

REAL ESTATE

★ PINEVIEW ESTATES ★



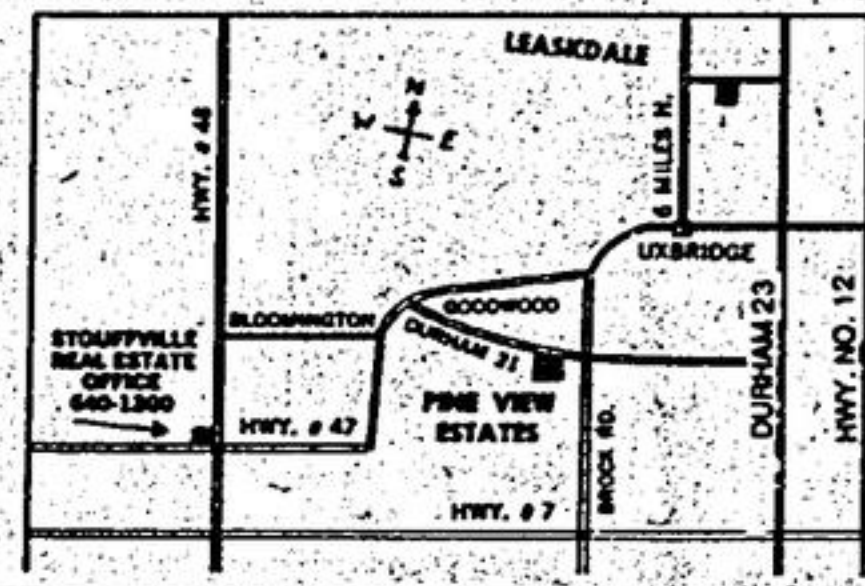
The Tamarack



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

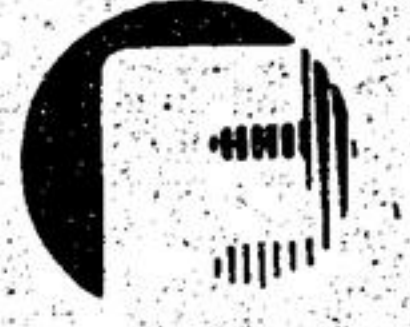


NORTH WEST CORNER OF HWYS. 47 & 48

STOUFFVILLE REAL ESTATE LTD. REALTOR

640 1200

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



Farquharson realtor

114 Main Street West, Stouffville, Ontario L0H 1L0

"SERVING OUR COMMUNITY SINCE 1956"

JUST REDUCED

4 miles north of Stouffville, Bungalow with full basement, roughed in fireplace, walkout to in-ground pool, master bedroom with walkout to balcony, 10 1/2 per cent first mortgage. Asking \$45,500.00. Call Bev Sefton.

START FRESH

Recently decorated 2 bedroom bungalow north of Stouffville. Separate dining room, main floor laundry, large 11 per cent first mortgage. Asking \$42,900.00. Call Sharron Brazier.

10 ACRES

10 1/2 per cent first mortgage. 2-3 acres mature bush, fronts on Durham Rd. 23. Asking \$44,500.00. Call Bev Sefton.



REDUCED TO \$56,900.00
Stouffville north. 2 bedroom bungalow, family room with stone fireplace and wet bar, truck size garage, 10 ft. overhead doors, heated. Immaculate property. Asking \$56,900.00. Call Alan Kerr.

UNIQUE HOME - 1/3 AC.

Sandford 3 bedroom builder's own custom built bungalow, 2 baths, large eat-in kitchen with fieldstone barbecue, loft, overlooks living room with fieldstone fireplace and cathedral ceiling. 11 per cent first mortgage to qualified purchaser. Call Colleen Brown.

CHRISTMAS SPECIAL

\$29,900.00 - 2 bedroom bungalow, 50 x 100 lot, 4 miles north of Stouffville. Call Bev Sefton.

FOR RENT

2 storey 4 bedroom farmhouse, 3 miles north of Uxbridge. Good gardening land. \$425.00 monthly. Call Bev Sefton.



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.

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

K.B.MAY

Real Estate Ltd. Broker
104 Main St. W. Stouffville 640-2223

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. Grace Hockley 640-2223, 640-5209.

STOUFFVILLE: Built in 1897 - professionally renovated and dutifully restored with high ceiling, stained glass, all the wood trim one would expect in this style of home, charm and security of an old homestead on one of the town's oldest tree lined streets. Asking \$85,000.00. Call Jan Frisby 640-2223.

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

49 ACRES: View the surrounding wood lots from this high rolling acreage two miles north of Claremont. Call Len May 640-2223.

STOUFFVILLE: Just listed. 1 1/2 storey, 1 1/2 bath, 3 bedrooms, separate dining room & living room. Vendor anxious. Asking \$64,900.00. Call Len Powell.

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, 2 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.

10 ACRES: Stouffville North. Gently rolling land in area of estate type homes. Vendor will hold first mortgage at less than current rate. Call Chuck Spensley 640-2223 or 640-4044.

CORNFIELD: 190 acres paved road frontage close to Stouffville. Asking \$1,342.11 per acre. Call Ken May 640-2223.

COMMERCIAL BUILDING: 6000 square feet plus second story and basement. Excellent location. Asking \$225,000.00. Call Ken May 640-2223.

FOR LAND SALES GIVE US A CALL
640-2223

a Moving experience

MORTGAGE: "TERM" and "AMORTIZATION"

"One area of confusion in the public mind is the meaning of the real estate references to "term" and "amortization" in a mortgage.

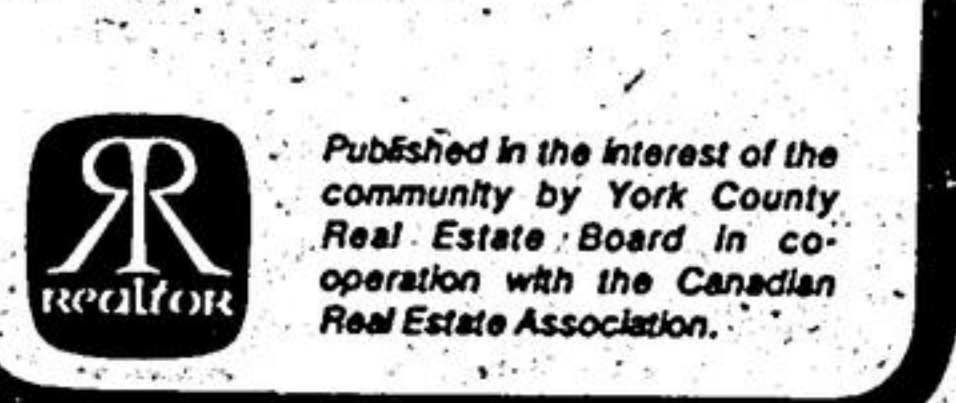
TERM - "term" is a legal word describing time. It simply means the length of the time of the loan. I.e. - "5 year term". The borrower has the use of the money for five years.

AMORTIZATION - "amortization" or "amortization schedule" simply described, is a series of payments calculated to retire the debt. Usually it is used to refer to equalized monthly payments of principal and interest. Amortization schedules can range up to 40 years.

Generally however, residential mortgages are granted on a 5 year "term", while amortization schedules range from 10 to 40 years; with the average being 20 or 25 years.

Obviously the expiry date of the term precedes the amortization schedule. What happens at the expiry of the term? The unpaid balance of the mortgage becomes due and payable to the mortgagee. General practice however is to renew or renegotiate the mortgage for a further five year "term".

This is accomplished by refinancing the principal balance remaining, usually at the prevailing mortgage interest rate, which may be above or below the original mortgage rate.



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

8. Accommodation

2 GIRLS to share 4 bed, farmhouse with same. \$130. month. All utilities. Available immediately. 888-1503 after 4 p.m.

10. Houses for Rent

2 BEDROOM house available immediately. Bayview and No. 7 area. Phone 889-2137.

3 BEDROOM house Claremont District. references. 649-3144.

Don't Delay!

TIME IS RUNNING OUT!

JUST 20 MINUTES TO OSHAWA & WHITBY

BUY A NEW PICTURE HOME

AT DerryGlen Estates
PORT PERRY

before December 31st, 1979
Take Possession in the Spring 1980
and still take advantage of the

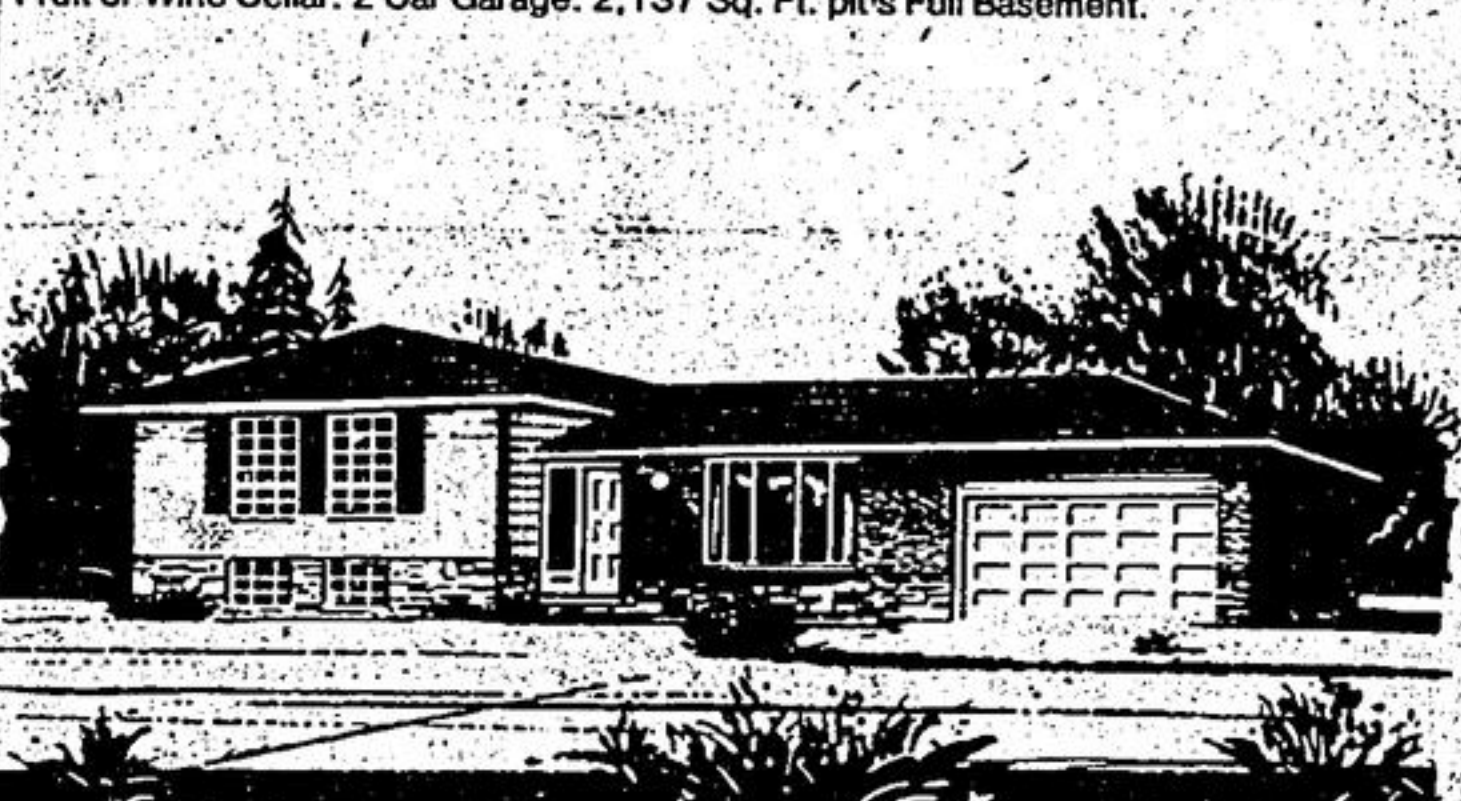
11% LOW MORTGAGE RATE

ALL FULLY DETACHED LUXURY HOMES

From \$71,995

THE GAINSBOROUGH \$79,995

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 Basin, 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, 2,137 Sq. Ft. pl. vs Full Basement.



THE DALI \$73,995

Here is the ultimate in a new and unusually wide sidesplit level. The Upper Level features 3 Bedrooms. The Master Bedroom has a front view with walk-in closet and private 3-piece bathroom with shower. The second washroom is a 4-piece which serves the other bedrooms and there is an extra 2-piece washroom on the lower level. The Main level has spacious kitchen with nook convenient to large L-Shaped Dining/Living Room. Family Room with Fireplace. The Basement level has laundry area and extra space with many future possibilities. 1,975 Sq. Ft. plus basement area.

MODELS OPEN Weekdays 1 p.m. to 8 p.m. Weekends 12 noon to 6 p.m.

This beautiful new home area is exclusively for fully detached residences (12 styles).

- NO TOWN HOUSES
- NO SEMIS
- NO LINKS
- NO CONDOMINIUMS

Just minutes to the shores of beautiful Lake Scugog with Advantages, Features & Values that no other builder offers or equals.

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.

JUST 20 MINUTES TO OSHAWA & WHITBY

Picture Homes
... Means Great Value

TORONTO 366-1915
738-9544
647 Scugog St., Port Perry, Ont.

Family Trust

FAMILY TRUST CORPORATION REALTOR
STOUFFVILLE - UXBRIDGE - MT. ALBERT

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:
6000 2200

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

- 11. Rooms for Rent
 - 2 ROOMS FOR RENT in re-decorated farm house. Frig provided. Share kitchen and bathroom. Car essential. 640-6320.
- 13. Apartments
 - 3-BEDROOM APARTMENT, Stouffville. Available Jan. 1st. Phone 640-2612 from 10 a.m. - 12 noon.
- 15. Cars for Sale
 - 1978 MERCURY Bobcat Special, radio, 28,000 miles. \$3,200. Phone 640-2279.
- 15. Cars for Sale
 - 1970 OLDS CUTLASS automatic, power steering & brakes, excellent running condition, certified, \$900.00 or best offer 640-1622.
- 18A. Snow Vehicles
 - 1974 CHAPARRAL SS111 400 snowmobile, A-1 condition, rebuilt engine, new track, asking \$600. or best offer. Call 473-3227.
- 18A. Snow Vehicles
 - ARCTIC CAT SNOWMOBILES \$500.00 Off Our Regular Price on certain models
Larry Van Dyke
Bethesda Sales & Service
Bethesda Rd. near Gormley
888-1166 884-7774
- 18A. Snow Vehicles
 - 1974 PONTIAC LeMans station wagon, only \$8,200 miles, needs body work, as is. \$600. or best cash offer. 640-4981.
- 18A. Snow Vehicles
 - POLARIS AND RUPP Parts and Service
Bill Walls
888-1998

PRIVATE SALE - TRIPLEX

ANNUAL INCOME \$8064.00
Well maintained separate meters separate entrances, full basement. Oak staircase, floors & trim: 3 fridges & 3 stoves. Large corner lot 50 x 156. Excellent location behind York County Hospital. Asking \$77,500.00 Please call 939-7349.

23. Articles For Sale

STOUFFVILLE WOOD STOVES & FIREPLACE INSERTS
Airight. Brand new. Also functioning demonstrators. Also metal insulated chimneys.
Fireplace inserts \$845.00
Double-door stoves \$527.00
Smaller models from \$367.00

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

KAMPS' GIFT SHOP
20% off all items in store
Now till Christmas

FIREWOOD DELIVERED
\$35.00 Face Cord
Chimneys Cleaned
Call 5 p.m. - 9 p.m.
Frank Owens
297-2458
Pam Brown 297-3566

28. Help Wanted

EARN \$40 - \$100. week in your spare time. Fuller Brush needs dealers in your area. Also persons to train as manager. Tel. 895-5372.

BABY SITTER required, days 7:30 a.m. - 4:30 p.m. 2 children, 1 pre-school. Must be in Musselman's Lake area. Phone 640-4752 after 5 p.m.

LOCAL INDIVIDUAL wanted to work 15-20 hours per week and earn \$500 - \$700. per month. Must be mechanically inclined, presently employed and drive a car. Call 1-431-1804 10:30 a.m. - 7 p.m.

30. Emp. Wanted

DISC JOCKEY Available
ALL TYPES OF MUSIC
Call after 6 P.M.
640-5119

WILL DO BABY SITTING in my home on part time or weekly basis. Call 887-5319.

23. Articles For Sale

FIREPLACE
Hardwood
Picked Up -
1 Cord - \$30.00
Delivered 1 cord \$50.00
2 cord \$90.00
5 cord \$200.00
Richmond Hill Tree Service
Bethesda Rd. near Gormley
884-7774 888-1166
SO-TR

PLACE YOUR AD HERE

WITH YOUR CHARGEX CARD

FIREWOOD

for sale mixture of Beech, Pine. Minimum order double face cord \$80.00
294-5174

FREE STANDING fireplace heater with 1500 watt thermostatically controlled coated heater. Logs with flame effect. Black finish excellent condition. Please call 640-1105 after 6 p.m.

ARTIC PLOW - Power Angle - 8 ft. - 1 year old. like new asking \$1450.00. 640-5341.

SNOW BLOWER 7' V type blade, heavy duty frame \$350.00. Also large quantity, approximately 10,000 ft. of 2 x 5 and 2 x 6 T. & G. dressed pine lumber, used. 50 cents per ft. 887-5657.

FOR SALE - 40 leghorn chickens, 75 cents each. Also Dodge Van. Best offer. 649-5381.

1 BRAND NEW Goodyear steel belted radial tire L78. 15 White wall 30 per cent off list. 640-3805.

25 SHEETS Plywood - 4' x 8' x 3/4" G.I.S. \$12.00 per sheet. Phone 640-2621. 2w50

20" COLOR TV. Admiral, good clean condition. \$125.00. Phone 640-3317.

NEW BUNK BEDS, mate's beds, Continentals, mattresses, sofa beds, chesterfield suites. No one beats our low, low prices, and we take any stores, fridges, furniture, and any household contents as trade-ins. Our prices challenge all department and chain stores. Simple - we only want a teensie-weensie profit.

John's Hideaway Furniture, Hwy. 7, Beside Canadian Tire. TF44

TEAKWOOD & ROSEWOOD furniture, bedroom suite, 8 piece, dining room 9 piece, chesterfield suite, coffee, 2 end tables, wall unit, brand new, very reasonable. 1-241-6990. TF-39

LUMBER FOR SALE

Special
2 x 4's - 8 ft. - 89 cents ea.
10 ft. and longer - 14 cents lineal ft.
2 x 6's - 23 cents lineal ft.
A good grade of economy spruce. PLUS TAXES.
Century Mill Industrial Lumber Ltd., 4 miles west of Stouffville on Gormley Road. Phone 640-2350. TF42

PINE SHAVINGS

Bulk and Bagged
Call 453-0232. TF31

PIANOS and organs 25 per cent to 40 per cent off brand new 274-7322 (Mississauga). TF40

24. Articles Wanted

INSTANT CASH for complete household furniture, frigs, stoves, washers, dryers, contents. John's Hideaway. 294-1055. TF44

WANTED - American Flyer trains, also, have some to trade or sell. Phone after 2 p.m. 225-4725. 2w49

WANTED - Quebec heater, in good condition. Phone 640-1233 or 293-7994.

HIGHEST cash prices or trade value paid for used furniture and appliances. Prices: Furniture, 478-4175. TF31

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