



Saxe

Stephen P. Saxe Limited Realtor



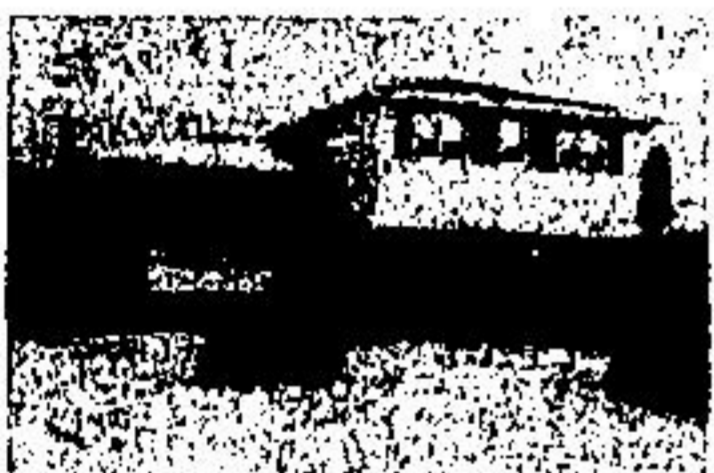
STATELY ELEGANCE

This fine older home would enhance antiques beautifully. There are large high ceiling rooms, lots of wood trim, two fireplaces, fantastic leaded windows, and bedrooms galore. Sound interesting? Call Coring DePaoli for an appointment.



PLUS! INGROUND HEATED POOL

Superbly landscaped! 16'x32' inground heated pool, central air conditioner, electronic air cleaner, floor to ceiling brick circular fireplace, dark strip hardwood flooring, broadloom in main traffic areas. All this plus a lovely home with 3 bedrooms, 2 baths, and family room for \$69,900. Contact John Caton.



GRAND ENTRANCE AND POOL \$71,900.

The feature of this fine home is the large entrance foyer leading to livingroom/diningroom area plus efficient kitchen nook eating area. Three good size bedrooms plus finished recreation room with Franklin fireplace. The future den or office off the back door is an extra bonus plus an inground pool installed in the summer of 1978. For a personal service and viewing of this property call Robin Fischer.



COUNTRY-LIVING WITH TOWN WATER

Do you have country living in mind? The location gives you easy commuting time to Acton or Georgetown in less than 10 minutes. The home offers three bedrooms, living room, dining room, and you will love the finished recreation room with log burning fireplace to help with the heating bills. The yard overlooks a 1 acre pond adjacent to the property. (Call John Caton for detailed directions).



BRAND NEW!! TALL PINE ESTATE HAROLD ST.

ASKING PRICE \$109,500
 • Cedar deck front and back • Basement walkout • Holiday kitchen cupboards • Broadloom • American Standard Fixtures, 2 4-pc., 1 2-pc. • Twin Windows • Redwood garage door • Concrete driveway • Family room fireplace • Pie shaped lot. Call Sally Reed.



DOWNTOWN DEVELOPMENT POTENTIAL

Great depth and easy access to parking make this centrally located downtown property an ideal investment-development medium. Flexible zoning adds attractiveness. Call Eleanor Langdon.



CALEDON COUNTRY! THE HOLLYWOOD

This home is nestled in the beautiful Caledon Mountains with a good producing trout stream right next door. The home has 2,700 square feet of luxurious living space and will fill present and future needs. So if you want to still work in the city yet enjoy the supremacy of the Caledon Mountains, please contact me, John Caton for further information. Asking price \$129,900.



\$69,900 TOWN & COUNTRY IDEAS

In top shape--this immaculate 3 bedroom sidesplit is ready to move into. There's a roomy entrance foyer, living/dining room has a big bay window, powder room at the rear back door is handy for the kids, and the recreation room is finished in barnboard. Call to see it--you'll like it. Call Arlene Shortill.

CHARLES STREET! CONTRACT YOUR OWN BUILDER BUILDING LOT

Would you like to build a new home in town? Town water and sewers. There's not a better chance than on this 55'x150' lot in the Exclusive Park Area. For \$37,500 start your new dream house April 1st. Give Arlene Shortill a call for further information.

WORKABLE LAND WITH CEDAR BUSH

73 acres of land with bank barn, approximately 40 acres of good workable land, balance is mostly cedars with pond sites. An ideal location for your hobby farm, just minutes from Georgetown and close to paved road. Asking \$87,500. Call Norm Sinclair.

\$87,900. COMMERCIAL ON MAIN ST.

3 stores, leases completed, total gross income \$900 per month. 1 year lease with 4 year renewable plus 10% maximum increase. Also income from 3 bedroom apartment. Vendor will hold mortgage for qualified purchaser. For complete information on new tenants and renovations plus expense estimate. Call Coring DePaoli.

Stephen P. Saxe Limited, Realtor
 170 Guelph Street, Georgetown, Ontario

Tom Cooper, F.R.I. 877-9620
 John Caton 877-6564
 Norm Sinclair 877-6050

Robin Fischer 877-7194
 Eleanor Langdon 877-2493
 Howard Caton 838-2708

Arlene Shortill 877-6639
 Sally Reed 877-4350
 Coring DePaoli 877-7976
 Don McMillan 854-2435
 Wendy Saxe 877-2984

Don't add wood burning units to furnace-Ministry

Don't add wood-burning units to your furnace, warns the director of the energy safety branch of the Ministry of Consumer and Commercial Relations.

Herb Jones says these add-ons can be dangerous because furnaces aren't built or installed to handle the high temperatures generated by wood. "Already this year, the units have been associated with a number of deaths, according to the fire marshal's office."

Wood-burning units require larger clearances from combustibles than gas, oil or electrical furnaces, he said. "Some consumers have neglected this and as a result walls, joists and other combustible materials near the furnace and flue have caught fire."

The add-ons are also not equipped with automatic shut-off controls which stop the injection of fuel once the maximum safe temperature has been reached. "The heat in wood-burning units can be reduced only by closing the draft. This is less effective than the automatic control. And the consumer is required to keep a close watch over temperature levels, which is normally not possible."

Power failures pose an additional hazard. "The furnace blower won't operate during a power failure. But the wood will keep burning without the blower spreading the heat. So unsafe heat levels may build up."

Mr. Jones says consumers have been attaching their Franklin wood stoves. Although they're great for saving energy if properly installed, they're dangerous when used in this manner.

The heat from the add-on may also damage mechanical or electrical parts in your furnace. In

addition, the safety certification required for all furnaces becomes void if an add-on is installed. "And it's unlikely that an insurance policy would cover any damages resulting from the use of add-ons", said Mr. Jones.

However, add-ons aren't the only hazards. "Individual wood-burning units and certified combination wood-oil units require careful installation and maintenance."

Fires can be caused by a build-up of creosote, a tar-like deposit from condensed wood gases. "Avoid using green wood or allowing any other materials to burn slowly to minimize the build-up. When your individual or combination unit is first installed, check daily for creosote until you have determined how frequently it will have to be cleaned out," Mr. Jones advises.

Chimneys designed for oil or gas may not be suitable for wood. Masonry chimneys should be carefully inspected inside and out to make sure they are in good shape and sized properly. Although factory-built chimneys which have been certified by the Underwriters' Laboratory of Canada may be adequate, Type B chimneys, generally used with gas furnaces, should not be used.

Safe clearances for wood-burning units are listed in the Ontario Building Code, available from your local library. To make sure your unit has been safely installed, contact your local fire department. A free booklet, Heating with Wood Safely, is available from the Central Mortgage and Housing Corporation, publications section, Montreal Road, Ottawa, Ontario K1A 0P7. For further information, get in touch with the energy safety branch of the Ontario ministry of consumer and commercial relations, 400 University Avenue, Toronto, Ontario (416) 965-4313.

JASPER, Canada's Safety Bear JASPER, L'ours Sécurité Au Canada



Before you jump it is always better to know that no sharp object lies just beneath the snow

Avant de sauter il vaut mieux vérifier que la neige enlissée ne cache pas de danger