

UNDER NEW MANAGEMENT
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Tribune Classified Ads

The People's Marketplace
For Stouffville, Markham,
Uxbridge and District

REAL ESTATE



1. AGENT PROPERTIES

\$19,500 FULL PRICE
 Near Stouffville frame bungalow with 3 bedrooms needs some interior decorating to complete its recent remodeling. On treed lot. Call Lloyd Weldon 640-2082.

SOLID OLD WORLD CHARM
 Complete with full bay windows, 3 bedrooms, 2 1/2 storey brick home on treed lined prestige street near centre of Stouffville. Has spacious living area for family living. Pine floors. Listed at \$41,500 try \$6500. down. For appointment call Bob Dart 640-2082.

ENJOY COUNTRY LIVING
 Family home, located in estate area west of Stouffville on 1 2/3 acres with pond and beautifully landscaped property. Two storey brick with 5 bedrooms, separate living and dining rooms plus paneled rec. room and den. Listed at \$54,900. Call Cec Hendricks 640-2082.

COUNTRY LOTS
 Just north of Stouffville. We have several to choose from. All should qualify for an immediate building permit. Some are ten acres or less as low as \$16,900 with \$4,000 down. Call Lloyd Houghton 640-2082.

COUNTRY BUNGALOW SWIMMING POOL
 Near Gormley. Owner moving to British Columbia wishes to sell immediately. Has large living room with cozy fireplace, finished basement. Outside is an in-ground 1/2 pear swimming pool, utility building, 2 car garage, circular drive. A most fascinating property nestled among trees and hills. Just listed at \$49,900 with good financing. Call Lloyd Houghton, 297-1270 & 640-2082.

shearline
 THOMAS BHEA LTD. REALTOR



CENTURY HOME — UXBRIDGE
 Right in the town close to small lake, within walking distance of stores, transportation and schools. Two storey solid brick, 3 bedroom home on large treed lot on quiet street of nice homes. Ideal retirement home.

387 ACRES — McARTHUR MILLS
 300 acres bush, 1/2 mile of river running through, 5 bedroom frame house and log cabin on the property. Ideal for the hunter and fisherman. Priced at \$55,000.

10 ACRE — DAGMAR RETREAT
 Custom 10 room estate. Architectural beauty high in the Dagmar Hills on a well wooded lot with a scenic unlimited view for miles in all directions. This is a unique home in style and design with \$3,400 sq. ft. of luxury living. Features include granite and marble fireplace in large living room with walkout, wall to wall broadloom throughout, four bedrooms, two complete baths, electric heating and too many other delights to mention here. Asking \$69,900. For full details call:

PHYLIS CLARK
839-1161 or 649-2517
ERIC WHOMSLEY
REAL ESTATE LIMITED
 BROKER
 1 Kingston Road West, Pickering Village

Snelgrove REALTOR

STOUFFVILLE
 5-room brick bungalow, east end, corner lot, make an offer.
 Four 26-acre beautiful country building lots, priced to sell, investment opportunity.
 5-room bungalow on fine corner lot 90 x 125, in centre of town, 2 bedrooms, 1 pc. bath, utility and furnace rooms at ground level, tidy and clean, asking \$24,900.
GOODWOOD
 Old Goodwood Hotel, a valuable 2/3 acre corner, garage, loads of fine materials for reconstruction, will consider any serious offer.
 Older country brick home with character, 7 large rooms, on double lot, try \$24,900.
 Modern 5-room bungalow, large sunroom, double garage and workshop (43 x 24), everything in top condition, 100 yards off Highway 1A, make an offer.
 Good older home right in the village on Hwy. 47, 9 big rooms, rec. room, suitable for handyman, for market gardening 2.38 acres.
 13 1/2 acres, older type home, with barn and green house, dirt swimming pool, ideal country home for the kids.
UDORA
 Small house, permanent residence, lot 94 x 300, river frontage, new workshop, asking \$11,000, financing arranged.
BROCK TOWNSHIP
 Builder's lot, 3 acres (254 x 563), building permit, excavated, fence posts in, asking \$6,000.
 Make an appointment or offer through

Fred Smith
 640-3237 751-1711

1. AGENT PROPERTIES

shearline

640-3131 or 297-2283
Gerry Meharg Ltd., Realtor
STOUFFVILLE!!
SPACIOUS brick rancher, 1 1/2 yr. old, 3 bdrms., 2 baths, broadloom, sundeck, garage, nice lot on quiet street. Try \$5,000 down, terms. Call: ROSS GALLO

1/2 ACRE — TREES!!
STOUFFVILLE area, new custom built 7 rm. angel stone rancher, nestled among towering hardwoods, 2 baths, fireplace, large deck, tinted glass windows. Asking \$43,600.00 terms. Easy commuting via Hwy. 47. Call: HARRISON SCHLICHTER

MUSSELMAN'S LAKE!!
COTTAGE, 4 rooms, needs some repairs, a real good buy at \$7,000. Call: GEO. HARVIE

1 1/2 ACRES — POND!!
STOUFFVILLE, executive custom built 8 rm. side split, rustic beamed family room with fireplace. Only \$59,500. terms. Call: MIKE MENDELA

1 ACRE — NEW HOME!
 Custom built 3 bdrm. side split, fireplace, full basement, 2 car garage, near Uxbridge. Only \$50,000. down. \$32,900. full. Call: ROSS GALLO

HORSES!! HORSES!!
UXBRIDGE area, beautiful 8 rm. 2 storey brick home, 4 lg. bdrms., extra large living room enhanced by a main floor with stone fireplace, beautiful view! Excellent large L shaped barn, several other buildings, 100 acres, 2000 ft. frontage. Only half mile from paved road. Asking \$112,000.00. Call: HARRISON SCHLICHTER

TREES — 10 ACRES!!
VIVIAN HILLS, beautiful homestead. Try \$22,000.00 terms. Call: GEORGE HARVIE

STOUFFVILLE!!
 ONLY \$23,900.00 terms. Newly decorated 2 storey frame home, large treed lot, close to shopping. Call: MIKE MENDELA

2 ACRES — HWY. 48!
STOUFFVILLE, custom built 7 rm. home, 2 baths, swimming pool, lovely view! Only \$64,900. terms. Price includes kennel set-up & license. Call: ROSS GALLO

NEEDING TO RELOCATE
BEAUTIFUL 4 bdrm. home in small village over-looking Lake Simcoe, access to lake by boat, large lot nicely landscaped, 69 miles to Toronto. Asking \$57,900.00. Call: EARL DOWSWELL (evgs. 426-7024)

HORSE FARM!!
STOUFFVILLE, 10 miles, good 3 bedroom home, good barn, implement shed on scenic 25 acres. Asking \$52,900.00. Call: GEORGE HARVIE

JUST REDUCED!!
HIGHWAY No. 12, restaurant, excellent potential, 6 rm. apt. above, good parking. Now only \$28,500.00, \$3,000.00 down. Price includes all equipment. Call: ROSS GALLO

For these and others Call:
 640-3131 297-2283
Gerry Meharg Ltd., Realtor
ROSS GALLO

Home Wanted.
 Purchaser urgently wants family home in Stouffville area. Preferably with 4 bedrooms. Can pay between \$30,000 and \$35,000. If you have this kind of home to sell, call to-day to

Cec. Hendricks
 610-2082.

shearline
FRED COOK REAL ESTATE LTD., REALTORS
 16 Wellington E. — Markham — 294-2900

1. AGENT PROPERTIES

Geo. Stone
Real Estate Ltd.
 REALTOR
 221 Queen St. Port Perry

100 acres clay loam in Port Perry area, 2 storey 8 rm. brick home, immaculate with all conveniences, bank barn with steel stanchions. Large spring fed pond 12 ft. deep. Opportunity at \$60,000 with half down.

1 1/2 storey 4 bedroom frame home in Cannington, 1 1/2 baths, modern conveniences, large treed corner lot, opportunity. \$17,900.00 with terms.

40 acres Uxbridge area, 2 storey brick home, 11 large rooms, 2 baths, beautifully landscaped, good barn, many extras. \$79,500.00 with terms.

97 acres clay loam, 6 miles from Port Perry, 2 storey 7 room frame home, all modern conveniences, bank barn 40x60, pond and 3 road frontage. Opportunity. \$49,500 with \$10,000 down.

Several 160 and 200 acre farms for sale. Call for details.

Show farm, Uxbridge area, 225 acres, medium clay loam, east of Uxbridge, 40 mile view overlooking scenic country side, steel barn, 2 silos, modern dairy equipment, 3 room modern frame home with double garage and aluminum siding, exclusive country estate \$225,000 with terms.

100 acre dairy farm in Sunderland area, large modern barns with milking parlor and free stall operation. Surge automatic equipment, double decker broiler pen, 2 storey 8 room brick home immaculate throughout with modern conveniences, \$125,000. with terms.

100 acres very productive clay loam at Victoria Corners, barns for 500 hogs and 100 cattle, 1 1/2 storey 8 room brick home with modern conveniences, excellent corn land, \$75,000 with terms.

We have a number of scenic 40 acre lots with spring fed streams. Priced from \$16,000 to \$21,000.

96 acres, corner farm on 2 hwy's, 1 1/2 storey 7 room brick home, bank barn, creek and pond, \$45,000 with \$10,000 down.

95 acres of clay loam near Greenbank, highway farm, 1 1/2 storey 8 room frame home with conveniences, family room with fireplace and broadloom, bank barn, creek and pond site. Selling \$52,000. with \$8,000 down.

2 storey brick home in Beaverton, 3 bedrooms, 2 baths, modern conveniences, garage \$23,900. with terms.

PORT PERRY 985-7303
GSHAWA 576-6701

KEITH REALTOR

11. KEITH LIMITED REALTOR
 181 EGLINTON AVE. TORONTO 12, 487-3333

1. AGENT PROPERTIES

McDOWELL

TREES! TREES! TREES!
 Uxbridge area 10.5 acres slightly rolling land, building permit available. Only \$13,900.

CLAREMONT CENTURY HOME
 Solid brick 5 bedrooms, only 2 minute walk from school and store.

MOUNT ALBERT AREA
 26 acres high rolling land. Ideal building site. Asking price \$24,900.

House, barn, 36 acres, corner property. Asking \$49,500. Call Dave Ratcliff.

STOUFFVILLE IN TOWN
 Builder's own beautifully finished 4 bedroom home on large lot. Ideal for children. Call Belva Jordan.

25 MILES N.E. OF CLAREMONT
 30 acres good garden soil, bush, pond site, 3 bedroom modern brick bungalow, good buy. Call Fred Jordan.

STOUFFVILLE AREA STREAM
 5 acres fully treed on quiet country road, lovely view. Asking \$19,900. Call Norm Cox.

STOUFFVILLE
 Your choice between 3 clean 2 bedroom homes, prices range from \$25,900 to \$31,900.

UXBRIDGE TWP.
 Well treed rolling 25 acres with stream, frontage on 2 roads. Call Bob Timbers, 640-4444 or 294-5544

Don Hamilton
 REAL ESTATE BROKER
 Listowel Box 1147
 519-291-3500
 Res. 519-356-2558

100 Acre Dairy set up. 1 mile from highway, 94 acres of level workable land, barn 60x60 with L20x30, steel ties for 38 cows with stable cleaner, milk transfer system, milk house, 44 can cooler, 2 silos 16x60 with roofs, 2 unloaders, implement shed 30x48, 8 room brick house, buildings painted and in excellent condition, farm may be purchased as a going concern.

150 acre dairy farm, 134 acres of workable land, slightly rolling large frame barn with stanchions for 34 cows plus steel pens, stable cleaner, milkhouse, 35 can cooler, silo 16x50, with cap and unloader, 2 imp. sheds, large 10 room brick house with new furnace, stream through farm very attractive well kept farm set in a park like surrounding.

185 acres of workable land bank barn plus new pole barn, tieups for 55 cows with stable cleaner, implement shed, two new silos 20x70 and 14x50, both with unloaders, 9 room brick house with 4 pc. bath, double garage, located on paved road, close to town, buildings all painted, excellent farm.

80 acre hobby farm, Harrison area excellent 2 storey brick home completely renovated, good barn and driving shed, 60 acres maple open bottomed land, owner transferred & must sell. Asking \$30,000.

Send for free farm catalogue.

1. AGENT PROPERTIES

Fred Cook
Real Estate Ltd.
 REALTOR

PETER WALLEY LTD.
 Real Estate Broker

STOUFFVILLE area 3 miles Hwy. 47, 10 acres, large home, good barn, treed setting, pond, ideal for horses, only \$55,000. Call Joyce 294-2600 or Sharon 640-1632.

STOUFFVILLE, Church St., 2 storey, 5 bedroom solid brick home, beautiful lot. Only \$30,000.00. Call Joyce Spensley 294-2600.

STOUFFVILLE — 6 room 3 bedroom new brick bungalow, over size garage. Treed lot. Asking \$33,500. Call Peter Walley, 294-1158 or 640-3608.

STOUFFVILLE — 3 building lots ready to go. Call Peter Walley 294-1558 or 640-3608.

1/2 ACRE
 Stouffville 10 miles north, 3 bedroom bungalow, barn, workshop, trees. Only \$28,500. Call Peter Walley 294-1158.

2. HOUSES FOR SALE

IN Stouffville, white clapboard 3 bedroom home on corner treed lot. Private sale. Call 640-1167 after Aug. 20.

NEW 3 bedroom brick bungalow, large garage, plastered throughout, large lot in Village, 12 miles N.E. of Uxbridge \$28,500. Phone builder 357-3334.

4. FARMS FOR SALE, RENT & WANTED

BUY THE BEST FARM NORTH OF TORONTO 350 acres in one block, sandy loam, every yard workable, total stone free. Three road frontages, one mile from paved road, 18 miles west of Barrie, school bus at door. Two sets of buildings, one new high value 2,500 sq. ft. fieldstone bungalow in L-shape, good enough for any millionaire. Barn 65 x 120 set up for 400 head beef cattle, 2nd house for hired man, 4 bedroom brick house in very good condition, barn 60 x 70. All health forces sale. Price \$285,000.00. Must be seen to be appreciated. Please contact owner — 1-705-428-5145. 11-3

Mount Albert District — 29 acre farm, 4 bedroom house, barn, etc. \$39,500.00. 1-473-6935.

BARN for rent, 4 box stalls, 2 standing stalls for horses with corral 294-5317

B. W. Coulter
 REAL ESTATE BROKER
 105 Smith Street
 ARTHUR PH. 849-2403

Bramalea Realty Limited
 Real Estate Broker

THIS TIME TRY NEIL PATRICK MOTORS LTD.

NEW FIRENZA SL COUPE — bucket seats, 4-speed console, white-walls, wheel discs, finished in gleaming Cumberland blue with matching interior.

Ready To Go Good Used Cars

1968 BUICK WILDCAT — V8, automatic, power steering, power brakes, power windows, radio, whitewalls, wheel discs, notchback seat, red with white vinyl top and matching interior.

1967 COUGAR — 2-door hardtop, V8, 4-speed stick shift, whitewalls, wheel discs, radio, bucket seats, console. Hunter green in color with black interior. Lic. 11472A — Stock 71-207C. SALE PRICED AT \$1395.00

1971 CHEVROLET IMPALA — 4-door hardtop, V8, automatic, power disc brakes, power steering, radio, whitewalls, wheel discs, 16,000 miles. Lic. 195018 — Stock 72-114A. SALE PRICED AT \$3095.00

1969 ACADIAN BEAUMONT — 4-door sedan, V8, automatic, radio, whitewalls, wheel discs, door edge guards, body side moulding, 9,000 miles. GM Factory Warranty available. Lic. 323903 — Stock 72-292A. SALE PRICED AT \$2495.00

NEIL PATRICK MOTORS LTD.
 MAIN WEST — STOUFFVILLE — PHONE 640 3450

BALLANTRAE AUTO WRECKERS

THIS WEEK'S SPECIALS

1969 VIVA, blue, 22,000 miles. Lic. #5998A MAKE AN OFFER

1966 CHEVY II, 2-door hardtop with red interior. Lic. #2183L \$395

1965 VALIANT, black with red interior. Lic. #N88250 \$295

1964 PONTIAC STATIONWAGON, black with green interior, automatic, 6-cylinder. Lic. #27157X MAKE AN OFFER \$195

1964 METEOR, V8, stick 5-0LD. Lic. #239816 \$195

1965 COMET, white with red interior, automatic. Lic. #3100A \$295

1964 VOLVO. Lic. #48389 \$195

1961 VOLKSWAGEN, green w/ SOLD n interior. Lic. #204503

1964 CHEVY, 4-door sedan. MAKE AN OFFER

CALL THOR : 640-2938 or 294-5740

OPEN SIX DAYS A WEEK
UNDER NEW MANAGEMENT

AURORA SIDEROAD, JUST WEST OF HWY. 48

7. FINANCIAL & MORTGAGES, BUSINESS OPPORTUNITIES

Need A Mortgage?

Funds available for 1st & 2nd mortgages. We also have clients waiting to purchase your mortgage on best of terms. Discuss your needs with us in confidence. 43-ft Gerry Meharg Ltd., Realtor. 640-3131, Stouffville Plaza. Member of Ontario Mortgage Brokers Association.

8. COMING EVENTS

OPEN HOUSE
 IN honor of the fiftieth wedding anniversary of Mr. and Mrs. Simeon Reesor, their son and daughters will welcome friends on Thurs. Aug. 24, 1972 from 2 to 4 p.m. and 7 to 9 p.m. at their home Cedar Grove, Ont. Best wishes only.

OPEN HOUSE
 Lewis and Alma Reesor will be at home to their friends August 27, 1972, 2 to 5 p.m. on the occasion of their 25th Wedding Anniversary. Best wishes only.

If you have a mortgage which you wish to discontinue or you wish to arrange a prompt sale on the best of terms. For all mortgage problems call: 22-ft

9. BIRTHS

JACKSON — Don and Sonia are pleased to announce the birth of a daughter Lisa, 6 lb. 4 oz. July 28, 1972 at Scarborough Centenary Hospital. A sister for Paul and Barry. Special thanks to Dr. Brodie.

DONER — John and June (nee Nichols) are happy to announce the arrival of their son Mark John, 9 lb. 1 oz. Aug. 2, 1972 at York Central Hospital. Many thanks to Dr. J. Marc Kirby.

HALL — Alvin and Barbara (nee McMullen) of Hagersville, R.R. 1, are happy to announce the birth of a son Brent Douglas, 8 lb. 6 oz. on Aug. 7, 1972.

MINK — Robert and Patricia are happy to announce the birth of their first child, a son Daniel Robert Walter, 7 lb. 15 oz. on Aug. 1972 at Oshawa General Hospital. A grandson for Mr. and Mrs. D. W. Sanderson.

MORLEY — Bill and Margaret (nee Sheridan) are happy to announce the birth of their daughter Jennifer Lynn, 6 lb. 14 oz. on Aug. 5, 1972 at York County Hospital, Newmarket. First grandchild of Mr. and Mrs. Grant Morley and first great grandchild of Mr. and Mrs. Roy Morley and Mrs. Mary White, sixth grandchild for Mr. and Mrs. John Sheridan and 15th great grandchild of Mrs. Mary Willis.

10. ENGAGEMENTS

MR. and Mrs. Deane, 108 St. Stephens Road, Nottingham, England announce the engagement of their daughter, Janet Ann to David Ralph Rothschild, son of Mr. and Mrs. Peter Rothschild 82 Grange Rd. Felixstowe Suffolk England. Grandson of Mrs. Ralph Burkholder and the late Ruth Burkholder of Stouffville. Wedding to take place on September 16th in Nottingham, England.

For all your back-to-school supplies, see Tribune Office Supplies.

'We Didn't Like The Outside Appearance At First Glance'

And so they didn't look at the inside.

For just this reason many a house-hunting family has passed over what could have been one of the very best buys on the market for them.

The reason was a bad first impression.

It is well for house hunters to realize that the chances of the 'perfect' home showing upon the market at the exact time they are ready to buy are relatively rare.

Look at the basic points of a property. If they are right, then consider what can be changed.

An objectionable exterior may be repainted; a door that swings the wrong way may be re-hung; poor landscaping may be remedied in a season.

The features of a property that turn you off probably do the same to other buyers as well and consequently could mean a bargain price for a buyer with imagination and foresight.

FRED COOK REAL ESTATE LTD., REALTORS
 16 Wellington E. — Markham — 294-2900