

# REAL ESTATE

## Lee Weldon REALTOR

**TIRED OF RENTING?**  
2 bedroom home on large lot with mature trees in Uxbridge. Reduced to \$42,500. View today. Call Lee Weldon, Res. 852-7703 Off. 640-3131 or 297-2283.

3 bedroom sidesplit on nice sized lot offering a wonderful view of Uxbridge. Dining room with walkout, quality cupboards in large kitchen area. Finished family room with fireplace, 2 car paved drive etc. For further details call Lee Weldon, Res. 852-7703 Off. 640-3131 or 297-2283.

**NORTH UXBRIDGE**  
Jacobson quality custom built home on one acre. Separate dining area with walkout, large living room, gorgeous kitchen, main floor family room, walkout to patio, games room, large 2 1/2 car garage - a pleasure to show. Just \$69,900. Call Lee Weldon for further details. Off. 640-3131; Res. 852-7703.

**20 ACRES — SANDFORD**  
Stream, clear land, and bush; all permits available. Call Lee Weldon. Res. 852-7703 Off. 640-3131.

**HOBBY FARM 10 ACRES**  
Northwest Uxbridge at Sandford. 80' x 80' bank barn. Rail fenced paddocks. Mature trees surround this restored farm home, modern conveniences, quality broadloom. Paved road. Income potential. **NOW ONLY \$110,000.** Mrs. Sainsbury 640-1142.

**MUSSELMAN'S LAKE**  
Lot 100' x 200'. 100' grass dock area, private for picnics and boating. L.R.: 16 x 24 with stone fireplace, wet bar, 3 B.Rms., 2 bathrooms. Many, many extras. Make appl. and view. Try \$58,000. Mrs. Sainsbury 640-1142.

**CHARMING VICTORIAN — STOUFFVILLE**  
1 1/2 storey brick home. Large eat-in kitchen, 4 bedrooms, formal dining room, main floor laundry room, 2 porches. Separate 1 car garage. Beautiful 16' x 32' heated, in-ground Belz pool, equipment and poolhouse. Large lot, mature trees, centre of town. Asking \$74,500. Mrs. Sainsbury 640-1142.

**STOUFFVILLE "EXCELLENT MORTGAGE"**  
Can be arranged on this 3 B.R. brick bungalow. V.T.B. 1st at 11 percent completely open with \$10,000. down. Must be seen! Hurry for this one! \$59,500. Mrs. Sainsbury 640-1142.

**UXBRIDGE**  
Four bedroom bungalow, 2-car attached garage on one acre lot with above ground pool. List \$56,500. Call Lydia Sandusky Res. 473-6448.

**MUSSELMAN'S LAKE**  
2 bedroom attractive bungalow, good high basement, eat-in kitchen, cedar deck, together with one bedroom cottage, neat clean and cosy. Live in and rent out the other. Total asking price \$56,900. Call Mrs. Young Res. 294-4983.

**EXCELLENT STARTER HOME**  
A 3 bedroom home, lovely, bright eat-in kitchen. Attractively broadloomed and decorated. Nicely fenced back yard. Asking \$49,900. Call Mrs. Young Res. 294-4983.

**EXECUTIVE HOME ON 10 RAVINE ACRES**  
This 10 room home has everything going for it. Excellent family room as well as a gracious home to entertain in. Formal living and dining rooms; main floor family room. 3 baths, 2 fireplaces. To inspect this fine property call Mrs. Young Res. 294-4983.

**UDORA**  
Excellent 10 acre building lot with good pond site. On paved road. TRY \$25,900. Call Mrs. Young Res. 294-4983.

**UXBRIDGE BRICK BUNGALOW ON POND**  
One acre and fine 3 bedroom bungalow, town water, huge rec. room with fireplace and walk-out. 1 1/2 baths. Try \$66,000. for an excellent investment. Call Mrs. Young Res. 294-4983.

**LIKE HORSES AND COUNTRY LIFE?**  
3 Bedroom bungalow on 10 fine acres. Small barn with two box stalls and loft. Just North of Uxbridge. Call Mrs. Lee Weldon. 852-7703.

**OWNER MUST SELL**  
Moving to Montreal. Attractive older home on fine treed lot in Uxbridge. Large living and dining rooms and kitchen. Back kitchen would make excellent family room. List \$53,000. Your offer may take it. Call Mrs. Burd 640-4063.

**UXBRIDGE**  
2 Storey alum. sided, 3 B.R. home. In quiet area of nice homes. One mortgage carries for \$350. monthly. Only \$6,000 down. Asking \$41,000. Mrs. Sainsbury 640-1142.

**THE TIME IS RIGHT**  
Vendor must relocate, act quickly. Beautiful brick bungalow in that country setting, and close to good transportation. Three bedrooms, hardwood floors, semi complete rec. room, all for less than \$59,000. Mrs. Sandusky 473-6448.

640-3131 297-2283

**NORTHWEST CORNER HIGHWAYS 48 & 47**

## STOUFFVILLE REAL ESTATE LTD.

640-1200 297-3800

**CACHET COUNTRY CLUB**  
3100 square feet of prestigious living on one acre of natural beauty. This 4 bdrm. home offers master bdrm. with ensuite & walkout to deck, family room & rec. room both with fireplaces, wet bar, 4 washrooms, & two car garage. Call Ross.

**CUSTOM HOME**  
On three acres near Goodwood. Four bdrm., sidesplit, rec-room with fireplace & walkout, office, den, balcony off master bdrm., large foyer. See it today. Call Ross.

**EXECUTIVE QUALITY**  
Is what you find in this exceptional 3 bdrm. custom built home on 2 acres. Features family room with fireplace & walkout to patio. Master bdrm. with ensuite & dressing room, main floor laundry room, study or 4th bdrm., plus oversize double garage. Call Sal.

**STATELY VICTORIAN HOME**  
Large double brick 9 room house on large corner lot in Uxbridge. Two separate gracious stairways, pine manted fireplace, large windows and old charm throughout. Call Comrie.

**LAND! LAND! LAND!**  
45 acres all workable, just north of Stouffville. Future potential. Call Ross.  
50 acres corner property with some bush & view for miles. \$125,000.00 Call Sal.  
10 gently rolling acres 1/4 mile from paved road. Call Sal.  
50 acres estate property just 1 mile south Uxbridge. Call Comrie.  
10 acres on Hwy. 47 with 1400' frontage, just north of Stouffville.

**WE HAVE MANY OTHER PROPERTIES — GIVE US A CALL**  
640-1200 OR 297-3800

## L.S. Snelgrove REALTOR

COMPANY LIMITED

**REDUCED - GOODWOOD IN TOWN.** 2 full storey brick, lot 132' x 165', dining and living rooms with wainscoting. Gingerbread trim. Make us an offer. Asking \$61,900.00.

**DRASTICALLY REDUCED TO \$145,000.** The vendors are most anxious to sell. Make us an offer. 1 mile west of Goodwood on 47 Hwy. Country living for the horse minded family on 12 1/4 acres, 4 acres of pine, beech and maple trees, spring pond, white brick rancher, fieldstone fireplace, 5 bedrooms, 40 ft. family room, swimming pool, horse barn, 7 acres of rolling pasture, eye catching setting. Phone for appointment now.

**UXBRIDGE AREA — 39 acres of complete privacy.** Looking out over spring fed pond, barn, paddock, fruit trees. 2 storey brick, modern living room, 2 fireplaces. Picturesque property. Asking \$175,000.00 with terms.

**COUNTRY ESTATE**, 40 acres of rolling countryside, with completely renovated home featuring large family room, dining room, with Cathedral ceiling, 4 bedrooms and saddletry, 45 x 40 ft. Barn, pond-stream, lots of fruit trees, a truly lovely site. Asking \$179,000. Call Ross Kent 297-4770.

**GOODWOOD.** Majestic century home, 7 rooms plus small barn on a lot, 132' x 165', excellent pine floors and hardwood trim, some work required. Asking \$61,900.00. Call Ross Kent 297-4770.

**GOODWOOD.** 15 acre L-shaped building lot, fronts on 2 roads, \$68,000. Call Ross Kent 297-4770.

**UXBRIDGE AREA.** Modern brick ranch bungalow on 1 acre lot, with a great view, 4 bedrooms large kitchen, and 2-4 pc. bathrooms. Lots of room to grow in. Asking \$72,500.00 with good mortgage. Call Ross Kent 297-4770.

**GOODWOOD.** 12 acres plus custom built ranch bungalow with 4 bedrooms, stone fireplace, Cathedral ceiling, walkout basement, cedar deck and 3 acres of maple bush. \$145,000.00. Call Ross Kent 297-4770.

**We will accept the challenge of Selling Your Property... NOW!**  
Fred A. Smith — Goodwood  
297-4770

## FRANK REALTOR

W. FRANK REAL ESTATE LIMITED  
189 QUEEN ST., PORT PERRY

576-7515 985-7386  
TORONTO LINE 364-2516

**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.

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

**UXBRIDGE NORTH:** 100 acres, 70 acres productive clay loam, balance bush and pasture land, good pond site, 8 room frame home, all conveniences, barn adequate for mixed farming or hobby farm. Good value at \$115,000.00 with terms. 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.

**SUNDERLAND EAST:** 32 acre hobby or horse farm with excellent 2 storey brick home, centre hall plan, 4 bedrooms, all conveniences, attached garage. Barn for livestock, spring fed pond. 30 acres arable. Asking \$83,500.00 with terms. Call Bruce Currie.

**PORT PERRY NORTH:** 2500 sq. ft. of gracious country living on secluded 3 1/2 acres. Executive type four bedroom home, large living room, family room, fireplace, 2 1/2 baths, double garage. Asking \$87,500.00. Call Lawrence Morrison.

**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% 1st. mortgage. Call Ken Middleton.

**LAKE ST. GUY WATERFRONT:** 2 bedroom furnished cottage, partially renovated for permanent living, 145' lakefront, boat house, marine railway, 18' inboard boat, workshop. Asking \$39,900.00 with \$12,000.00 down. Call Fred or Mark Smith.

**LAKE SCUGOG LAKEFRONT:** 10 acres with 192' waterfront, partly cleared, balance wooded. Priced at only \$29,500.00 with \$10,000.00 down. Act fast on this one and call Fred or Mark Smith.

Coast to Coast Real Estate Service

## SHOULD A REALTOR BARGAIN FOR HIS CLIENTS?

**Win Timbers**

He would not need to except for a few "ifs." If human beings did not have feelings; if they did not have preconceived ideas (often erroneous) about the worth of property; if they had a knowledge of the legal pitfalls to avoid; and if a dozen other problems did not exist. Everything would then be smooth sailing.

A Realtor is a neutral expert linking seller and buyer, and owes an obligation of integrity to both. This position enables him to act as a go-between and advisor to both parties. He becomes a buffer against hurt feelings and misunderstandings.

When a prospective buyer makes an offer - usually below the asking price - the seller dealing directly with the buyer can find it difficult to negotiate such things as price, terms and possession.

When to concede a point and when to remain firm are decisions that simply need an expert. This kind of expertise comes only from experience, knowledge of the market, study of real estate law and considerable skill in human relations.

See you next week.

**Giant tree, one acre with small two bedroom cottage.** All conveniences, 20 miles Metro, \$39,900. Call Fran Rutke, 297-1404, Fred Cook R. E. Ltd. Realtor

**40 acres garden soil, south of Uxbridge.** W. Timbers, 297-1404, Fred Cook R. E. Ltd. Realtor

**Spacious 7 room, 2 bath townhouse, 5 appliances, drapes, broadloom, Markham, asking \$47,500.** W. Timbers, 297-1404, Fred Cook R. E. Ltd. Realtor

**OPEN HOUSE SATURDAY, JULY 31**  
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.

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

## Don HAMILTON REAL ESTATE & INSURANCE

**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, pig 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

## Joanne SCHULZ REALTOR

**DAVIS DRIVE — WOODBINE**  
NEWMARKET 898-1887 Toronto 495-0561

**LAKE FRONT DOUBLE LOT**  
Musseiman Lake. Picturesque view of lake, parklike garden, spacious 1 1/2 storey house 33' dining - living room with stone fireplace just listed at \$79,900.00. Katherine Kurck.

**1 1/2 STOREY BRICK FARM HOUSE**  
\$46,500 fieldstone castled entrance, huge kitchen, 4 bedrooms, 2 bath; 1/2 acre, Port Bolster, Katherine Kurck.

**10 ACRE & HOUSE**  
\$97,000. Walkout living family room to balcony and sundeck, 4 bedrooms, beamed panelled ceiling, secluded treed setting, Mt. Albert area. Joanne Schulz.

**2 ACRES & NEW HOME**  
Beautiful countryside view, splitlevel. W. A. family room, fireplace, 2 1/2 bath, separate dining room, laundry room. \$87,900.00. Mt. Albert Area, Joanne Schulz.

## WILFRED McIntee REALTOR

**Beef Farm, 200 acres, 130' workable early loam, balance mixed bush, Saugeen River flows close to buildings, drilled well, large L-shaped bank barn, drive shed, 10 room brick house with modern conveniences. Farm in high state of cultivation, all bldgs in excellent repair. Close to highway \$150,000.**

**Beef Farm, 100 acres, 90' workable early loam, trout stream flows close to bldgs, drilled well, large bank barn, paved yard, hopen, drivedshed, 8 room house, modern conveniences, bldgs in good repair, on paved road. Only \$110,000.**

**Horse or hobby farm, 50 acres, 42' workable early loam, spring pond, drilled well, large bank barn, drivedshed, Modern 8 room brick house. Bldgs in good repair, close to Hy. \$66,000.00.**

**WILFRED McIntee & CO. LIMITED REALTOR**  
Mount Forest, Ont. 519-323-2590.

## shepherd the home folks who care about people

**BARBARA SIBBICK**  
Thos. N. Shea Ltd. is pleased to announce the appointment of Mrs. Barbara Sibbick to the position of Manager of the Unionville Office. Mrs. Sibbick comes to Unionville with considerable Real Estate experience which includes having owned and operated her own Real Estate Company in the town of Stouffville. Together with the Unionville staff, Mrs. Sibbick is looking forward to assisting you in all your Real Estate needs, and providing prompt courteous and conscientious service.

297-1270

## WHOMSLY REAL ESTATE

640-4246 or 297-2633

**CENTURY BRICK + 25 ACRES**  
North of Stouffville, charming 2 storey parklike surrounding, 3 bedrooms, 2 baths, asking \$129,000. Call Brigitte Wesholowski.

**ROMP ON 50 ACRES UXBRIDGE AREA**  
New home, cape cod style, bay windows, quality broadloom. 4 stall horse barn + room for 4 more, fenced, good hay producer, owners have bought. Asking \$118,900. Call Alan Kerr 473-3322.

**CENTURY BRICK — UXBRIDGE**  
4 bedrooms, quiet street, large kitchen, 2 baths, asking \$52,500. Call Brigitte Wesholowski.

**UXBRIDGE 2 ACRE FUN FARM**  
Solid brick farm house, huge kitchen, excellent throughout, barn 20 x 50, hydro and water, excellent garden soil, landscaped. Asking \$67,000. Call Alan Kerr 473-3322.

**CUSTOM BUILT SIDESPLIT**  
Near Stouffville, 3 bedrooms, large family room with fireplace, large lot. Asking \$64,900. Call Brigitte Wesholowski.

## 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 p.c. washrooms, finished basement, included are five appliances. Good financing with 1st. mortgage at 9% percent. Asking \$67,500.

Call 294-3252

**WANTED**  
I have a very serious buyer recently transferred to the Markham area who needs a 4 bedroom home, preferably under \$70,000.00 and willing to pay cash. If you are thinking of selling, give me a call. Ross Gallo 640-1200 or 297-3800.

**Stouffville R. E. Ltd., Broker**