

REAL ESTATE

K.R. May
real estate limited broker
104 main st. w. stouffville

BALLANTRAE — Make your next move the right move. Custom built homes on half acre lots, over 2200 square feet, 4 bedrooms, 3 baths, double car garage, main floor laundry and family room with fireplace, full brick with aluminum soffit and fascia, wooden garage doors, roughed in AM/FM central intercom, roughed in central vacuum and roughed in fireplace in basement. Builder will hold First Mortgage. Prices start at \$121,000.00. Call Len Powell 640-2223.

LIVING ON A BUDGET? — Buying this home and 1 1/2 acres could actually reduce your living costs ... besides the main living area with fireplace there is a 4 room apartment ... double up and save. Needs surface repairs. Owner will hold low interest mortgage. Call Jan Frisby or Dick Fintelman 640-2223.

REDUCED \$4,000.00 IN UXBRIDGE — Attractive home available for the discerning buyer ... the person who wants a little more than a home ... a setting that is unique in the area, wildlife, elegance and privacy combined to make this a real buy at \$89,900.00. Call Jan Frisby 640-2223.

INFLATION FIGHTER - STOUFFVILLE — Compact 3 bedroom bungalow on paved road in the midst of farms and estate properties. Keep a few chickens, a horse, grow a large vegetable garden. Lots of berry canes. A lovely acre with a country view. Asking \$73,900.00. **VENDOR WILL HOLD REASONABLE MORTGAGE.** Call Jan Frisby or Joyce Spensley 640-2223.

WOODED LOT - TWO STREAMS — Lots of peace and quiet and beauty here on this lovely 2.9 acre lot with lovingly restored near century home. Estate setting. Call Claire Gallagher 852-6795 or 640-2223.

JUST REDUCED - STOUFFVILLE NORTHEAST — Large 4 bedroom brick ranch on 1 acre. Country style kitchen plus dining room with walkout, fireplace in living room, 2 baths, laundry room, central vacuum, 2 car attached garage, paved drive. Now REDUCED TO \$99,900.00. Call Chuck Spensley 640-2223 or 640-4044.

BUILDING LOTS — In Pefferlaw, Saintfield & Blackwater - from \$9,900.00 to \$19,900.00. Call Len May 640-2223.

BUSINESS OPPORTUNITY — General store and home for enterprising couple. Large store with room for expansion, 3 bedroom home, family room. Off Highway 12 in Gamebridge. \$92,900.00. Stock extra. Call Grace Hockley 640-2223.

HOME ON THE RANGE — 52 acres, paved road frontage, rolling land, ideal for horses or cash crop, 2 storey house in excellent repair, fireplace, modern kitchen. Asking \$139,900.00. Call Ken May 640-2223.

STOUFFVILLE SEMI DETACHED — This property consists of two 2 bedroom self contained homes, located close to town, park. Features maintenance free aluminum siding and lot 66' x 264'. It's your opportunity to own home and have your tenants help carry the mortgage. Asking \$75,000.00. Call Len May 640-2223.

FOR LAND SALES GIVE US A CALL
640-2223

FRANK
REALTOR
W. FRANK REAL ESTATE LIMITED



UXBRIDGE - BROOKDALE VALLEY
Rare offering in scenic valley. 32 acres, 3 barns, heated tack room, large 7 room home with fireplace. Home and Barn surrounded by mature trees. Only \$170,000. Call P. Gillespie 683-777 - 649-3062.

CLAREMONT
Excellent investment property on Main corner of town. 2 buildings containing 4 apts. Retail store and auto repair garage. Both buildings in good repair. Asking \$94,900. P. Gillespie 649-3062 - 683-7777.

SECULDED - 25 ACRES
Uxbridge East - \$129,500. Ideal for winter and summer living, 3 bedroom brick bungalow, 2 fireplaces, walkout from basement, pond, pasture, woods. Call Evelyn Davis 683-7777 or 683-3413.

JUST LISTED - 10 ACRES
Uxbridge north - Spectacular view, 3 bedroom bungalow, walkout basement with 2 extra bedrooms and fireplace, 2 baths, early possession. Asking \$114,900. Call Evelyn Davis 683-7777 or 683-3413.

REAL ESTATE SALES MANAGEMENT OPPORTUNITY

For York Region Branch office. If you enjoy accomplishing results through other people and want to add a new dimension to your life, talk to us about opportunities to grow with our team. Management trainings and other benefits.

For confidential interview contact: Don Heppleston - 294-1372



REAL ESTATE



640-1200 297-3800

REMEMBER...
"WE WORK FOR YOU"
COMPLETE SERVICE

WE TRY TO EARN YOUR
CONFIDENCE EVERY TIME



Our highly qualified team of professionals are at your service not just today but for tomorrow too.

In over 4 years of efficient, friendly service, our staff holds an enviable record in the Stouffville, Uxbridge communities.

Working hand in hand with established builders, our competent staff has brought to Stouffville the unique Stouffville Estates and are currently involved in the superb construction of Pineview Estates at Coppins Corners and Leaskdale Estates just north of Uxbridge.

At Stouffville Real Estate, we are always pleased to help clients in buying or selling, arranging financing and seeing them through the smallest detail of their estate transactions. We are proud to be apart of our community, that is why we are here for you not just for today, but for tomorrow too.

The team from left to right: Nels Houston, Bernie Hobden, Vikki LeDez, Judy Popovich, Lynda Hughes (absent), Barbara Sproule, Myra Clarke, Kevin McWhinnie, Maria Gallo and Ross Gallo.

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

Farquharson
realtor

114 Main Street West, Stouffville, Ontario L0H 1L0

"SERVING OUR COMMUNITY SINCE 1956"

STOUFFVILLE AREA - 5 ACRES
11 room brick split level, 2700 sq. ft., 4 washrooms, family room, country kitchen, central air, facilities for office. Partially treed lot. Asking \$173,500.00. Call John Walley.

10 PER CENT FIRST MORTGAGE
Pefferlaw - Asking \$49,900.00. 3 bedroom angeltone bungalow, large eat-in kitchen, stone fireplace in living room, basement partially finished. 1/3 acre. Call Bev Setton.

1/2 ACRE - \$59,900.00
6 miles north of Uxbridge, 2 bedroom brick bungalow, full basement, rec room, 2 fireplaces, detached garage. 10 per cent down to qualified purchaser. Call Bev Setton.

10 1/2 PER CENT FIRST MORTGAGE
Asking \$53,900.00 - 1/3 acre, renovated farmhouse, barn with loft and workshop. 6 miles north of Uxbridge. Call Bev Setton.



INVESTMENT OR COTTAGE
Only \$24,900.00 for this 3 bedroom frame cottage, insulated and furnished. Good for seasonal or year round use. Needs well and septic but at this price, you can afford to do it. Interested? - Call Tom Stephenson.

UXBRIDGE NORTH - FARMHOUSE
Renovated 2 storey on country lot. Marble fireplace in living room, bay windows in living room and master bedroom, country kitchen, garage with overhead storage. Asking \$57,500.00. Call John Walley.

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

a Moving experience

REACHING YOUR PURCHASER

It is not unrealistic to say that for each property... there is a buyer. When you have your property on the market for sale you want to reach "that" buyer. Where is YOUR purchaser? The purchaser for your property may be reading the daily classified real estate advertisements. "That" buyer may be driving through your area taking down information from the For Sale signs and phoning the brokers; may be a friend of a neighbour, or may be in the inquiry files of a local real estate company. Matching your property with the needs of a potential purchaser requires several things. It takes time to communicate the fact that your property is available — through any method, advertisements, lawn signs or the Multiple Listing Service. It requires that your property be inspected by a prospective purchaser, perhaps more than once in order for "That" buyer to assess and evaluate the features of your property and to decide whether those features will satisfy his or her needs. An important factor to most purchasers is the type of financing available, be it through a mortgage company or alternative sources such as private lenders, or the vendor. Whether you are attempting to handle the transaction yourself or are availing yourself of the services of a broker the principles of offering a property for sale are the same. The methods of achieving a final result may vary, but your purchaser must know it is available, suitable and affordable!

Published in the interest of the community by your York County Real Estate Board in co-operation with the Canadian Real Estate Association.



5. Offices, Buildings
AURORA: 57 Tecumseh Dr., Aurora, \$425.00 monthly, 2 family, 416-533-1679, or 727-1789.

10. Houses for Rent
2 STOREY FRAME HOUSE, 2 bedrooms. New oil furnace. Stouffville East. Available immediately. 640-2741

14. Wanted To Rent
GARAGE or other clean storage space in Stouffville. Call 640-2922 after 5 p.m.

15. Cars for Sale
1974 CHEV IMPALA, one owner, well cared for, must be seen. Phone 669-1453 after 7 p.m.

* PINEVIEW ESTATES *



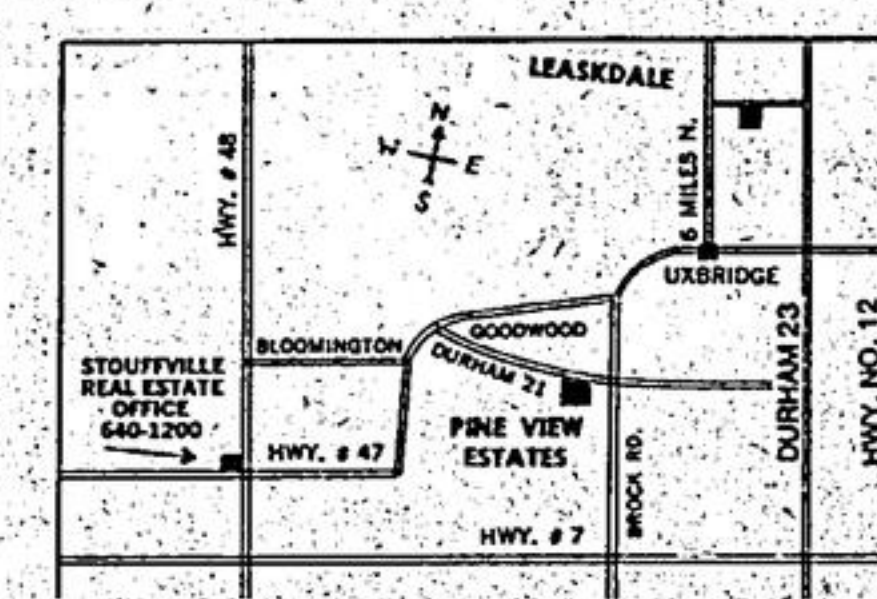
The Tamarack



The Laurel

You are cordially invited to view our exciting model homes on approx. 1/2 acre lots. (minimum lot size 100 x 200). Superb construction, ageless design, exciting interiors and custom features included only in better built homes. 18 new luxury homes, 7 plans, immediate possession, scenic view. Some prime lots backing onto Durham Reforestation still available. Price increase on Jan. 15, 1980.

PRICED FROM \$77,900 - 11% FIRST MORTGAGES ON SOME MODELS OPEN FOR INSPECTION



NORTH WEST CORNER OF HWYS. 47 & 48

STOUFFVILLE
REAL ESTATE LTD.
REALTOR

640 1200

GERRY Meharg
LTD
REALTOR



UXBRIDGE BUNGALOW — Fine backyard with new above ground pool, eat-in kitchen with built-in appliances, 4 bedrooms, 2 baths, dining room with walkout to screened porch, town services, new roof. List \$65,000. Can be purchased without pool. Call Peter Bernhardt 852-3054.

EXECUTIVE HOME — This custom built home in Uxbridge has over 2000 sq. ft. of fine living and is a delight to show. Eat-in kitchen with built-in appliances and separate dining room, 3 bedrooms, den, family room with walkout plus large L-shaped rec room with bar, cedar lined closets and many other extras. Well priced at \$94,000. Call Peter Bernhardt 852-3056.

10 ACRES - BUILDING LOT — Culvert and drive already in. Level land with some trees, on good road. List \$29,000. Call Peter Bernhardt 852-3056.

FARM - UXBRIDGE NORTHWEST — Future value here! 143 acres with 3 road frontages backing into small hamlet, tested gravel streak, excellent hardwood and cedar bush. View for miles. Presently a full operational farmers farm with large barn & house, 2 silos, pole barn. Farmer anxious. Asking \$198,500. Call Ona Hackner 852-3543.

LEASKDALE - 3 BEDROOM BUNGALOW — On large lot with stream. Finished rec room with walkout to cedar deck & heated inground pool. \$89,000. Call Ona Hackner 852-3543.

9.3 ACRES — Excellent soil. Spectacular view of Uxbridge Valley in area of estate homes. For inspection call Ona Hackner 852-3543.

QUICK POSSESSION — Uxbridge North - 3 bedroom brick bungalow on 1/2 acre lot, fenced front yard on Main Street. Finished rec room with walkout includes Franklin fireplace and bar. Owner anxious. \$54,900.

INVESTMENT PROPERTY — Sunderland - \$89,000. Large building with 6 apartments and store frontage on Main Street. Call Ona Hackner 852-3543.

15 ACRES - 5 BEDROOMS! STOUFFVILLE AREA — Huge family room with fireplace, spacious living dining rooms, master bedroom full ensuite, laundry & mud room + 2 pc. washroom, etc. This combination makes unbeatable value for a large busy household! Good financing available. List \$124,900. Call Lee Weldon 640-3131 or 640-2770.

MINI FARM - SOUTH UXBRIDGE — Quiet country road - 10 acres, apple orchard, some trees, farm home with modern addition, fireplace, 4 bedrooms, country kitchen, 2 car garage. Large barn. Asking \$109,500. Call Lee Weldon 640-3131. Res. 640-2770.

UXBRIDGE - \$41,900 — Spacious older home in good condition, 3 or 4 bedrooms. Bright large kitchen & dining room. New roof - Nice lot with birch trees. Move in condition! Financing available. Call Lee Weldon 640-3131 or Res. 640-2770.

10 ACRES - \$46,000 — 10 minute drive from Uxbridge. Choice parcel, trees, and tremendous view in all directions. Financing available. See and you will be impressed! Call Lee Weldon 640-3131. Res. 640-2770.

MARKHAM - BUNGALOW — \$84,400 - Handsome home with 3 bedrooms, large rec room with fireplace, workshop off garage. Super 20 x 40' Inground pool. Inground pool. Beautiful lot. Call Lee Weldon 640-3131 or Res. 640-2770.

FURNISHED COTTAGE - MUSSELMAN'S LAKE — Cedarvale Blvd., 3 bedrooms, 3 pc. bath, spacious living room, dining room and kitchen, lovely picture window, garden shed, lot 39 x 185', nice area. Asking \$48,000. Mrs. Sainsbury 640-1142.

SUNDERLAND BUNGALOW - \$47,900 — Great value in this large 2 bedroom brick home, 2 paneled games rooms/laundry area, cold room, landscaped lot 89 x 100'. Mrs. Sainsbury 640-1142.

"ENGLISH COUNTRY CHARM" STOUFFVILLE — 1 1/2 storey brick, stucco walls, dark oak trim, antique hardware, atmosphere galore. Truly an unique home with beautiful courtyard. Mature trees. Century home area of town. Asking \$112,500. For details call Mrs. Sainsbury 640-1142.

STOUFFVILLE AREA - \$98,900 — New slidespill on 4 acres offering large kitchen and main floor family room with walkouts, 3 bedrooms, 1 1/2 baths, L-shaped rec room, 2 car garage. Exceptional value and 12 per cent car garage. Exceptional value and 12 per cent financing available. Call Lee Weldon 640-3131 or 640-2770.

640-3131

PRIVATE SALE

North Unionville area

10 room bungalow, 128 ft. frontage, approx. 1.69 acres, 2 car garage, 2 fireplaces, 2 bathrooms, full basement with large recreation room, 6 stall barn.

\$150,000

Phone 297-2474 or 887-5480

10. Houses for Rent

NEWLY DECORATED 2 bedroom / semi-detached country home, south of Mount Albert, \$260. Available immediately. Working couple, 727-9293. 2x44

15. Cars for Sale

1977 LT COMARO, 305 VA, p.s. and p.b., 34,000 miles, extras: A-1 cond. One owner car. Must sell. Asking \$5300. Or best reasonable offer. Call 852-3514.

15. Cars for Sale

Home of Valid Value Used Cars RICHMOND HILL 884-3300 DATSUN

1974 HONDA CIVIC, 5 speed transmission. New paint, new radial tires & new engine. One owner, moved to England. Must be sold. Fitness certified. Call 640-453.

15. Cars for Sale

1975 CHRYSLER CORDOBA, black, exc. condition, fully loaded. Phone 640-2689.

16. Trucks for Sale

1977 FORD PICKUP, 6 cylinder auto, P.S. & P.B., radials, camper shell, will certify. \$3,000 MUST SELL. 640-4022.

18A. Snow Vehicles

78 BUICK ESTATE WAGON, \$400.00 or best offer. As is. Phone 294-0534, anytime.

POLARIS AND RUPP

Parts and Service Bill Walls 888-1998