



THE STANFORD

Enjoy the peace and quiet of the country at Carriage Lane

Get away from the hectic pace of the daily work grind and come home to Carriage Lane in Sunderland.

This peaceful community with a traditional Quaker heritage is situated on Hwy. 7/12 north-east of Uxbridge, south of Lake Simcoe.

It's peaceful, it's pretty, and the price of homes is considerably lower than communities to the south.

Carriage Lane is the latest project of Maple Lane Homes, a family business based in Markham. For 32 years, Maple Lane has been building quality homes in Markham, Newmarket, Aurora, Angus and Richmond Hill. In fact, today's trend toward traditional Victorian exteriors began with Maple Lanes' highly successful Bloomington Gates community in Richmond Hill.

The exteriors of Carriage Lane have a Victorian flavor, but the interiors are open concept and contemporary, with space designed to be totally functional. Each of the 31 homes is situated on a fully serviced 60 ft. lot, with several premium lots available including cul-de-sacs and basement walk-outs.

The site is conveniently situated directly behind Sunderland Public School, and beside Sunderland Day Care. Construction is expected to begin shortly, as soon as final registration of the site is approved, with closing dates scheduled for late '93/early '94.

There are eight models to choose from: one bungalow, three raised bungalows and four two-storeys. The homes range in size from 1,090 to 2,275 sq. ft. and in price from \$134,900 to \$193,900, GST included.

All-brick construction is standard. The homes are available with numerous options

including additional bedrooms in the basement, solarium, coffered or cathedral ceiling, breakfast bar and more.

Standard features include: custom-crafted kitchen cabinets, ceramic tile in the vestibule, vinyl cushion flooring in the kitchen, bathrooms and laundry room; 35 oz. carpet with foam underpad, Colonial 800 Series interior passage doors with polished brass hardware, colonial interior trim and more.

Priced in the mid-range at \$157,900, The Stanford offers 1,390 sq. ft. in a raised bungalow package. Through the double front doors and up a few steps is a spacious front hallway, with a living room/dining room combination to the right. This area is highlighted by a vaulted ceiling over a cozy fireplace at the front of the home. Adjacent is a choice of huge country kitchen or kitchen with breakfast nook and family room.

There are three bedrooms, including a roomy sunken master bedroom with walk-in closet and ensuite.

The Stanford also includes a two-car garage set flush to the house - not thrust out in front.

An initial downpayment of only \$800 is required on any of the Carriage Lane homes, with staged downpayments to follow up to the closing date. Financing is available through the builder with the Bank of Montreal.

As an added bonus, if a purchaser brings in a second buyer, he/she is eligible for \$1,000 worth of upgrades.

The sales office is open Monday, Thursday and Friday 1 to 7 p.m.; Saturday and Sunday 11 a.m. to 6 p.m. Call 1-416-477-1706 (Toronto line) or 1-705-357-1531 for more information.



Emerald Isle Real Estate

Doug Hay, Sales Representative
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DESIRE PRIVACY?

Nestled in the trees in this beautiful executive home on 1.14 acre ravine lot. Pine and hardwood floors, fabulous family room with fireplace. Tastefully decorated and spotlessly clean. Asking only \$199,900 now.



BUY WATERFRONT! THEY'RE NOT MAKING ANY MORE OF IT!
Contemplate this! Sitting on the upper deck off the master bedroom watching the moon dancing across the water on a beautiful summer night, southern Lake Simcoe, waterfront. Only \$179,900.



MUST BE SOLD

25 rolling acres, partially treed, 1/2 storey 8 room home, upgraded septic & furnace. Large barn/workshop 33' x 24', 10 minutes from Uxbridge or Port Perry asking only \$185,000.



YOU GOTTA SEE THIS!

Absolute stunning 3850 sq. ft. estate home on 10 private acres of mature treed property, custom built, beautiful pond, barn 40 x 20, ceramics, hardwood, stone fp, beautiful kitchen, incredible ensuite bath. Asking \$399,900.



VIVIAN FOREST LUXURIOUS CAPE COD

Beautiful reclaimed brick 4 bedrooms, fabulous ensuite with 2 passenger sunken whirlpool tub, sunken family room with full wall f/p, Cellini kitchen, C/A heat pump, satellite dish, side & back directly on Vivian Forest. Reduced to \$349,900.



NEW LISTING CENTURY HOME 1 ACRE UXBRIDGE

Professionally renovated, 9 rm., 4 bdrm., century home on 1 full acre of mature trees, 400 sq. ft. green house, main flr. fam. rm., 1 yr. new cedar back porch & dbl. heated garage/workshop, asking only \$209,900.

1/2 ACRE BUILDING LOT
5 minutes east of Uxbridge asking only \$39,900.

Call Doug Hay,
Sales Representative
969-8277 or 852-7052

Call Me Before I
You List Your Home I
FREE
No obligation market evaluation
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IMC REAL ESTATE INC., REALTOR



2 RAYMERVILLE DRIVE

I recently **SOLD** a superb 1202 sq. ft. 2 bdrm., 2 bath penthouse suite for 98% of the asking price. It included 2 underground parking spots. Vendor very happy with results.

\$186,900. This very bright impeccably kept 2 bdrms., 2 baths., 1124 sq. ft. suite faces west into the setting sun. The **SOLD** suite includes a large balcony, locker and includes mirror closet doors, blinds, valance, plus 5 appliances.

\$179,000. With an unsurpassed view from the balcony of this 1124 sq. ft. 2 bdrms., 2 baths. suite, you can see the budding of the morning sunrise. The master contains 4 pce. ensuite & spacious walk-in closet.

Rental Available - Penthouse corner unit over 1200 sq. ft. 5 appliances, 2 bedrooms, 2 baths, solarium, balcony. \$1,250. per month. No agents please.

OTHER UNITS AVAILABLE.

YOUR HAMPTON GREEN SPECIALIST

Dwight Davis, Sales Representative 696-9000 or 377-5290

IMC REAL ESTATE INC., REALTOR

LAND LAND LAND

\$214,000 - Buys you tranquility on beautifully treed 5.5 acres. Build your dream home or retain existing small bungalow. Tenant will stay. Prime acreage on Hwy. #48. Will consider all offers.

Please call Dwight Davis, Sales Representative
696-9000 or 377-5290



To place your real estate ad call
Joan Marshman, 640-2100
or Dorothy Young, 294-2200.

Economist & Sun / Tribune