



Jon Zorge Real Estate Inc.

MEMBER BROKER



\$105,000.

Quaint older home on lovely treed lot in small village. Modern kitchen, electric air cleaner, marble fireplace, workshop-barn, 3 bedrooms, 3 baths and some appliances. Call the office for more details. 721



\$45,900.

Come see this 3 bedroom 2 storey with no maintenance fee with features such as patio, tool shed, nicely decorated and fully carpeted. 720



\$42,500

3 bedroom multilevel townhouse in Milton. Features 3 bedrooms, electric heat and a garage. Nicely decorated. For viewing call Anny Drischler. 719



\$58,900.

3 bedroom bungalow with eat-in kitchen and bright living room plus nicely decorated 2 bedroom in-law suite downstairs. A perfect combination that won't last long. Call Audrey Davies. 721



\$61,900

Well kept home, separate dining room, 3 bedrooms, built in dishwasher to help with dishes and water softener to save on soap, plus good financing. Come see it with Matt Todd 722



\$66,900.

Priced to sell is this 4 bedroom sidesplit with roomy entrance hall and main floor family room. Rec room just waiting to be finished by you with materials left. Call the office right away for this bargain. 725



\$64,900

Super 3 bedroom backsplitted featuring 2 baths, rec room with fireplace, bar and fully broadloomed. 723



\$67,900

Quiet living on a quiet court. 4 bedroom 2 bathroom home set on a large fenced lot with patio and inground pool. Also a gas BBQ. Home must be seen to be appreciated. Good financing. 726



\$64,900.

See it to believe it. A beauty is this 3 bedroom brick and aluminum 2 baths, rec room, above ground pool, gas BBQ and "Bovis" built home. 724



\$68,900

3 bedroom sidesplit with 2 baths, Tudor style family room and den. Nicely finished laundry room. Good location near schools and shopping. New financing available. 727



\$68,900

3 bedroom backsplitted featuring 2 baths, central air, family room with fireplace, above ground pool on a large lot. 728



\$82,900

5 bedroom sidesplit with 2-4 pc. baths, large solarium entrance hall, in-law suite in basement, inground pool with deck and patio, all on a large, nicely landscaped lot. 730



\$74,900

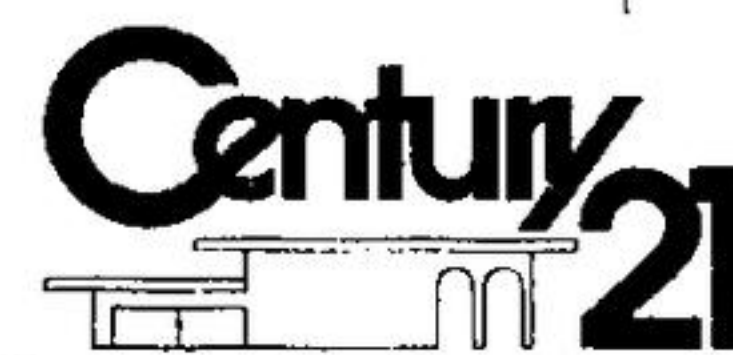
Recently reduced. Very exclusive 4 bedroom 2 storey home on a lovely large garden lot. Has 3 baths, paved drive, gas BBQ and walkout to patio. Call Anny Drischler for more information. 729

\$17,900

4 room mobile home on a large lot in a park setting, all appliances included. Cheaper than paying rent!!! Let us show you. 717

\$39,900

1/2 acre with lovely view of Credit River and valley below. Call Jon Zorge for this super building lot 718



Jon Zorge Real Estate Inc.

MEMBER BROKER

10 MOUNTAINVIEW RD. S.

877-0155

457-2624

ANNY DRISCHLER 877-9349
AUDREY DAVIES 877-8357
MATT TODD 877-4590
AL CURRIE 877-4133
ARLENE SHORTILL 877-6629
JON ZORGE 877-5345
CLAUDETTE LAGRANDEUR 877-7427

PARADE OF HOMES HALTON HILLS & AREA

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 install, 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.



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Only \$52,900. Sharp 3 bedroom home with split entrance, cathedral ceilings, walkout to deck, nice yard and garage. Don't wait call Freddie Burton 877-2451.

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CENTURY HOME
Would make a beautiful Boutique. You enter this beautiful home with a spacious foyer and it's open stairway that leads to three interesting bedrooms. This estate home needs someone to bring it back to life with its formal dining room, living room with marble fireplace, 2 kitchens, den, fenced yard, and detached garage. Could be income property or commercial. Asking \$69,000.



2 STOREY RED BRICK HOME
Want more room - tired of cramped quarters - then transform this elegant 2 storey brick older home back to a single family dwelling with its original charm and elegance. Beautiful lot with mature trees, 2 car garage, spacious back yard for privacy and gardening. Asking \$66,000.



"30 ACRES CALEDON"
5 year old bungalow, "six" bedrooms, rec. room, walkout and fireplace, large living room and dining room with fireplace and walkout, beautiful family size kitchen, 2 games rooms, 3 bedrooms, walk in sauna, 3 acres bush stream, plus an excellent steel barn. "Set" up for pigs, stock also available, 2 car garage. School bus at door. \$119,000.



A GEM IN THE ROUGH
Over 13 Beautiful Acres of unspoiled natural beauty in a rustic setting that must be seen to be appreciated. Mature trees of every kind, River running through the middle of property. A truly Alice in Wonderland setting for your children to explore and right in your own backyard. Comes complete with Cape Cod style home that blends perfectly with the surroundings. Just minutes from Georgetown, & Go Service. Asking \$114,000.