

JOHNSON CARNEY

232 Guelph Street — Georgetown

HOME OF THE WEEK



COUNTRY DREAMING AND WHAT A DREAM!

Custom built and exceptionally finished on a high 3/4 acre lot between the Glen and the Mountain. Twelve beautiful big rooms, two massive fire places, 3 full baths and much more. If you are looking for quality craftsmanship for elegant living, five minutes from town—Don't miss this! Builder's Price \$119,500. P.S. you can still choose your broadloom.

877-5261

JOHNSON CARNEY

232 Guelph Street — Georgetown

WATCH OUT!

You will shortly be receiving a copy of the Johnson Carney Spring Catalogue of properties "For Sale".

Though all ten of our offices have properties pictured, the Georgetown, Acton area properties start on Page 8. These are just a few of the many properties we are offering for sale.

There are 50,000 of these catalogues being distributed. Yours will be delivered to your door. If we should miss you, please call us and we will get one out to you.

SERVICE — WE BELIEVE IN IT!

★ ★ ★ ★

877-5261



Canada Trust

877-9500

SHRUB & TREES—1 acre with lots and lots of trees and shrubs to enhance this 4 bedroom raised bungalow with an in-law apartment. Large eat-in kitchen has built in oven and stove. Basement apartment contains bedroom 12'x12', kitchen, rec. room with fireplace, attached garage, in-ground pool. Asking \$49,900.

IN THE PARK AREA, charming 1 1/2 storey stucco home. Friendly living room with open staircase that leads to a large bed-sitting room. The master bedroom is on the main floor along with an other room that could be used for a T.V. room, den or bedroom. Bright eat-in kitchen joining a mud room with plenty of cupboard space. Walkout to a oversized garage. Asking \$57,500.

WALKING DISTANCE to Georgetown. Build your dream home on this 1/2 acre lot, and you can't beat the price.

EXECUTIVE DREAM HOME IN THE COUNTRY. It would be our pleasure to view this 2 storey home on one acre mature treed lot with you. Featuring custom built kitchen, colonial family room, with fireplace, 3 baths and 4 walkouts to cedar deck and Credit River. Over 2500 square feet of living space on an oversized two car garage. Only minutes to 401. Asking \$119,000.

FANTASTIC LOT WITH ACCESS TO CONSERVATION PROPERTY. Peace and tranquility is yours in this lovely 3 bedroom bungalow with eat-in kitchen, dining area & walkout from living room onto large cedar deck. Excellent financing and the full price is only \$53,000.

STARTER DETACHED HOME. 75' frontage 140' depth fenced yard with pool. 3 bdrm bungalow, eat-in kitchen, full basement with rec room, 2 car carport. All for \$47,500.

Maurice Beatty	878-4418	Connie Lagerquist	451-4161
Tom Rushton	451-1421	David Tingley	452-2524
Nellie Carnelos	855-4715	Frank Murphy	519-837-2105
Gordon Moorehead	455-8252	Max Harris	877-4824
Ila Switzer	877-9500	Marion Hamilton	519-941-0512
		Ted Peters	451-1144

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29 MAIN ST. S.
GEORGETOWN ONTARIO
TORONTO LINE 453-2900

ASK ABOUT
OUR BRIDGE
LOAN PLAN

HALTON HILLS & AREA PARADE OF HOMES

by Mack Parliament
Director of Publications
Canadian Real Estate Association

Future housing operating costs in Canada are inextricably linked to the availability and affordability of energy. Unless new and great treasures are uncovered, supplies of oil and natural gas can only decrease, while their prices increase.

Some experts predict that within 10 years either the price or scarcity of petroleum products—or both—will dictate a return to fossil fuels, namely coal. There is an estimated supply of fossil fuels still in the ground to last for another 400 years. The same cannot be said for oil.

Since the majority of Canadian homes are heated by oil or natural gas, it is of prime concern to all households that the price of heat does not represent a disproportionate portion of income.

The unfortunate truth is that no one can escape the increased financial burden of higher fuel costs, whether tenant or home owner. The home owner pays the increased costs directly to the supplier, but the increased costs also find their way into a tenant's rent.

While rent controls may ease the crunch in the short term for tenants, everybody will have to pay their share of increased energy costs in the long term.

In fact, it is possible that tenants will be hurt more than home owners because the savings of one conservation-conscious tenant can be more than offset by wasteful practices of other unmindful occupants of a building.

Housing units heated by electricity will not escape higher heating costs because thermal generating stations also use oil and gas (as well as coal) to produce the electricity.

However, a spokesman said Hydro can make more efficient use of these fuels than householders because it has the advantage of scale and experts, who are not available to the average home owner.

The other Hydro option is nuclear power, but the capital cost of nuclear power plants is extremely high and a supply of heavy water and uranium into the indefinite future for such plants is by no means a certainty. Even if it were, there is growing apprehension in some quarters over nuclear power plants. Reactor detractors fear an accident

could harm thousand of people.

Electrical heat users point proudly to the fact there is 100 percent efficiency compared to 55 to 65 percent for other fuels. However, there is a considerable loss in conveying electricity from feeder stations to individual homes, which has to be paid for.

Fewer people have or are opting for electric heat than for other forms. In Ontario, for instance, there are approximately 120,000 homes heated by electricity and about one out of four new homes have this type of heating arrangement.

Meanwhile, gaining some prominence, if not popularity, is the cheapest form of heat of all—and it has been around since the dawn of time. It is solar heat. The difficulty and the expense revolve around harnessing it.

Nonetheless, this looks like the way Canada will be forced to go eventually. At present there are more than 50 experimental solar heat projects on the continent either operating or being built. Some of them are in Canada.

Use of solar energy for both heating and cooling will certainly expand in the years ahead. Some enthusiasts expect it to be commonplace within five to ten years. The dwindling supply and escalating price of oil will be no small factor in the increased popularity of solar energy.

The cost of solar heat is the cost of installing equipment to use it and that will add an estimated 10 to 20 percent—or more—to the cost of the average home. But once installed, if the system is able to store enough heat for sunless days, it will cost practically nothing to operate in perpetuity.

Therefore, the money normally earmarked for heating over the 40-, 50-, or 60-year life of a house won't have to be spent, offsetting the cost of installing solar heating equipment. Some experts say because of Canada's climatic conditions solar systems will not be able to supply all of the heat necessary and will have to be supplemented by conventional heating systems. But as collecting and storing methods are perfected this may not be the case.

The basic approach to solar heating is to have panels installed on the roof of a house, which collect heat from the sun. The heat is then transferred to a fluid in a close-circuit system. This fluid heats water which passes through coils and air is blown over the coils to heat the home. About \$20 worth of electricity is needed annually to operate a fan and

two pumps, which are part of the system.

Naturally, not all days are sunny, so there are facilities for storing heat, usually a water-filled heat storage tank.

Although fuel prices are unlikely to decline and solar heat is unlikely to become a commonplace in the immediate future, there are many things a home owner can do to reduce or stabilize the cost of heating a home.

The name of the game is fuel conservation. For example, the difference in heat loss between a house with securely fitting storm windows and one without is 15 watts per square foot when the temperature difference between inside and outside is 100 degrees F. That is if the temperature inside was 70 degrees F. and the outside temperature -30 F.

This gives rise to the possibility that houses of the future will have smaller windows and fewer of them. Many persons may also opt for smaller houses, which will consume less energy.

A well insulated house also uses less fuel. A recent test, conducted on six oil-heated houses in which six inches of insulation had been added to the attics, showed the additional protection resulted in savings in heating costs of \$120 to \$190 a year.

Reducing the temperature of a home to 68 degrees F. is a big conservation and money-saving move. A humidifier is also a good investment. A sweater can be just as comfortable as a temperature of 72 degrees. Heating specialists estimate that for every degree under 72 degrees F. that a thermostat is set at, there is a corresponding saving of 1.2 percent in the total fuel bill. Savings can be increased by turning the heat down much lower when occupants are away for a weekend or a vacation.

Electrical energy can be saved by turning the hot water heater down a little; by not allowing taps to run unnecessarily; by not leaving lights burning in unoccupied rooms and by performing jobs like washing in off-peak periods.

The last mentioned would result in electrical companies not having to have as much power available for peak periods. They would be able to service more customers on the same system, thus stabilizing costs.



FOBERT

164 GUELPH STREET GEORGETOWN ONTARIO

877-5213

H. FOBERT REAL ESTATE LTD. REALTOR
TORONTO 457-1752



50 Acres, Box Stall,
1/2 Mile Track -

Plus 2 storey RED BRICK farm house featuring 35' country size kitchen, formal dining room, broadloomed living room and 3 bedrooms, 28 x 40 in-ground pool... prime property worth looking into. \$198,000.

Financing This -

Low price home should be easy. There's an excellent 10% percent 1st mortgage and some of the other features of this clean backsplit in Erin are a rustic design living room and beautifully finished rec room. Paved drive and very close to school and shopping. All this for only.....\$57,500.



16 MAIN STREET
STREETSVILLE, ONT
L5M 1X3



POOL SIZE LOT — \$4500. DOWN

Maintenance free home on large lot on quiet crescent. 3 bedrooms, eat-in kitchen, laundry room on main floor, paved drive, remodelled bathroom. Close to schools, shopping and transportation. Asking \$47,500.00

TO VIEW CALL ELEANOR HENDERSON.

826-2354 - BUS.
279-0561 - RES.



W. F. HUNTER REAL ESTATE

& INSURANCE LIMITED
122 Guelph st., Georgetown



PICTURESQUE TERRA COTTA

Stucco side split on 98x198 lot. Features 2 bedrooms, family room, 4 pc bath and ultra-sized living room with sliding glass doors to cedar deck and rear yard. Possible 3rd bedroom in basement. Well landscaped and backing onto acres of open land. Priced at \$59,900.



1 ACRE OF PRIVACY

3 bedroom frame bungalow plus extra bedroom in basement. Includes kitchen, living room, 1 1/2 baths, rec room with Franklin fireplace and cold storage room. Door from basement to rear yard. Single car garage. Lot is very well treed with evergreens and varied fruit trees. 2 large garden areas. Located north-west of Terra Cotta. Just \$59,500.



OLDER FAMILY HOME

This older 4 bedroom home has a kitchen, pantry, formal dining room with wall-cased sliding doors to living room, den, rear woodshed and a single car garage on 66 x 132 lot. Large amount of Oak trim throughout. Old fashioned high ceilings, open decorative stairway and tile faced fireplace along with random-width wood flooring. Needs renovation. Asking \$59,500.



IMMEDIATE POSSESSION

Well located for retirement home, priced right for starter home. Very pleasant sun room, large living room, separate dining room, large kitchen, den or 3rd bedroom and utility room all on 1st floor. Two bedrooms and bath on second floor. Carpeted throughout. Space for nice garden on 64x132 ft. lot. Priced at \$46,500.

OFFICE 877-4441 OR 877-5165
IRENE CURRY 877-6616 LLOYD CRICHTON 877-6546
MARJ HUNTER 877-6906
HUGH HUNTER A.A.C.I.
APPRAISAL MANAGER 877-1931

SVEND A.

ANDERSEN
REALTY LTD.

24 Queen Street East
BRAMPTON, Ontario

Nature Lovers

10 acres of beautiful land in Erin Township, 2 ponds, stream and trees, wildlife. Good camping spot. Excellent buy at only \$10,900. No building permit available. Call Andy Andersen 457-4137

Quiet Crescent And Safe For Kids

Brampton detached 6 room back split with a large eat-in kitchen with built-in stove, oven & dishwasher. 2 extra finished rooms in the basement. A very attractive and well maintained home on a large lot. Excellent financing makes the carrying charges relatively easy. Realistically priced at \$61,900. For further details call 457-4137. Ask for Svend Andersen.

Dream Home

Ranch bungalow near Brampton with 6 bedrooms, sewing room, large family room with fireplace, walkout basement, broadloomed throughout, many extras. 1/2 acre lot with excellent view. Good financing available. Call Andy Andersen 457-4137

Best Semi

\$46,900 & land for this fabulous Brampton home. 3 bedrooms, 2 full washrooms, rec room, 4 appliances, plus other extras. To see it is to love it. Call Andy Andersen 457-4137

Centre Hall Plan — Large Attractive Older Home With An Income

Suitable for a duplex and located on a treelined street near downtown Brampton. 10 rooms & 3 extra basement rooms. French doors and original wood trim well preserved. 2 fireplaces, 2 kitchens, 3 baths and laundry room. This property is well maintained and can supply the owner with that extra income to help carry the mortgage. For further details call Svend Andersen 457-4137

Halton Hills - 1 1/2 Acres

Lovely country home which could be used for two families or one. Featuring 6 bedrooms, 2 fireplaces, 2 kitchens, giving everyone lots of room as there is 3600 sq. ft. of living area. Come and have a look. Call Andy Andersen 457-4137

457-4137