

# REAL ESTATE

City & Resort Convenience...Country Quiet!

## Perry Glen Estates

SAVE WITH PRE-CONSTRUCTION PRICES BEFORE OUR GRAND OPENING  
 • Just minutes to the shores of beautiful Lake Scugog at Perry Glen Estates there are Advantages, Features and Values that no other builder duplicates or equals.



### GAINSBOROUGH

Like a Country Mansion with stone front and sheltered arch, this 4-Bedroom, 2-Storey home confirms the owner's good taste. Huge Master Suite has twin closets and private 4-piece Bathroom. Also has twin Basins, 5-piece Bathroom and a 2-piece Washroom on the Main Floor next to side entry. Kitchen with Nook, Large Family Room with Fireplace and sliding glass doors to Patio area. Lower level has Fruit or Wine Cellar, 2 Car Garage, 2137 Sq. Ft. plus Full Basement.

\$77,995.

12 New Luxury Fully Detached Home Styles from \$69,995

• MODEL HOMES NOW OPEN

Over 500 Picture Homes built and sold in 2 Years...one visit and you'll see why



### DA VINCI

The exterior appearance of the 2 car garage arches and the front entry arch with shelter makes this 4-bedroom, 2-Storey home one of our most popular sellers. Master Suite has private Bathroom and walk-in closet. Second 4-piece Bathroom serves other bedrooms and extra 2-piece washroom is on main level next to Laundry Room adjacent to the side entry. Family Room has real fireplace, lovely kitchen Ft. plus Full Basement.

\$74,995.

## Picture Homes

... Means Great Value

EXCLUSIVE AGENTS

TORONTO PHONE-366-1915

Howard Limited  
 728-9544 Order 985-7371  
 647 Scugog Street, Port Perry, Ontario

### EASY TO REACH:

Go East on Hwy. 7 to Hwy. 12 at Brooklin, North on Hwy. 12 to Manchester, then East on Hwy. 7A (Approx. 2 Miles). Enter directly East of Brewer's Retail Store. Look for the big sign.

## H.R. May real estate limited broker

104 main st. w. stouffville

**GOODWOOD:** 1 1/2 storey home, 3 bedrooms, large kitchen, separate dining room, new furnace, 100 amp. service, 1 1/2 car garage and workshop area. Attractive first mortgage. Asking \$51,900.00. Call Dick Fintelman 640-2223.

**TWO ACRE** country setting. Spacious custom built brick bungalow with 3 bedrooms, large living room, den, rec room with acorn fireplace, large double attached garage, combination oil and wood furnace. Call Chuck Spensley 640-2223 or 640-4044.

**STOUFFVILLE:** 8 miles northeast on paved road, approximately 1 1/2 acres, large brick 4 bedroom ranch bungalow. Sit in kitchen and separate dining room with walkout. Fireplace in living room, 2 bathrooms, laundry room, central vacuum, 2 car garage and workshop area, paved drive. Asking \$106,900.00. Call Dick Fintelman 640-2223.

**STOUFFVILLE AREA:** Rolling 10 acre lot with small barn surrounds this 3 bedroom custom built bungalow with 3 baths, 2 fireplaces ad walkout basement. Asking \$125,000.00. Call Len May 640-2223.

**ESTABLISHED HORSE BOARDING BUSINESS:** Presently 40 boarders to start up. Located 7 miles from Stouffville on 10 scenic acres. Century farm house provides extra large rooms and indoor pool. Modern barn features 40 box stalls, 2 tack rooms, arena 75' x 180', plus much more. Reduced to \$219,500.00 for fast sale. Call Grant Morgan 640-2223.

**STOUFFVILLE SEMI DETACHED:** Excellent opportunity to own your own home and have the tenants pay the mortgage. Located very close to all the town's amenities. On a large 66' x 264' lot. Asking \$79,500.00. Call Grant Morgan 640-2223.

**BUILDING LOTS:** CLAREMONT: Corner lot, 10 rolling acres with a view for miles, 1500' frontage on Brock Road. Asking \$75,000.00. PEPPERLAW: 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 town. Only \$57,000.00.

**TERMS AND 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.

**STOUFFVILLE:** In Town full services, ready to go, 2 choice lots. \$29,900.00 each.

**CLOSE TO TOWN:** 2.3 wooded acres, pond site. \$53,500.00.

**TWO ACRE ESTATE LOTS:** Wooded, paved road, asking \$45,000.00 each. For the above properties call Ken May 640-2223.

FOR LAND SALES GIVE US A CALL  
 640-2223

### 7. Financial and Mortgages, Business Opportunities

#### MUST SELL

Business in family forces us to sell a Red & White Grocereria at a bargain price. Excellent sales volume, profit & loss, year-round trade; living quarters in the heart of Muskoka. Any reasonable offer will be presented. A chance for you to own your own business at below market value. ROY M. HERBERT LTD. REALTOR. MACTIER, 705-375-5474 or 705-375-5223.

#### 3. Accommodation

**STOUFFVILLE:** Girl to share farm house with same. \$160.00. Includes utilities. Call 888-1503, evenings.

**MATURE PERSON** or persons to look after horses on small farm in exchange for living accommodations. 640-3032.

**ROOM AND BOARD** available for one male. \$35.00 weekly in advance. 1/2 mile north of Stouffville. 640-2798, 4W35

**FARM HOUSE TO SHARE:** room for 2 retired gentlemen. Separate rooms. Stouffville area. Phone 294-0358.

#### 10. Houses for Rent

**HOUSE FOR RENT** on farm north of Stouffville. \$375.00 per month. References required. Call 294-2384 or 473-2262, evenings.

#### 2. BEDROOM HOUSE, Claremont. 649-3105.

#### 13. Apartments

**APARTMENT** or office space for rent. Can be seen at New Image Beauty Salon, 37 Main St. W., Stouffville. Days only.

**2 BEDROOM** apartment available Sept. 1st. Responsible people only need apply, references required. Apply after 6:00 p.m. 640-2210.

#### 14. Wanted to Rent

**RESPONSIBLE YOUNG** family requires 2 or 3 bedroom home by Nov. 1st. References. Call 705-526-9970 collect. 72W24

**RELIABLE FAMILY** requires 3-4 bedroom house, references available. 652-7915.

**MATURE** single, professional woman requires small apartment, preferably in private home, out of town. Reply to The Tribune, Box 3099, Stouffville, L0H 1L0

#### RESPONSIBLE COUPLE

Excellent references, no children. Looking for house or small farm to rent in this area.

Please phone 640-1299 after 5 P.M.

#### 15. Coming Events

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

**Full Registration BEGINNERS DISCO LESSONS AND BALLROOM INSTRUCTION** By Pat Thornton

Classes, every Thursday evening in Unionville starting September 13, for 10 weeks. Separate 10 week ballroom program, also available same night. \$26.00 per person for each 10 week program. Class size limited. For registration call Pat 444-6110 5W32

**SUNDAY, SEPT. 2ND** 9:30 a.m. - 5p.m. Antique Show and Sale Lion's Hall 106 Centre St. E. (Off Yonge) Richmond Hill 25 Dealers Bargains Galore

#### 15a Garage Sales

**YARD SALE** Saturday, Sept. 1st 11:00 A.M. Home baking, home crafts, dishes, odds & ends, etc. 111 9th Line North Stouffville

**YARD SALE** Sat. Sept. 1, 111 Ninth Line North. 6 families involved.

#### GIANT YARD SALE

2 1/2 miles east of Stouffville or 1 mile north of Altona or 2 miles south of Hwy. 47 on 2nd Conc., at Shaws. Follow Sign. Aug. 31, Sept. 1, Sept. 2

**GARAGE SALE** 2nd Conc. 1 1/2 miles north of Altona, or 1 mile south of 47 Hwy. Sept. 1, 2, 3.

## TOWN & COUNTRY DIVISION

# Family Trust

FAMILY TRUST CORPORATION REALTOR  
 STOUFFVILLE - UXBRIDGE - MT. ALBERT

**TREED SECLUSION**  
 Classic home on 10 acres, 5 miles from Stouffville; 4 bedrooms, 2 fireplaces, 5 appliances, quality decor thru-out, every room has a country view. \$175,000. Edna Luther 640-2082.

**COMMERCIAL \$45,000!**  
 Prime corner location - 35 miles from Toronto on busy Highway 47. Super 3400 sq. ft. bldg. excellent for welders, body shop etc. Noreen McGuckin 640-2082.

**REDUCED! REDUCED!**  
 \$72,900. A complete family home on 1 acre plus. Family room with fireplace, kitchen with walkout & eat-in area only 5 yrs. old. Like new. 35 miles from Metro. John Ross 640-2082.

**STOUFFVILLE - 2 1/2 MILES**  
 Quality offered here. 4 bedrooms with master ensuite. Spiral oak staircase from large inviting foyer. Family sized eat-in kitchen. Copper wiring, fully sodded lot 148' x 134'. \$108,000. John Ross 640-2082.

**NOTHING BUT LUXURY & CONVENIENCE**  
 In this massive executive home on 7 1/2 acres, 40 miles from Metro. About 6000 sq. ft. living space, with 3 fireplaces. Heated inground pool. \$274,900. John Ross 640-2082.

**IMMEDIATE POSSESSION!**  
 \$54,500. Stouffville area, 3 bdrm brick home; Country kitchen; separate dining room, 66 x 165 fenced lot; double paved drive, detached garage, suitable for workshop. Noreen McGuckin 640-2082.

**BEAVERTON OFFICE**

**SUNDERLAND NORTH**  
 Off Hwy. 7 on 1 1/3 acres in area with comparable country homes. Is this immaculate 4 bedroom, 2 baths, 2 fireplaces, 2 walk outs, English Pub style family room, trout pond, \$79,900. Ann Purvis 297-1270 ext. 67 or 426-7351. Family Trust Corp. Realtor.

**BROCK TWP. FARM**  
 Sunderland north, 100 acres, good arable land, almost all working, 1 ac. misc. bush, orchard with a variety of fruit trees, 10 room home in good repair. 50' x 50' bank barn. Gravel deposit. \$169,000. Ann Purvis 297-1270 ext. 67 or 426-7351. Family Trust Corp. Realtor.

**BEAVERTON RESTAURANT - STORE**  
 An exceptional location in the heart of Beaver-ton. Modernized restaurant seats 60. And in addition a store and 2 apartments. A very busy location.  
 Phone - 294-0789

**CANNINGTON 209 ACRES - BRICK HOUSE**  
 Here is an exceptional farm all tile drained. Modernized 2 storey brick home. New shed 30' x 60'. Located close to Highway No. 12.  
 Phone - 294-0789

**JOHN M. Baird LIMITED REALTOR**

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**3-BEDROOM BUNGALOW** on trees, lot close to lake. Nicely secluded North of Uxbridge \$45,900. 852-3526 or 640-2027.

**5. Offices, Buildings**  
**STORE FOR RENT** - Main St., Stouffville. Approx. 400 sq. ft. Phone 640-3370.

**7. Financial and Mortgages, Business Opportunities**

**DEALERS WANTED**  
 Part time in 1985 of synthetic motor oil and lubricants. 40,000 kilometer of drive. Means an extra \$1000 Commercial enquiries welcomed.  
 Call Frank Owens 5 p.m. - 9 p.m. Monday - Thursday 297-2450

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

# Farquharson

realtor

114 Main Street West, Stouffville, Ontario L0H 1L0

"SERVING OUR COMMUNITY SINCE 1956"

**ONLY \$26,000.00**  
 3 bedroom cottage, 4 miles north of Stouffville, good area. Vendor will hold 1st mortgage, must be sold. Call Bev Sefton.

**TRUCK-SIZE GARAGE**  
 Stouffville north, immaculate 2 bedroom bungalow, family room with stone fireplace, 60' x 100' lot, fantastic landscaping, asking \$59,900.00. Call Bev Sefton.

**NATURE LOVERS**  
 3 acres, 10 miles north of Uxbridge, river frontage, log cabin, dug well, asking \$19,900.00. Call Marika Landeck.

**STOUFFVILLE - 1 MILE**  
 \$54,900.00 - excellent starter or retirement home, 1 1/2 car garage with heavy duty wiring, 75' x 200' ft. landscaped lot. Call Bev Sefton.

**3 CAR GARAGE**  
 Stouffville north - 2 bedroom brick bungalow. Ideal for young couple. Lovely lot, heated garage, paved drive. Asking \$64,900.00. Call Alan Kerr.

**1/2 ACRE COMMERCIAL**  
 Stouffville North, overlooking small lake. Old restaurant, needs work. Land value only. Asking \$57,000.00. Call Alan Kerr.

**WAGNER LAKE**  
 Two large choice building lots. High and scenic. Permits available. Priced at \$13,500.00 and \$20,000.00. Call Colleen Brown.

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

## BUYING OR SELLING

CALL **640-4151**

FOR PROMPT AND COURTEOUS SERVICE

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

# Farquharson

realtor

114 Main Street West, Stouffville, Ontario L0H 1L0

**Phyllis Clark**

J.M. Farquharson Realty Limited takes great pleasure in congratulating Mrs. Phyllis Clark on having sold more than one and a quarter million dollars worth of real estate in the first half of this year.

In reaching this high level of achievement, Phyllis has exhausted her portfolio of properties and is in need of more listings.

If you are thinking of selling your property and want fast, efficient service, call Phyllis for a free valuation without obligation.

294-9646

## a Moving experience

BY-LAWS

By-laws are regulations permitting or prohibiting action within their legislative authorities. With respect to real estate, these should be checked to be certain the property you are considering is capable of rendering you the service you want.

Thinking of increasing the size of the house? Check to make certain that the land-to-building ratio will permit an addition. What type of materials, workmanship, inspections and permits will be required.

Planting hedges, installing fences, building patios or pools, regarding the lot - are there height restrictions, set back minimums, maximum grade allowances - check before you start work. Not only may you avoid the possibility of having to do the work twice in order to conform to a by-law, but you might discover a better alternative to what you have in mind.

By-laws might also contain regulations pertaining to the general area - such as anti noise, building and garden maintenance requirements, of which you should be aware. They might also contain restrictions with respect to kind and hours for vehicles being parked in the area, the use of clotheslines, or other such restrictions.

Whether you are buying or selling, being aware of restrictions as well as the rights carried with your ownership of real estate may prevent a costly error.

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