

REAL ESTATE

(Toronto Direct) 640-4151 (Mt. Albert) 473-3600

Farquharson

realtor

114 Main Street West, Stouffville, Ontario L0H 1L0

"ACTIVE IN REAL ESTATE IN STOUFFVILLE AND AREA FOR OVER 20 YEARS"

"SERVING OUR COMMUNITY SINCE 1956"

VIEW OF THE LAKE
Only \$47,500.00 for this well cared for 5 room home plus guest cottage near Stouffville. Financing available. Call Dianne Gunn.

MT. ALBERT - 5 ACRES
6 room aluminum sided home, good gardening land. Right on Highway 48. Asking \$69,000.00 - make an offer. Call Dianne Gunn.

COZY STARTER
Stouffville - in town, 2 bedroom aluminum sided bungalow, full basement, oversized lot. Only \$49,900.00. Call Dianne Gunn.

STOUFFVILLE AREA - 40 ACRES
Minutes from town, 712 ft. frontage on paved road. Rolling and scenic in an area of estate homes. Asking \$89,900.00. Call John Walley.

UXBRIDGE HILLS - 25 ACRES
West of town on Siloam road, gently rolling, mostly clear land, close to Country Club. Asking \$74,500.00. Call John Walley.

CENTURY BRICK - 30 ACRES
4 miles NW of Uxbridge. Yellow brick 2 storey with loads of charm. Very solid - needs some renovations, 10 rooms, pine floors, 825 ft. frontage. Priced to sell at \$95,000.00. Call John Walley.

STOUFFVILLE BUNGALOW
\$7,450.00 down to qualified purchaser buys this beautifully landscaped brick 3 bedroom home. Finished rec room and fireplace. Call Sharron Brazier.

10 ACRES - TREES
Uxbridge north - firewood and privacy assured. Dead end road, 2 acres cleared, drilled well. Just off main highway. Asking \$41,900.00. Call Alan Kerr.

PEPPERLAW
3 bedroom stone and brick bungalow on 13 acre. Eat in kitchen, partially finished basement, stone fireplace. Excellent value. Call Bev Setton.

STOUFFVILLE AREA - 10 ACRES
7 miles NE of town, 4 bedroom brick bungalow surrounded by pines, offering very private setting. 2 fireplaces, 5th bedroom in basement, rec room finished in pine. Multi-purpose insulated barn. Property completely fenced. Ideal for hobby farmer. Asking only \$129,900.00. Call Terri Surman.

MEMBERS OF YORK REGION REAL ESTATE BOARD (M.L.S.) ONTARIO REAL ESTATE ASSOCIATION AND CANADIAN REAL ESTATE ASSOCIATION

Do you know how much your home or property is really worth - or are you just guessing? We can help. You may be truly surprised at it's value in today's market. For a free valuation without obligation.

Call **640-4151**

Don HAMILTON

REAL ESTATE INSURANCE

50 ACRES
In Listowel area, nearly all workable, bank barn for pigs with liquid manure system, 1 1/2 storey 3 bedroom home, newly renovated, only \$64,000. Call Jake Arends 519-291-1788 or 519-291-3500.

150 ACRES
In Huron County, approx. 125 acres workable, bank barn with 43 ties plus pens, silo with unloader, 4 bedroom brick home, cows and quota available. Call Jake Arends 519-291-1788 or 519-291-3500.

147 ACRES
Near Brussels. 138 acres workable, balance in hardwood bush, ideal for cash crop. 4 bedroom brick home, no barn. Call Laurie Campbell at 519-887-6672 or 519-348-8447.

150 ACRES
Of level land in the Mount Forest area, Highway location, 7 room home. Call John Biggs 519-323-323-1334 or 519-334-3593.

200 ACRES
In Huron County. Barn for farrow to finish. 2 storey 4 bedroom brick home, buildings in good condition. Sows and hogs available. Call Dave Simpson 519-291-3458 or 519-291-3500.

172 ACRES
Of rolling land with paved road location. 2 storey home. Bank barn set up for dairy with 60 ties plus pens, implement shed, 2 silos with unloader. Call Bob Ballantyne 519-356-2576 or 519-291-3500.

WRITE FOR FREE FARM CATALOGUE
DON HAMILTON
REAL ESTATE & INS. LTD.
122 Wallace Ave. N., Listowel, Ont.
Office 519-291-3500 or if busy call 519-291-2130

50 ACRES

5 miles north of Goodwood, 25 acres workable, 25 acres miscellaneous bush, 2 small ponds, lovely country property near paved road. \$89,900. Ann Purvis 297-1270, ext. 67.

Family Trust Corp. Ltd.
Beaverton

a Moving experience

???? 20 MINUTES !!!!

There is no way of knowing how many times your agent will show your house to potential purchasers before it is sold. The general practice of making appointments to inspect a property, gives the vendor and his family advance notice during which time they can arrange their activities and prepare the house for inspection.

Some inspections will appear of a more genuine nature. Others will provide a longer advance notice. What do you do though, when your agent phones and requests an inspection in "twenty minutes"? One reaction is to avoid the inspection - after all, you think, twenty minutes is not very much time.

Consider for a moment, what type of potential purchaser would request permission to inspect "right away". Is it possible that this person has a real need, genuine interest and limited time for inspections? These factors could be considered advantageous.

Consider also, that if this person is inspecting properties on what might be thought of as "short" notice, then this person might also be more objective, making allowances for the family use and activities. This might also be considered as an advantage. What do you do? Use those twenty minutes wisely.

Assist your agent in this situation by preparing as best you can in that amount of time. Pretend that you are the purchaser, walk through your house. Pick up and put away obvious things such as toys, newspapers, or such other items as you notice with the eyes of the purchaser.

If you are in the middle of a project that cannot be removed, such as sewing, ironing, painting, dinner, explain this to your agent, and your agent will explain the circumstances to the potential purchaser. Be selective about what you do in the time you have available. Kitchens and bathrooms that are clean and tidy make favourable impressions.

The short notice inspection may be a rare request, but it could also be a valuable one. A little flexibility on your part may be all that is required to learn whether this particular person is seeking what your property has to offer.

Published in the interest of the community by York Region Real Estate Board in cooperation with the Canadian Real Estate Association.

FRANK

REALTOR

W FRANK REAL ESTATE LIMITED

RETIREMENT HOME
Village of Claremont - Well kept home, all conveniences only steps away, 2 kitchens, 2 living rooms, 2 bedrooms, 2 baths, upstairs was rented, drilled well, very nice back yard. Asking \$55,000. Terms considered. For viewing call Hugh Pugh 649-2028

H.R. May

real estate limited - broker

104 main st. w. stouffville

BUILDING LOTS

CLAREMONT: Corner lot, 10 rolling acres with a view for miles, 150' frontage on Brock Road. Asking \$75,000.00.

PEPPERLAW: 5 well treed lots in Woodlands Subdivision. Your choice, priced from \$9,900.00.

SAINTFIELD: 6 large building sites on quiet crescent, take your pick, from \$18,000.00.

BLACKWATER: 6 building lots located on quiet street in newly built area. Your choice \$16,500.00.

UXBRIDGE: 26 acre parcel, with 600' frontage on Region Rd. 23, 2 miles from beautiful downtown Uxbridge. Only \$57,000.00.

STOUFFVILLE EAST: Hillside building lot, 1 1/2 acres, westerly exposure excellent for walkout basement.

TERMS & BUILDING PERMITS are available on all of the above properties and, if you wish, I can arrange to have a custom home built to your requirements. To view these properties and several others call Grant Morgan 640-2223.

REDUCED TO SELL: Two custom built, 4 bedroom backsplit homes, walk-out family rooms with fireplaces, large double garages, priced at \$85,500.00 & \$94,500.00 with terms. Call Ross Hetherington 640-2223.

COUNTRY HOME: 10 acres, 3 baths, 2 fireplaces, small barn, near Stouffville, priced at \$125,000.00 with terms. Call Ken May 640-2223.

ESTATE LOTS, VIVIAN FOREST: 2 acres, \$65,000.00, 20 per cent down. Call Ken May 640-2223.

INVESTMENT & RELAXATION: This cozy 3 bedroom cottage on large 250 x 285 foot lot has great commercial potential for recreational business. Easily accessible winter or summer. Reduced to \$39,900.00. Call Ken May 640-2223.

SECOND MORTGAGE: Discounted to yield 15 per cent, large equity in property, \$40,000.00 required. Call Ken May 640-2223.

STOUFFVILLE AREA: Beautiful 1/2 acre treed lot, 4 bedroom home in good repair, all appliances included, sun room, main floor laundry, insulated and heated, double car and workshop. Asking \$76,900.00. Call Len Powell 640-2223.

STOUFFVILLE BETHESDA AREA: 3.8 acres plus 2 ponds, new 4 bedroom, 2 storey home, main floor family with fireplace, main floor games room with fireplace and library. Asking \$169,000.00. Call Len Powell 640-2223.

STOUFFVILLE BRICK CENTURY HOME: Under renovations, large lot, main floor family. Asking \$79,900.00. Call Len Powell 640-2223.

STOUFFVILLE: Frame century home in great mature area, a main level family room, double car garage. Asking \$69,900.00. Call Len Powell 640-2223.

GOODWOOD: Building lot. Asking \$21,000.00.

STOUFFVILLE AREA: 10 new exciting homes under construction, 1/2 acre lots, all homes over 2000 sq. ft., main floor families, large bedrooms, 2 storeys and sidesplit with many extras. A must to see if you're wanting to locate in the country yet still have ease access to Toronto. Priced for. \$119,900.00. Call Len Powell 640-2223.

GOODWOOD HORSE FARM: 10 acres with large 3 bedroom home, modern barn features, 49 boxstalls, 2 tack rooms, wash rack, hot walker and riding arena 75' x 180'. Established business. Call Grant Morgan 640-2223.

MANILLA: 72 acre farm with buildings adjacent to town, 3300' highway frontage. Asking \$79,900.00. Call Grant Morgan 640-2223.

COUNTRY SETTING & custom built home on 2 acres across from Vivian Reforestation. 2 car garage, rec room, large living room. Priced to sell. Call Dick Fintelman 640-2223.

UXBRIDGE
13 ACRES: 3 bedroom home in spottless condition, walkouts, rec room, games room, 2 car garage, carports.

THOUSANDS OF TREES, STREAMS... & 2 stocked ponds, large garden. \$96,000.00. Call Dick Fintelman 640-2223.

NEARLY NEW BACKSPLIT: 4 bedroom home on large lot in Stouffville, rec room with bar, perfect for entertaining, walkouts from master bedroom & family room. Call Dick Fintelman 640-2223.

STOUFFVILLE: Vendor has bought, must sell this 4 bedroom spacious home in mature subdivision close to schools & shopping. A must to see at \$76,900.00. Call Jan Frisby or Dick Fintelman 640-4555 or 640-2223.

FOR LAND SALES GIVE US A CALL 640-2223

HAVE YOU THOUGHT ABOUT A CAREER IN REAL ESTATE?

...and done nothing about it

FRED FUSS

I will give you an hour or more of my time to try to help you decide.

CALL ME ANYTIME
STOUFFVILLE — 640-2082
UXBRIDGE — 852-3443
MT. ALBERT — 473-2146

Family Trust Corp. Ltd. 30 OFFICES TO SERVE YOU BETTER

GOOD STARTER OR RETIREMENT HOME, Oakwood, Clatsop, new well, garage, 3 pc. bath, oil furnace, garden plot, clean, ready now. 705-953-9404.

STOUFFVILLE - BRICK SPLIT ENTRY 3 bedrooms, heated pool, \$72,500. 640-3205. No agents please.

PRIVATE
10 acres, new, 1800 sq. ft., brick sidesplit, 3 bedrooms, 3 baths, 3 car garage, fireplace, \$125,000. Call builder 640-1275.

5 WOODED ACRES \$49,900
Gently rolling estate lot in area of fine homes. Year round creek crosses property. Only 25 minutes north of Metro. BILL SHIELDS 640-2082.

STOUFFVILLE
You can't see it for trees... But a genuine brick home is hidden here. 10 acre, 2 storey barn and garden, 1 mile from town, excellent value at only \$110,000. MARY JEAN SIDER 640-2082.

3 BEDROOMS - 100' X 150' LOT \$59,900
Well kept home near Woodbine & Bloomington. 3 appliances, mature maple & apple trees. Only 20 minutes north of Metro. BILL SHIELDS 640-2082.

STOUFFVILLE
25 rolling acres, 135 yr. old original farm house renovated, on paved rd. in area of estate homes. 5 walkouts, 2 fireplaces, 2 baths, driveway, heated workshop, 4 box stalls. \$165,000. PAULINE MANCINI 640-2082.

GOODWOOD COMMERCIAL
3400 sq. ft. block bldg. on 95 x 148, corner lot with ample parking, busy Hwy. 47 great for fruit market, welders, etc. \$45,000. NOREEN MCGUCKIN 640-2082.

HALF ACRE LOT 3 BEDROOMS \$73,600
Stouffville area. 3 year old home. 2 fireplaces, 2 baths, frigo. & stove. Purchaser can assume first mortgage at 10 1/4 per cent. BILL SHIELDS 640-2082.

CUSTOM BUILT STOUFFVILLE
\$84,900. Genuine oak doors & trim enhance this window bright stone & brick bungalow in a neighbourhood of better homes. 2 fireplaces, attached garage. It's really well kept. See it now. MARY JEAN SIDER 640-2082.

10. Houses for Rent
PRIVATE - For rent or sale - private lakefront, north Stouffville, 3 bedroom renovated bungalow, electric heat, 4pc. bath, parking, \$300 month. Phone 485-2827 or 640-4010 2/2/75

10. Houses for Rent
WINTERIZED, furnished, small, one bedroom cottage, Musselmans Lake. Conveniences, chemical toilet. Weekly \$75.00 Monthly \$180.00 640-4854 or 895-3357.

10. Houses for Rent
2 BEDROOM semi-detached country home, south of Mt. Albert. First and last, \$260. Immediate possession. 727-9292.

STOUFFVILLE United Church Womens - Bazaar and Bake Sale Nov. 3rd, 1979.

CLAREMONT LIONS BINGO - every other Monday each month, Claremont Community Centre. 7:45 p.m. Good prizes. Admission \$1.00 TF25

GERRY Meharg

REALTOR

BALSAM LAKE COTTAGE - Nest 2 bedroom cottage 45 x 252, lakefront lot, completely furnished, all included in asking price. Only \$33,900.00. Call Earl Dowsell 705-426-7024.

LAKE SIMCOE COTTAGE - Asking \$49,900.00 for this fully furnished and insulated year round cottage. 150 ft. of safe sandy beach. Call Earl Dowsell 705-426-7024.

ACREAGES
20 acres, excellent building site - \$26,900.00.
100 acres, water, trees, open land - \$59,900.00.
150 acres, large area of trees, balance open land - \$59,900.00.
268 acres, open land & large area of mature trees - \$79,900.00.
Call Earl Dowsell 705-426-7024.

SOMETHING SPECIAL - STOUFFVILLE - Newly constructed Victorian Era home in Century Old Neighbourhood. Exceptional workmanship, architect designed, 3 spacious bedrooms, 3 baths, huge country kitchen, walkout to deck, 2 fireplaces, mature trees abound, a very unique property. Asking \$105,900.00. Mrs. Sainsbury 640-1142.

STOUFFVILLE - 48 ACRES - Edge of town limits investment land - future development potential \$300,000.00. Mrs. Sainsbury 640-3131.

UXBRIDGE NORTH - 10 ACRES - Great view, level land, build your own mini-farm. Asking \$36,900.00. Mrs. Sainsbury 640-3131.

SUNDERLAND - 40 ACRES - Permits, partially treed at rear. Asking \$39,900.00. Mrs. Sainsbury 640-3131.

VICTORIANA GRACE AND CHARM - Stouffville \$98,500.00 - A beautiful exterior makes this spacious 3 bedroom, brick, 2 storey very appealing. Antique features are stained leaded glass, lovely wood trim, 2 stairways, 3 verandahs, formal living and dining areas. Old fashioned homes and tall maples abound. Your antiques will add the finishing touch! Call Mrs. Sainsbury 640-3131.

UXBRIDGE BEST BUY - Aluminum clad semi with large new kitchen, walkout to deck and super back yard, redecorated interior, 3 bedrooms, \$37,900.00. Call Peter Bernhardt 852-3056.

NEW GROCERY STORE AND SEPARATE BUNGALOW - Fine business in this new store. Very attractive 3 bedroom bungalow, attached garage, economical heating. North Uxbridge \$139,000.00. Call Peter Bernhardt 852-3056.

UXBRIDGE NORTH HOME & 28 ACRES - Fieldstone and aluminum siding - a top quality home with many extras including fireplace in living room, dining room with walkout to cedar deck with great view, 6 bedrooms, family room, 2 baths, workshop, attached 2 car garage. All this and only 40 minutes from Metro. Great for horse or nature lovers. \$91,900.00. Call Peter Bernhardt or our office for this sandy.

ATTRACTIVE 1 1/2 STOREY - White aluminum siding and picket fence, located on a fine deep lot in central Uxbridge. 3 bedrooms, living and dining rooms, 2 porches, 1 car garage and paved drive. A fine retirement home or for small family \$58,900.00. Call Peter Bernhardt 852-3056.

UXBRIDGE - FUN FOR KIDS & PARENTS - 5 bedroom house in town, pond with swimming area across the street, good trout fishing, walking distance to stores, schools, library, tennis courts, curling rink and just 2 blocks from GO TRANSIT \$66,900.00. Call Peter Bernhardt 852-3056.

COUNTRY PROPERTIES! \$99,900.00 AND UP - 3 parcels, 10 acres & 13 acres. Brick bungalow with attached garage. Some trees - one property has stream. Good commuting from Uxbridge area. Call Lee Weldon 640-3131.

UXBRIDGE VICTORIAN - \$54,900.00 - 3 bedroom brick on deep lot. Good garage. Commercial zoning. Could be charming home or enterprise. Call Lee Weldon 640-3131.

BEAUTIFUL BUNGALOW - UXBRIDGE - Located in desirable area of town - close to ponds and nature trails. Ideal family home featuring 4 bedrooms, 2 baths, family room with fireplace, large games room. Landscaped to perfection. Asking \$74,900.00. Call Lee Weldon 640-3131. Res: 852-7703.

TOWN & COUNTRY DIVISION

Family Trust

FAMILY TRUST CORPORATION REALTOR

STOUFFVILLE-UXBRIDGE-MT. ALBERT

14. Wanted to Rent
WANTED - one or two bedroom apartment in Stouffville by single male. Non-smoker. Call collect 884-4073.

15. Coming Events

DISCO DANCE LESSONS
Summer "Crash" Course
Thursday evenings at Unionville Legion, 5 weeks for \$13.00 per person.
To register, call Pat. 444-6110 TF22

GIANT YARD SALE
Saturday and Sunday
June 30 and July 1st
Lots of antiques & furniture
Next to Sun Valley Store
Musselman's Lake Stouffville.

SUNDAY, JULY 1ST
9:30 a.m. - 3 p.m.
Antique Show and Sale
Lion's Hall
104 Centre St. E.
(Off Yonge)
Richmond Hill
25 Dealers
Bargains Galore

GIANT LAWN SALE
Sunday and Monday
Aurora Sideroad
1/4 mile west of Hwy. 48
Furniture, household goods,
collectables, cane chairs, iris
glassware, antiques and
much more.
10 a.m.

YARD SALE
Thursday, Friday,
Saturday & Sunday
118 Church St. S.
Richmond Hill
Moving Bargain Prices.

THE FAMILY OF ALLAN AND EDNA WIDEMAN of Milverton, Ont. invite you to share Sunday, July 8, 1979 from 2-5 p.m. with them at an Open House at the Pools Mennonite Church, 2 miles south of Milbank, in honor of their parents 50th Wedding Anniversary. Best wishes only please. 7/2/79

STOUFFVILLE United Church Womens - Bazaar and Bake Sale Nov. 3rd, 1979.

CLAREMONT LIONS BINGO - every other Monday each month, Claremont Community Centre. 7:45 p.m. Good prizes. Admission \$1.00 TF25