

John J. Savigny

REALTOR

LAND O'LAKES PROPERTIES

STORY LAKE

CLOYNE, ONTARIO

Phone 613-336-2645

Office is located at Story Lake, on Highway 506, 1000 feet from
the junction of Highways 506 and 41.

Member of The Canadian Association of Real Estate Boards, and
The Ontario Association of Real Estate Boards



WHY THE LAND O' LAKES ?

THE LAND O' LAKES TOURIST REGION includes all of the County of Lennox and Addington from the Bay of Quinte on Lake Ontario, north to the Madawaska Valley and the northern two-thirds of Frontenac County. Most of the properties listed are in the northern part of this region.

The beauty of the Land O' Lakes was born millions of years ago by the upheavals of the Pre-Cambrian Shield. Eons of weathering and glaciers have formed thousands of lakes and streams which have divided into five main watersheds. On the west, the MOIRA draining into Lake Ontario at Belleville rises north of Skootamatta Lake. Joe Perry, Pringle, Sheldrake and Slave Lakes all contribute to the Skootamatta River which joins the Moira just north of Stoco Lake.

The east is drained by the MISSISSIPPI, which joins the Ottawa River at Arnprior. Mazinaw, Marble, Kashawakamak, Mississagagon, Clarendon and Cross are some of the main lakes of this system.

Emptying into the Bay of Quinte at Shannonville is the SALMON, which rises north of Cloyne intruding between the Skootamatta and the Mississippi for its first waters. Story, Hungry, Kennebec, Big Clear, Buck, Bull, Horseshoe, Puzzle and Beaver are the small lakes making up this system.

The south-easterly part of the region is drained by the RIDEAU system of lakes, a crowded network too extensive to describe. Sharbot, Long, Crow and Bobs Lakes are some of the main headwaters of this system.

The northerly slopes drain north to the Madawaska, which skirts the northern boundaries of the Land O' Lakes and is the highest in elevation of all the watersheds.

Each of these waterways contributes its own peculiar beauty and wealth to the Land O' Lakes. Here are granite cliffs, deep cold rocky lakes, sandy beaches, rocky points, fast-flowing streams, rapids, quiet weed beds, beaver ponds, ancient mountains, old sea beds, wooded slopes, glacial plains, eskers, cedar swamps, muskeg, and farmland.

Minerals and rocks of almost all varieties occur in the weathered mountains and volcanic flows of past ages. Deer, bear, many fur-bearing animals, game birds, song birds, predators, find food and cover appropriate to their habits. Pike, pickerel, bass, muskie, trout and pan fish of many varieties flourish in the fresh cold waters of these five watersheds.

The tourist, cottager, camper and hunter are finally invading and settling this paradise which resisted man's invasion for so long.



KNOW YOUR BROKER

Since 1947 I have done business and raised my family in Northbrook and Cloyne, first doing radio-TV and refrigeration sales and service, and, since 1959, as a real estate broker.

This experience and intimate knowledge of the properties and business opportunities of the community are at your disposal. Whether you are buying or selling, thoughtful and confidential counsel could save you from loss of money or even financial and business disaster.

I am licensed as a Broker under the laws of the Province of Ontario and, as a Realtor, I am a member of the Ontario Association of Real Estate Boards and of the the Canadian Association of Real Estate Boards and am guided by their Code of Ethics.

BUSINESS OPPORTUNITIES

The Land O' Lakes is growing and many opportunities exist for new business and services, particularly for tradesmen. You should consider the advantages of starting out from scratch or buying an existing business or property.

RETIREMENT

The migration of young working families to the city has left rural and village homes at a discount, while city and suburban homes have climbed to unheard-of prices. It can be of immense advantage to the retiring couple to sell city property at the present premium and purchase or build a retirement home where prices are a fraction of the cost and life is at a more leisurely pace.

APPOINTMENTS

Please write or phone for appointments and avoid the disappointment of wasting your time and trip.

NEW CATALOGUES

In the past, this catalogue was printed once or twice a year. From now on, it will be continually revised as properties are sold and new listings become available.

Write for a new catalogue any time.

1969 EDITION

173. MALCOLM LAKE, near Ardoch. 3 surveyed lots with road built to building sites. These carefully chosen lots range in size from 120' to 210' shoreline by a depth of 180' to 400'. All are well wooded. This attractive lake has clear water and good yellow pickerel fishing. Building restricted to one family per lot. Priced from \$2,400 to \$3,200.

187. MARL LAKE, Marlbank. A 3-bedroom frame cottage, about 20 x 30, furnished and equipped. The 35 acres of land is mostly low lying wilderness with trout stream through it and good roads on both sides. Approx. one-half mile of shoreline offers privacy, good fishing and wildlife while being adjacent to the Village of Marlbank. A few minutes' drive from Hwy. 401 via Hwy. 41. Full price \$6,900.

197. SHAWENEGOG LAKE. This development by Rollins Lumber Ltd. is the first of its kind in the Land O'Lakes area. A virgin lake about 8 miles from Hwy. 41 previously reached only by boat and used by a few fishermen and hunters, has been opened up by building three miles of new road through solid forest from the east end of Shaboneka Lake.

The lake is adjacent to thousands of acres of Crown land for your recreation. Plevna Lake is accessible by boat and several smaller lakes are within walking distance.

The first stage of the development, opened in 1968, offered nineteen lots from 125' to 450' frontage by about 300 feet deep. Priced from \$1,950 to \$5,900, most are priced below \$2,500. Each lot is well wooded, some have sandy beach. All have an access road or small parking area. Reasonable restrictions protect the future value of your investment.

The developer stipulates that you must purchase a Rollins Lumber Limited cottage or materials. You may choose from the wide selection of frame or plank and custom cottages, have it erected and finished to any degree with the purchase of the lot or wait and purchase it within two years for erection by yourself or the professional crews available.

1968 prices will prevail until 30th March, 1969. As of 1st Jan. Lots 4, 5, 10 and 11 are sold. Lot 9 is available with a 20 x 30 "Cedarest" Plank Cottage for \$5,700 and Lot 17 has a 16 x 24 "Hunter" Plank Cottage with deck for \$5,250. Other stock cottages will be completed as the season progresses.

Write for map and cottage information.

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TOPOGRAPHICAL MAPS for sale at our office
50¢ each sheet.

JOHN J. SAVIGNY, REALTOR, CLOYNE, ONTARIO.

Land O'Lakes Properties

207. MISSISSAGAGON LAKE. Modern 2-bedroom cottage, 22 x 26. Living room with free standing steel fireplace, electric wall heater. Full bathroom, hot and cold water. Cottage is attractively designed with stained vertical siding outside, cedar plywood inside, open or beamed ceiling, gable windows. Lot has 80' frontage with some sand, and dock. It is 127' wide at the back and about 170' deep. Price \$7,500.

209. MAZINAW LAKE. Campbell's Bay. 4.81 acres of land, 890 feet or more interesting shoreline, private beach in bay and wooded point. Main cottage, 31 x 31, has waist wall of natural stone and vertical 2" plank. Living room with stone fireplace, dining room, kitchen bathroom and two bedrooms. An outstanding building attractively finished and furnished. There is also a guest house with own washroom. Separate tool sheds with all tools, spare pump, etc. This secluded summer estate is reached by boat only. Owner retiring to west coast. Price \$27,500.

211. DENBIGH VILLAGE. Large frame house, five bedrooms. Large kitchen, dining room, living room, cellar and storage areas. Also room once used as a store, 27 x 17. Some furniture. Ideal for large family, youth hostel, boarding house, dining room, etc. Full price only \$5,500. Easy terms to responsible person.

215. BA GARAGE, MOTORCADE STORE, LUNCH BAR. Hwy. 7 at Kaladar near junction with Hwy. 41. Spacious family quarters approx. 1,200 sq. ft. over garage with entrance at ground level in rear. Opened 1940, it is a well established location, enjoys a wood business in truck repairs, tire and parts sales. Owner wants to retire. Reasonable down payment and terms. Ideal for mechanic with family.

217. HOME SITES. Wooded home sites with view of Moira River on Hwy. 37 north of Tweed. Some rocky with varying elevation, others fairly flat or gently sloped. Two 150' x 300' @ \$1,500, surveyed ready for sale. Larger lots will be surveyed to your requirements.

223. NORTH FRONTENAC GOLF COURSE. This pleasant nine-hole course in the centre of a growing tourist area is now in its 4th year of operation. It includes 37 acres of land together with a small caddy house, watering system, truck, greenskeeping machinery, etc. This is a business with great potential and will respond to vigorous management and promotion. Further information supplied upon request.

JOHN J. SAVIGNY, REALTOR, CLOYNE, ONTARIO
Land & Lakes Properties

225. VILLAGE RETIREMENT HOME. A new, modern, two-bedroom home on a corner lot right in the Village of Finton. Built in 1965, 20 x 30, two bedrooms with closets, 3-pce. bathroom, kitchen and living room. A full size block basement contains oil furnace, water pump and hot water tank, as well as laundry tubs. A 14' x 20' garage with concrete floor completes this compact home. Ideal for retiring couple who must escape high city taxes but still want the modern amenities of life. Full price \$9,000.

228. MAZINAW LAKE. A 16 x 32 cottage with 32' sun deck. Three bedrooms, kitchen and large living area, with 8 x 10 room for storage and chemical toilet. Propane cooking, refrigeration and lights with an oil space heater provide the comforts of home. Cottage is furnished and equipped. The lot, 100' shore by 300' deep, has a sandy shore with good clean bottom for wading or swimming. Located in a small bay looking east on the north shore of Campbell's Bay. Access by boat from marina. A good family cottage at \$5,775.

229. HOR-MAR MOTEL. Located on Hwy. 7, ten miles east of Kaladar. 300' of highway frontage. 5-unit motel built 1960, plus 5 double cabins with bathrooms. 2 of them housekeeping. Dining room, kitchen and living quarters 1,200 sq. ft. plus basement for laundry, etc. Complete with furniture, equipment and heated swimming pool. Only \$36,000 on reasonable terms.

231. HIGHWAY 41, North of Mazinaw Lake. A house and store building 32 x 38. Has Texaco gas pumps. Well located on a straight flat stretch of new highway. 350' of frontage, also 300' of frontage across the highway. Building is frame. Drilled well. Ideal for any highway type business or could be used as residence only. Price \$9,000. Consider terms to responsible purchaser.

233. CHRISTMAS TREE PLANTATION. 25,000 well pruned Scotch pine trees. About 3,000 ready to market in 1969 -- first planted in 1960. 95 acres of sandy soil. Room for many more trees. Easy terms and price make this a good opportunity for someone. \$12,000.

235. BRULE (Wensley) LAKE. About 1,900 feet of wooded shore. 14 acres of land with two large, equipped hunting camps on the north end of the lake, four miles by boat from public landing. Good deer hunting on hundreds of acres of Crown land. Lake trout and bass fishing. Ideal for hunt club or family use. Can be sold in three separate parcels. Full price for the whole property \$12,000.

236. 25 ACRES HUNTING PROPERTY. S $\frac{1}{4}$ Lot 11, Con. 14, Abinger Twp. County of Lennox & Addington. Accessible by township road in the heart of good fishing and deer hunting. Full price only \$600.

JOH J. SAVIGLY, REALTOR, CLOYNE, ONTARIO,
Land & Lakes Properties

238. BUCKSHOT LAKE. A modern, 3-bedroom cottage, 24' x 30'. Completely finished inside. Has modern, open kitchen, large living room, a bathroom with toilet and vanity basin. Hydro, 40-gal. hot water heater and a pressure system on lake water. The cottage is insulated, has acoustic tile throughout and is panelled with knotty cedar and mahogany plywood. The lot is over an acre and has 300 feet of shoreline, 200 feet of which is good sandy beach. The cottage is so placed that you could build a second cottage or divide the lot if you wish. This is an outstanding property and is offered at \$9,600.

239. HUNTING CAMP, near village of Vennachar. The north 20 acres of Lot 9, Con. 2, Township of Denbigh. A trout stream passes through the property and deer hunting is good. Some land is wooded, some reforested, some open and the view from the farm house is fabulous. The old house needs re-roofing immediately otherwise is in fair condition. Furnished with stoves, cooking utensils, beds, etc., everything needed for hunt camp. Spring water is pumped to tank in house by gasoline pump. If you are interested in a hunting camp or retreat better see this one. Price \$2,450.

240. 100 ACRES. Lot 28, Concession 6, Township of Barrie, near Mill Lake. Small creek and access to Mill Lake. Good hunting. Frontage on both sides of Hwy. 506 is fenced, with gates and entrances. Adjacent to hundreds of acres of Crown land. Half mineral rights. Recently timbered. Price \$2,000 cash.

241. 300 ACRES, approx. Near Northbrook in the Township of Kaladar. Story Creek passes through the property for about 4,000 feet, can be dammed. Road access and roads through land. Good hunting area. Gravel, timber and minerals reserved. \$3,500.

242. MISSISSAGAGO LAKE. 110 feet of well wooded shoreline with a new 25' x 30' deluxe split level 3-bedroom cottage. Large 10 x 20 sun deck, 3-piece bath, 40 gal. hot water tank. refrigerator, electric range, kitchen counters, stone fireplace with heatator. Completely panelled and finished inside. A really modern cottage on one of the choicest spring fed lakes. Full price \$12,900.

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Land O'Lakes Properties

243. FORTUNE LAKE. An attractively treed island about 4/10th of an acre, with large cottage 28 x 30, plus 10 x 30 screened porch. Has 3 large bedrooms each with 2 single beds. Large dining room and kitchen, fully equipped for ten people. Has combination wood & propane range, propane refrigerator, freezer, electric & gas lights. Large oil heater. The 2-storey boathouse has two 10 x 12 bedrooms upstairs. All furniture, dishes, utensils, etc., and boats are included ready for occupancy. Price \$10,000. See also #244.

244. FORTUNE LAKE. A sandy peninsula near #243. 2-storey frame cottage looks south over generous sand beach. Building has two 10 x 15 bedrooms, 12 x 12 kitchen, 12 x 18 dining room and 8 x 30 screened porch upstairs. Two 10 x 14 bedrooms and a large unfinished room 11 x 28 for boat storage, rec room or studio downstairs. All rooms plywood lined, furnished & equipped for eight. Has Hydro and propane. Full price \$10,000.

Note. Access to 243 and 244 is by water four miles across Wensley Lake a 3/4 mile portage by road, a further mile by water, which rules out the faint of heart. Ideal for executive who flies a pontoon equipped plane. Very good hunting and fishing. Will sell separately or together.

245. HUNGRY LAKE, Summer business. This small business includes two 2-bedroom housekeeping cottages, a 10 x 18 garage or workshop, a 12 x 20 bachelor apartment with 8' sunroom over the water, a 16 x 20 wet boathouse which provides two large boat slips and attached docking for several boats. This part of the property is located on a bend in the river and will provide a summer cottage for the owners plus a small rental income from cottage rental, boat rental, boat storage and other services.

The second parcel consists of over 1,600 feet of good cottage shoreline on a large island in Hungry Lake which could be sold or developed into rental accommodation. Full price including furnishings, equipment and boats, \$13,000. Would consider selling river lot and buildings separately.

246. TRANS-CANADA HIGHWAY 7. SNACK BAR with living quarters, gas pumps. On the corner of the Mountain Grove Road which is an improved cut-off to Hwy. 38. One of the best business sites between Peterborough and Perth. Land includes ten acres -- 900' on Hwy. 7, 425 feet on paved side road and 100 feet on township road. This offers room for expansion. Ideal for motel site or overnight tent and trailer park. Location is about 5 miles west of Black Lake Provincial Park. The owners wish to retire. Financial statements available. Asking \$35,000. Terms to responsible person.

ROLLINS LUMBER CO. - COTTAGE DIVISION

BELLEVILLE, ONT.

JOHN SAVIGNY
REALTOR
CLOYNE, ONT.

NAME SIZE

Sq. Ft. Basic Pkg. Delivered

Add for Erection

Add for Transport

Deduct if Ply. Ext. in lieu of Bevel Siding

2" Vertical Cedar Plank Erected. All taxes incl.

- 1968 Prices - 14th Nov 68 (Subject to 3% P.S.T.)

ASPEN	20 x 28	560	21,718.17	2460.88	267.20	2105.00	N/A
KILNWOOD	20 x 20	400	1,323.04	353.91	77.00	100.00	N/A
HUNTER	16 x 24	384	1,340.30	344.44	75.20	98.00	\$2,514.75
CEDARVALE	24 x 32	768	2,288.27	594.82	96.80	120.00	N/A
SUNHAVEN	24 x 28	672	2,127.26	558.19	92.00	130.00	N/A
CEDAR GROVE	24 x 30	720	2,395.82	583.27	94.40	135.00	N/A
CEDARHURST	20 x 30	600	1,923.92	483.15	89.60	110.00	\$3,286.50
LINKRICK	24 x 36	864	2,494.21	674.27	101.60	160.00	4,050.90
TRAIL'S END	24 x 32	768	2,250.68	614.77	96.80	120.00	3,740.10
BUNNHOUSE	12 x 25	300	1,388.93	287.83	72.80	90.00	2,073.75
PINE CREST	24 x 25	1000	3,181.07	717.96	109.20	N/A	6,294.75
MOHAWK	36 x 24	912	2,597.73	691.87	104.00	N/A	4,420.50
ALGONQUIN	24 x 26	624	1,937.25	484.69	90.00	N/A	3,342.15
APACHE	20 x 35	700	2,047.65	557.21	96.80	N/A	3,557.40
RUMOR "A" Yr. 24 x 24	864	1,909.77	618.11	N/A	N/A	N/A	N/A

THE BASIC PACKAGE INCLUDES:-

- Foundation Materials - cement, concrete blocks.
- Walls - 2 x 4 stud and plate @ 24 o.c. prefabricated.
- ROOF - 2 x 4 steel plated roof trusses @ 24 o.c.
- Shingles - 210 lb. Truseal asphalt (stik-down)
- Doors - Dominion Cottage Units (screen incl.)
- Interior Partitions - clad 1 side with 1/4" Resiflake or 1/4" asphinate panelling.

THERE ARE MANY OPTIONS AVAILABLE AND SHOULD BE DISCUSSED WITH YOUR REPRESENTATIVE.

The truss roof has revolutionized the housing industry eliminating the necessity of interior bearing walls, thus permitting unlimited variety of floor plans and no snow-load worry.

Floor 2 x 6 or 2 x 8 floor joists @ 16 o.c.
3 (2x6) or 3 (2x8) laminated beams 1/2" T&G fir plywood or 1 x 4 softwood.

Sheathing - 1/2" spruce plywood or 1 x 8 pine

Windows - Dominion Cottage Units (screens incl.)

Siding - 3" bevel cedar siding.

JOHN J. SAVIGNY, REALTOR, CLOYNE, ONTARIO

Land O'Lakes Properties

247. COPELAND LAKE. Approximately 350 acres with over 3,500 feet of shoreline on beautiful Copeland Lake. Lots 13, 14, 16 and S½ 17, Concession 2, Denbigh Township. Ideal for a private club or childrens' camp. Offered at low price of \$18,900. Half down, reasonable terms.

248. 85 ACRES, part of the east half Lot 21, Concession 8, Twp. of Kennebec. Located on the east side of Kennebec Road North, about 2 miles north of Hwy. 7 and ½ mile north of Kennebec Lake. Hydro, phone, and good year round road, coupled with a good building site make this ideal for a retirement home site. Most of the land is wooded, some rocky and some old clearings. Full price \$2,400.

249. MISSISSIPPI RIVER. Over 800 feet of shoreline and about 15 acres. Township road gives good access. Excellent fishing. West quarter of Lot 29, Concession 1, Twp. of Clarendon. East of Ardoch. Presently available at \$4,000 until surveyed into three parcels, at which time it will be priced again.

FREE ESTIMATES ON YOUR COTTAGE PLANS.



**YOUR CATALOGUE OF
LAND O' LAKES PROPERTIES**

from

JOHN J. SAVIGNY

CLOYNE

REALTOR

ONT.

JOHN J. SAVIGNY
REALTOR
CLOYNE - ONT



MR JOHN BARD,

379 BRIGHT STREET,

SARNIA.

ONTARIO.

HOMES AND COTTAGES BY ROLLINS LUMBER LTD.

In this area we are the agent for Rollins Lumber of Belleville. Their cottages are prefabricated at Foxboro, only sixty miles distant. Delivery to all points in the Land O' Lakes is free if accessible by road.

Write for free brochure and prices. Standard 2 x 4 and cedar plank cottages are available in all types and sizes or can be built to your specifications and erected and finished to any degree you desire.

Rollins has its own cottage development on Shawenegog Lake and we can therefore offer a package deal — cottage and lot — with a reasonable down payment and monthly installments.

Topographical Maps, 1:50,000 scale.

In stock at our office. 50c each, or mailed to you, 60c each, including tax and postage. These maps will increase your holiday enjoyment and assist you when buying property.