


REAL ESTATE

HOW MUCH IS THE LOT WORTH?



Win Timbers

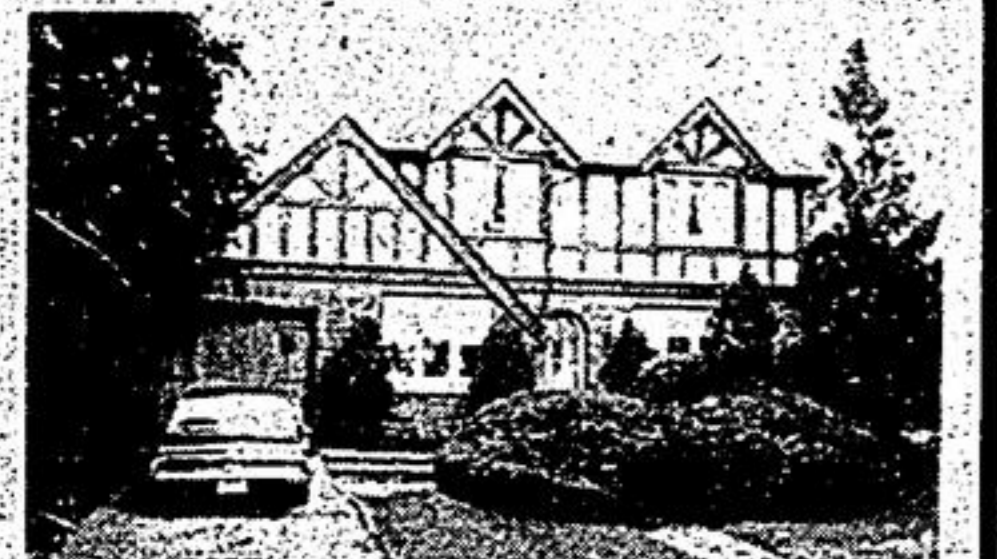
If you are comparing house prices you must not forget that a major part of any home price is the land it is built on. Yet buyers often ignore it while comparing buildings alone.

Areas that are often quite close to one another — a street away for instance — may have sharply different scales of land values for a variety of reasons:

- View of surrounding areas is often important; closeness to shopping areas; public services available; or the quality of homes already constructed.
- Since land makes up 20 to 30 percent of the value of completed homes, it is obvious how the price difference of otherwise similar dwellings could be affected.
- The importance of location in an appraisal of your home's selling price is one of the first considerations of an experienced Realtor. The location may be ascending in value — or going the other way. But either way it cannot be ignored.
- The changing market is being continually evaluated by real estate professionals in their daily experience. The counsel of a competent Realtor will reflect that market.
- See you next week.

English Tudor, 2 storey, 4 bedroom home, separate dining room, den, large lot, mature trees, very charming in heart of old Markham. Inger Grieve, 297-1404. Fred Cook R.E. Ltd., Realtor.

Waterfront lot, Rice Lake, \$8,000. E. Taylor, 297-1404. Fred Cook R.E. Ltd., Realtor.

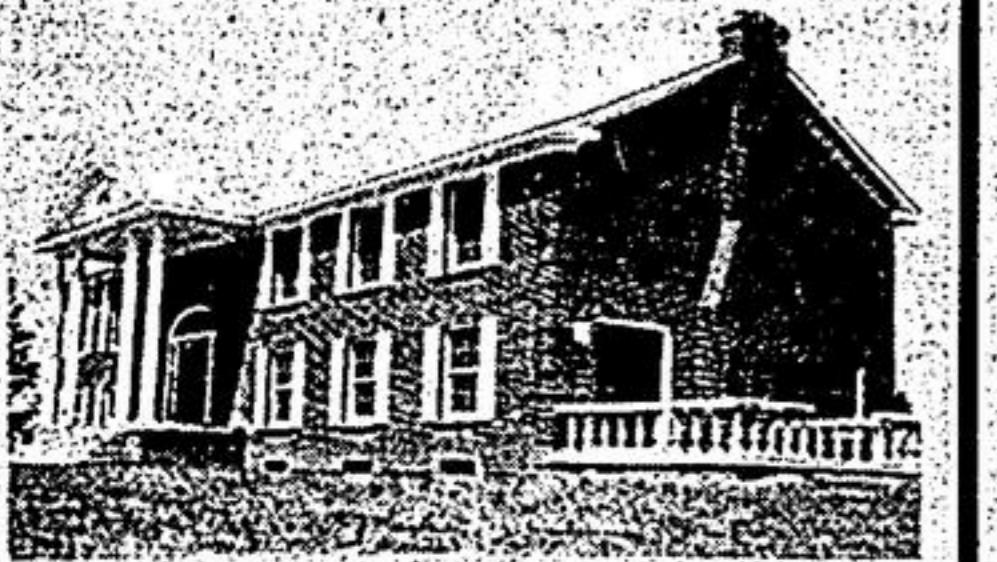


OPEN HOUSE SATURDAY JULY 24
12 PARKWAY AVE. MARKHAM
1 P.M. — 5 P.M.

Old English tudor home on large lot surrounded by mature trees. A lovely setting for this exquisite two storey dwelling four bedrooms; separate dining room; panelled den, fireplaces and other features.

Directions: 2 Traffic lights north of Hwy No. 7 on Hwy No. 48.
Inger Grieve 297-1404.

OPEN HOUSE SAT. AND SUN., JULY 24 and 25
1 TO 4
BRISTOL POND ESTATES
WHERE YOU LIVE LIKE A COUNTRY-CLUB MILLIONAIRE



Explore this limited edition home in fashionable Bristol Pond Estates. A setting of great charm and serenity, luxuriously appointed design, with every touch of excellence and elegance. An investment of increasing value.

Drive north on Hwy. No. 48, to Bloomington Side Road, east to Hwy. No. 47, north east on No. 47, to 2nd Concession, Uxbridge, north 2 miles to Bristol Pond Estates.

Call for information.

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

UNITED TRUST
UXBRIDGE EXECUTIVE
25 rolling acres, 2500 sq. ft. custom build, 4 bedroom home, pond, 2 miles from town. Many extras.

STOUFFVILLE EAST
4 bedroom brick bungalow, brick fireplace in rec. room, large pool size lot, top quality broadloom. Immaculate thru-out.

Call — Lorene Vance on above properties and others
Office — 497-2555 Toronto
Home — 1-852-7082 Uxbridge

GERRY Meharg
REALTOR

UXBRIDGE AREA "HOBBY FARM"
Rustic rail fencing around paddock area. 80' x 80' bank barn in good condition. Mature trees surround older style country home, beautifully restored, good broadloom throughout. All this PLUS 10 acres for only \$110,000. Mrs. Sainsbury Res. 640-1142.

UXBRIDGE
\$7,000 down will get some lucky family into this 3 bedroom, 2 storey home. Large foyer, L.R., D.R., and kitchen. Small foolshed. Located in nice area of town, near all amenities. Only \$41,000. Mrs. Sainsbury Res. 640-1142.

HALF-ACRE MUSSELMAN'S LAKE
3 B.R. home on hill, with view of lake and 100' private dock area. Home has stone fireplace, wet bar, picture windows, broadloom throughout. Separate formal D.R., eating nook off working kitchen. Includes dishwasher and many extras. Try \$58,000. Mrs. Sainsbury Res. 640-1124.

MUSSELMAN'S LAKE
2 bedroom attractive bungalow, good basement, eat-in kitchen, cedar deck, together with 1 bedroom cottage; neat, cosy and clean. Has to be sold in one parcel. Large lot, new above ground children's swimming pool. For more information call Mrs. Young, Res. 294-4983.

NICE STARTER
A 3 bedroom home, bright eat-in kitchen nicely decorated and broadloomed. Attractively fenced-back yard. Asking \$49,900. Mrs. Young Res. 294-4983.

EXECUTIVE HOME — 10 ACRES
Built to present owner's specifications, this 10 room home features formal living and dining rooms, breakfast room, main floor family room with fireplace, 4 bedrooms, 3 baths, huge rec. room also with fireplace. To view this fine property in very desirable area outside Stouffville, contact Mrs. Young Res. 294-4983.

UDORA
Beautiful 10 acre building lot with ideal pond site. Owner anxious to sell. Try \$46,900. Earl Dowswell 1-705-426-7024 or Fran Sainsbury 640-1142.

STOUFFVILLE
New home, beautifully designed, 4 bedroom home with 5 levels in a nice area. Family room with open fireplace. Choose your own finishing touches before completion. Asking \$75,900, make an offer. Call Bill or Grace Burd Res. 640-4063.

COUNTRY PROPERTIES
GOODWOOD—Unique 40 acre retreat type property, permanent home overlooking trout pond, barn with about 4 acre paddock, beautiful freed parcel, two more bubbling streams, corner property over 2600 ft. frontage. Asking \$119,000, with terms: Call Bill or Grace Burd Res. 640-4063.

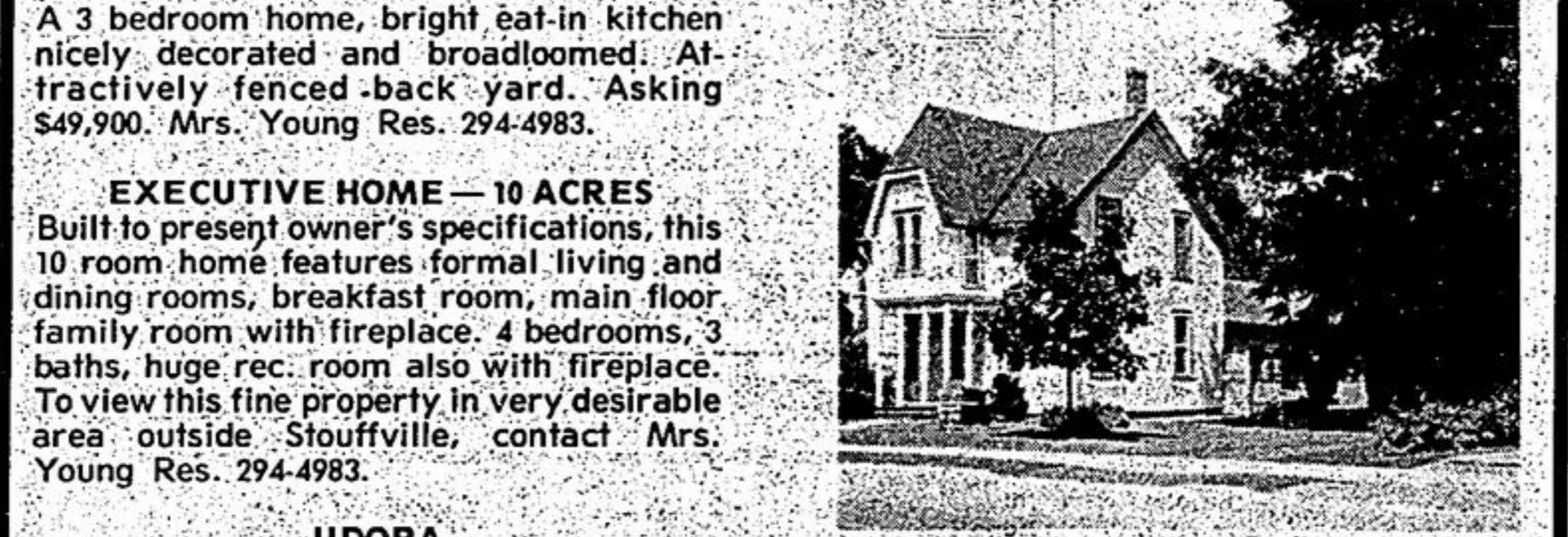
UXBRIDGE
77 acre executive type farm, excellent 8 room home, circular drive, white ranch fences, large L-shaped barn, high stables would suit horses, easy commuting distance to Toronto, or Oshawa. Asking \$179,000. Call Bill or Grace Burd Res. 640-4063.

BALLANTRAE
This custom built home with 1980 ft. of living space situated on half acre lot has everything, walkout family room, stone fireplace, counter top stove, built in oven, completely broadloomed, sauna and cold room off basement. Asking \$78,000. Vendor will take back large first mortgage at excellent rates. Phone today to view these bargains, we also have others. Call Bill or Grace Burd Res. 640-4063.

FINE HOME IN THE COUNTRY
8 miles N. of Uxbridge on paved road — 4 bedrooms, two baths, large rec. room with fieldstone fireplace and walkout. Sewing room and many other extras. A deluxe home listed at \$72,000. Peter Bernhardt Res. 852-3056.

BRICK BUNGALOW ON EAST SIDE OF UXBRIDGE POND
Almost 1 acre of property — 116' frontage on pond. 1 1/2 baths, two fireplaces; very large rec. room with walkout. Try \$66,000. Call Peter Bernhardt, Res. 852-3056.

30 ACRE FARM AT SANFORD
(3 1/2 miles west of Uxbridge). Very attractive 4 bedroom home, large barn, drive shed, double garage. List \$124,500. Make an offer. Home is on paved road and has large family room with fireplace. It could be purchased with 5 or 11 acres. Call Peter Bernhardt, Res. 852-3056.



UXBRIDGE
On beautiful large lot only 1 block from stores. Fine retirement home. Separate L.R. and D.R. Large kitchen. 1 1/2 baths. List \$53,000. Call Peter Bernhardt Res. 852-3056.

RINGWOOD 3/4 ACRE
Excellent retirement type, 2 B.R. bungalow attached 2 car garage, large, high dry basement area. Also 26' x 40' greenhouse; own furnace and equipment. Sunroom, air conditioner, deck, beautiful landscaping, paved drive. Asking \$75,000. Mrs. Sainsbury, Res. 640-1142.

STOUFFVILLE
Vendor will hold completely open 1st mortgage at 11 per cent; brick bungalow. Close to park and shopping. Can't beat these terms. \$59,000. Mrs. Sainsbury Res. 640-1142.

1 WEEK TO SELL!
Cannington area north. 171 acres with two road frontages, approximately 150 acres of excellent workable soil, old house on property which needs extensive repairs. Asking \$119,900. Call Earl Dowswell 1-705-425-7024 or Mrs. Sainsbury 640-1142.

640-3131 297-2283

25 ACRES \$139,900.
Serene, picturesque and one of a kind. This custom built Spanish side split includes 4 washrooms, 1-5 pc., 1-3 pc. and 2-2 pc. 21' x 15' living room 13' x 13' separate dining room, 25' x 27' family room and 12' field stone open fireplace, walkout and wet bar, 3 large bedrooms super large rec room and office. It's located 15 minutes North East of Newmarket on a 25 acres wooded lot. Only \$139,900, you can't build for this price, please call today.

SIMCOE R.E. LTD.
881-4120

A.E. LEPAGE
"JOINED TOGETHER TO SERVE YOU BETTER"
STOUFFVILLE — COMMERCIAL
\$53,900. Excellent investment. Well maintained property on Main Street. 6 rooms, modern kitchen and bathroom. Ideal for Boutique, Offices or Residence. Call Mrs. MacLean 889-0544 (Tor. Line).

BOB JOHNSTON 576-1050
REALTY LIMITED

UXBRIDGE NORTH
New 4 bedroom brick bungalow fireplace in living room, walkout from family room, attached garage, 100 x 200 lot. Make an offer vendor anxious to sell Asking \$65,900.

Gracious older 7 room 2 storey 4 bedrooms separate dining room large kitchen garage, freed lot 66' x 166' asking \$53,900.

Aluminum clad 3 bedroom bungalow fireplace in living room patio doors, river lot 99' x 195' Asking \$52,900.

Call Mrs. Pat Mikuse 705-228-8026.

BOB JOHNSTON REALTY LTD.
85 Reach Street, Uxbridge
852-7833 852-7605.

FIVE BEDROOM TOWNHOUSE
Fully air conditioned, Quarry tile floor in main hall leading to full eat in kitchen, combination living/dining area, large master bedroom with walk in closet and 2 pc. ensuite. Plus four large bedrooms for your family. One full bathroom and 2 1/2 pc. washrooms, finished basement, included are five appliances. Good financing with 1st mortgage at 9 1/4 percent. Asking \$67,500.

Call 294-3252

FRANK
REALTOR
W. FRANK REAL ESTATE LIMITED
189 QUEEN ST., PORT PERRY
576-7515 985-7386
TORONTO LINE 364-2516

UXBRIDGE SOUTH: 20 acre hobby farm partly wooded, paved road frontage, only 25 miles Metro. 7 room frame home, 3 bedrooms, 4 place bath, attached garage. Barn for livestock. Asking \$95,000.00 with good terms.

PORT PERRY EAST: 33 acre country estate, 19th century 8 room home completely renovated, original woodwork restored, stone fireplace, 4 bedrooms. Property fronts on 50 acre pond, 2600 ft. road frontage, spring fed stream, barns for livestock. Excellent property with good investment potential. Asking \$120,000.00 Call Lawrence Morrison.

PORT PERRY 71 PRIME ACRES: Approx. 1/2 mile from town limits, 2 paved road frontages. Attractive 7 room, 4 bedroom home situated in 1 acre mature hardwood bush. Large painted barn for horses or other livestock. Excellent investment and farm property buy at \$220,000.00 Call George Beaton.

PORT PERRY NORTH: 99 acres, 70 acres very productive, balance wooded with pond, 7 room modernized stucco home, adequate barns. Priced to sell at \$112,000.00 with good terms. Call Bruce Currie.

HOBBY FARM: Sunderland area, 40 acres with 1/2 workable, almost new 3 bedroom frame home, 4 piece bath, electric heat, beamed ceilings. Excellent retreat property. Asking \$63,000.00 Call Bruce Currie.

PORT PERRY WEST: Almost new 1 1/2 storey home situated on 134' x 160' village lot. Features 3 or 4 bedrooms, 1 1/2 baths, natural cedar cathedral ceiling, see through fireplace, circular staircase and balcony overlooking living and dining area. Asking \$65,500.00, assume large 11% First Mortgage. Call Ken Middleton.

PORT PERRY AREA: Country living on 3 acres with view of Lake Scugog. Brand new 3 bedroom sidesplit with walkout family room with fireplace, Sundek from dining room, living room has fireplace, 2 car attached garage. Asking \$88,000.00 Call Ken Middleton.

PORT PERRY AREA: Brand new 1300 sq. ft. 3 bedroom brick bungalow on 75' x 200' lot with excellent view of Lake Scugog. Broadloom and cushion floors, 1 1/2 baths, fireplace. Priced at only \$50,900.00 Call Fred or Mark Smith.

GREENBANK: Very attractive 6 year old 3 bedroom brick bungalow, immaculate throughout. Beautifully landscaped pool sized lot with patio and rocky. Family size kitchen, 13' x 21' living room, walkout basement, attached garage. Asking \$63,900.00 Call George Beaton.

LAKE SCUGOG COTTAGE: 35 miles Metro. Beautifully treed setting with excellent view of lake. 2 bedrooms, sun room, Panelled insulated and furnished. Asking \$32,500.00 with \$10,000.00 down.

PORT PERRY WATERFRONT: Unique 4 room furnished cottage, 2 piece bath, 2 bedroom guest house, well treed lot. Close to Marina. Asking only \$33,900.00 with good terms. Call Bruce Currie.

SUNDERLAND AREA: 12 acres fronting on paved road, 2 road frontages. 10 acres clear, balance wooded. Building permit available. Asking only \$30,000.00 Call Fred or Mark Smith.

Coast to Coast Real Estate Service

WHOMSLEY REAL ESTATE
640-4246 or 297-2633

50 ACRES UXBRIDGE AREA
Modern 2 yr. old brick & aluminum home, bay windows, family room with fireplace, 4 stall horse barn, and room for 4 more, fenced, excellent pasture, kennel, licence available. Asking \$118,900.00. Call Alan Kerr 297-2633 or 1-473-3322. ERIC WHOMSLEY R.E. LTD., BRKR.

UXBRIDGE 2 ACRE MINI FARM
Solid brick farm home in excellent condition, corner property, fenced barn 20 x 50 hydro & water. Was market garden, commercial ideas? Asking \$67,000.00. Call Alan Kerr 297-2633 or 1-473-3322 ERIC WHOMSLEY R.E. LTD., BRKR.

75 FT. LOT — STOUFFVILLE
4 bedrooms, bungalow in established subdivision, 2 baths, attached garage, beautifully finished throughout. R. R. Asking \$64,900.00. Phone Brigitte Wesholowski 297-2633 or 640-4246. ERIC WHOMSLEY R.E. BRKR.

MUSSELMAN'S — \$35,900.00
Make an offer on this handyman's special, 2 bedroom bungalow, full basement rec. room and possible 3rd bedroom, new septic tank and plumbing, tremendous potential. Call Tom Stephenson 297-2633 or 640-4246 ERIC WHOMSLEY R.E. LTD., BRKR.

GLEN ACRES — UXBRIDGE
4 bedroom brick bungalow, attractive 89 x 189 lot. Two car garage, stone patio, rec. room has roughed in fireplace. Loads of space for extra rooms in the basement. Asking \$65,900.00. Call Barb Sprute 297-2633 or 640-4246. ERIC WHOMSLEY R.E. LTD., BRKR.

EXCLUSIVE — EXECUTIVE
Property — Vivian area, 25 miles north of 401, set amidst tall pines, this immaculate California split level home has too many extras to mention, beamed cathedral ceilings, brick fireplace, complete privacy on 15 beautiful acres. A million dollar property for only \$174,900.00. Call Tom Stephenson 297-2633 or 640-4246. ERIC WHOMSLEY R.E. LTD., BRKR.

BEACH RIGHTS — GORMLEY
Exciting, architecturally designed new backsplitt, 4 level, brdm. throughout, F.P. balcony, too many extras to mention. Phone Brigitte Wesholowski 297-2633 or 640-4246. ERIC WHOMSLEY R.E. LTD., BRKR.

200 ACRE DAIRY FARM
Large steel barn with ties for cows, stable cleaner, pipeline milker, harvester, silo, and feeder, steel implement shed, large brick home with all conveniences. Call Gord Shearer 519-291-2548.

248 ACRE HOG AND POULTRY FARM
Level well drained land, finishing barn, 65 x 75 x 32 x 30, new hog barn, 102 x 26, hen barn 132 x 32, with 5,120 quota, large implement shed, automatic feed mill setup, implement shed, 4 bedroom home and 3 bedroom home. 519-291-3500.

187 ACRE DAIRY FARM
Large barn ties 52 cows with automatic feeding, stable cleaner, pipeline milker, 3 silos and unloaders, new implement shed, Dave Simpson 519-291-3458.

123 ACRE MIXED FARM
103 acres workable, balance hardwood bush, large barn setup for beef or pigs, implement shed, 4 bedroom brick house. Call Bob Ballantyne 519-291-2576.

60 ACRE MIXED FARM
Large barn setup for beef, new pig barn, 2 silos, 4 bedroom brick home with all conveniences, spring stream. Call Ivan Campbell 519-887-6672.

172 ACRE MIXED FARM
140 acres workable, large barn setup for beef, 5 bedroom home with all conveniences, pit silo, farm pond. Call Lawrence Hulley 519-347-2937.

155 ACRE CASH CROP FARM
All workable slightly rolling land, barn with silo, brick home. 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.

rose
KEITH E. ROSE LIMITED (REALTOR)
216 DON MILLS ROAD, KESWICK, ONTARIO
Keswick 476-3131 Toronto 297-1660
Keswick 476-4191 Markham 294-2469
Mount Albert — 473-2550

MARKHAM — SHERWOOD ESTATES
Spotlessly clean 4-bedroom solid brick rear-split nestled beside parkland area, covered in maples & beechwood. Large country kitchen with separate dinette area, large family room (12' x 23 1/2') floor to ceiling stone fireplace, walkout, broadloom over hardwood throughout, 3-bathrooms, finished basement, 2-car attached garage, oil heating, lot completely fenced in cedar, professionally landscaped with many mature evergreens. New Listing, \$110,000. Imm. Possession. Keith Rose 297-1660 294-2469 Mt. Albert 473-2550.

TWO ACRES — MT. ALBERT
Brick & Aluminum sidesplit on two acre parcel of land, all landscaped, south of Mount Albert. Broadloom throughout, floor to ceiling fireplace in family room, four good sized bedrooms, L-shaped living & dining area, large country kitchen, 2-bathrooms; 2-car attached garage. Will Sell Fast at \$99,500. 9 1/2 percent First Mort. Rob Sweezy 297-1660 473-2550 Home 895-1038.

NEWMARKET NORTH
Very exclusive area, 4 miles north of Newmarket, featuring 3-bedrooms, 2-bathrooms, family room with fieldstone fireplace, 2-walkouts, broadloom throughout, huge lot (115 x 308) all landscaped, First Mort at 10 1/4 percent. Will sell fast at \$89,900. Dennis Wright 297-1660 473-2550 Home 895-5840.

UXBRIDGE NORTH
Immaculately clean 3-bedroom brick sidesplit on huge lot (170 x 269) all landscaped, featuring separate living, dining & kitchen, 2-bathrooms, finished rec. room, fireplace, 3-car garage attached, quiet street. Price reduced to \$63,900. Dennis Wright 297-1660 473-2550 Home 895-5840.

rose
KEITH E. ROSE LIMITED (REALTOR)
216 Don Mills Road, Hw. 48, Mount Albert, Ontario
Keswick 476-3131 Markham 294-2469
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