

PLAN OF THE WEEK

Compact Efficient Design

Plan No. P5-3-281

This smaller home, which meets the minimum CMHC and NHA requirements can be built inexpensively, and will fit easily on a 50 foot lot.

Later on, as the budget allows, a carport could be attached to the left side, but be sure to make allowances for it when you build, taking into account side lot requirements. To be sure, check with the local municipal authority about placement allowances and other building requirements. It's best to know the regulations at the planning stage—it can be expensive to find out later on.

The front entry leads to the living room and the central hallway. The living room is designed so as to achieve the most efficient use of space. The rear door, a convenience for summer outdoor living is placed in the best location so as not to lose the use of any valuable kitchen area. There's a broom closet too, located in just the right place to store the vacuum cleaner, and brooms and mops for easy access for cleaning.

The three bedrooms are all located conveniently close to the full bath. Each bedroom has adequate closet space and a window for light and fresh air. The master bedroom is a good size with a surprising amount of closet space.

Completely separate from the rest of the home is the utility and storage area. As shown on the plan there's

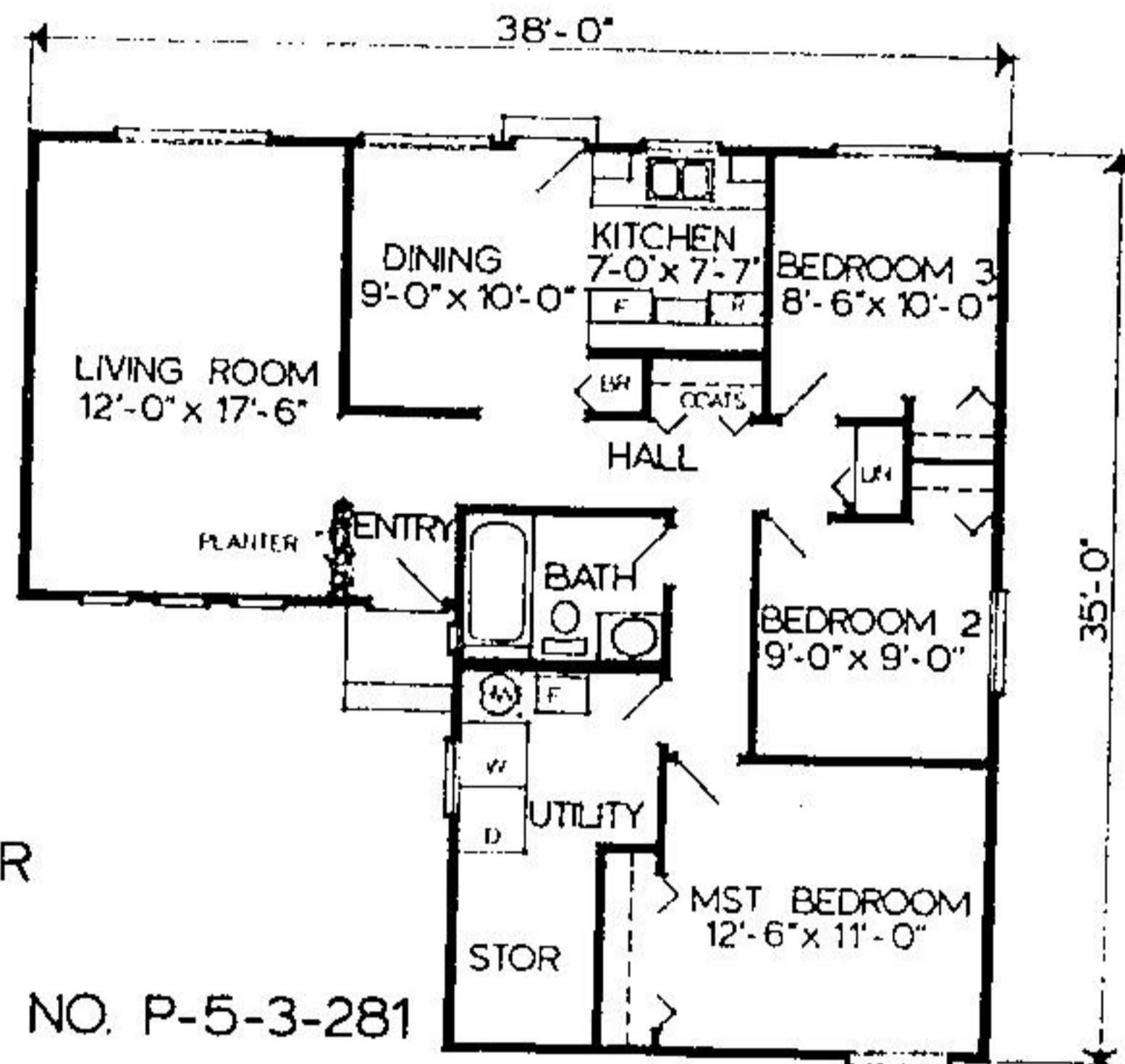
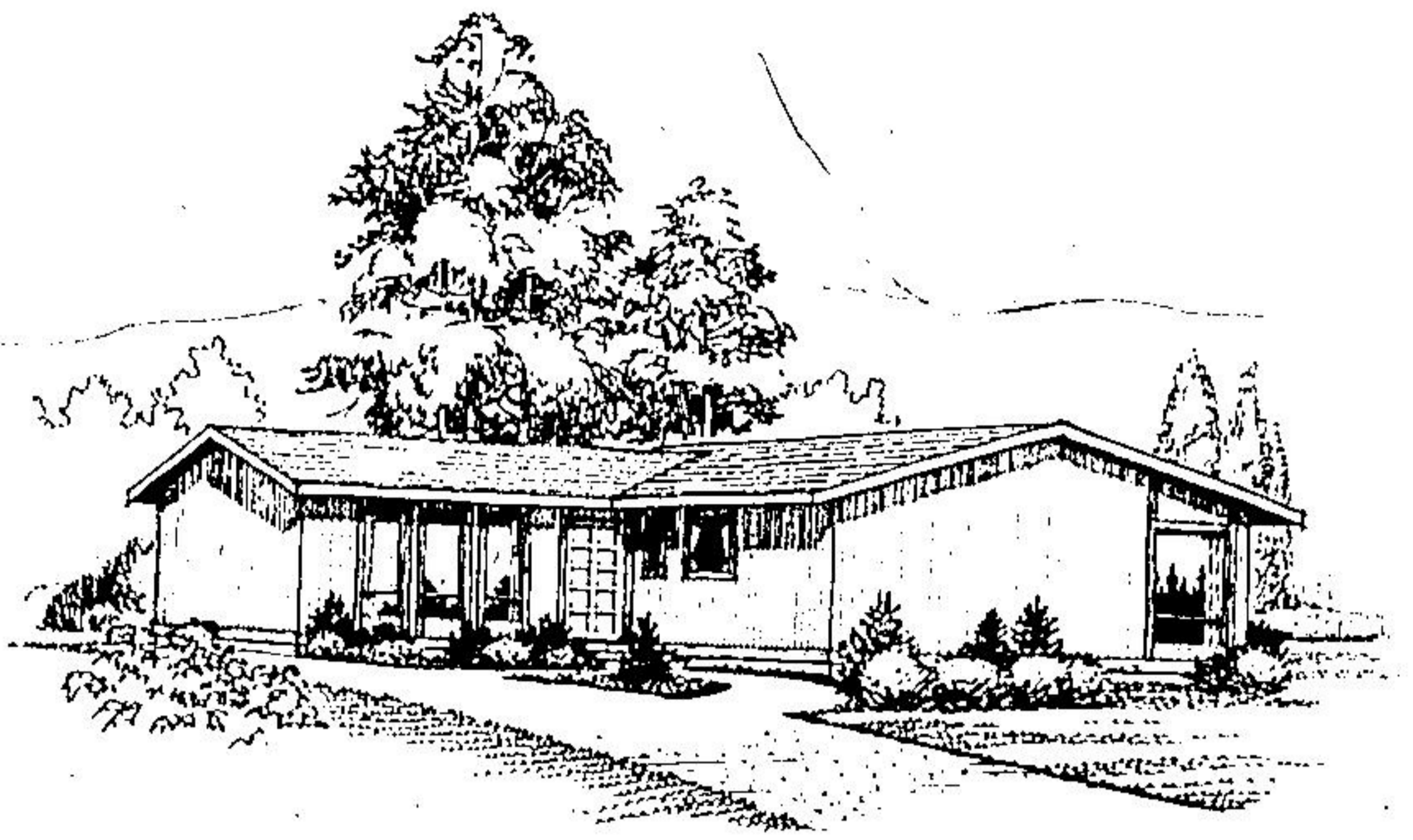
room for a small freezer as well as the washer and dryer in the utility room.

If you want a smaller home, choosing the best design, which makes the most effective use of available space is all important. This plan builds comfort into a small square footage.

As with any stock plan available, this plan can be suited to your needs or built as is. For instance, in place of the planter at the front door, install a half-wall with decorative spindles. Perhaps you'll want a fireplace later on. If you are building one with natural field stone for instance it would be wise to have the foundation poured right away. In the case of an acorn or franklin stove poured foundations are generally not necessary.

Whatever your choice, it saves frustration and money to plan ahead. Plans for design No. P5-3-281 may be obtained at a cost of \$56 for a set of three and \$9 for each additional copy. Allow \$2 to cover postage and handling.

To view more than 100 well-designed quality homes of every type, send for the current publication of the Home Plan Catalogue available for \$2.60 (\$2.25 plus 35c postage and handling). Make all cheques and money orders payable to "Plan of the Week" and mail to: Plan of the Week Co. Georgetown Independent or Acorn Free Press, 324 Columbia St., New Westminster, B.C. V3L 1A6



MAIN FLOOR
1,041 SQ. FT.

PLAN NO. P-5-3-281

Seeing double at the zoo

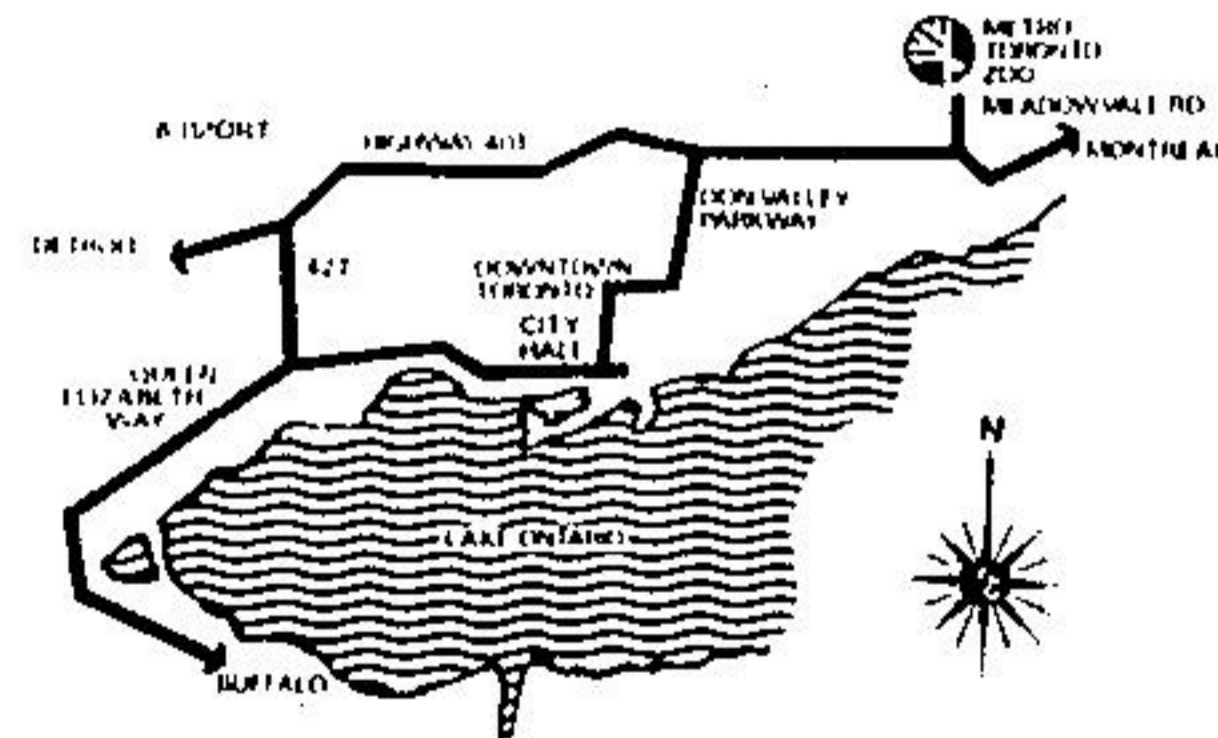
A record number of births is expected at Metro Toronto Zoo this year, and officials are predicting that there will be more than 500 births by the end of the season -- an average of more than two a day throughout the summer.

So far this year there have been fawns and lambs, cubs and kits, chicks and goslings galore. And for the lucky few who have witnessed the birth of a white-tailed deer, a yak or scimitar-horned oryx, it was the highlight of their day at the Zoo. These animals were born right on exhibit in their large outdoor paddocks. Most babies

though -- as any obstetrician will testify -- seem to be born at night or in the early morning. The keepers find the young ones when they go into work.

There have been a large number of twins born this year too, and all around the Zoo, visitors and keepers alike have been seeing double. The past few weeks have seen the birth of four sets of tur twins, five sets of Barbary sheep, four sets of mouflon, a pair of African caracal lynx twins and a pair of ring-tailed lemurs from Madagascar.

Good things are also appearing in threes, fours, sixes and even more. There are three Massasauga



rattlesnakes -- the only poisonous snake native to Ontario; six beaver kits; four hog-nosed badgers -- tough little animals from China. Metro Toronto Zoo is probably the only zoo in

North America to breed this species. The parents were obtained in a trade with Peking Zoo in 1976. Most prolific of all is the Mozambique mouth-brooder, a fish from Africa, which has been busy tending a family of over 200. The mother sucks the young fry into her mouth whenever danger threatens, hence the name.

In summer Metro Toronto Zoo is open from 9:30 a.m. to 8:00 p.m. (last admissions 6:30 p.m.) Closing hours are seasonal, and the Zoo day shortens as winter approaches. The Zoo is open year-round, except December 24 & 25, and Zoo-skiing is a highlight of the winter season.

EYE NOTE

Did you know that 80 per cent of school work depends on vision? Knowing this, it is easy to understand why good vision is so important to achievement in school. Will your children be achieving as they should? The Ontario Association of Optometrists recommends an annual, professional vision examination.



A West Caucasian tur with her young twins in the Eurasian paddocks of Metro Toronto Zoo. The tur is a wild goat native to the mountains of the Caucasus in Russia.

OPEN SEARCH IN THE CLASSIFIEDS FOR MORE PROFITABLE RESULTS

a Moving experience

RENOVATE or RELOCATE?

One reason some people sell their present property and buy another is because the house no longer suits their needs -- not enough bedrooms, a family room is needed, the kitchen is too small, extra bathrooms are required, or the house needs some extensive renovation or enlargement to provide what is required.

Renovation to an existing home can be one solution. First, establish a clear idea of what you want to do, obtain quotes from contractors or estimates of material and labour costs. It will also be necessary to check into zoning, building standards and by-laws etc. to determine whether you can proceed with what you have in mind to do within those regulations.

Second, discuss the present market value of your house with someone who has current market information. Such a discussion might reveal that your intended renovation would place the value of your property well above the average of your area, and thus the likelihood of recovery of the full cost could be doubtful. With a particularly specialized or personalized renovation or addition it might even have the effect of reducing the number of potential purchasers in the future.

Third, get out and inspect the properties on the market that would satisfy your requirements. Find out what the cost of moving would be in total.

Then review the two -- renovation and relocation. Which is likely to provide most of what you require. Which of the two makes more dollar sense, and which of the two provides your immediate and long range solutions. At that point you should have enough information to examine the alternatives and answer the question yourself -- renovate or relocate -- it's up to you!



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