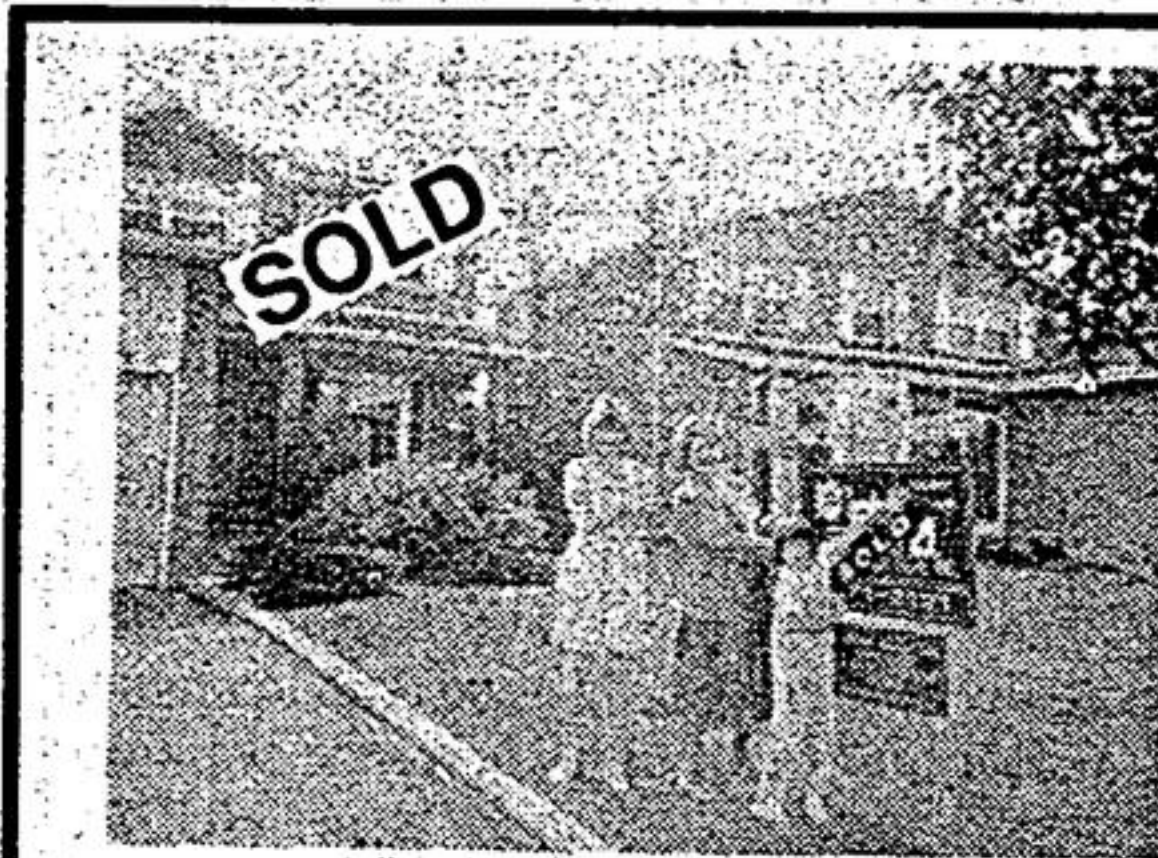


Real Estate



To Century 21 Armour:
I would like to let you know how pleased we are with your agent "Sylvia Houghton". "Mrs. Houghton" went out of her way to be available to us, and did everything in her power to accommodate us, for example, my husband was out of town when two offers were presented. She not only managed to sell our house in a difficult market, but brought us three offers. We are thrilled with the new home she found us, and would recommend her highly to anyone looking for an agent. A delighted client, S. Halladay

SYLVIA HOUGHTON
CANADA'S TOP PRODUCER
82-83-84-85-86-87-88-89

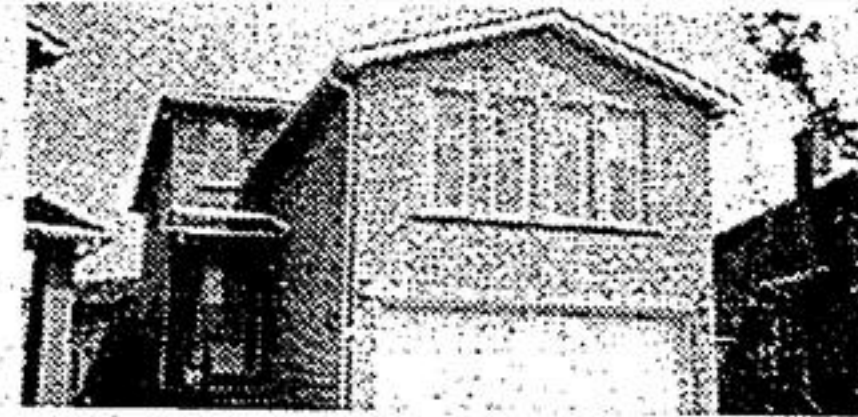
Century 21
ARMOUR REAL ESTATE INC.
member broker
6061 Hwy. 7
Markham, Ontario L3P 3B2
Bus. (416) 471-2121 Res. (416) 294-6237



SYLVIA HOUGHTON
471-2121
Sales Rep.



MARKHAM "B-U-N-G-A-L-O-W"
√70 x 156' lot "trees"
√new kitchen
√3 bedrms, 2 baths. Sylvia Houghton*
471-2121 294-6237 \$248,000



THE "ART SHOPPE"
√2000 sq. ft. of pizzazz
√20 ft. family rm. & fireplace
√Huge p-o-o-l-sized lot. A "100"
Sylvia Houghton*
471-2121 294-6237 \$248,000



OPEN HOUSE - MARKHAM
Where: 76 Sir Lancelot Dr.
When: Sat. & Sun, 18th & 19th
Time: 2:00 to 4:00 "Fabulous"
Sylvia Houghton*
471-2121 294-6237 \$312,000



OPEN HOUSE "M-A-R-K-H-A-M"
When: Sunday, Aug. 19th, A "99"
Time: 2:00 to 4:00, A "99"
Where: 195 Fincham Ave. A "99"
Sylvia Houghton*
471-2121 294-6237 \$318,000



GREENPARKS S-T-A-N-D-I-N-G "O"
√120' pie-shaped lot √Crt. √"In vogue"
kitchen √3 bath √family + O.B.F.P. √Huge
bdrms. Sylvia Houghton*
471-2121 294-6237 \$261,500



"S-P-L-I-S-H" "S-P-L-A-S-H"
√2000 sq. ft. of custom luxury
√\$30,000 yd. with pool √ingr.
√Neutral decor √Court Sylvia Houghton*
471-2121 294-6237 \$278,800



NEED "5" BEDROOMS??
√Markham 2700 sq. ft. of luxury
√19 sq. ft. family exquisite
√150 ft. lot, H-U-G-E pool-size
Sylvia Houghton*
471-2121 294-6237 \$328,000



UNIONVILLE AND UNIQUE
√Court, 155 R = 72 E 142'
√20 x 14' solarium kitchen
√4 + 1 bdrm., 3 bath - A "D-R-E-A-M"
Sylvia Houghton*
471-2121 294-6237 \$348,000



RICH N' FAMOUS DESIRE ...
√Unionville √Ceramic
√3200 sq. ft. √open staircase
√\$\$\$ in upgrades Sylvia Houghton*
471-2121 294-6237 \$378,000



**COUNTRY LIVING
OF MARKHAM**
√165 lot - "Fabulous"
√Country kitchen pine floor
√4 bedrms. 3 baths. Sylvia Houghton*
471-2121 294-6237 \$447,000



**BUILDER'S DELIGHT
UNIONVILLE**
√50 x 234 P-r-i-v-a-t-e lot, crt.
√11 rooms, 4 bedrooms
√3200 sq. ft. of hand-carved!!
Sylvia Houghton*
471-2121 294-6237 \$448,000



**"50 ACRES" "LAND"
SERENITY, COUNTRY &
QUALITY**
√50 acres
√Builder's own home
√Designed with you in mind!!
Sylvia Houghton*
471-2121 294-6237 \$698,000

"If you hear of anyone moving "in or out" - you'll tell them about me, won't you??"
471-2121, 294-6237

Sylvia Houghton

MORTGAGE RATES

Economist & Sun/The Tribune compiled these rates as of Aug. 13, 1990

COMPANY NAME	6 Months (O) Open (C) Closed	1 YEAR (O) Open (C) Closed	2 YEAR	3 YEAR	4 YEAR	5 YEAR	10 YEAR
The Mortgage Centre	(O) 12.75%	14%	13.75%	13.75%	13.75%	12.9%	12.625%
C.I.B.C.	(O) 14-1/2%	(O) 14-1/2% (C) 14-1/4%	14-1/4%	14%	13-3/4%	13-3/4%	-
Royal Bank	(O) 14-1/2% (C) 14-1/4%	(O) 14-1/2% (C) 14-1/4%	14-1/4%	14%	13-3/4%	13-3/4%	-
Toronto Dominion	(C) 14-1/4%	(O) 14-1/2% (C) 14-1/4%	14-1/4%	14%	13-3/4%	13-3/4%	-
Entrust Financial Corp.		14%	14-1/4%	13-3/4%	13-3/4%	13-1/2%	-
National Bank	(O) 15% (C) 15-1/2%	(O) 15-1/4% (C) 14-1/4%	14-1/4%	14-1/4%	14-1/4%	14-1/4%	-
Unity Financial	(O) 14-1/2% (C) 14%	(O) 14-1/4% (C) 14%	14-1/4%	13-3/4%	13-3/4%	13-1/4%	-
Bank of Montreal	(O) 14-1/2% (C) 14-1/4%	(O) 14-1/2% (C) 14-1/4%	14-1/4%	14%	13-3/4%	13-3/4%	-
Bank of Nova Scotia	(O) 14-1/2%	(O) 14-1/2% (C) 14-1/4%	14-1/4%	14%	13-3/4%	13-3/4%	-
Canada Trust	(O) 14-1/4%	(C) 14-1/4%	14-1/4%	14%	13-3/4%	13-3/4%	-
Royal Trust	(O) 14-1/2% (C) 14-1/4%	(O) 14-3/4% (C) 14-1/4%	14-1/4%	14%	13-3/4%	13-1/2%	-
Family Trust		(O) 14-3/4% (C) 14-1/4%	14-1/4%	14%	13-3/4%	13-1/2%	-

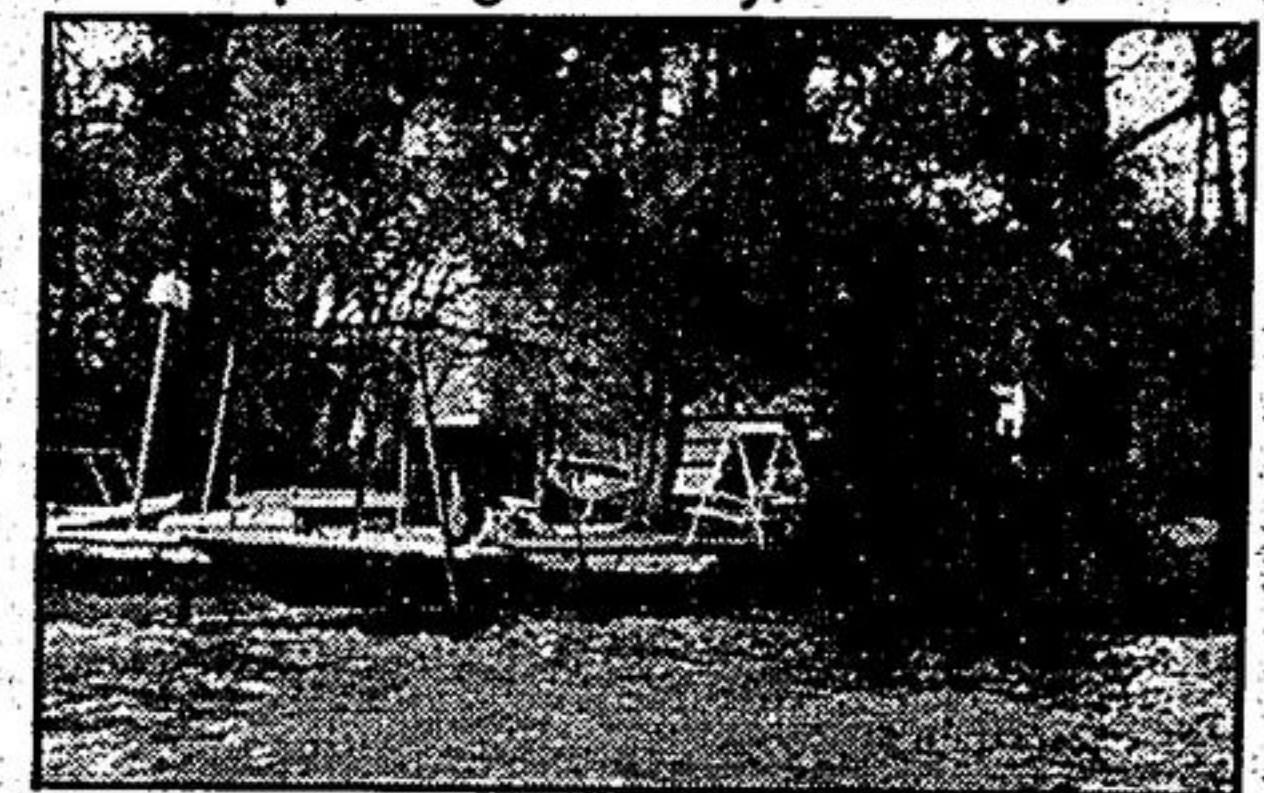
LAKE SIMCOE WATERFRONT REAL ESTATE AUCTION

THREE LAKE SIMCOE WATERFRONT COTTAGES PLUS BACKLOT
SATURDAY, AUGUST 18TH AT 2:00 P.M.

The Property of George and Eileen Phillips, Lagoon City, Brechin, Ont.

FEATURES

- 3 Spacious winterized cottages on separate Lake Simcoe 50' Lots.
- Quiet one-way street with incredible walk-out sandy beaches.
- For sale as individual properties or may be purchased as one 150' lot.



"MUST TO SEE" Call for viewing.

Property will be sold (subject to reasonable reserve).

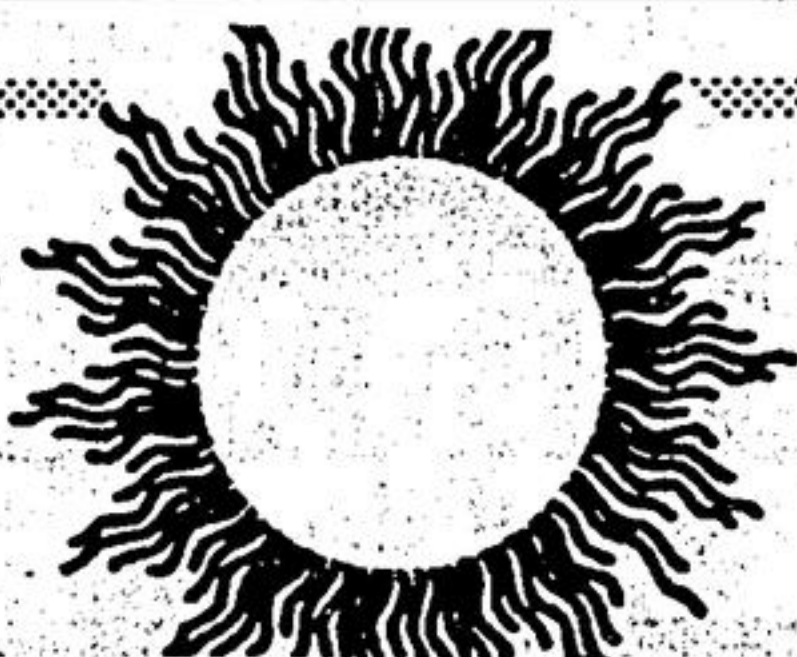
TERMS: \$10,000 cheque day of sale - remainder on 30 day closing.

FOR FURTHER INFORMATION OR VIEWING OF PROPERTY CONTACT:

Steve Shelton
(Auctioneer)
(705) 426-9351

MacMillan Auctions

Jim MacMillan
(Auctioneer)
(705) 374-4318



Discover the Beauty of
Summer
in a New Home