



GALLO
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REALTOR

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THE GOOD WILL OF THOSE
WE SERVE IS THE
FOUNDATION OF OUR
SUCCESS

STOUFFVILLE
North-West corner
Hwy 48 & 47 640-1200
Mt. Albert 473-1100
PRIVATELY OWNED REAL ESTATE COMPANY


MARKHAM-UNIONVILLE
3882 Hwy 7 East,
Just east of Warden
Unionville 474-1212



COUNTRY SETTING
Open concept, 3 bdrm. bungalow on 1 acre park-like setting with mature trees. Features living room with fireplace, w/o and lots of windows with a lovely view of the inground pool, plus a 4 box stall barn and paddock. Call Maria Gallo at 640-1200.



ELAINE KALMBACH
UNIONVILLE - \$298,000
Come look at the new oak kitchen cupboards and the bright cheery appearance of this roomy 4 bdrm., 2 storey home only one block to Main Street. Main floor family, hardwood floors, ceramic entry, central air and much more! Call Elaine Kalmbach at 640-1200 or 642-0193.



BRIAN ELSON
BUILDING LOT
50' x 200' Stouffville area. Call Brian Elson at 640-1200.



IMMEDIATE POSSESSION
Bungalow on 1/2 acre. Featuring a basement apartment with separate entrance. Call Brian Elson at 640-1200.



SHERRY HAYES
DO YOU OWN A 2400 SQ. FT. HOME?
I am looking for European style kitchen cupboards, white flooring, gray broadloom throughout. If this sounds like your home and you are considering selling call Sherry Hayes at 640-1200.

LOOK WHAT HAS JUST RECENTLY SOLD!!

- * 4838 Livingston Street - List \$339,900
- * 376 Carleton Blvd. - List \$339,900
- * 32 Windsor Drive - List \$129,900
- * 15 Valley Road - List \$154,900
- * Lot 25, 26, Part Lot 27 Rosehill Drive - List \$163,900
- * Lots 9 & 10 Rosehill Drive - List \$169,900



EARL ELSON



ALAN ELSON



CLAREMONT
* 2 acres, lots of trees
* 3 bdrm. bungalow
* Walkout basement
* Detached 2 car garage
* 25' x 40' steel workshop or storage
* Reduced only \$249,900.
To view call Alan Elson or Earl Elson at 640-1200.

LOOKING TO INVEST?

- * Over 55 acres
- * South of Goodwood
- * VTB Toronto calling exchange
- * Includes farm house and barns

Call Sherry Hayes at 640-1200 for further details.



GREENPARK
Central air
Ceramics
4 bedrooms
Main floor family
Call Sherry Hayes at 640-1200.

EXECUTIVE HOME IN THE COUNTRY
10 acres - If you're looking for a custom built brick bungalow (approx. 2800 sq. ft.) in the country - LOOK AT THIS! Features a sunken living room, sunken family room with a round-type fireplace, large kitchen approx. 24' x 11' with a w/o, 4 bdrms. (master has ensuite), basement has w/o, home has 2x6 construction, central vacuum, also included is a greenhouse and a barn with water and hydro. All this and more for only \$479,000. To view this country home call Sherry Hayes at 640-1200.




STOUFFVILLE AREA
* 5 plex
* Full occupancy
* More potential
* Water frontage
* Only \$389,900.
Call Earl Elson at 640-1200.




A MUST TO SEE
Sparkling 3 bdrm. bungalow with upgraded modern Canac kitchen, nestled in mature trees. Large, heated double car garage (28' x 46') is perfect for the hobbyist. Call Joseph Gallo at 474-1212.

PHILIP MIHOREAN & ASSOCIATES LTD. REALTORS & APPRAISERS



Wilma Willan
Call Wilma Willan
One of Our Property Specialists.
477-1777
Res: 294-3501



COUNTRY CASUAL
Relax on your 10 acres surrounding this peaceful 2 storey custom built home. Features 5 good size bedrooms, 3 baths, large kitchen, family room with fireplace, finished basement with wet bar, plus large barn, grainery, drive shed and double car garage. Located on paved road close to 404 cloverleaf at Gormley. All this waiting for that special family so don't delay... call today.



SOMETHING FOR EVERYONE
This unique Bed 'N Breakfast situated on 1 acre boasting of 10 bedrooms, overlooking the Simons River in "Quebec". Your own private swimming area surrounded by seven ski resorts. "Turn Key Operation." Don't Wait Call Now.



BEAUTIFUL START
Perfect 3 bedroom custom built brick bungalow sitting on a mature extra large beautifully treed lot. Living room with fireplace, dining room with walkout to large cedar deck. Fireplace in basement, paved driveway. Steps to Bay of Quinte, Trenton. Asking \$112,500. Call 477-1777.



Alanna English
LOCATION! LOCATION! YOU ASKED FOR IT! WE JUST LISTED IT!
Beautiful treed lot, adjoining scenic "TOOGOOD POND" Unionville. Terrific site, 495' x 2195'. \$284,900. Call today, Alanna English, 477-1777, 24 hour pager 390-3637.

Century 21 GERRY MEHARG LTD. Member Broker




ROSS HETHERINGTON
REDUCED TO SELL \$439,000
Fieldstone beauty in Sandford area, 48 ac. new 2200 sq. ft. ranch bung., 3 large bdrm., 3 car garage with openers large metal workshop, 2 ponds, lovely foyer etc. Ross Hetherington 640-3131/640-2441.

WARDEN AVE. BLUE CHIP INVESTMENT
50 ac. parcel on Warden Ave. 1 mi. from Hwy. 404. Vacant level land backing on estate subdivision. Call Ross Hetherington 640-3131/640-2441.




FRANK HIPPIANN




CONNY HIPPIANN
CHARMING CLAREMONT
Stately Victorian brick 4 bdrms., gleaming thru-out, modern kit. and fam. room w/o, double lot. \$312,000. Frank or Conny Hippiann 640-3131. Res. 640-1149.

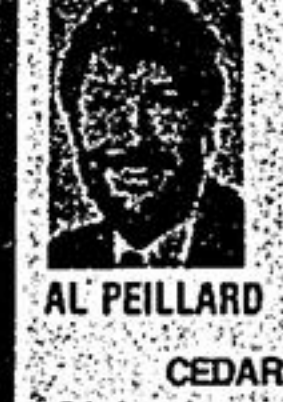
MCCOWAN HORSE RANCH
11 acre or secluded privacy, York Forest direct access, 3 bdrms. with apt., 13 stall barns, pool, late possession available. Frank or Conny Hippiann 640-3131/Res. 640-1149.



MURRAY WAGG
SOLD
119 ALBERT
Sold in 9 days at 98% List.



SOLD
22 Wilam Andrew Sold in 16 Days at 102% List. Call Murray Wagg 640-3131.



AL PEILLARD
CEDAR VALLEY HOBBY FARM
2 bdrm. home w nice tree lined rear view from large patio, 4 stall barn w/3 fenced paddocks. Asking \$289,900. Century 21 Gerry Meharg Ltd. 640-3131 Al Peillard 473-1958.

INVEST GRAVEL INVEST
Excellent 150 acre stone and gravel farm, a real investment. For the future, gravel is class no. 1. Location Brock Twp. For info. on this property call Tom Doran 640-2600/852-6106. Res. (705) 357-3848.

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HOMELIFE
HomeLife/Town Living Realty Limited
Realtor Member
640-2225 473-2440



POND AND STREAM EXECUTIVE HOME
3 1/2 acres in Stouffville, 2,700 sq. ft. home plus full basement of 2,700 sq. ft. Triple garage with indoor entrance to both levels. Quality throughout. Sunken living rm. with fireplace, gourmet oak kitchen, separate dining, master suite with jacuzzi ensuite, oak spiral staircase, main floor laundry and office or sewing rm. Tradesman's own home. MUST BE SEEN! Asking \$595,000.



GORGEOUS LOT - IMMACULATE HOME
3 plus 11 bdrm., fireplace, plaster const., 2 washrooms, new kitchen with oak floor, separate dining, front porch, w/o to large rear deck opens this house to the view of trees & gardens. Finished basement, separate laundry & workshop area. Spacious in and out. Asking \$239,900. For information on the above call: Marty Valleau, 640-2225 or Res: 640-5729

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

Farquharson REALTOR LIMITED

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

UXBRIDGE TOWNSHIP
* Acre estate lot, adjacent to Mill Run Golf Course, west of Uxbridge - 120' frontage.
* 25 acres, gently rolling land, some hard wood, Goodwood area 660' frontage.
* We have several other prime pieces of vacant land. Call Grant Morgan for details 640-4151 or 640-7198.



CLAREMONT RANCHER - 10 ACRE
Delightful setting - 4 bdrm., brick bungalow - triple garage with pond, spacious in-law suite, hardwood floors, 2 fireplaces, inground pool. \$405,000. Jeannine Sheridan 640-4151 or 640-4101.



STONE THROW FROM SCHOOL \$239,000.
3 bdrms., exceptional family room with fireplace, walkout from eat-in kitchen to a glorious backyard and view. Quiet neighbourhood - Uxbridge area. Sandra Reed 640-4151 or 474-1443.

THIS IS A CLASSIC
Seconds to 404. Turn of the Century home on a 85' x 165' mature lot. Outside - flagstone walkway, wrap-around veranda. Inside - stain glass, formal entry, pocket doors to dining room, antique brick fireplace, 3 bdrms., plus finished loft - offer at \$359,000. Colleen Brown 640-4151.

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Helpful tips for moving

This article is provided by the Ontario Real Estate Association (OREA) for the benefit of consumers in the real estate market.

Moving doesn't have to be a stressful experience, if you plan ahead. Your choice of moving company is a major decision. Before you put all your worldly possessions into someone else's hands, it's best to compare a few companies for price and services available.

How you orchestrate your move depends on the distance you are moving, how fragile the goods are, and how much you are prepared to spend. These are pros and cons to each type of moving situation.

The do-it-yourself move may mean asking for a little help from your friends. You rent the truck or trailer including padding and dollies, they help you load it and unload it. Although this a great money saver, your friends may feel inconvenienced especially if you have asked them before to help you move.

Another money saver is the consumer pack option. The moving company provides the truck, you pack and load your possession; the crew unloads for you at the new location. This works providing you are able to lift the heavier items.

In a partial pack move, the movers provide the truck and pack fragile items; you pack the rest; they load and unload the truck. This is your best bet if you've got the time to do some packing in advance.

If you want full service with the least amount of hassles, a moving company can do everything for you. You just sit back, take it easy and pay the bill.

Moving companies compete with one another, even if they are agents of the same van lines, and consumers can negotiate to obtain the best price and service that meet their needs. Whether you're moving a short or long haul, by all means include a few independents in your search. Make sure the company is licensed in your province and the destination province. Ask for references from previous customers and determine whether the company is a member of the local business and moving association.

Remember that packing service and containers cost extra. Some moving companies offer package deals on cartons. Storage rates are another area of negotiation. Some companies offer a containerized move with optional free storage for up to 30 days.

Cutting costs on insurance is not advisable. Spend the extra dollars for the full replacement value. And don't underestimate the value of your belongings. You may also want to insure expensive items individually.

Always get more than one estimate. A qualified estimator will examine each room, noting the furniture and those items which required special handling. He will tell you the estimated weight and estimated total mileage. The combination of these two will give you the line-haul rate. This will amount to approximately 75 per cent of your moving costs; the rest goes to packing and insurance. In general, the greater the weight of the load, the lower the line-haul rate. In some cases, it may pay you to add a few more items to your load, if it will lower the rate.

Most estimates forms state that the mover will charge the consumer for the actual weight of the goods. This protects the mover, but can put the consumer at a cash risk, especially if the estimate is too low. Beware of an estimate that is significantly lower than the other quotes you've been given. Many agents will guarantee their estimates within 10 per cent. Try to negotiate a guaranteed estimate.

Know the various services available, and the estimated cost, will help you prepare when your moving day arrives.

ROYAL LEPAGE
225 YONGE ST. S., AURORA

AURORA S.R. AND HWY. 48 AREA
\$995,000. Easy access from paved roads; this farm has 2,400 sq. ft., 2 storey home, barn, impl. bldg. and excellent fencing. Invest now to enjoy country living. Joyce Dow 773-6340.

ROYAL LEPAGE

1 1/4 ACRES - OAK HILL ESTATE
\$575,000 unique windows angled walls 6000 sq. ft. up and down, marble, jacuzzi, granite fireplace, skylights, quality carpet ceramic. Asbm and 7 or 21. Overlooking golf course. Stunning! Call Martha Kennedy, 438-1020.