

REAL ESTATE

GERRY Meharg LTD. REALTOR

LOOK NO FURTHER — If you want a delightful bungalow on lovely 1/2 acre lot, fabulous rec room with Franklin and wet bar. Deck from kitchen overlooks main highway north from Uxbridge. Near 3 bedrooms, great value at \$54,900. Call One Hackner 852-3563.

ZEPHYR NORTH - 1 1/2 ACRE FARM — Very productive farm, owner operated for cattle and pigs. Hardwood and cedar bush, hip roof barn 45 x 80', pole barn attached, good financing. Large 10 room farmhouse. Beautiful view. Asking \$189,000. Call One Hackner 852-3563.

CANNINGTON - DAIRY FARM \$165,000 — 100 workable acres - 45 x 80' barn with 50 free stalls, loading barn 46 x 80', heated bowls & bunk feeder. Silo with unloader & automatic feed system, hay barn & corn crib, 4 stall parlour. Large 4 bedroom farm house; 25 acres newly seeded alfalfa. Call One Hackner 852-3563.

COMMERCIAL BUILDING - FULLY LEASED STOUFFVILLE — Excellent location, 4 offices, 2 large apts., good investment property, \$75,000. 1st at 12 1/2 per cent. Asking \$157,500. For income details call Fran Sainsbury or Lee Weidon 640-3131.

MUSSELMAN'S LAKE - FURNISHED COTTAGE — Well maintained, 3 bedrooms, nice living, dining area, bath, garden shed, large tree lot. Asking \$48,000. Mrs. Sainsbury 640-1142.

CENTURY BRICK FARMHOUSE 46 ACRES — Stouffville (near Lemonville) centre hall plan, spacious rooms, nice woodwork, modern kitchen, 4 bedrooms, main floor laundry. Excellent garden/soil. Asking \$240,000. Mrs. Sainsbury 640-1142.

640-3131

TOWN & COUNTRY DIVISION

Family Trust

FAMILY TRUST CORPORATION REALTOR
STOUFFVILLE - UXBRIDGE - MT. ALBERT

Family Trust sales associate Noreen McGuckin (left) from the Stouffville branch office presents Mrs. Ann Kerrigan (right) with first prize in Family Trust's Going Places Home Viewer Contest. First prize winners receive a weekend in Montreal and are automatically eligible for the grand prize - a two-week vacation in Hawaii. Watch for your local Family Trust representative distributing game cards in your area and play the Going Places Home Viewer Contest. You too might win if your game card numbers match the final score on Global-TV's travel quiz show Going Places on Wednesday nights at 9.30.

Fred Cook REAL ESTATE LTD. REALTOR

WE'RE HERE TO HELP

LOOKING FOR A HOME?

LOOK NO FURTHER - ONLY 10 MINUTES TO MARKHAM

BUILDING IN SPRING

19 RANCH STYLE HOMES ON LARGE 1/3 ACRE LOTS OVERLOOKING MUSSELMAN'S LAKE... THIS FAMILY COMMUNITY HAS OWN PRIVATE PARKLAND AND BEACH FOR YOUR SWIMMING AND BOATING PLEASURE

LOW MORTGAGE RATES AVAILABLE

\$79,900

FROM

EARLY BIRD SPECIAL

PURCHASE YOUR HOME BEFORE JAN. 30... AND THE BUILDER WILL INSTALL A FREE FRANKLIN FIREPLACE (OR A CASH BONUS OF \$500 OFF THE PURCHASE PRICE)

FOR FURTHER INFORMATION AND TO SEE OTHER MODELS CONTACT...

Charles DeBourbon

294-2990 MARKHAM, ONT.
16 WELLINGTON ST. E. FRED COOK REAL ESTATE LTD.

Century 21

CALL CENTURY 21 FIRST WE BUILT OUR NAME ON KNOWING YOUR NEIGHBOURHOOD

297-2533
294-6604

ARMOUR REAL ESTATE INC.

COME SEE, COME SIGH

The formal size living and dining room, the large bright kitchen with sliding doors to the patio plus the cosy family room with its wall to wall brick fireplace. All this can be found in this charming 3 bedroom Stouffville bungalow. Add to this central air conditioning, upgraded broadloom, electronic garage door opener, making this a home for the discriminating buyer. Call John Hulme at 297-2533 for more information. Listed at \$77,900. with excellent financing.

IN STOUFFVILLE

2 storey, 4 bedroom home on a quiet street. Family room with walkout and stone fireplace, finished rec room, fenced rear yard. Early possession. Listed at \$80,900.00. Call Bob Gordon at 297-2533 for more information.

J.R. May real estate limited - broker

104 main st. w. stouffville

10 1/2 PER CENT MORTGAGE: Beautiful home on large lot in Sandford. Large eat in kitchen with walkout, family room on ground floor with gorgeous fireplace, 3 baths, main floor laundry room. A pleasure to show: \$93,900.00. Call Grace Hockley 640-2223 or 640-5209.

FABULOUS VIEW: 49 rolling acres with pond 6 miles east of Stouffville on paved road. Asking \$125,000.00. Call Len May 640-2223.

BROCK TOWNSHIP: 72 acres with two road frontages. Good fences and farmhouse. \$69,000.00. Call Len May 640-2223.

LIVING ON A BUDGET? Buying this home and 14 1/2 acres could actually reduce your living costs... besides the main living area with fireplace there is a four room apartment... double up and save. Needs surface repairs. Owner will hold low interest mortgage. Call Jan Frisby 640-2223.

GREENBANK: Lovely custom built 3 bedroom brick bungalow. Custom kitchen with dining area, nicely broadloomed sunken living room with stone fireplace. Spiral staircase leads to finished basement with second fireplace and walkout to backyard pool. Asking \$65,900.00. Call Doris Smith 640-2223 or 852-7605.

UXBRIDGE AREA: 3 1/2 acres partly treed with pond. Permits available. Asking \$32,000.00. Call Doris Smith 640-2223 or 852-7605.

UXBRIDGE: 1/4 acre on edge of town. Seven year old 4 bedroom 2 storey brick. Huge living room, open staircase, hardwood floors, nice family room. Asking \$69,500.00. Call Doris Smith 640-2223 or 852-7605.

UXBRIDGE AREA: 50 acres all working, 5 bedroom brick home on excc.

UXBRIDGE AREA: 50 acres all working, 5 bedroom brick home in excellent condition. Vendor hold large 9 per cent mortgage. Call Doris Smith 852-7605 or 640-2223.

BALLANTRAE: 12 1/2 per cent open 1st mortgage. New 4 bedroom home on 1/2 acre lot, over 2500 sq. ft. of finished living area, 3 1/2 bath, main floor family with fireplace, roughed in central vacuum and central intercom. Choice of broadloom. Asking \$127,500.00. Call Len Powell.

CORNFIELD: 190 acres paved road frontage close to Stouffville. Asking \$1,242.11 per acre. Call Ken May 640-2223.

COMMERCIAL BUILDING: 6600 square feet plus second storey and basement. Excellent location. Asking \$225,000.00. Call Ken May 640-2223.

FOR LAND SALES GIVE US A CALL
640-2223

YOU COULD WIN TWO WEEKS IN HAWAII

Watch the travel quiz show **GOING PLACES** ON GLOBAL TV and play the **Family Trust HOME VIEWER GAME!**

Last week's winning numbers:
2300 6800

Family Trust representatives are distributing game cards in selected market areas.

ANTIQUE BUFF

\$66,500. 2 storey 3 bedroom home on large mature lot, pine kitchen, main floor fam. room, Franklin F/P & walkout to cedar deck. Pauline Mancini 640-2082.

10 PER CENT FIRST MORTGAGE

Attractive 4 bedroom home in desirable area of town. Main floor family room with fireplace, central air, 2 full baths, finished rec room. \$76,900. Bill Shields 640-2095.

\$45,900. 10 1/2 PER CENT MORTGAGE

North of Stouffville. Neat home overlooking lake, your own beach, 2 bedrooms, 3 yr. old furnace, refrigerator & stove included, garage, deep lot with shade trees. Cec Hendricks 640-2082.

35 MILES N/E METRO

Trees, pond sites, rolling 21 acres to build your dream house. \$65,000. Pauline Mancini 640-2082.

FRANK REALTOR

W FRANK REAL ESTATE LIMITED

DAIRY FARM \$250,000

145 acres near Bobcaygeon. Modern barn with pipeline milker, 1639 lbs. No. 1 Quota plus 285,000 lbs. M.S.Q. Good 4 bedroom home, large 8 1/4 per cent mortgage. Call Bert James, Lindsay (705) 324-9126, Toronto 686-1340, W. Frank R.E. Ltd., Realtor.

7. Financial and Mortgage, Business Opportunities

BUSINESS OPPORTUNITY

Small engine hydraulic hose business stock included. Hwy. No. 7. \$39,500 or reasonable offer. **495-6266**
J.M. Farquharson Realty Ltd. Realtor.

10. Houses for Rent

FOR RENT

Large farm house in Stouffville area. Only \$350.00 per month. References. Immediate possession. **640-1299**

MODERN RANCH house - 97 acres of land, 3 bedrooms \$350. per month or 5 bedrooms \$450. per month, 3 car garage, workshop, trout fishing, and swimming on property, 3 1/4 miles north of Sandford, Lot. 19, Conc. 4. Saturdays and Sundays only. 2w8

10. Houses for Rent

FOR RENT

3 bedrooms, laundry room, patio, \$400. monthly plus option to buy. 473-2438.

FOR RENT - 1/2 farmhouse, 4 rooms, stove and frig. included, separate entrance, heat and hydro included, use of washer and dryer. \$300. per month. Phone 640-3247 after 6 p.m.

15. Cars for Sale

Home of Valid Value Used Cars **ROBERTSON DILL DATSUN**
884-3300

SAD FAREWELL - leaving country. Must sell 78 Honda Civic Hatchback, A.M. P.M. radio. 640-2111.

1977 V.W. RABBIT, 31,000 miles, automatic, certified. \$4500.00. excellent condition. Call 294-4564.

15. Cars for Sale

1977 RIVIERA metallic Blue, light blue velour interior, loaded with extras, excellent condition, new Pirelli tires Must sell. Call John 640-4151.

74 JEEP WAGONER, like new, many extras. 640-1528.

1974 PONTIAC LEMANS, 2 door, lady driven, good condition, certified. Phone 297-3102.

73 BUICK CENTURY, power steering and power brakes. \$1500.00 649-2737.

1971 PINTO 49,230 miles - good mechanical condition needs some body repair. \$300.00 640-1254.

16. Trucks for Sale

1974 CHEV 1/2 ton with new V8 engine asking \$2000.00 852-6316.

1973 FORD F100 Ranger, cap standard, deluxe Ford cap, exc. cond. Best offer. Phone 640-5993.

1967 CHEV 3/4 ton truck with new Western snow plow, power angle. Also 1973 Chevelle Malibu, P.S. P.B. \$350. Phone 640-1220.

18A. Snow Vehicles

SKI DOO

"Prices Too Low To Advertise"

ALPINE LAWN EQUIPMENT LTD. 297-4300

"Financing Available"

POLARIS AND RUPP

Parts and Service
Bill Walls 888-1998

BOB DART REAL ESTATE BROKER 640-2433

CENTRE OF TOWN

2 storey 10 room, semi-large lot 100' x 132', one side rented and other side vacant, needs some renovation. Must be sold as one unit. \$70,000.00.

ONE ACRE IN THE COUNTRY

About 4 miles from Stouffville, 1 1/2 storey frame home, 3 bedrooms, walkout from living room, new furnace, attractive addition, greenhouse on property making it suitable for a small business or great for a green thumb enthusiast. Just listed \$79,900.00.

LARGE FAMILY HOME

2 storey 10 room home on quiet street; large kitchen and living room with solarium, front and rear stairs, close to schools and transportation. Asking \$84,900.00.

PRIDE OF OWNERSHIP

Large 1900 square foot bungalow with attached 2-car garage, all rooms exceptionally large for a bungalow, all interior trim and doors, natural oak. Large lot 98' x 132'. Asking \$122,500.00 and vendor will consider taking back a first mortgage.

OUT OF TOWN

10 rolling acres very suitable for your dream home, some trees. Asking \$63,900.00 with 1/3 down and vendor taking back a first mortgage for the balance.

BALLANTRAE

3 bedrooms, 2 bath custom built home, 4 years old; 2 car garage on 1/2 acre lot. Rec room, fireplace. Immaculate condition. Asking \$94,500.00.

CANNINGTON

3 bedroom bungalow with attached garage, large lot 81' x 135' in area of new homes. A great starter or retirement home. Asking \$39,900.00 with \$10,000.00 down and vendor taking back balance at 12 per cent.

BOB DART, KIM REESOR, SADIE GREENSHIELDS, JOAN RICHARDS, EARL THOMPSON, JIMMIE HIOS.

18A. Snow Vehicles

1977 ARCTIC CAT EITigre 4000, very good condition. Call after 6:00 p.m. 640-3888.

1975 YAMAHA GP X 338, \$1,200. or best offer. Excellent condition. Phone 649-5112.

23. Articles For Sale

STOUFFVILLE WOOD STOVES & FIREPLACE INSERTS

Alright. Brand new. Also functioning demonstrators. Also metal insulated chimneys.

Fireplace inserts \$645.00
Double door stoves \$527.00
Smaller models from \$367.00

PALACE FIREWOOD & STOVES
Call after 6 p.m. (preferably) 294-2273

WE SELL AND INSTALL

Woodburning stoves and factory made chimney. Fireplace glass doors. Come in and see our Colts and Marksman stoves as seen on TV.

THE WARMING TREND
4441 Hwy. 7 Unionville (west of Kennedy Rd.) 297-2169

FEATURE THIS WEEK

Advent calendars
The Friendship Book by Francis Gay
Christmas Arch Books for children
Baer's Almanac 1980

CHRISTIAN Supply Centre
170 Main St. West Stouffville 640-1314

FIREWOOD
\$10.00 per face cord - maple and birch, etc. Cut your own Cedar posts for sale XMAS TREES 3 1/2 miles north of Sandford, Lot 19, Conc. 4. Saturdays and Sundays only. 2w8

WHITE & ELNA sewing machines, parts & service to all makes. Trade-ins accepted. 137 Main St. North, Markham. 294-5800. TP9

a Moving experience

KNOW YOUR LISTING AGREEMENTS

There are three basic types of agreements you may enter into when listing your property with a real estate agent, or his sales representative.

MULTIPLE LISTING - The vendor gives to the real estate agent an exclusive right to find a purchaser for the property. This is given for a stated time period. Also granted is the right to place the listing information in the Multiple Listing System which is distributed to all members of a local real estate board who operates the MLS. These members will become your agent's "sub-agents". The seller agrees to pay his agent a commission, who will then be responsible for its distribution.

EXCLUSIVE LISTING - The vendor gives to the real estate agent an exclusive right to find a purchaser for the property and this right is given for a stated period of time. If the property is sold by anyone else during the term of the listing agreement; or if the property is later sold to someone introduced to the property by the real estate agent; then the real estate agent will become entitled to a commission.

OPEN LISTING - The real estate agent does not have an exclusive right to find a purchaser for the property. The seller agrees to pay a commission upon the real estate agent's services being completed in obtaining a purchaser.

The type of service you are looking for when placing your property for sale, will determine which type of listing agreement you enter into. Discuss your objectives with your agent and complete the appropriate type of listing agreement correctly and in detail before you both sign, and retain the copy you are given at that time.

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

Fred Cook REAL ESTATE LTD. REALTOR

WE'RE HERE TO HELP

STOUFFVILLE CENTURY HOME

Six huge rooms - commercial zoning - separate dining room, eat-in country kitchen, next to park and bowling green. \$71,900. Call Don Barker 294-2990.

Advertise Weekly

15. Cars for Sale

1979 DODGE MAGNUM XE

360 two barrel, 60/40 bench seats, intermediate wipers, A.M./F.M. stereo, power trunk, power windows, P.S., P.B. leather tilt wheel auxiliary light package, white wall radials, 35,000 k.m.

New \$9245.00. Must sell \$7900.00.

Phone 640-6234 after 5 p.m.