

PHONE
640-2100
TODAY

Tribune

Classified Ads

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

REAL ESTATE

1. AGENT PROPERTIES 1. AGENT PROPERTIES 1. AGENT PROPERTIES 1. AGENT PROPERTIES

STONE
REAL ESTATE LTD.
REALTOR

REALTOR
221 Queen St., Port Perry

DAIRY FARM SUNDERLAND
200 acres, fifty acres bush, 40 steel stanchions and stable cleaner, new barn, 40 x50, for loose housing. Implement shed, 36x84 pond, 1 1/2 storey, 7-room frame home. Priced to sell, \$79,500, with terms.

Seagrave area — 200 acre highly productive farm on paved road, new 4 bedroom brick bungalow, 3 1/2 baths in hq. production. Could be beef or dairy. Asking \$110,000, with terms. Call Herb Puckrin.

PORT PERRY 985-7303, OSHAWA 576-6701
After Hours Call
George Stone F.R.I., Port Perry 985-2632
Herb Puckrin, Sunderland 705-357-3671
Ken Holliday, Oshawa 725-5432
Douglas McCague, Port Perry 985-2869
Lloyd Haynes, Blackstock 986-5052

FRANK
REAL ESTATE LIMITED
REALTOR

189 QUEEN STREET, PORT PERRY, ONT.

PORT PERRY
Large family home with aluminum siding, on quiet street. Large kitchen and living room, broadloomed, 5 bedrooms. Newly decorated, paved driveway. Asking \$22,000.00 with \$3,500 down. Maurice Baker.

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

OVERLOOKING LAKE SIMCOE
Good 2-bedroom cottage, large kitchen, living room, 3-pc. bath. Large dry lot, garage, access to beach. Asking \$10,900.00 with terms. Ken Middleton.

100 ACRES STONE HOUSE
Port Perry area. Gentlemen's home on 100 acres of exceptionally good corn and alfalfa land. Century old fieldstone house, centre hall plan, 4 bedrooms, 2 fireplaces, conveniences. Barn suitable for beef or hogs. Asking \$69,500.00 with terms. Bruce Currie.

PORT PERRY AREA
100 acres, level very productive clay loam. Large bank barn, pole barn, implement shed. Very attractive 2-storey brick home, all conveniences. Asking \$83,500.00, terms. George Beaton.

RETREAT OR HOMESTEAD
50 acres, mostly wooded with trout stream, Port Perry area, 55 miles Metro, \$18,000.00, terms. Fred Smith.

ACREAGE WANTED
1-10 ACRES

LLOYD WELDON
Have 2 very interested clients looking for an acreage for a future new home in Stouffville area. Please call if you have a property like this to sell.
Lloyd Weldon
640-2082

Horace A. Wells
Real Estate Broker
Palmerston, Ont.
519-343-3019

LOUELLA B. LOGAN
Palmerston, Ont.
519-343-2041

250 acre farm with 2 good sets of buildings including milking parlour with pipe line milker. The land is all tile drained and in top state of cultivation. This is an outstanding operation suitable for a father, son partnership.

190 acre farm, Huron County, good land, buildings, new silo. This is a real family farm and the asking price is only \$70,000.

150 acre farm, good buildings, milking parlour with pipe line. The land is tile drained and in high state of cultivation. This farm could carry up to 60 cows. We have many other farms 27-2

Cash boxes, bond boxes, file boxes, recipe boxes, and other types of metal goods, see Tribune Office Supplies.

shearlin
THOS. N. SHEA LTD. REALTOR

19 OFFICES SERVING THE SUBURBS

STOUFFVILLE-NORTH
Bungalow—2 bedrooms, large living room, insulated sunporch 9' x 20', new roof, aluminum siding, cosy paneled interior, vinyl tiled floor, all modern conveniences. Cedar deck across the front gives birds eye view of lake. Deeded access to waterfront. Just listed at \$21,500. Would make an ideal starter home. Call today for details, Lloyd Houghton, 640-2082.

STOUFFVILLE—\$18,500
2 storey frame home with separate living and dining rooms, plus kitchen, 3 bedrooms, garage. Needs decorating, still an excellent buy. Owner will take back a first mortgage. Call Cec Hendricks or Bob Dart, 640-2082.

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

COMMERCIAL BUILDING PLUS HOME
Over 6000 sq. ft. of commercial building now being used as body and paint shop, with compressors, air ventilators, has 11 ft. ceilings, large parking area. Plus a good white frame house. Located on Highway 48 near Stouffville. Details call Cec Hendricks, 640-2082.

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

L.S. Snelgrove REALTOR
COMPANY LIMITED

STOUFFVILLE AREA
If you would sell your older type home, I have families that are waiting. I have clients that would buy now, and would like spring possession. If you are thinking of listing your home or selling, would you phone me please.

Business for sale—50 acre farm lies between two paved roads, 2-storey brick house, indoor conveniences. Two separate entrances, two separate apartments, 4-car drive shed. Selling for less than the asking price of some homes.

Farmers that are re-locating—See this farm, only 3 miles from Stouffville, with one mile frontage on paved Hwy. #47. Modern dairy farm with stable cleaner than two steel graineries.

Build your own home—4 1/2 acres with barn, on paved road east of Ballantrae. Asking \$59,000.

GOODWOOD AREA
24 acres—Gravel on it—\$55,000—cash. 10 acres on 1A Hwy., separated. Builder's permit available.
Lot 1 1/2 acres on Hwy. #47.
I have 3 homes in Goodwood for sale.

CLAREMONT AREA
North of airport area. 85 acres, L-shape barn. 3-bedroom home. Spring possession.
50 acres on Brock Rd., 2 miles north of town. 3 bedrooms, massive stone fireplace, family room. This older home must be seen from the inside. Serious buyers only please.

UXBRIDGE AREA
Immediate possession. This home must be seen to be appreciated. 3 bedrooms, one 4-pc. and one 2-pc. bathroom, fireplace, rec. room, broadloom throughout, 2-car garage under same roof. We are wanting to sell this home now. Make your offer now. Asking \$39,900.

LINDSAY, ONT.
99 acres, brick house, 65 workable. Barn, 40 x 60, steel stanchions. Asking \$39,500.

100 acres, 2-storey brick 5 bedrooms, L-shape barn 70 x 30, 40 x 25. Barn and fences good. 30 days possession. Asking \$45,000.

200 acres, 2-storey brick, 4 bedrooms, 2 barns, 26 x 32 and 45 x 40. Asking \$65,000.

ROBAYGEON, ONT.
88 acres, lots of maple trees, all kinds of wild life there to appreciate, stone driveway and excavation for cellar. Only \$16,000.

Fred A. Smith
GOODWOOD
294-6011 751-1711

1. AGENT PROPERTIES 1. AGENT PROPERTIES 1. AGENT PROPERTIES

What Improvements Boost The Selling Price? Win Timbers

The ones that add to the warmth and charm and character of your home. A little vague? It is difficult to put it more explicitly. A home must be in a buyer's price range and located to a buyer's needs. Assuming this is so, these are the qualities that impress buyers most.

What makes intangible atmosphere important is that house buyers are at the same time HOME buyers and they cannot help but picture themselves living in prospective homes they inspect with the thought of buying.

If a house reflects "charm and warmth and character" in abundance, the image is pleasant and inviting and the impulse to take "mental possession" is strong.

Don't spare the horses on paint and well selected wallpaper, landscaping within reason, flower boxes, inexpensive partitions and good quality fixtures.

Do go cautiously on major expenditures that are not absolutely necessary and may add little to the selling price.

An experienced Realtor can inspect your home as a stranger would and spot needed improvements while he may save you from overpaying where the return would not justify the expense.

FRED COOK REAL ESTATE LTD., REALTORS
16 Wellington E. — Markham — 291-2990

1. AGENT PROPERTIES

Professional Real Estate Appraisals
MIHOREAN & DAHL-JENSEN LIMITED
Realtor 39-11
297-1777 — 294-5666

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

130 acre dairy set-up, all workable well drained land, large barn, milk house, bulk cooler, barn 32 x 60, 2 silos with unloader, 7 room home with all conveniences, priced to sell \$50,000.

180 acre dairy farm, barn 40x60 with L 40x40, ties for 40 cows plus loose pens, milk house, pole barn 32x60, 2 silos with unloader, 7 room home with every convenience, \$55,000.

150 acre dairy operation, nearly all workable slightly rolling land, nearly new steel barn 50x110 with ties for 50 cows, milk house with 55 can bulk cooler, 2 silos 16x60 with roofs and unloaders, one small silo impl. shed, 8 room brick home \$70,000.

100 acre beef or pig farm, 10 acre in bush, never failing stream, large L shaped barn in good condition, attractive 3 bedroom home with beautiful view. This farm has an excellent location. \$40,000.

200 acre dairy farm, all workable level land, large open front barn 12x40 with holding barn, milking parlour, pipeline milker, milk house, 44 can bulk cooler, 8 room brick home, \$70,000.
Send for free farm catalogue.

2. HOUSES FOR SALE

The House That Jack Built
If you want to live in a beautiful little town, clean air, and friendly people, yet close to Toronto, come to Uxbridge. Jack Jacobsen has custom built 3 and 4 bedroom homes from \$37,900 up. Great designs, ready to move into. Follow Hwy. 47 east to Mill St. at Uxbridge pond, follow open house signs to James St. Sat. & Sun. 1 to 4 p.m.
839-5889 or 533-2367
JACK JACOBSEN CONSTRUCTION LTD.

THIS TIME TRY
NEIL PATRICK
MOTORS LTD.

reliable trucks
THAT CARRY THEIR WEIGHT

1968 FORD VAN, green. Ready to work. Lic. 69200B.
1968 CHEVROLET STEP VAN, 1 TON. Orange and white. Could be made into a camper. Lic. C77186.
1966 GMC 1/2 TON PICKUP. Blue. Lic. 46383D.
1966 DODGE 1 TON PICKUP. Dark blue. Lic. B173SL.

THREE MORE TO CHOOSE FROM

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

GERRY Meharg
LTD. REALTOR

52 ACRES—AURORA EAST.
Only 15 miles from 401 highway, excellent investment. \$65,000.00. Good terms. Call: HARRISON.

STOUFFVILLE—8 MILES
8-room brick home, 100 years old, original pine floors, etc. Corner 50 acres. Excellent investment. Asking \$79,000.00. terms. Make offer. Call: HARRISON.

GORMLEY NORTH
Excellent home site, 100 x 150, only 1/4 mile from Don Mills Rd. Asking only \$8,900.00. Call: HARRISON.

STOUFFVILLE AREA—1 ACRE
Aluminum siding home, 3 bedrooms, on beautifully treed acre, 2-car garage, good barn suitable for 5 horses. Lots of fruit trees, many extras. Paved road. Only \$39,900.00. Call: ROSS GALLO.

SOMETHING DIFFERENT???
Executive 7-room unique home on 11 lovely acres of land, many extras. Excellent barn with corrall. Client cottages. Only \$65,900.00. Call: ROSS GALLO.

UXBRIDGE AREA—100 ACRES
Good 2-storey frame home, lovely rolling land, rich soil, good barn, 2 ponds. House has new furnace and alum. siding. Only \$59,000.00. Call: ROSS GALLO.

STOUFFVILLE—HIGHWAY #47
Commercial or industrial lot, 275 x 190. Only \$19,900.00. Call: ROSS GALLO.

ON HIGHWAY #48—41 ACRES
405 feet frontage, lovely treed property. Only \$29,500.00. Terms. Call: ROSS GALLO.

JUST OFF HIGHWAY #48—\$47,900.00
Custom built home, 9 rooms, 2 bathrooms, rec. room with fireplace, office, patio, 2-car garage, on paved road. Terms. Call: ROSS GALLO.

UXBRIDGE—10 ACRES
2-storey 4-bedroom brick home, large living room, dining room and kitchen, 2-car garage. House 3 years old. Owner has to re-locate and must sell. Only \$47,900.00, with \$5,000.00 down. Call: MIKE MENDELA OR ROSS GALLO.

1 1/2 ACRES—STOUFFVILLE
Executive custom built 4-bedroom side split, 2 baths, broadloom, rustic beamed family room with fireplace and walkout. Lovely treed lot. Try \$54,500.00. Call: MIKE MENDELA.

UXBRIDGE—1/3 ACRE—VIEW!!!
Custom built brick home, 7 rooms, exceptionally large living room with fireplace, broadloom throughout, 2-car garage, lovely lot, landscaped. Try \$36,900.00. Call: MIKE MENDELA.

BALLANTRAE AREA—5 ACRES—HORSES
Custom built 3-bedroom bungalow, walkout to patio, fireplace, rec. room. In ground heated swimming pool, 13 x 18 cabin, partially finished barn. Only \$57,900.00. Terms. Call: MIKE MENDELA.

A 360° DELIGHT—UXBRIDGE AREA
10+ acres on highway, mature pines, fantastic new 2-storey circular home featuring 450 sq. ft. living room, granite floor to ceiling fireplace, 4 bedrooms, 2 full baths, large family room, shag broadloom throughout. All thermopane windows with imported "roll shadows". Home has 2560 sq. ft. living area. Try \$89,900.00. Call: MIKE MENDELA.

LOOKING FOR YOUR FIRST HOME???
Just North of Stouffville, 6-room brick veneer home, 3 large bedrooms, large living room, spotless. Fully furnished. Try \$29,900.00 with \$4,000 down. Call: MIKE MENDELA.

VANDORF—25 ACRES
Excellent road frontage, building permit available, only 1/4 mile off highway #48. Try \$34,000. Call: MIKE MENDELA.

LAKE SIMCOE AREA (SUTTON)
150 Acres, house and barn. Good arable land, 2 km. east of valuable highway frontage, terrific investment. Try \$500.00 per acre, but act fast!! Call: GEORGE HARVIE.

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 feet square. Asking \$19,900. 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 off way to creek. Try \$68,000.00. Call: GEORGE HARVIE.

FOR THESE PROPERTIES AND OTHERS
CALL 640-3131 or 297-2283



Announcement

Lawrence C. Hennessey
F.R.I., 1972 President of TREB and member of the York County Real Estate Board, welcomes the addition of Lawrence C. Hennessey to his staff.

Mr. Hennessey has been active in the real estate business for seven years and successfully engaged in handling all types of property in the fast expanding area north-east of Metro. He has a wealth of knowledge of the areas of Thornhill, Richmond Hill, Stouffville, Aurora, Newmarket and surrounding territory, and will continue to serve the public as a Sales Representative of our firm in these areas. 881-2595.

FRIEDLS GAS STATION
DON MILLS & AURORA SIDE ROAD

SUPER VOLKSWAGEN SALE

'60 V.W. Super Beetle	Lic. No. 607955	\$395
'64 V.W.	Lic. No. 116659	\$295
'64 V.W.	1500, Lic. No. 402786	\$495
'65 V.W.	Lic. No. 16481	\$395
'65 V.W.	Lic. No. 131357	\$595
'66 V.W.	Lic. No. 16265X, Station Wagon	\$595
'66 V.W.	Lic. No. N98384	\$695

Many More to Choose From - Ask For Thor 727-6991 - Open 7 Days a Week!

Don Mills & Aurora Side Road

FRIEDLS GAS STATION

4. FARMS FOR SALE, RENT & WANTED

NICE country home, 7 rooms, attached garage, barn with 29 acres, corner property, east of Mt. Albert, 1-473-6935.

NICE country home for sale, 7 rooms, attached garage, barn with 29 acres, corner property, east of Mt. Albert, 1-473-6935.

7. FINANCIAL & MORTGAGES, BUSINESS OPPORTUNITIES

MORTGAGES
We have funds available for first or second mortgages at current rates. If a mortgage is the answer to your financial problems a phone call will bring you prompt courteous service.

If you have a mortgage which you wish to dispose of, we can arrange a prompt sale on the best of terms.

For all mortgage problems call: 43-11
Gerry Meharg Ltd., Realtor
640-3131, Stouffville Plaza
Member of Ontario Mortgage Brokers Association.

John M. Baird Ltd. Realtor
197 Wellington St. E., Markham Phone 294-1431
Member of Ontario Mortgage Brokers Association.

More than 9,000 copies of The Tribune are produced each week.

Announcements

8. COMING EVENTS

EUCHRE Stouffville Legion Hall Dec. 14 8:15 p.m. Proceeds to welfare.

EUCHRE at Siloam Community Centre Dec. 8 at 8:30. Prizes and lunch. Admission 50c.

ALTONA W.I. Wed. Dec. 13th. Fairview Lodge. All members please bring or send lunch and gift for senior citizen.

WHITCHURCH - STOUFFVILLE Public Library invites you to enjoy children's art from Summitview and a rock exhibit. Dec. 7 - Jan. 15.

Howard Ford
LTD.

647 Scugog St. Port Perry

Port Perry 985-7371 Oshawa 728-9544

BEEF FARM 110 ACRES, painted barns plus new pole barn, 2 storey brick home, 4 bedrooms, conveniences, oil heat. Excellent farm land. PORT PERRY area. Asking \$72,500 with easy terms.

210 ACRE DAIRY FARM—PORT PERRY EAST. Large modern, equipped dairy barns and silos. All dairy equipment included. Good 9-room brick home, fireplace and conveniences. Asking \$170,000 terms.

63 ACRES, stream, partly wooded with highway frontage, separation possibilities. PORT PERRY SOUTH. Asking \$50,000, with terms.

HAVE SOME WINTER FUN. Lake Scugog winterized cottage with basement, conveniences, 2 bedrooms and detached garage. Appliances included. Excellent sand beach at CAESAREA. Ill health forces quick sale. \$15,500. Terms to be arranged.

100 ACRES WOODLAND with stream and large pond, no hydro, unopen road to secluded 3-bedroom winterized bungalow. Furnishings and propane appliances included. \$32,000, terms.

VILLAGE HOME, 30 minutes from Oshawa with extra lot and trees. Brick 7-room, 3 bedrooms, 1 1/2 baths, modern kitchen, with built-in dishwasher. Small barn for garage and storage. Asking \$28,750 with terms.

McDOWELL
REAL ESTATE BROKER
STOUFFVILLE P.O. BOX 11
294-5544 FAMS - ACREAGE - RESIDENTIAL 640-4444

UXBRIDGE—1 1/2 ACRES
Starting \$32,900—7 new homes featuring fireplaces, 2-car garage, walkouts and family room.

STOUFFVILLE AREA
10 acres of nicely treed and rolling land, with good pond site, 2-storey 4-bedroom frame home with large kitchen and living room.

STOUFFVILLE
Frame retirement home located close to shopping. First time offered. \$17,900. Call Dale or Fred.

FARMS—WOODVILLE—OAKWOOD
We have several highly productive farms from 50 to 300 acres per parcel. Many to choose from. Starting \$30,000 to \$100,000. Call Charlie Stevenson.

SANDFORD
25 acres of scenic rolling land, \$25,900. Call Dave Ratcliff.

GERRY Meharg
LTD. REALTOR