



Canada Trust  
877-9500

**HOME OF THE WEEK**



**TURN OF THE CENTURY**

5 acre mini farm with solid block 100 year old, 12 room home in A1 condition, surrounded by beautiful mature evergreens. Comes complete with large bank barn, corn silo, brooder house, implement sheds & 2 garages. Located on Steeles & Trafalgar Rd. Provides easy access to 401, just 1/2 hour drive to city. Listed at \$169,500.00. Would make ideal hobby farm. For appointment to view call 877-9500.

**PARADE OF HOMES**

**What's In A House: Frame, Roof Construction**

By CENTRAL MORTGAGE AND HOUSING CORPORATION (Second of a four-part series)

Once the foundation is completed, the floor assembly, interior partitions and the exterior walls of the house are built. This is perhaps the most interesting phase of the construction process since the room locations as well as their sizes and shapes are seen for the first time.

The installation of the main beam or girder is the first step in the framing of the house. The largest and heaviest of the framing members, this beam can be made of wood or steel. Many homes built today have a steel main beam.

The main beam spans the foundation and supports the floor joists, which are laid at right angles to the main beam. Joists are supported at one end by the foundation wall and by the main beam at the other end. Good quality materials and workmanship are very important for a firm, level floor.

Wood joists are almost always used in homes. Bridging is installed between joists or across the bottom of them, to restrain them from twisting.

Certain places in the floor assembly, for example, under load bearing wall partitions, require additional strength. Floor joists at these points are doubled to give the added strength.

The number of joists and the spacing between them is determined by the requirements of the building by-laws and expressed in the specifications for the house.

After the floor joists are in place, the sub-floor is nailed over them. Normally one half inch plywood is used as a sub-flooring material together with one quarter inch underlayment installed prior to installation of the flooring. If, for some reason, the joists have been spaced farther apart than the normal 16 inches, a thicker sub-floor is used.

Outside wall construction comes next. The most common type of wall is wood-frame.

The construction of a wood-frame wall is relatively simple. Horizontal pieces of lumber called plates are joined by evenly-spaced vertical pieces of lumber called studs. A wood-frame wall can be nailed together on the ground or may be prefabricated in sections in a plant and then raised into position as a unit. Once the wall is in place and suitably braced, sheathing material is nailed over the outside. Openings are left for the later installation of windows and doors.

Wood-frame walls permit the attachment of several different types of exterior finishing. Wood, aluminum, stucco, brick and stone veneer are some of the types of materials used to clad the exterior of a wood-frame wall. Most "brick

houses" are usually veneer over wood frame.

When the exterior walls are up, the inside wall partitions are erected. They are of two types—load bearing and non-load-bearing. Interior load bearing partitions support the floor or ceiling joists above them.

Non-load-bearing partitions are used to divide the floor space into rooms and may enclose electrical wiring, heating ducts and plumbing.

Once the exterior walls and the interior partitions are in place, roof construction begins.

The roof of a house is generally supported by trusses built to the shape of the roof called for in the house plans. Roof framing can be built on site by the carpenters, but today trusses are prefabricated in a plant, trucked to the site and raised into position atop the exterior walls is the general practice.

At the peak of the roof, there is a ridge board or blocking which runs the length of the house. This beam gives rigidity and added strength to the trusses which must be designed to withstand the snow loads for the locale.

When all the trusses are in position, roof sheathing, is nailed over them. Then the shingles are nailed to the sheathing.

With the outside walls closed in, windows installed and roof covered, work can begin on the inside of the house free from adverse weather. The next article in this series will explain the inside work.



**JON ZORGE REAL ESTATE Inc.**  
Realtor

877-0155 457-2624



**UNFORGETTABLE VIEW**

Custom built, hillside design. 2 levels of fully finished superb living area. Four bedrooms, den, 16 ft. diningroom, 22 ft. circular living room, 2 fireplaces plus many extras. Gracious living for a discerning buyer. \$119,500.



**FOUR BEDROOMS**

Only 2 years old this 2 storey home has four bedrooms, L-shaped dining and livingroom, 1 1/2 baths, extra large detached garage and located on quiet tree crescent. Good financing available. Now drastically reduced to \$55,900.



**FOUR BEDROOMS**

Maintenance free, almost new 4 bedroom home in Georgetown. Ideal for large family. Eat in kitchen, plus dining room, plus ground floor family room, plus finished rec. room. Everything superclean and only \$57,900.



**FOUR BEDROOMS**

OWNER IS MOVING and has priced this beautiful 4 bedroom home at an incredibly low \$58,700.

Only one year old, big lot, hillside backed. It boasts a large L-shaped living-dining area, bright kitchen, extra washroom and is so clean you can move right in.



**FOUR BEDROOMS**

Ultra bright, multi level sidesplit with large kitchen, family room, superb decorating and a cool pool. Inground and fenced of course. Please call for private inspection. Listed at \$79,900.

**CLEANED AND SCRUBBED**

And freshly decorated 3 bedroom bungalow, separate diningroom, rec. room and hobby room. A low down payment to new 1st mortgage and early possession. Only \$53,900.

**10 ACRE HIGH AND DRY**

**VACANT LAND, CLOSE TO 401**  
Between Georgetown and Brampton, 2 Road Frontage, great potential. \$95,000.

**9 ACRE COUNTRY PROPERTY**

Cozy 3 bedroom bungalow completely finished. 2 storey barn, insulated, workshop, trees, 2 wells, creek and pasture. Truly an idyllic mini ranch. \$94,000.

**JUST LISTED**

For newly weds. Good looking townhouse, 3 bedrooms, broadloomed. Phone for details.



35 MAIN ST. ERIN  
519-833-9393  
BRAMPTON 453-3811

**Mini Farm - \$82,900.**



3 1/2 acres with 10 year old bungalow located about 15 miles north of Georgetown, double garage, small barn, excellent pond sites, beautiful ponds in area. Some bush.

**\$66,900.**

5 year old sidesplit, 3 bedrooms, rec room with corner fireplace plus bar area, patio walkout to large sundeck overlooking inground pool with privacy fence, double garage, well located.



**\$68,900.**



3 bedroom brick bungalow, overlooking hills of Erin, highway location, double garage, backs onto bush.

**\$69,900.**

16 acres with 1150 highway frontage, large barn, greenhouse with block building and old log house, suit market garden or nursery, small stream flows through property.



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**BRIDES DELIGHT**

\$3000 down will get you into this 5 bedroom semi and it is nice. Rent out your basement to your in-laws and receive a good portion of your payments. It is a brick bungalow and in good repair.



**NEW LISTING**

Well maintained aluminum siding with stone front. 3 bedroom bungalow. Hardwood floors throughout, completed basement with 2 extra bedrooms, rec room, laundry room and separate entrance. Oversize 104'x209' lot with mature trees and vegetable garden, near 401 and Steeles Ave. Listed at \$79,900.



**GOLDEN OPPORTUNITY**  
For you to finish this builder's home and really save. 4 bedroom Spanish bungalow with big family room and impressive floor to ceiling stone fireplace, 3 baths, sunken living room, huge kitchen. This 2500 sq. ft. home is located on 27 acres of gently rolling country just north of Georgetown with 562 ft. frontage on main paved road. Asking \$115,000. Inspect today and submit your offer.

Gordon Moorehead 455-8252  
Maurice Beatty 878-6418  
Tom Ruston 451-1421  
Marion Hamilton 519-941-0512  
Cec. Martin 877-4414  
Connie Lagerquist 451-4161  
David Tingley 453-2524  
Ila Switzer 877-9500  
Bette Stokes 877-8830  
Frank Murphy 857-3104  
Max Harris 877-4624  
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29 MAIN ST. S.  
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TORONTO LINE 452-2900  
**ASK ABOUT OUR BRIDGE LOAN PLAN**



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451-3341

**CUTE AS A BUG**

A sparkling 3 bedroom detached brick bungalow with attached garage. Large 60x150 lot, large rec. room in Village of Erin. Asking only \$48,500 with excellent financing. Try your offer.

**PARK LIKE SETTING CREDIT VALLEY**

One of the most beautiful 1.2 acre lots overlooking scenic Credit River valley, 5 mi from Georgetown. 4 bedroom, 3 baths, main floor laundry room, central air conditioning, and much, much more. Built in stove and oven. Asking only \$114,900, try an offer.

**HOUSE ON A HILL**

Overlooking beautiful Terra Cotta and the Credit River valley. Large 5 bedroom brick contemporary raised bungalow (3200 sq. ft.) architecturally designed. 2 stone fireplaces. Quality throughout. Don't miss this one. Asking \$129,000.

**SCENIC 100 ACRES**

Terra Cotta, 4 acre lake, large brick house, hill rolling, extremely scenic farm. 10 miles from Georgetown. Asking \$179,000. Try your offer.



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**W. F. HUNTER REAL ESTATE & INSURANCE LIMITED**  
122 Guelph st., Georgetown



**SEEING IS BELIEVING**  
Immaculate 3 bedroom on nice lot. Well located for all services. Living room, dining room, kitchen and three bedrooms plus large attractive recreation room. Because of location and condition this home would make ideal starter or retirement home. We'd be happy to show you this one...Just call us today. Asking \$50,900.



**FOR TERRA COTTA**  
Looking for a good tree lot? Well here it is. 4 room 1 1/2 storey house with Verandah, Large kitchen, floor covered with Linoleum the rest of the floors are wide Pine Boards. 4 piece bath, Oil furnace, Water on tap from good well, 2 car garage. Lot size 307 feet fr. face - depth 132 ft. possibility of a large lot being separated. Now vacant, asking price \$65,000, half cash.



**EXCELLENT LOCATION**  
Three bedroom brick bungalow. Large living room & kitchen, family room, 4th bedroom downstairs, 2 bathrooms. New furnace and central air conditioning. Large fenced lot & paved drive. Close to schools & shopping. Call for more details. Office 877-4441 or 877-5165. Asking \$57,900.

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