



**PHONE
640-2100
TODAY**

Tribune

Classified Ads

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

REAL ESTATE

ADVICE

**TO THE
YOUNG**



Reg Taylor

If an opinion survey were made of every economic forecaster in the country on trends over the next decade it would be difficult to find one who did not forecast a continuing rise in the price of land.

The reasons are really self-evident: Land is a necessary commodity in a free supply while consumers of that commodity—people—continue to multiply. Negotiations in the market place will favor the sellers.

There is a lesson in this for all young people starting out in life who cannot afford a home: Pick the lot for your future home and buy it now. Chances are it can be purchased with a down payment and terms you can manage easily. The remaining mortgage will be a forced savings program for the future.

By the time you are ready to build your lot could have increased considerably in value.

One word of caution: Future growth trends and zoning changes could vitally affect the value and desirability of your land. You must be abreast of these laws or have the counsel of an expert Realtor who is.

FRED COOK REAL ESTATE LTD., REALTORS
16 Wellington E. — Markham — 294-2990

TREES - 1 ACRE - PRIVACY



Lovely 7-room frame home, full basement, 2-car garage. Only 3 miles from Uxbridge. Make an offer. Call **GEORGE HARVIE**

640-3131 or 297-2283



Port Perry 985-7371 Oshawa 728-9544

TOP OF THE RIDGES—29 ACRES view of Lake Scugog and Lake Ontario, 1,370 square foot brick bungalow, recreation room, fireplace plus two car garage. A very desirable property. \$38,000. TERMS.

PORT PERRY EAST, 240 ACRE DAIRY FARM, excellent corn and alfalfa land. Large modern, equipped dairy barns and silos. Dairy equipment included. Good brick home, nine rooms, fireplace, modern conveniences, oil heat. \$170,000. TERMS.

CONSERVATION MINDED—CHALK LAKE 5 ACRES homestead with good well. Partly wooded, rolling land adjacent to Uxbridge forest. Valuable property. \$17,500. BUILDERS TERMS.

PICKERING DEVELOPMENT—29 ACRES adjacent to airport site, including well maintained 18' CRE APPLE ORCHARD in full production. One mile north of No. 7 Hwy. Asking \$38,000, with \$15,000 down.

UNDER CONSTRUCTION—Port Perry. We have the nest if you have the down. New split level home with many extras. Separate dining room with sun deck. Family room with fireplace and walkout. 3 bedroom, utility room, double garage. Home will be decorated with broadloom and corlon floors. Buy now and choose your colours. Asking \$47,000. Terms arranged.

THE COTTAGE you've look all summer for. Choice three bedroom waterfront cottage, partly insulated, bathroom, furniture and appliances. \$18,500 with \$6,000 down. Don't wait for that spring price increase, thinking ahead can be profitable.

UXBRIDGE—1/2 ACRE—VIEW!! Custom built 7 room brick home, exceptionally large living room with stone fireplace, broadloom throughout. 2-car garage on nicely landscaped lot. Only \$39,000. Call: **MIKE MENDELA**

BALLANTRAE AREA, 5 ACRES, HORSES Custom built 3 bedroom bungalow—walkout to patio, fireplace, rec. room, in ground heated swimming pool, 13x18 cabin, partially finished barn. Only \$37,900.00. Terms. Call: **MIKE MENDELA**

GORMLEY NORTH EXCELLENT homestead, 100x150, only 1/4 mile from Don Mills Rd. Asking only \$39,000. Call: **HARRISON SCHLICHTER**

A 360° DELIGHT—UXBRIDGE AREA 10 acres on highway, mature pines, fantastic new 2-storey circular home featuring 40 sq. ft. living room, granite floor to ceiling fireplace, shag room, broadloom throughout, all thermopane windows with imported "roll shadows". Home has 2,560 sq. ft. living area. Try \$89,900.00. Call: **MIKE MENDELA**

STOUFFVILLE AREA 9-room frame home, 6 bedrooms, full basement, sunroom, workshop, needs handyman with imagination. Try \$13,900.00 with \$2,500.00 down. Call: **MIKE MENDELA**

STOUFFVILLE—3 MILES NORTH 8-room century old house, corner 5 acres, hip roof barn, only \$79,000.00. Excellent investment property. Call: **HARRISON SCHLICHTER**

25 ACRES—HOBBY—HORSES?? Stouffville area, good 6-room home, barn, shed. Try \$49,000.00. Good terms. Call: **GEORGE HARVIE**

DAGMAR HILLS—10 ACRES!! Rolling homestead, 560 ft. square. Asking \$19,900.00. Call: **GEORGE HARVIE**

EXECUTIVE'S DREAM!!—31 ACRES Uxbridge Hills, horse or hobby farm on paved road. 6-room frame home, 4-car garage. Terrific horse barn! Right of way to creek. Try \$68,000.00. Call: **GEORGE HARVIE**

50 ACRES, 2 MILES N. OF STOUFFVILLE Corner farm, ideal for horses, 2-storey home recently renovated, beautiful 3 1/2 acre pond, large barn. Priced at \$149,500.00. Call: **ROSS GALLO**

378 ACRES—MILL POND Port Perry area, high rolling, scenic, woods, commanding view, for executive's homestead. 40 acres under water, including 17 acre mill pond. A real investment!! Call: **ELWOOD JOHNSTON**, Evgs. 705-357-3425.

41 ACRES—HIGHWAY 48 Baldwin S. 405 ft. frontage, stream and hardwood bush. Only \$29,500. terms. Call: **ROSS GALLO**

UXBRIDGE AREA—1 ACRE!!! New, custom built 3-bedroom brick sidesplit, fireplace, full basement. 2-car garage. \$32,900.00 full, \$5,000.00 down. Call: **MIKE MENDELA**

STOUFFVILLE ANTIQUE!!! On Main Street, 2-storey century old brick home, 4 bedrooms, centre hall. In excellent condition. For the antique buff. Only \$37,900.00 with \$6,000.00 down. Call: **GERRY MEHARG**

**Millionaire's Estate
GUEST CABIN - HORSE BARN
LOG HOME - STREAM - POND**

Seclusion is the keynote — 10 acres of privacy with an abundance of mature trees surrounding panache main lodge, featuring 32' living-dining area, huge floor to ceiling stone fireplace overlooking spacious lawns and trout pond. Three large bedrooms. Huge 18'x18' family kitchen with dishwasher, stove, fridge and huge walk-in freezer — picturesque breakfast area overlooking outside patio. This completes the main lodge. A guest house or gate-keepers cottage — log construction, electrically heated, has large 24'x19' living room — stone fireplace with picture window overlooking lawns and trout pond. The random width oak pegged flooring completes the atmosphere. L-shaped kitchen-dining area plus one bedroom and 3 piece bath. Practically new 60'x40' heated horse barn — 8 box stalls — bared sliding doors, ample hay storage in loft. A 60' hall log poultry house for pheasant or grouse rearing. A very scenic brook meanders through the tree property completing the setting. First time offered at \$79,500.00. Principals only. To inspect, call Vern Griffin — Picken & Mason Limited, Realtor — Markham — 294-5151 or 297-3663.

FARM WANTED

Toronto lawyer will purchase 50-100 rolling acreage for cash. Should have acceptable house and out buildings, water or springs, feed pond sites. Bush a prime factor. Prefer Whichurch-Uxbridge area. This client is a discerning buyer. Will look at anything from \$100,000.00. Call Vern Griffin — Picken & Mason Limited, Realtor — Markham — 294-5151 or 297-3663.

Picken & Mason Limited, Realtor



189-QUEEN STREET, PORT PERRY, ONT.

CANNINGTON 3 bedroom frame house with all conveniences. Large living room, kitchen, good lot, barn, on property. Asking \$17,900.00. Bruce Currie

CANNINGTON 6 room, frame home, all conveniences excellent lot. Full price \$12,000, with \$2,500 down. Bruce Currie

SCUGOG ISLAND 17 acres on paved road 3 miles to Port Perry. Good homestead building permit available. Asking \$23,000. Fred Smith

PORT PERRY 54 acre retreat property, Scugog Island, mostly wooded, pond, duck hunting, good building site. Only \$25,000. Ken Middleton

VILLAGE OF PORT PERRY Clear 2 1/2 bedroom home, large living room, full basement, garage and breezeway. Situated on nicely treed lot. Ideal for retirement couple or starter home. Asking \$21,900.00. Lawrence Morrison

PORT PERRY AREA 100 acres level productive clay loam, scenic bush, large bank barn, implement shed, 9 room attractive brick home, conveniences. Excellent value. \$85,000.00. terms. George Benton

100 ACRES STONE HOUSE Port Perry area. General's home on 700 acres of exceptionally good corn and alfalfa land. century old fieldstone house, centre hall plan, 4 bedrooms, two fireplaces, conveniences, barns suitable for beef or hogs. Asking \$75,000. terms. Bruce Currie

324 ACRES Exceptional farm operation, beef or dairy, corn and alfalfa land. Large barns. Very attractive, two storey 8 room brick home, off driveway. Asking \$130,000.00. terms. George Benton

BLACKSTOCK AREA Beautiful 10 acre homestead, high rolling land, building permit available. Priced for quick sale at only \$10,500. Call today. Lawrence Morrison

OFFICE HOURS — 9 a.m. - 9 p.m.
Direct Telephone Lines: Port Perry 985-7386
Oshawa 723-0302 Toronto 364-2516
EXPERIENCED SALES STAFF

Maurice Baker — 852-7256
George Beaton — 985-3040
Bruce Currie — 705-357-3392
Ken Middleton — 985-7548
Lawrence Morrison — 705-357-3395
Fred Smith — 985-7639

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COAST TO COAST REAL ESTATE SERVICE
WE LIST EXCLUSIVE and M.L.S.
Real Estate is still your best investment

PETER WALLEY LTD.
REAL ESTATE BROKER

Snelgrove REALTOR

200 ACRE BEEF FARM Lindsay area, 150 acres, workable, balance pasture & bush, undrained, never falling creek runs through property with concrete dam 3 ft. high, L-shape 96x32 & 40x45 barns good shape, real good 7-room 2-story brick home, all conveniences. A real buy at \$65,000, terms 8% on balance. Hildred Green

80 ACRES Bush & pasture, several springs, some cedar, dead end road, private, 5 miles to Lindsay. Asking \$3,000. Harold Crawford

99 ACRE FARM 65 acres workable, balance pasture & cedar bush, barn 40x80, 2-storey 6-room brick home 12 years old. Good farm and buy at \$39,500. Lindsay area. Hildred Green

BUSINESS OPPORTUNITY Lindsay, service station, fruit & flower stand, grocery store, restaurant, 3-room living quarters, combined on busy street, 214 ft. frontage, 226,000 gallonage, \$247,000 gross 1971, more & more sales this year. Asking \$100,000, good financial arrangements, a real money maker. Harold Crawford

L. S. Snelgrove CO. LTD.
142 Kent St., Lindsay, Ont.
324-3239

1. AGENT - PROPERTIES

Farm For Sale

DAIRY FARM 241 acres Harrison, silt loam, 200 workable, good corn and alfalfa land, 12 acres maple bush, balance cedar bush and pasture, spring creek through one corner close to buildings. Good 9-room square plan double brick house, full basement, hot water heating, all modern conveniences, sun porch — lawn runs to hardtop road in a setting of maple and pine trees. 3-car garage, 2-storey driveway. Dairy barn 50x99 with 41 steel tie-ups, salt pens, new stable cleaner, attached pole barn 50x99, new pipeline milker, 56-can bulk cooler. Milk sales run around \$3,000.00 per month. Cement silo. Large cement yard with bunker feeder, new hydro service. A drilled well. This is a good farm with good buildings situated 1 1/2 mile from town. Asking \$90,000. Large farm credit mortgage. Farmer might consider selling as going concern.

BEF FARM — 450 acres

440 workable with productive soil. Extra good buildings, all painted, 19 miles south-west of Orangeville. \$300 per acre and terms. 33 ACRES of vacant land in two adjoining parcels with separate deeds with 200' road, highway frontage on Hwy. 9. 2 1/2 miles, west of Orangeville about three acres bush. \$800.00 per acre. Many other Beef and Dairy Farms to choose from. Situated in south-western Ontario, Listowel and Harrison district. **GORDON ROBINSON**, 9 Banting Drive, west end, Orangeville. Orangeville, 519-941-3734

LENDELL REALTY INVESTMENT

Phone early morning or evening

STONE

221 Queen St. Port Perry

3 year old, 3 bedroom, grey brick, bungalow, large lot, all facilities, double garage, one block off No. 7 Hwy., 2 miles to new shopping centre. Priced to sell due to health. \$23,500.00 cash. Call Herb Puckrin.

Retirement or starter home in Cannington, large lot, all facilities, convenient to downtown. \$13,000.00 with \$2,500.00 down. Call Herb Puckrin.

6 room frame home in Pefferlaw, on large corner treed lot, all modern conveniences, fireplace, garden, paved driveway, excellent neighbourhood. Estate sale. \$15,900.00 cash.

Dairy Farm—100 acre highway farm in Sunderland area. Large bank barn with steel standchions, 1 1/2 storey 8 room home with all modern conveniences, immaculate throughout. \$65,000. 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 three road frontage. Opportunity. \$49,500. with \$10,000. down.

1 1/2 miles west of Cambridge on paved road, 86 1/2 acres back on Goose Lake, 55 acres, good working land, barns, set up for beef, 5 bedroom brick house, all conveniences in excellent condition, attached garage, also new heated workshop 32x28, a pleasure to show. Asking \$42,000.00 with terms. Call Herb Puckrin.

Little Britain area, 100 acre farm, all workable, good barn, large 5 bedroom, 2 storey brick house, all conveniences, 1/2 mile off paved road. Asking \$59,000.00.

Frame furnished cottage in Caesars, excellent dry lot, white birch, maple and cedar trees, right of way to lake, well and conveniences. Opportunity. \$11,900 with \$2,000 down.

PORT PERRY 985-7303, OSOAWA 576-6701

After Hours Call
George Stone F.R.L., Port Perry 985-2832
Herb Puckrin, Sunderland 705-357-3671
Ken Holliday, Oshawa 723-5420
Douglas McCague, Port Perry 985-2889
Lloyd Haynes, Blackstock 886-5032

THIS TIME TRY NEIL PATRICK MOTORS LTD.

SMALL CAR SPECIALS

Two 1972 FIREZA DEMOS, 2-door automatic, very low mileage (4000 miles). Red with black interior. Lic. 11622A

Green with beige interior. Lic. 168291.

1970 YIVA. Green with black interior. Good second car. Lic. 7448L. Priced Right.

1967 VOLKSWAGEN. Blue. Lic. 11731A.

CHECK THESE CARS ABOVE AND MAKE OFFER

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

1. AGENT - PROPERTIES

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

130 Acres—all workable, level well drained land, large barn set up for dairy milk house, bulk cooler, implement shed, 7 room harvestory, silo with all conveniences priced at \$50,000.

100 acre highway dairy farm, all workable, level land, new barn set up for dairy, stable cleaner, milk house, new 7 room home with all conveniences. \$75,000.00.

287 acre highway hog set-up, well drained, slightly rolling land, new hog barn set up for liquid manure, harvestory, silo with mix mill, 8 room brick home with all conveniences.

100 acre beef farm, slightly rolling early land, large barn set up for beef or hogs, new steel implement shed, new 3 bedroom home with broadloom and 2 baths, priced to sell due to illness at \$49,000.00.

Send for free farm catalogue.

3 BEDROOM HOME - WANTED

Have anxious purchaser for home, bungalow preferred but not essential, between \$30,000 and \$34,000 asking price bracket. Please call today if you have a home like this to sell in the Stouffville area. We can arrange all cash for you.

Lloyd Weldon 640-2082

shearline
THOMAS BEHA LTD. REALTOR

19 OFFICES SERVING THE SUBURBS

8 ROOM FAMILY HOME Centre of Stouffville. Clean and neat on lot 264 ft deep with large garage and lots of space for the gardener and flower lover. Has separate living and dining rooms. Sun room in basement. Asking \$28,500. terms. Call Cec Hendricks, 640-2082.

4 BEDROOMS STOUFFVILLE 1 1/2 storey frame home and barn in environment of mature maple trees, on lot 60' x 150' ft. Brief walk to business centre and park. Asking \$27,900. Call Lloyd Houghton, 640-2082.

10 ACRE LOT NEAR HWY. 47 About 340 ft. frontage on good country road. Rolling with some trees and pond. Asking \$18,900. with terms. Call Lloyd Weldon, 640-2082.

100 ACRE FARM Just north of Stouffville. Has 2 storey house, 2 barns, implement shed. Most of acreage is workable. Pond. Asking \$100 per acre with excellent terms. Call Lloyd Weldon, 640-2082.

DUPEX TYPE HOME ON 7 ACRES Large brick, 2 storey house designed for duplex living on 7 acres with 500 ft. of highway 47 frontage near Stouffville. Excellent lot for a horse lover and rural living. Asking \$54,900. can be purchased for \$10,000 down. Call Cec Hendricks, 640-2082.

STOUFFVILLE 2 MILES Almost new custom built bungalow, angled construction, 1500 sq. ft. home on 1/2 acre. Has floor to ceiling stone fireplace. Walkout from dining room and master bedrooms to sundeck 60' x 10 1/2 ft. Lots of trees. All windows are tinted thermopane. Country living within minutes to town. Just listed at \$39,900. Good financing. Call Bob Dart or Lloyd Houghton.

235,000 BUNGALOW North of Stouffville. 5 room frame bungalow with finished sun room. Washer and dryer included. Just listed. Details call Bob Dart, 640-2082.

MINI BUNGALOW Centre of Stouffville. White frame, aluminum siding bungalow 2 bedrooms, full basement, paved driveway on lot with open view. Call Lloyd Weldon, 640-2082.

STOUFFVILLE OFFICE
155 MAIN ST. W.
TORONTO PHONE 297-1270