

PICTURE HOMES CLOSING LAST UNITS

IN
PHASE 3



THE ELGRECO 2477 SQ. FT. \$154,900.

MODELS NOW OPEN

10 3/4%

FINANCING FOR 3 YEARS

FROM \$136,900 (up to 3575 sq. ft.)

• Save up to \$10,000 on existing homes • Take the worry out of buying, trade-in your old house for a new Picture Home. Ask our Sales Representative about our guaranteed trade-up plan. • 2 year clubhouse membership at the prestigious Aurora Highlands Golf & Country Club is your gateway to year-round recreation — golf — tennis — swimming — racquet ball — squash — Health & Fitness Centre. Plus much, much, more. • We are also previewing Phase 4. One of the finest phases of picturesque 60 ft. well treed lots in the Aurora Highlands. Our new 1985 designs will be backing onto ponds, streams, fairways, rolling hills & 50 years of well-groomed nature... it's breathtaking.

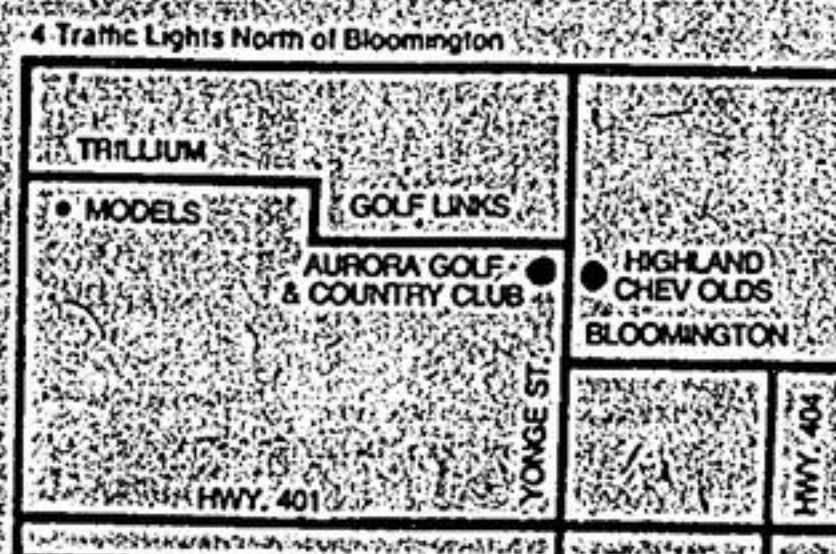


**AURORA HIGHLANDS
GOLF & COUNTRY CLUB**

Phone: 773-6564
After Hours: 787-6642

Hours: Mon. - Thurs. 12:30 till 7:30 p.m.; Friday 12:30 till 4:30 p.m.
Sat. - Sun. & Holidays 11 a.m. till 5:30 p.m.

Open Easter Monday



Simcoe
10720 YONGE STREET
10610 Bayview Ave.
Richmond Hill, Ontario
L4C 3N8



MOVING SOUTH

Vendors going south has to sell 3 bedroom, eat-in kitchen, separate living, dining & family rooms and more at \$119,900. Sid Whitbread 884-0111



ESTATE OF PRESTIGE

1.26 acres with stream, quest rooms, indoor Betz pool, maid's quarters, tennis all in luxurious Cachet Country Club. Sid Whitbread 884-0111



JUST LISTED WITH
NEW PRICE

Markham beauty at \$149,900. 4 bedroom, eat-in kitchen, inground pool plus 10 1/2% mortgage til 1999 and STILL MORE. Sid Whitbread 884-0111

Howard
Foster
Order 985-7371

647 Scugog Street, Port Perry, Ontario

13 ACRES CHOICE LOCATION
EXQUISITE VIEW \$219,900

Large pond, 4000' dwarf trees irrigated and in full production, wonderful 3 bedroom family home, spa-sized master, ensuite, cathedral ceilings, fireplace, double garage, be sure to see. Marty Bykerk 1-985-7371 or 1-655-3410.

MOVE-IN NEXT WEEK!
ENERGY MISER

This home is designed with comfort in mind. \$114,500. Customized Port Perry four bedroom raised bungalow, sunny greenhouse kitchen, family room, brick wall with chimney flue, walk-out basement, a family home to live and grow in.

LAKE ACCESS! \$87,900
3 BEDROOM BUNGALOW
3 CAR GARAGE

Large country kitchen, fireplace, recreation lounge, hot tub and equipment. Rural setting.

\$43,900 - 20 ACRE
BUILDING LOT NEAR
UXBRIDGE

Ponds on property. 1-985-7371

1-416-985-7371

THANK
YOU

During my past 26 years in Real Estate, my sales people and myself have had the privilege of assisting over 5,000 clients with their Real Estate needs in our area. For this I am most appreciative.



GERRY MEHARG

Many changes have occurred in our tax laws pertaining to real property over the years. The most significant change being the implementation of a capital gains tax on property as of December 31, 1971.

Basically, an owner's principal residence and one acre of land is exempt from any tax when it is sold. When an owner sells a property they must declare any increase in value which has occurred on all lands exceeding the one acre and residence and pay capital gains tax on the increased value.

In some instances more than one acre can be exempt from tax if one can convince the Tax Department that extra acreage was needed for the enjoyment and use of the residence. In most cases this will require a written evaluation from experienced Realtors or appraisers.

We would be happy to receive a call from any of our clients if you think we can assist you with our experience and knowledge regarding capital gains tax. This would be provided without cost or obligation as a small token of appreciation for the confidence that you have afforded us in the past.

Sincerely,
Gerry Meharg

UNIONVILLE
THE BRIDLE TRAIL
NEIGHBOURHOOD
\$169,900

4 bdrms., 4 pc. ensuite, eat-in kitchen with nook, 15' family room, fireplace, R/I vac. dble garage. New home, you choose decor and carpet. Others too! Up to 3,000 sq. ft. July to Sept. closings.



291-9988

Brian East

Peter L. Mason
LIMITED REALTOR



RENOVATED SCHOOL HOUSE
5,000 SQ. FT. 1 1/2 ACRES
STOUFFVILLE

Located on well treed lot, built 1898 contemporary addition, 1959, ideal studio for Day Care, Artist, Photographer, Musician. Must be seen. Includes rental apartment. Yearly income \$4,800. Call Robert Cooper 474-1710, 474-0635



HOMES & GARDEN DECOR
BRICK SIDESPLIT

Absolutely fabulous! \$20,000 in upgrades. Features: 4 bedrooms, 4 baths, large family room, fireplace, wet bar, walkout, landscaped, central air, air cleaner, all drapes. Finished rec. room. Call Robert Cooper 474-0635, 474-1710.



COLONIAL SPLENDOR
TRAILWOOD ESTATES

Magnificent Robert Bateman setting, features 4 bedrooms, 3 baths, walk-out basement, oak pegged floor, 3 bay windows, 2 fireplaces, pine kitchen. All on 2.25 acres. Robert Cooper 474-1710, 474-0635.



SUPER STARTER HOME IN
OLD MARKHAM-LARGE LOT
Semi-detached 2-storey, 3 bedrooms, finished rec. room, walkout to deck, customized kitchen, neutral decor. Large mature lot. Virginia Northcott

THE SIGN OF QUALITY

474-1710

HWY #7 UNIONVILLE

Investment
Properties

CMHC
Reclaims
From \$5,000
Down

W. J. Warren
Realtor
477-8188

RE/MAX EXECUTIVE
REALTY INC.

487 Main St., Stouffville
443-4600
RURAL BEAUTY WITH
EASY ACCESS TO 404
Just one look and you'll fall in love with this beautiful custom built home on large lot. Eat-in kitchen, main floor laundry room and family room, with walkout to deck, 3 bedrooms, 3 bathrooms, neutral decor throughout. Many extra features. Immaculate home on quiet tree lined street. \$118,500. To view call Vera Lidster 640-4960, Res. 640-5449.

Canada's Trust Realtor

HISTORIC UNIONVILLE
Executive 4 bedroom home on quiet crescent. Spacious entrance, Main floor family room with floor to ceiling fireplace and walkout to mature garden. Master bedroom has 3-piece ensuite and walk-in closet. Professionally finished lower level with wet bar. Prestige area. Only \$154,500.

Immaculate 4 bedroom home on private cul-de-sac. Two-storey entrance hall with skylight. Circular oak staircase. Master bedroom with 4-piece ensuite. Ceramic tiles. Prime location. \$148,900. Call John Kohler 226-0803 or 477-4186

Armstrong
WEST ARMSTRONG LIMITED REALTOR



EXECUTIVE HOME
Spacious raised bungalow on 9.3 acres of mature bush in the Vivian Forest area, surrounded by good homes. 5 bedrooms, 3 walkouts, family room, fireplace, excellent barn & workshop. \$225,000. Arent Vanderweil 889-7877.