

# ROYAL LePAGE

## REAL ESTATE SERVICES LTD.

**STOUFFVILLE ONE OF A KIND**  
Quality shows in this 3 bedroom home with custom built family room, extensive use of teak-rosewood, close to all amenities. A Maine 437-2555.

**CLOSE TO NEW SUBWAY**  
\$149,900  
Monarch home near Huntingwood & McCowan. Well built & beautifully maintained family home. 4 bedrooms, 3 baths. Heather Ingram. 471-4800 #340

**MODERN DUPLEX & BASEMENT APARTMENT**  
Gross inc. \$1187 monthly. Tenants pay most utilities! Ideal investment or perfect for owner occupancy! Asking \$120,000. Call Louis Volf 471-4800

**SPRING TIME & HUNDREDS OF TULIPS**  
You will benefit from this vendors love of flowers & shrubs. 4 bedroom home on huge lot will give you years of pleasure. \$149,900. L. Carder, H. Kamin #336.

**UNIONVILLE \$34,900**  
Super 2 storey 3 bedroom home, up graded broadloom, cupboards, mirror walls. \$20,000 down. Call Alf Hetherington. #310

**UNIONVILLE "COMMERCIAL"**  
Victorian 7 room house on Main St. Walk-out heated basement large lot. \$229,000. Call Carole Danard 471-4800 #313

### ANNOUNCEMENT



**PETER CHAPMAN**  
Darcy Warner, Manager of Royal LePage, Markham is pleased to announce the appointment of Peter Chapman to our sales staff. Peter brings many years of experience and would like to offer Royal LePage's many services to all his clients.

**WARMTH OF SOUTHERN EXPOSURE**  
Excellent value at \$139,900 for this spacious 4 bedroom home. Main floor family room & large, bright kitchen. To view call Susan Moon 471-4800 #324.

**UNIONVILLE JUST LISTED**  
Quiet crescent, great area this super detached home is a must to see. A-1 pond, newly broadloomed, 2 fireplaces, 3 baths, double garage. \$137,900. Phil Browning 477-1390 #323

**COUNTRY HEAVEN**  
3000 sq.ft. bungalow, dream kitchen, all appliances, 2 walk-outs from basement to 2 acres of sloping grounds. \$309,900. Susan Moon 471-4800 #321

**UNIONVILLE**  
**BRIDLE TRAIL \$194,900**  
Cliche "Model Home" elegant and unique. Free flowing neutral interior, cathedral ceilings, library, family room with 2 storey brick fireplace. Many extras. Call Donna Lincoln 471-4800 #319

**BEAUTIFUL TREADED LOT**  
Private yard, great location. Sparkling 4 bedroom home, main floor family room with fireplace; central air and more! \$147,900. Diane Blackburn #317

**IMPRESSIVE GREENPARK!**  
In Sherwood Estates, dark oak floors in family room, & hall; central vac, 2 fireplaces, beautiful lot, southern exposure. \$171,000. Anne Ratz or Diane Blackburn #316.

**DESIGNED FOR LUXURY**  
\$94,900  
Spacious executive semi featuring family room with fireplace, 2-4 pc, 1-2 pc. Finished rec. room, walk-out to large deck, 3 good size bedrooms. Call Donna Lincoln 471-4800 #315

**JUST LISTED PRIME LOCATION**  
Markham executive detached home in A-1 condition. Large family room with fireplace. Country kitchen, 4 bedrooms, 3 baths. A must to see. Ask for Philippa Browning 477-1390 #331

**HERE'S A MUST ONLY \$38,900**  
Immaculate, 3 spacious bedrooms, eat-in kitchen, fireplace, garage, walk-out to large fenced yard, everything like new. Call today. Donna Lincoln 471-4800 or 294-3545 #329

**FABULOUS WYCLIFFE EXECUTIVE**  
Reduced to \$229,500 for quick sale, 4 bedroom, 3 bath, 2 fireplaces, two storey, foyer, oak stairs to finished basement. Huge south yard. Vendor has bought. Call Pat Zwaal. #222

**UNIONVILLE DOWNTOWN MISS THIS ONE!**  
Just listed charming detached home on quiet st. Large main floor family room, fireplace, walk-out to private treed garden. Only \$139,900. Philippa Browning 477-1390 #292

**BARGAIN - BARGAIN - BARGAIN**  
3 bedroom all brick Greenpark upgraded, immaculate, large eat-in kitchen, finished rec. room, vendor needs an offer. Won't last. Call Pam Doyle. 471-4800 #289

**A NEARLY NEW FOUR BEDROOM HOME**  
is what you'll find in this prime Unionville area. 2 1/2 baths & family room with fireplace. Nicely finished & decorated. Heather Ingram 471-4800 #287

**TREES PRIVACY COUNTRY LIVING**  
Reduced to \$250,000 fabulous ranch bungalow on 1 1/2 acres, gourmet kitchen, large rooms, throughout, walk-out basement. Vendor anxious to sell. P. Zwaal 471-4800 #286

**BUILDERS OWN HOME**  
On 14th Ave at Kennedy. 2 storey brick 5 bedrooms, 11 rooms, plus fully finished basement, two fireplaces, ceramic floors, many extras. Call Ossie Tancock #284.

**SENSATIONAL VIEW**  
Unionville, prestige area, executive home, move-in condition, greenhouse kitchen, realistically priced for quick sale! P. Browning or V. Hallworth 477-1390 477-1393 #281.

**BETTER THAN NEW!**  
Oversized lot. New inground pool, family room with floor to ceiling fireplace & wet bar, 4 bedrooms, central vac, plus many extras. \$163,900. Diane Blackburn #276

**IMMACULATE INSIDE AND OUT**  
Elegant detached 4 bedroom separate dining room, large family room, big kitchen, neutral decor. 3 baths, double garage, don't miss this one! Ask for Philippa Browning 477-1390 #334

**MOVE-IN CONDITION NEUTRAL DECOR**  
Separate dining room, French doors, fantastic kitchen, luxury master suite, main floor family room & laundry, 4 bedrooms, 3 baths. \$136,900. Verna Hallworth Res 477-3193 #287

**LOCATION & PRIVACY**  
Immaculate & neutral decor, 2 walk-outs to deck, family room with fireplace, up graded broadloom. \$121,900. Diane Blackburn #235

**UNIONVILLE EXECUTIVE**  
Fabulous 2 storey 3000 sq.ft. home on park with walk-out basement, two fireplaces, huge kitchen, large master close to everything. \$186,900. Call Pat Zwaal 471-4800 #283

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**BALLANTRAE BUNGALOW**  
3 bedroom brick bungalow half acre fenced yard, double garage, fridge, stove, rec. room. Good terms. Asking \$109,500. Call Ossie Tancock #274

**COUNTRY CHARM AT A BARGAIN**  
\$249,000 will purchase this gorgeous 3 1/2 acre country property with 2 storey, 4 bedroom, 3 baths, 2 fireplaces, desired area. Close to 404. Ossie Tancock or Pat Zwaal 471-4800 #273

**MARKHAM BUILDER'S OWN HOME**  
10 + bedroom, 2 storey on 67x228 mature landscaped lot, main floor family room with fireplace and walk-out, main floor laundry room, huge kitchen with appliances, separate apartment. \$199,900. Helen Kamin 471-4800 #268

**\$159,700-UNIONVILLE**  
4 bedroom Greenpark, large open foyer, hardwood floors in living and dining rooms, fully fenced. Immaculate home, main floor family with fireplace and bar. Call Pam Doyle 471-4800 #267

**5 ACRES-STOUFFVILLE**  
465 ft. frontage on McCowan Rd. at corner of Bethesda. Building permit available. Asking \$110,000. Good terms. Call Ossie Tancock. #265

**UNIONVILLE BRIDLE TRAIL**  
Super 2 storey, 3 bedroom home, 4 pc. ensuite, circular staircase, family room, fireplace, must be seen. Call Alf Hetherington. #264

**UNIONVILLE 1 1/2 ACRES**  
Custom built 2 storey, 4 bedrooms, separate dining room, main floor family room and laundry room. Asking \$249,000. Call Ossie Tancock #262

**GENERAL STORE - HOUSE \$145,000**  
Beautiful brick house and store on Main EW road, 2 miles east of Clearmont. 6 bedrooms, pine floors, huge aluminum garage/barn on 1/2 acre. Linda Carder. #255

**BRIDLEWOOD \$169,900**  
Exceptional value in this special pocket near Warden & Huntingwood. McClintock built, 4 bedrooms, 2 fireplaces and more. Heather Ingram 471-4800. #311

**MOVING BACK TO WILLOWDALE?**  
This 5 bedroom home has it all, central air, finished basement, large kitchen, large lot, prime location & so much more. To find out how much more. Call Susan Higgins 471-4800 #301

**WARM YOURSELF BY THE FIRE**  
Claremont 4 bedroom home, gleaming hardwood, country size kitchen, beautiful fireplace in rec. room. 75'x176' lot. \$114,900. Linda Carder, #298

**REDUCED TO \$60,000 TO SELL**  
3+1 bedroom ranch bungalow on 77 x 131, opposite golf course. Finished basement + VTB up to \$35,000 @ low interest for 3 years. Call and ask for Pam Doyle 471-4800. #197

**ESTATE LOTS BALLANTRAE**  
2 acres hardwood bush backing onto Vian Forest. Paved road, exclusive cul-de-sac. Asking \$80,000. Good terms. Call Ossie Tancock. #184

**GORGEOUS FRENCH PROVINCIAL**  
\$375,000 quality construction, growing prestigious area, close to 404, 3 bedroom, 3 baths, fabulous separate dining room. Treed lot. Near golf course. Pat Zwaal 471-4800.

**COUNTRY LIVING REDUCED**  
Exquisite ranch bungalow, great for two families. Features 3 1/2 acres, pond, 6 bedrooms, 4 baths, two fireplaces. Fabulous gardens. Excellent financing. Pat Zwaal 471-4800. #019

**UNIONVILLE**  
4 bedroom, large family room, newly finished rec. room, eat-in kitchen. Mature landscaped lot. Call June Davey 471-4800. #200

**UXBRIDGE 16 ACRES**  
On Brock Rd., right next to Pleasure Valley. Corner lot, asking \$89,500. Good terms. Call Ossie Tancock. #202

**LUXURY PLUS ONLY \$154,900**  
Unique 4 bedroom on quiet prestige crescent. Entertainers delight. Large family room, kitchen with walkout to 17 x 10 solarium. Immaculate. Well landscaped. A must to see. Donna Lincoln 471-4800. #305

**JUST LISTED**  
Super 2 storey with 4 bedrooms, 4 baths, main floor family room, professionally finished rec. room. Includes skylight, central air, and much more. Call today. Pam Doyle 471-4800. #296

**JUST LISTED UNIONVILLE**  
Decorated like a model. Gorgeous throughout. Dunvegan centre hall plan. Formal living room with marble fireplace, huge kitchen. Large lot. Pat Zwaal/Helen Kamin. #0228

**TOTALLY UPGRADED 3,000 SQ.FT.**  
Gracious executive home on nicely landscaped lot, 4 bedrooms plus den, CAC and CVAC, ceramics; large ensuite off master. \$174,900. Call May Li or Carolyn Curtis. #236

**IDEAL FOR THE YOUNG FAMILY!**  
Lovely bright Greenpark quality home, huge eat-in kitchen with walk-out to large fenced yard. 3 bedrooms, parquet floors in living/dining room. May Li #275

**JUST LISTED A "PARADISE HOME"**  
Looking for a large lot! Premium house? At a small price then this could be the one for you. To view ask for Susan Higgins 471-4800 #332

**BEAUTIFUL WYCLIFFE HOME**  
Immaculate 4 plus bedroom home. Finished top to bottom with pine wainscoting. Tasteful decor. Landscaped to perfection. \$225,000. Carole McMaster #328

**MIDLAND & ELLESMERE \$99,900**  
Close to rapid transit & shop. 3 bedroom semi with kitchen redone in pine rec. room with gorgeous corner fireplace, south exposure. Fenced yard, trees. Carolyn Curtis #333

**UNIONVILLE PRIME LOCATION**  
\$149,900 - 4 bedrooms, 2 storey, 3 baths, main floor family room, finished basement. Occupancy flexible. A1 condition. Verna Hallworth 471-4800. #238

**PEPPERLAW BUILDING LOT**  
Well treed lot, 76 x 210 in area of fine homes. Building permit available. Asking \$9,500. Call Ossie Tancock 471-4800. #082

**COSY RAISED BUNGALOW-THORNHILL**  
Reduced for quick sale, beautiful 4 bedroom, 2 bath home, finished basement. Gorgeous cosy family room, close to everything. Patricia Zwaal or Helen Kamin 471-4800. #233

**HOMESITE WITH A FUTURE!**  
Almost 11 acres, fronting on paved road in Ballantrae! Near modern community centre and public school. Owner will hold mortgage. Call Louis Volf, 471-4800. #272

**EXECUTIVES ONLY! BRIDLE TRAIL**  
Triple garage, huge property, separate living room and dining room. Luxury kitchen. Ex-c-e-l-l-e-n-t condition. Fantastic master suite. Contact Verna Hallworth 471-4800. #306

**PRESTIGIOUS UNIONVILLE**  
This well maintained backsplit home comes with a 50 x 130 lot and an 18 x 36 inground pool! Hardwood floors and broadloom; extras! \$137,900. Louis Volf, 471-4800. #308

**CHARMING MARKHAM OLDE TOWNE**  
3 bedroom bungalow, 60 x 134 lot, trees, southern exposure for rear garden. Affordable at \$95,900. Must see this one. Susan Moon 471-4800. #327

## THINKING OF SELLING LIST WITH



### OUR PEOPLE MAKE ALL THE DIFFERENCE IN THE WORLD

8525 McCOWAN RD.  
(HWY. #7 & McCOWAN RD.)



471-4800

Royal LePage Real Estate Services Ltd. Realtor

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

**Farquharson REALTY LIMITED realtor**

114 Main Street West, Stouffville, Ontario L0H 1L0  
"SERVING OUR COMMUNITY SINCE 1956"

We now offer a Canada Wide Referral Service, enabling us to better assist our clientele in making that very important move as worry free as possible.



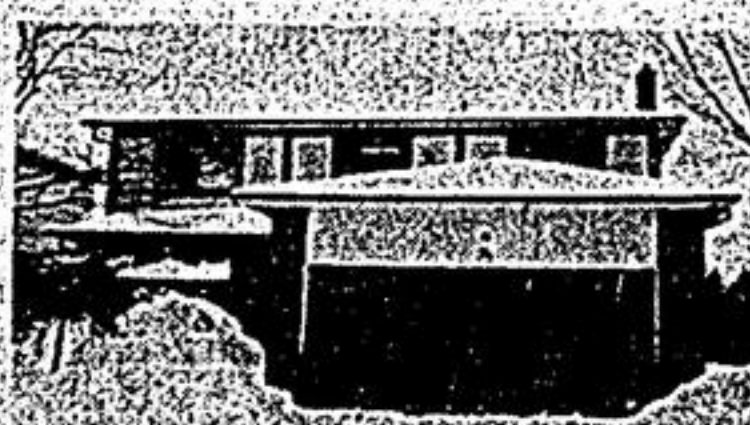
**"SPOTLESS" MATURE AREA**  
3 bedroom custom built bungalow, large kitchen, 2 baths, hardwood under broadloom, basement finished with pine and barnboards, central air, 5 appliances. New listing. Call: Marty Valteau 640-4151

**1/2 ACRE**  
Excellent treed lot 8 miles NE of Stouffville. Only \$10,900 down and assume 10% mortgage till June 1985. Bev. Sefton 640-4151.

**NORTH OF STOUFFVILLE**  
1/2 acre lots surrounded by rolling countryside. 1800-2000 sq.ft. homes built to your specifications. \$110,000. Call Sue Jenkins 640-4151 or 473-3600 (Uxbridge toll free).

**CLAREMONT \$78,500**  
Beautiful century home on private treed lot, pine floor in kitchen, separate dining, wood stove in living room, 2+ bedrooms. Great potential. Wendy Jackson 640-4151 or res 852-6906

**GOODWOOD \$79,900**  
1 1/2 storey, 2 large bedrooms, spacious kitchen, living and dining rooms, gleaming hardwood floors. 66 x 165 lot. Detached garage. Home shows pride of ownership inside and out. Don't wait! Call Marty Valteau or Noreen McGuckin 640-4151



**NEW LISTING "BETZ" POOL**  
2000 sq.ft. 2 storey, main floor family room with fireplace, 2 walk-outs to pool, eat-in kitchen, 3 baths, huge master suite, finished basement. Completely landscaped 50 x 214' lot in the heat of Stouffville. Underground sprinklers. Asking \$133,900. Marty Valteau 640-4151.

**THINK SPRING!**  
Plant your garden on this 2 1/2 acre hobby farm. 8 room contemporary home features the amenities of a recreational property including horse barn, paddocks, enclosed pool, sauna etc. Must be seen. Asking only \$169,900. Gayle McConnell 640-4151.

**STOUFFVILLE BUNGALOW**  
Super clean, spacious home backing onto open fields. Quality and comfort for \$114,900. A pleasure to show. Call Noreen McGuckin 640-4151.

**UXBRIDGE**  
3 bedrooms, fireplace in rec. room, walk-out from separate dining room, hardwood floors. Beautiful landscaped lot. \$89,900. Louise Wilbur 640-4151.

**QUALITY BRICK HOMES TESTA HEIGHTS - UXBRIDGE, \$79,900 - up.** Backsplits. Only 5 lots left in first phase. Purchasers' choice of colours. Contact Louise Wilbur or Wendy Jackson 640-4151 or 852-5297

**INVESTMENT FARM 88 ACRES**  
Mt. Albert South - 4 bedrooms, country kitchen, family room, double garage, huge bank barn. Very fertile land with 5000 ft. paved frontage. \$229,000. Only \$75,000 down - vendor will hold mortgage at 11%. Jim Payne 640-4151.

**INCOME PROPERTY STOUFFVILLE**  
2-3 bedroom apartments, 1-2 bedroom. Excellent condition. Inground pool in beautifully landscaped yard, corner lot, maintenance free exterior. Asking \$129,900. Colleen Brown 640-4151.

**"INVESTMENT" CLAREMONT - 50 ACRES**  
Custom built 3 bedroom bungalow, totally finished basement includes games room, rec. room. Open concept main floor with large kitchen. Acreage is all fenced and includes spring fed pond. Asking \$249,000. Marty Valteau 640-4151.

**STOUFFVILLE AREA**  
4 level sidesplit includes 4 bedrooms, family room with wet bar and walk-out to inground pool, upgraded kitchen and broadloom. Completely redecorated. Asking \$147,500. Bev Sefton 640-4151.

**ST. JOHNS SIDEROAD**  
10 acs. pond, stream. 3 bedroom brick bungalow, finished walk-out basement, attached double garage. A beautiful property in a desirable area, just east of Woodbine. Asking \$212,500. Owner will hold large mortgage below current rate. Tom Stephenson 640-4151.



**RELOCATING? TRANSFERRED?**  
Call J.M. Farquharson Realty Ltd. whether buying or selling anywhere in Canada. We can put you in contact with a Member Broker who can offer you competent professional assistance.



Two storey brick home on quiet crescent, 1 block from public school and stores. Finished basement with fireplace. 2 years new, totally fenced property in Westney Heights, Ajax, 686-1018. Vendor will take back 2nd mortgage.

Help keep Red Cross ready.



**BOB SHEA**  
Have you ever wondered about selling real estate? Join us for an informal chat about the challenges and opportunities. We can provide a free aptitude assessment to assist your career decision. Call me direct at 640-2082 to arrange a convenient time for an appointment.  
Family Trust Corp. Realtor

**Peter L. Mason LIMITED REALTOR**

**OPEN HOUSE SUN. 2 - 5 PM**  
19 FERRAH ST. UNIONVILLE NR. HWY 7 & SCIBERRAS  
4 bedroom, family room, finished basement with wet bar & fieldstone fireplace. Price: \$154,900. Close to all amenities: Mary Harding 474-1710, 477-4931.

### Canada Trust Realtor ANNOUNCEMENT



**JOHN KOHLER**  
Phil Waters, Manager, announces the appointment of John Kohler as Resident Sales Representative for Unionville, Markham area. John has the professionalism and drive to serve you in all your real estate and mortgage financing needs, even though he is not yet a member of the Million Dollar Club.  
John does care about his clients and will advise them with honesty and integrity which argue the foundation of The Canada Trust Company's growth and success. Call: 226-0803 or 477-4186.

**UNIONVILLE PRESTIGE AREA**  
Immaculate 4 bedroom home on private cul-de-sac; 2 storey entrance hall with skylight, circular oak staircase. Main floor family room with fireplace. Master bedroom has 4 pc. ensuite. Close to schools, shopping, parks and transportation. John Kohler 226-0803 or 477-4186.

Quality home in Unionville. Very private; 4 bedrooms; parquet floors, circular oak staircase, ceramic tiles, master bedroom with 4 piece ensuite. John Kohler 226-0803 or 477-4186.