

REAL ESTATE

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

Farquharson

realtor

114 Main Street West, Stouffville, Ontario L0H 1L0

"SERVING OUR COMMUNITY SINCE 1958"

STOUFFVILLE AREA

Aluminum 2 bedroom bungalow with possible 3rd, main floor laundry, broadloom, Franklin fireplace. Large first mortgage at 11 per cent. Asking \$42,900.00. Call Sharon Brazier.

UXBRIDGE BUILDER'S HOME

3 bedroom bungalow on 1/3 ac. includes 2 baths, living room with beamed cathedral ceilings and fieldstone fireplace, large eat-in kitchen, 1 1/2 car garage. 11 per cent first mortgage to qualified purchaser. \$73,000.00. Call Colleen Brown.

\$54,900.00

Charming bungalow features living room with fieldstone fireplace, knotty pine kitchen, main floor laundry. Oversized, heated garage workshop. An immaculate home on landscaped 60 x 100' lot just minutes from town. Call Alan Kerr.

STOUFFVILLE

4 bedroom two storey, 3 years new, main floor family room with fireplace and walkout, 127' deep fenced lot. Minutes to park and shopping. Asking \$77,900.00. Call Bev Seton.



STOUFFVILLE NORTH

3 bedroom brick and fieldstone bungalow, finished rec room with fireplace, 2 baths, country kitchen with walkout to cedar deck, attached heated workshop 26 x 26, paved drive. Treed 100 x 100 lot. Asking \$69,900.00. Call John Walley.

MARKHAM \$42,900.00

Excellent starter - 3 bedroom townhouse, finished rec. room, covered parking. 11 per cent first mortgage. Call Bev Seton.

LARGE 10% PER CENT MORTGAGE

Stouffville area - 3 bedroom brick bungalow, fireplace in living room, full basement, 80 x 100 lot in quiet area. Only \$64,900.00. Call Alan Kerr.

MORTGAGE FINANCING AVAILABLE
FIRST AND SECOND MORTGAGES BOUGHT, SOLD OR ARRANGED. CALL TOM STEPHENSON FOR EXPERIENCED AND CONFIDENTIAL MORTGAGE ASSISTANCE.

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

K.R. MAY

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

MOUNT ALBERT AREA - 3.25 acre parcels. \$59,900.00 each. Call Dave Ratcliff 640-2223.

PICKERING TOWNSHIP - Rolling 10 acre lot with tremendous view, only half mile from Clarendon commuter train. Asking \$63,500.00 with excellent terms. Call Grant Morgan 640-2223.

UXBRIDGE TOWNSHIP - Just listed two well located 10 acre parcels, good arable soil, ready for spring construction. \$12,000.00 down. Call today! Grant Morgan 640-2223.

UXBRIDGE TOWNSHIP - 10 acres, high and scenic. \$32,000.00. Call Len May 640-2223.

40 ACRES - High rolling acreage with pond 6 miles east of Stouffville. Call Len May 640-2223.

STOUFFVILLE - 3 bedroom 1 1/2 storey home in mature area. Separate dining and living room, 1 1/2 baths. Asking \$64,900.00. Call Len Powell 640-2223.

STOUFFVILLE AREA - 2 new custom built homes on half acre lots, over 2500 sq. ft., 4 bedrooms, 2 1/2 baths, main floor family room with fireplace, main floor laundry. Asking \$127,500.00 with 12 1/2 per cent open financing. Call Len Powell 640-2223.

STOUFFVILLE EXCLUSIVE BETHESDA AREA - 3.8 acres, two ponds, custom 4 bedroom 2 storey home, main floor family and games rooms with fireplaces, library. Asking \$179,000.00. Call Len Powell 640-2223.

STOUFFVILLE - Century brick - established area, completely renovated. \$85,000.00. Call Jan Frisby 640-2223.

UXBRIDGE - Scenic lot, water, mature trees on .75 acre with comfortable bungalow. \$87,900.00. Call Jan Frisby 640-2223.

COMMERCIAL - Stouffville two storey main street building 66 x 100. Could be divided. \$225,000.00. Call Ken May 640-2223.

HIGH, DRY BUILDING LOT - North of Uxbridge on paved road, approximately 2.3 acre. Call Dorothy Richardson 640-2223.

FOR LANDS SAKE GIVE US A CALL
640-2223

TOWN & COUNTRY DIVISION

Family Trust

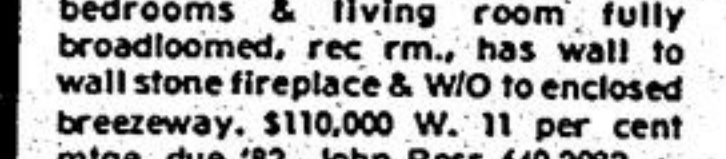
FAMILY TRUST CORPORATION REALTOR
STOUFFVILLE-UXBRIDGE-MT. ALBERT



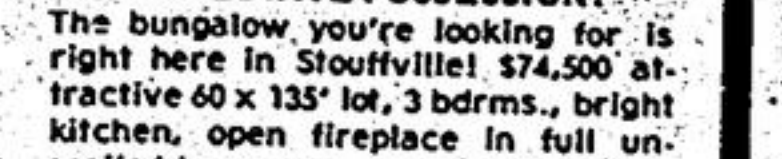
SEE FOR MILES!
Att. Albert area. 11 acres. 4 large bedrooms & living room fully broadloomed, rec rm., has wall to wall stone fireplace & W/O to enclosed breezeway. \$110,000 W. 11 per cent mtge. due '82. John Ross 640-2082.



IMMEDIATE POSSESSION!
The bungalow you're looking for is right here in Stouffville! \$74,500 attractive 60 x 135' lot, 3 bdrms., bright kitchen, open fireplace in full unspoiled basement. Noreen McGucklin 640-2082.



ROOM FOR YOU & MOM TOO!
3 spacious bdrms. plus lower level adaptable to suit extended family needs. Finished rec. room, extra bedrooms, den, 2 1/2 baths, central air. \$78,900. Ron Elliott 640-2082.



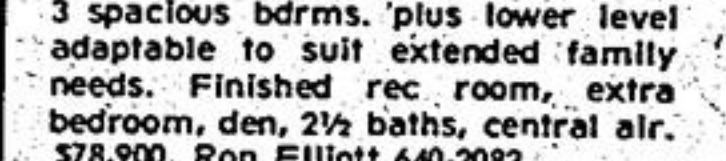
YOU CAN'T TELL A BOOK BY IT'S COVER
Must be seen. Large eat-in kitchen, main floor laundry & family room, 2 baths, 3 bedrooms, close to schools & shopping. Just reduced - \$79,500. Pauline Mancini 640-2082.



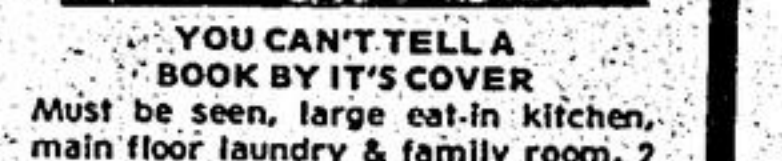
CLASSIC VICTORIAN
Gracious well kept home on 99 x 175 lot, main floor family room with Franklin fireplace, stained glass bay windows, 2 baths, tree lined lot. 10 1/2 per cent mortgage \$99,900. Bill Shields 640-2095.



TRY YOUR OFFER \$64,900
106 yr. old home, just 5 miles east Stouffville, 3 bedrooms, beautiful pine kitchen, main floor family room with Franklin FP & walkout to cedar deck. Pauline Mancini 640-2082.



CENTURY FARM
70 acres high scenic location, 4 bedroom completely refurbished to retain charm of yesteryears, pine floors, pine cupboards, 2 baths, 65 workable, 5 acre bush & pond, site. Uxbridge - \$149,900. Jessie Beatty 977-1270 ext. 31.



UXBRIDGE OFFICE

NORTH-WEST CORNER OF HWYS. 48 & 47

STOUFFVILLE

REAL ESTATE LTD. REALTOR

640-1200

CUSTOM BUILT BACKSPLIT - Huge 5 level home in Stouffville featuring large master bedroom, walkout to deck, eat-in kitchen, panelled family room with fireplace & walkout, cold room, den & finished rec room. Home is immaculate & has many extras. Lynda Hughes.

FINISH AS YOU LIKE - Well built 3 bdrm. bungalow on large lot. 2 baths, double car garage, fireplace, choice of carpet. A must to see. Listed at \$83,500.00. Bernie Hobden.

KENNEL LICENCE - 1 1/2 acres landscaped lot on Hwy. 47. Cozy 2 bdrm. home features sunken living room with stone fireplace, walkout from rec room, kennel building has water & hydro, 5 pens with 3 outside runs. Just listed at \$84,900.00. Vikki LeDez.

SOUTH UXBRIDGE - Gently rolling 12 acres with cozy sidesplit. This ideal family home features 4 bedrooms, 2 fireplaces, finished rec room plus many extras. Owner anxious. \$117,500.00 Vikki LeDez.

CUSTOM BUILT - Situated on paved road close to town this 5 bdrm. home has many features including stone fireplace in living room, deck off dining room overlooks scenic 10 acres. Finished rec room completes this beautiful home. \$139,900.00. Vikki LeDez.

STOUFFVILLE - 47 acres with frontage on paved road. Mature mixed bush & some hardwood bush. Building permit available. \$139,000.00. Vendor will hold first mortgage at 11 1/2 per cent. Ross Gallo.

39 ACRES - 1 1/2 miles to Stouffville. Excellent garden soil, 2 streams & 5 acres bush. Frontage on paved road. Ross Gallo.

2 1/2 ACRES - Adjacent to Stouffville residential area. 661 ft. frontage on paved road with small commercial building. Ross Gallo.

WE HAVE MANY OTHER PROPERTIES
GIVE US A CALL
640-1200

Advertise Weekly

YOU CAN'T MISS

WITH



REAL ESTATE BROKER

640-2433

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.

GERRY

Achary

LTD. REALTOR

IDEAL HOMESITE NEAR BEAVERTON - 20 acre parcel, large road frontage, pond site, some trees, building & septic permits available. Asking \$20,900.00. Call Earl Dowdell 705-426-7024 or office.

MINI FARM - BEAVERTON - 62 1/2 acres, good level land, bank barn, 4 bedroom frame & log house, all conveniences, large road frontage. Asking \$83,900.00. Call Earl Dowdell 705-426-7024 or office.

MINI FARM - 46 ACRES STOUFFVILLE W. - Excellent garden soil, stream, paved road, good area. Renovated CENTURY brick, 4 bedrooms, centre hall plan, fireplace, lovely kitchen. A good investment. Asking \$229,500.00. Mrs. Sainsbury 640-1142.

COMMERCIAL BUILDING \$17,500.00 - Stouffville - 5500 sq. feet, 4 offices, 2 apartments, west end location, fully leased. For income details call Fran Sainsbury or Lee Weldon 640-3131.

MUSSELMAN'S LAKE COTTAGE - For details on making this furnished, 3 bedroom, bathroom, nicely decorated cottage into a permanent home call Mrs. Sainsbury 640-1142. Large lot and garden shed, north shore area. Asking \$48,000.00.

NATURE LOVER'S PARADISE - Uxbridge - custom built stone & wood raised bungalow on 1.6 acres of trees, ponds. Large rooms include 3 bedrooms, family room, living & dining L with remarkable view, 2 fireplaces. Listed at \$117,900.00. Call Lee Weldon 640-3131 or 640-2770.

COMMERCIAL UXBRIDGE - \$44,900.00 Brock Street Presently used as barber shop and apartment. Ideal for small business. Call Lee Weldon 640-3131, Res. 640-2770.

UXBRIDGE QUALITY AND SPACE - 4 level 4 bedroom brick sidesplit on 4 acres surrounded by trees. Quiet location. Vendor will hold mortgage. Asking \$119,900.00. Call Lee Weldon 640-3131.

STOUFFVILLE 10 ACRES - Charming 3 bedroom brick bungalow features country kitchen, family room with fireplace and walkout to deck and pool. Pole barn and three 20 x 24 insulated buildings. Ideal set-up for tradesman or mini-farmer. Asking \$149,000.00. Call Lee Weldon 640-3131, Res. 640-2770.

MARKHAM - A RARE FIND - Fieldstone home approx. 4000 sq. feet offering the finest in both formal and casual living. Many unique features, inground pool. Large bank barn 12 box stalls, training track, 2 over-flowing streams, 24 acres. Offered at \$395,000.00. Contact Lee Weldon 640-3131, Res. 640-2770.

640-3131

a Moving experience

CLOSING COSTS ARE CASH COSTS!

By the time you have reached the completion stage in a home purchase, you have already worked out the difference between the mortgaging and the purchase price, and have your required cash down payment. Anything else? You bet!

Closing costs! These expenses are one of the most overlooked and also one of the most unexpected features of home buying.

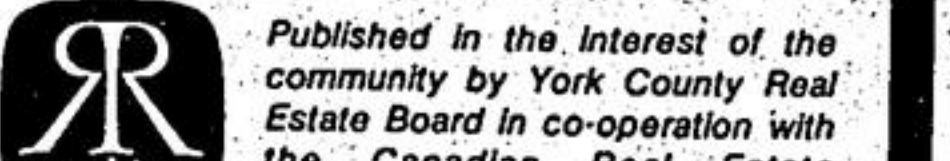
First - there are the vendor's adjustments. This is simply paying back the vendor for such things he has already paid - for the period of time you will own the house - real estate taxes, insurance, water rates, oil in the fuel tank, etc.

Second - there are mortgage costs if you are arranging a new mortgage. Appraisal fee, mortgage fee, interest adjustment, legal fees. Sometimes these will be added onto the amount of the mortgage; sometimes they are deducted. Ask at the beginning, because if they are to be deducted you will have to make them up in cash.

Thirdly - legal fees and disbursements which include your lawyer's service, and expenses for registration fees, transfer fee or taxes, title search, etc.

Closing costs are cash costs! On an average house purchase they could run up to \$1,000. Be prepared so you won't be surprised.

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



23. Articles For Sale

Chimney Cleaning brushes and supplies

Airtight stoves to heat your home or cottage

Decorative ceiling fans reduce your heating costs.

THE WARMING TREND
4441 Hwy. 7 Unionville (west of Kennedy Road)

297-2169

PLACE YOUR AD HERE

WITH YOUR CHARGE X CARD

STOUFFVILLE WOODSTOVES AND FIREPLACE INSERTS

Airtight inserts \$845.00 Double door stoves \$527.00 Small models from \$387.00 (We heat with these ourselves. See our functioning demonstrators)

Palace Firewood & Stoves
Phone after 6 p.m. 294-2273

23. Articles For Sale

FREEZERS - John's Hideaway is now carrying a full range of freezers from 5-22 cu. ft. 10 models on display. Lowest prices. Immediate delivery. John's Hideaway, Hwy. 7, Markham (Beside Canadian Tire) TF51

24. Articles Wanted

INSTANT CASH for complete household furniture, frigs, stoves, washers, dryers, contents. John's Hideaway, 294-1055. TF54

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

28. Help Wanted

FULL TIME help wanted - Gormley B.P. station. Apply in person. 887-5528.

30. Emp. Wanted

DISC JOCKEY Available ALL TYPES OF MUSIC Call after 6 P.M. 640-5119 TF49

30A. Day Care

WILL DAYCARE in my home, Monday to Friday, day or night. Phone 640-5625.

28. Help Wanted

ACTIVITY DIRECTOR REQUIRED for Green Gables Manor, part time. Phone 640-1310.

RN PART-TIME. Willing to work shifts. Apply Dahelm Nursing Home 832-5191.

RNA Part-time. Willing to work shifts. Apply Dahelm Nursing Home 832-5191.

CLEANING LADY. Must have own transportation. Call 852-3991.

CAN YOU qualify? We need consultants to assist us in our cosmetic business. For appointment call 649-2926.

Help Wanted For General Warehouse Duties

Hours 9 a.m. - 4:30 p.m.

294-4603

FULL TIME or part time Fuller Brush reps required in your area. Can earn \$6.00-\$9.00 hourly. Also management position open. Tel. 895-6532. TF4

FASHION Two Twenty's Product is available from Bev Coppins 649-2926 and Anne Bell 640-5923. Just call - we deliver.

WANTED - Day care for 1 year old, preferably in my home in town. Phone days 361-0402 or evenings after 8:30 p.m. 640-6911.

DO YOU ENJOY NEEDLEWORK? Need some extra money? Combine the two for an exciting full or part-time career. Free hostess gifts supplied. No deliveries. Call Marie at 294-5582. TF5

PARKLANE NURSERIES GORMLEY

Requires a part time mechanic, diesel and gas engine experience preferred.

Please call 293-1733 for interview

Income Tax Preparers

Wanted locally for the tax season. Experience necessary. Call collect 1-844-7580.

Tax Time Services Limited.

28. Help Wanted

TOWN OF WHITCHURCH-STOUFFVILLE

REQUIRES A person to fulfill all duties of

ANIMAL CONTROL OFFICER

Duties to commence May 1st, 1988

The Town will supply vehicle, equipment and facilities required for the performance of person acting in this capacity.

Applications with a detailed resume of experience, references and salary expected will be received by the undersigned no later than February 11th, 1988.

Mrs. P. Muir, Clerk Box 419, 19 Civic Avenue, Stouffville, Ontario, L0H 1L0

10. Houses for Rent

THE 2-BEDROOM BUNGALOW that appeared for rent in January 24th issue of The Tribune has been rented. Thank you for your response.

SMALL ONE BEDROOM cottage with bath. \$150.00 monthly. Don Parrott 640-5853.

13. Apartments

STOUFFVILLE area - One bedroom apartment. Available immediately. 640-4442.

APARTMENT AVAILABLE May 1st in mid-town Stouffville. References 473-2179

APARTMENT for rent - can be used for office space, no children, no pets. First and last months rent. \$260.00 per month includes heat and hydro. Apply New Image Beauty Salon, 37 Main St. W., Stouffville.

14. Wanted To Rent

MARRIED COUPLE - no children or pets wish to rent house in village of Stouffville. References. 293-6904.

15. Cars for Sale

Home of Valid Value Used Cars

BIRMINGHAM DODGE DATSUN 884-3300

WANTED - Cars for scrap. Highest price paid. Free pickup. Carcano's Auto Recycling, 773-5778 or 881-8353. 10W4

1978 HONDA, low mileage, excellent condition, 8 Michelin tires, AM-FM with cassette. Best offer. Phone 640-2217.

1978 TOYOTA Land Cruiser 4WD. Not used commercially. 6 cylinder, 8,500 km. With or without snowplow. \$4,500. 640-2171.

74 GRAND TORINO wagon. Power brakes & steering. Air. Good condition. Certified. \$2,200. 1-473-3407, 1-473-2729.

1975 CHEVILENE, 2 door, 6 cyl., low mileage, new plates, exc. cond. \$3700. certified. Call 640-5928.

15. Cars for Sale

FOR SALE - 1988 Chev Station Wagon for parts. Good engine. \$125.00. Call after 4 p.m. 640-4026.

69 PONTIAC PARISIENNE, good rad, motor, transmission, rear-end, etc. 640-2817.

16. Trucks for Sale

1973 FORD VAN, black with gold metal flake, extras. \$2,250. as is or best offer. Phone 640-3650.

1979 CHEV V6 ton \$150.00 As is. Also 1973 Mercury Snowmobile \$85.00. 640-4133, after 6 p.m.

18A. Snow Vehicles

NEW & USED ARCTIC CAT & SKI ROULE

SNOWMOBILES Call Larry Van Dyke Bethesda Safes & Service 888-1166 or 884-7774

18A. Snow Vehicles

POLARIS AND RUPP Parts and Service Bill Walls 888-1998

1980 POLARIS JANUARY SALE

A340 - \$1789. G340 - \$2155. G440 DL - \$2480. TX340 - \$2399