



JON ZORGE REAL ESTATE Inc.
Realtor
877-0155 457-2624

HOME OF THE WEEK

The HOME OF THE WEEK will not be shown today, so that we may introduce:

MULLEN PLACE DEVELOPMENT

A collection of 9 exclusive lots, ranging from just under 1/2 acre to 1 acre in size and ready for the home of your choice and design to be built by

MOUNTCLAIR DEVELOPMENTS LTD.

Exclusive agents: Jon Zorge Real Estate Inc.

For further information call

877-0155

PARADE OF HOMES

What's In A House? Rough Mechanical Insulation, Vapour, Barrier, Drywall

By Central Mortgage and Housing Corporation (third of a four-part series)

When the house is framed, the roof on the exterior cladding is at least partially completed, interior work is begun. Plumbing and electrical installations, are then started.

Plumbing is installed in two stages: rough and finished. Rough plumbing includes the installation of both hot and cold water pipes, drain pipes and connections to municipal services. Later to finish the job, sinks, faucets, tubs and so on are installed.

A good plumbing system calls for proper planning from the beginning. It should be possible to install it without damaging the structural components. Easy access to the various connections is a must, to facilitate repairs later.

Rough plumbing is enclosed in the walls, ceilings and under the floors of the house. If the kitchen and bathroom are in adjoining rooms, or are close together, the need for extensive pipe lines in the house is eliminated and installation and repairs are much simpler.

Water pipes should never be installed in outside walls, unless they are effectively insulated against freezing. This can be difficult to do.

The electrical work is similarly installed in two stages. Initially the electrical circuits and so on are enclosed in walls and ceilings. Later on, the fixtures, and receptacle covers are put in place. The electrical system should be planned to meet the future load demands of the house.

Following these rough mechanical stages the

provision of insulation is the next step in home construction. Insulation slows the rate of heat loss from the house, helping keep heating costs down.

How well thermal insulation reduces heat loss is called its thermal resistance, measured in "R" values. The higher the "R" value of the insulation, the greater its thermal efficiency.

Many houses being built today have insulation values ranging from R 10 to R 14 in walls and R 10 to R 16 in ceilings, depending on the locale of the house. The colder the climate the more insulation required. Increased insulation should be considered because of changing costs of fuel.

A common insulation material used today, is fibreglass installed in batts. Unless it has been compressed, the thicker the batt, the higher the insulating or "R" value.

Insulation is placed between the vertical studs on outside walls. In ceilings it is laid between the joists. All outside walls must be insulated.

A vapor barrier is put over the insulation to keep damaging moisture away from both the insulation and the wood frame. The barrier itself is usually a polyethylene product secured to the studs over the insulation on the warm side of the house. It is essential that it is installed properly.

Once the vapor barrier has been installed, the house is ready for the interior wall cladding. Walls are usually covered with a product such as gypsum or plasterboard. Plaster, still used in some homes today, is more expensive both in labor costs and materials. It takes longer to in-

stall, since two or three layers are used and drying time is required between layers.

Drywall, a term used to describe a ready-to-install covering, enables the builder to proceed quickly. Gypsum board is the type of drywall used, though hard pressed fibreboard or particleboard are also used.

Drywall products are produced in large sheets which are nailed or screwed directly to the frame on top of the insulation and vapor barrier. Gypsum board sheets are butted side by side and where they meet, workmen tape the seams and cement the joint. If the seams are well nailed, taped, cemented and sanded they are virtually invisible after painting.

Next, in the series, we will discuss final interior finishing.

BEST BUYS
Right Now!



JON ZORGE REAL ESTATE Inc.
Realtor
877-0155 457-2624



\$42,000.

Will buy this modern townhouse, Tops for
—Privacy - End Unit -
—Location - School, shopping, transportation -
—Condition - Only 3 yrs. old, fully broadloomed, well kept -
—Affordability - Good mortgaging, low downpayment -



OLDER HOME

Amid stately trees situated on large private lot and backed by soft flowing stream. The large rooms for pleasant uncrowded living may be just what you've been waiting for. Just listed at \$55,900.



PERFECT FAMILY HOME

3 years old, very good condition, 2 storey, 4 bedrooms, 1 1/2 baths plus large heated detached garage, all on private treed lot. Must sell and drastically reduced to \$55,900.



FOR \$53,900. WE HAVE A FRESHLY PAINTED

Scrubbed and decorated 3 bedroom bungalow with separate dining room, rec. room and hobby room. Low downpayment to new 1st mortgage and ready to be occupied on very short notice, call now and move in July.



SPIC, SPAN AND SPACIOUS

Almost new 4 bedroom home in Georgetown's east end. Separate breakfast corner, family room, dining room, extra washroom and immaculate thru out. Seeing is believing, so come see it now. \$57,900.



UNFORGETTABLE VIEW

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

1/2 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. Make an offer, asking \$89,900.

6 SUITE APARTMENT BUILDING
10 years old, in good condition and fully rented makes this a solid investment property. Please phone for private inspection.

10 ACRE HIGH ANDDRY
Vacant land, close to 401 between Georgetown and Brampton, 2 road frontage, great potential. \$95,000.

877-0155 457-2624

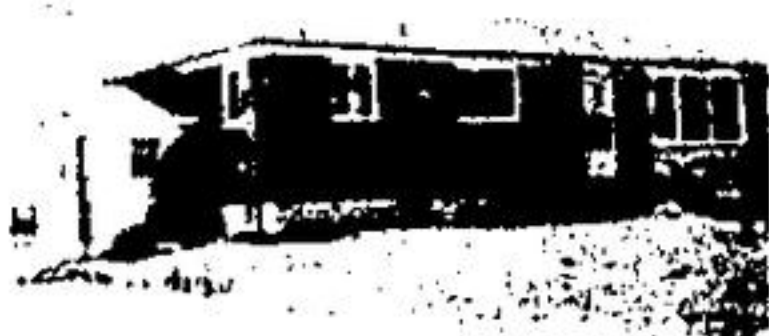
10 Mountainview Rd. S., Georgetown

WARREN CRAWFORD 878-7487 SALLY REED 877-4350
CORING DEPAOLI 877-7976 VICKY LUKAS 877-5476
BOB OLLIVIER 877-9290 JON ZORGE 877-5345



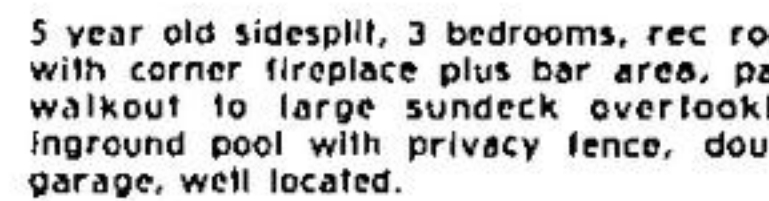
35 MAIN ST. ERIN
519-833-9393
BRAMPTON 453-3811

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 black building and old log house, suit market garden or nursery, small stream flows through property.



Canada Trust
877-9500



COUNTRY RANCHER
Very attractive 4 bedroom ranchstyle bungalow with huge country kitchen, breezeway, oversized attached garage. Quality broadloom. On lovely lot nearly 1/2 acre close to 401 and Trafalgar Road. Excellent financing. Owners are moving out of Canada and are anxious for an offer. Asking \$69,900. \$10,000 down.



3 NEW TUDOR BUNGALOWS
Between Brampton and Georgetown on 1 acre lots. Features large living room, large separate dining room with sliding patio doors, 2 car garage, rec. room, 25x24 with brick fireplace. Eat-in kitchen. Prices start at \$85,900. Call now for your appointment.

FERTILE LAND
Beautiful 50 acres of fertile land. \$39,900.

Gordon Moorehead 455-8252
Maurice Beatty 878-4418
Tom Ruston 453-1421
Marion Hamilton 519-941-0512
Cec. Martin 877-4414

Connie Lagerquist 451-4141
David Tingley 453-2534
Ira Switzer 877-9500
Bette Stokes 877-8830
Frank Murphy 857-3105
Max Harzic 977-6624

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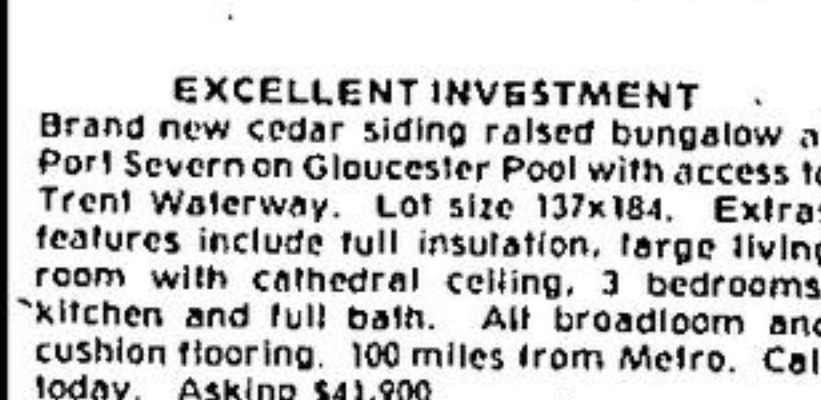
ASK ABOUT OUR BRIDGE LOAN PLAN

W. F. HUNTER REAL ESTATE & INSURANCE LIMITED

122 Guelph st., Georgetown



SCENIC - 40 ACRES
One of the few remaining parcels, situated high on the Niagara Escarpment with a panoramic view of Southern Ontario, ideal setting for your future home and hobby farm. Two natural springs rising on property for future ponds. Well within commuting distance to Toronto, on all-year round road. Asking \$140,000 with good terms.



EXCELLENT INVESTMENT
Brand new cedar siding raised bungalow at Port Severn on Gloucester Pool with access to Trent Waterway. Lot size 137x184. Extras features include full insulation, large living room with cathedral ceiling, 3 bedrooms, kitchen and full bath. All broadloom and cushion flooring, 100 miles from Metro. Call today. Asking \$41,900.



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.

CALEDON - 17 ACRES
What seclusion this well treed 17 acres offers - with over 1000 ft. frontage and great possibilities for large lake - a very unusual piece of property - interest? Call and we'll show it to you.

ONE CRE LOT AVAILABLE. CALL FOR DETAILS

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

● HOMES ● TOWN HOUSES



● RENTALS ● CONDOMINIUMS



SEE THE PROFESSIONALS