by bank, sacrifice 1/2 price. Call Mr. Harvey, collect, days or evenings, 416-625-8819. TF43

SWIMMING POOL Wholesale must dispose of 1975 aluminum pools in stock, sacrifice price for desperately needed factory warehouse space. Brand new swimming pools include walk-around deck, fence, filter and warranty. Size 15 x 27, \$1,088. Cash or terms. Call Gord, collect days or evenings, 1-481-8802. TF40

SWIMMING POOL Leading Manufacturer and distributor has above ground aluminum pool left over from 1975 season, 1/2 price, guaranteed installation and terms. Call Credit manager, collect, Mississauga 416-625-8819 days or evenings. TF43

SWIMMING POOL Wholesale must dispose of 1975 aluminum pools in stock, sacrifice price for desperately needed factory warehouse space. Brand new swimming pools include walk-around deck, fence, filter and warranty. Size 15 x 27, \$1,088. Cash or terms. Call Gord, collect days or evenings, 1-481-8802. TF40

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