

**Sutton**  
GROUP

sutton group - town and country realty ltd.  
Toronto (905) 640-0888 • Uxbridge (905) 649-3430



**RITA CONNELL**  
An Uxbridge  
Community Sales  
Representative

*"To all of my clients, I would like to extend a healthy, happy and successful 1997"*



**BUSINESS FOR SALE**

Established country collectables and giftshop. Downtown location. Charming leased premises creating atmosphere & decor for the type of merchandise. Lease details, chattels & statements available to serious buyers. More information, call **Rita Connell**, (905) 640-0888 or (905) 852-7659 (res.)

**SOLD**



**COZY, CUTE BUNGALOW**  
Brick bungalow with views of countryside, large kitchen, rec. room with woodstove, many improvements. A great starter \$139,900. Rita Connell, (905) 640-0888.



**NEW LISTING DON'T DELAY**

Brick raised bungalow w/custom oak kitchen cabinets, large liv. room, rec room w/woodstove & custom bar, hot tub room w/shower. Original owner, well cared for home. Located on large lot in hamlet of Greenbank, \$169,900. Rita Connell, (905) 640-0888, or (905) 852-7659 (res.)

an independent member broker

**Sutton**  
GROUP

(905) 640-0888  
(Toronto Line)

(905) 649-3430  
(Uxbridge Line)

*I would like to thank all my customers and clients for making 1996 a great year! Best Wishes To All!*



**Colleen Brown**  
PLATINUM AWARD WINNER



**REDUCED - \$263,000**  
COUNTRY BEST BUY! 6 ACRES + STREAM  
EXCLUSIVE AREA UXBRIDGE  
Open concept - Energy efficient  
3+1 bdrm., nanny's suite w/ensuite & kitchenette  
5 skylights, 5 appliances -- Shows to perfection



**25 ACRES - PONDS & STREAM**  
\$399,000



**1 ACRE BUILDERS OWN HOME**  
\$349,000



**26 ACRES 40 X 50 INSULATED SHOP**  
\$319,000



**1 ACRE EDGE OF UXBRIDGE**  
\$219,900



**STUNNING BUNGALOW**  
\$174,900



**8 & 23 WHEELER CT. BOTH SOLD IN 2 WEEKS**



**PICTURE PERFECT STARTER**  
\$149,000

**Sutton Group - Town and Country Realty Ltd.**

an independent member broker

\*Sales Representative

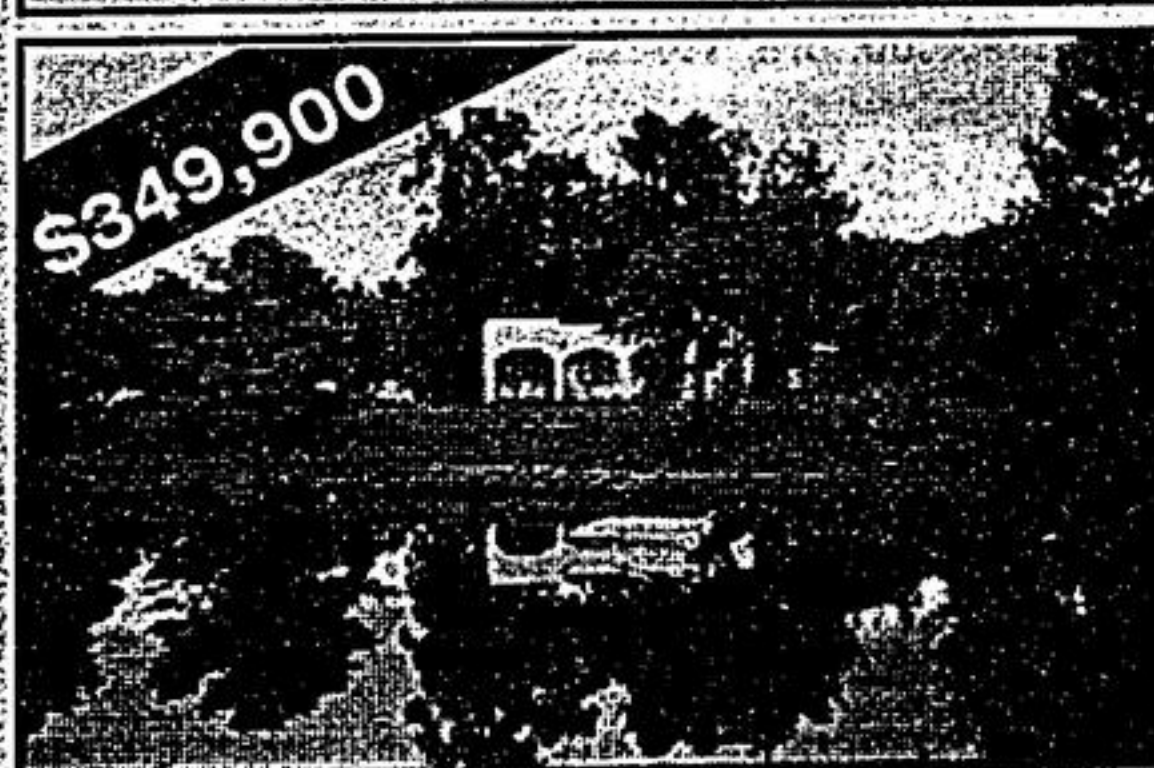
**Sutton**  
GROUP

(905) 640-0888  
(Toronto Line)

(905) 649-3430  
(Uxbridge Line)

**3 MONTHS MORTGAGE FREE**  
No Principal Payment\* No Interest Payment\*  
Only if you buy a home through your Sutton Agent.  
It's a great time to buy a home. It's a great time to buy through Sutton. Find out how we can help make owning your home easier.  
\*Some conditions apply

**5 ACRES - POND**



- \* Exclusive listing
- \* 4 bedroom, 2 baths
- \* Renovated and upgraded
- \* Vivian Forest
- \* 20 minutes to Markham
- \* Huge pond 20 feet deep



**P.J. SHERREN**  
ASSOCIATE BROKER

**ASKING ONLY \$149,900**



A great starter or retirement home. Lots of kitchen cupboards, 2 bedrooms, full usable basement includes washer, dryer, fridge, stove, dishwasher, B&W T.V., central vac., A/C unit, humidifier & microwave. Best of all you may qualify for your first 3 months mortgage free! Located approx. 10 mins. from Port Perry. To view call **Alan Elson** today.



**ALAN ELSON**  
SALES REPRESENTATIVE

**Sutton Group - Town and Country Realty Ltd.**

an independent member broker

**Sutton**  
GROUP

(905) 640-0888  
(Toronto Line)

(905) 649-3430  
(Uxbridge Line)

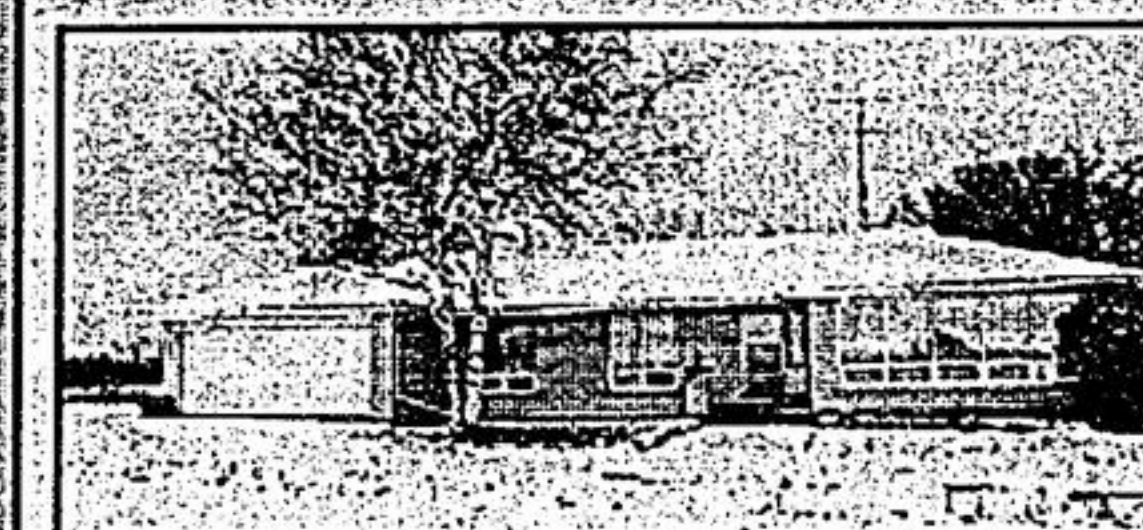


**RON ELLIOTT**  
Associate Broker



**SOLD**

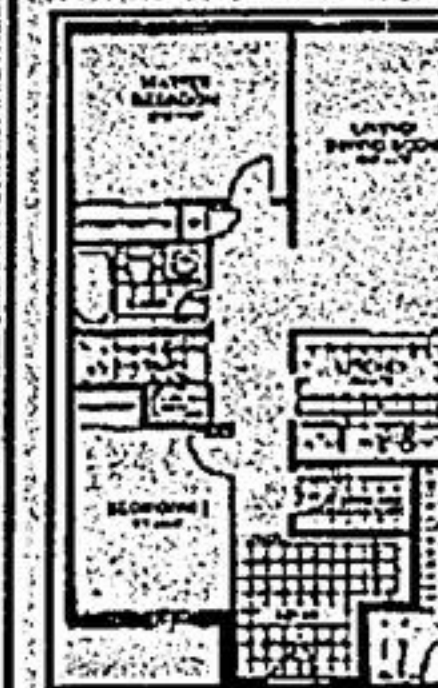
**SOLD IN 31 DAYS**  
98% of Asking Price  
*You Need Action?*  
**Ron Elliott**  
at 640-0888



**100 ACRES, POND, STREAMS**  
Two homes. Beautiful bungalow & Century farm home. Develop your own personal estate here - or buy for the future. Adjoins golf course. 4/5 mins. to 404. \$1,250,000



**WHAT A DEAL!!! 10 ACRES**  
Gorg. family home. Beaut. reno. stunning kit./dINETTE. New baths. Large principal rms. - w/o & f/i/p & lots more. PLUS 64 x 40' steel shed. 10' & 14' doors. Highway loc. Only \$389,900.



**AFFORDABLE LUXURY**

Stunning 2 bedroom townhome. Upgraded kitchen. Bungalow style/walkout to yard. Low maintenance. Only \$139,900.



**NEW HOME - 9.4 ACRES**  
3 bdrms., white kit., mn flr. sun/family room. Good quality fam. home. Small pond. Yours for only \$299,900.

**5 1/2 ACRE ESTATE LOT**

Your own park. Variety of deciduous & evergreen trees. Small barn. Great value. Asking \$199,900.

**FOR ALL OF YOUR REAL ESTATE NEEDS CALL RON ELLIOTT, 640-0888**

**Sutton Group - Town and Country Realty Ltd.**

an independent member broker