

Real estate market has a language of its own

Did you realize that when buying a home you should make certain it has 'ELFs' and 'CAC' is very desirable?

As in any other field, real estate has evolved a language of its own. Familiarizing yourself with the language used to describe residential real estate will increase your knowledge of home buying and selling. You'll know that ELFs are electric light fixtures and CAC is central air conditioning.

With an understanding of real estate terms, you can approach

house hunting with more confidence and make the process easier and more comfortable.

Abbreviations used to describe home features vary from province to province and even from one real estate board to another.

For instance, a home built for two or more families in Vancouver or Calgary is called a 'multi' for multiple unit, while in the Toronto area, the same type of building is referred to as a 'duplex', 'triplex' or even 'sixplex'.

If you see in a listing that a

home has a "MB, WICC, ensuite," it helps to know that this means the master bedroom has a walk-in clothes closet and an ensuite.

Main rooms are abbreviated, so that dining room becomes DR, and bedroom BR. Bathrooms are described as two, three, four or five-piece; or powder room, half bath or full bath. A two-piece bath or powder room usually has only a toilet and a sink, while a four-piece or full bath includes sink, toilet, shower and bathtub.

If a bathroom is referred to as

'R/I' that means it's roughed in and only the plumbing pipes are installed, not the fixtures, partitions and drywall. 'Roughed-in' can also be used when describing fireplaces or intercoms.

Extras in many homes can include broodloom W/L (where laid), a B/I dishwasher (built-in), D & S (drapes and sheers), S & S (storms and screens) etc.

Forced air gas heating (FAG) is a desirable feature in many cases, since the duct work used in this kind of heating doubles as the carri-

er of central air conditioning. FAO is forced air oil heating.

By increasing your real estate know-how, you'll feel more comfortable when the time comes for you to make a decision on the largest investment you may ever make.

Your community real estate professional can answer any questions you have about real estate terminology.

This article was provided by Royal LePage Residential Real Estate Services.

THE AGENT WHO WORKS AS HARD AS YOU DO!

NRS BRAND REALTY INC., REALTOR

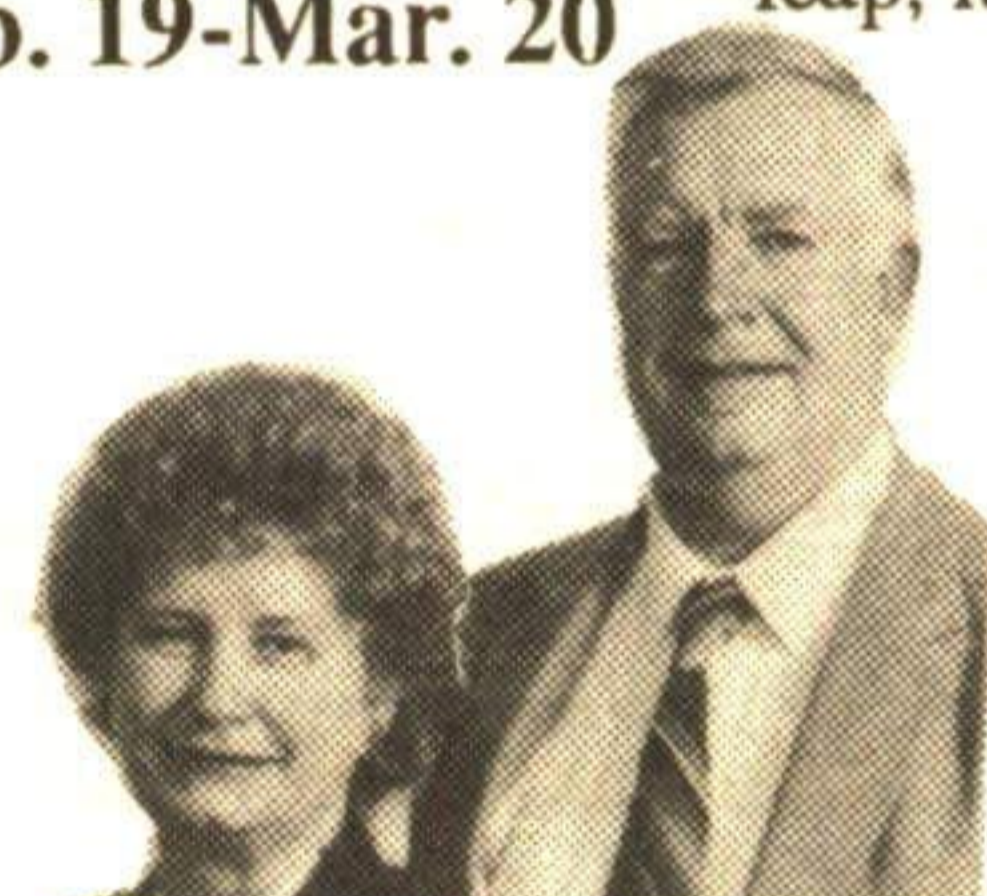


Renée Good
Sales Representative

873-0300
874-3048

Your Week Ahead Horoscope

- ARIES**
Mar. 21-Apr. 19
Don't rely on past experience in changing current work activities. Experts are available, seek their advice.
- TAURUS**
Apr. 20-May 20
A special relationship may change course. Don't take the heat for someone else, no matter who it is.
- GEMINI**
May 21-June 20
Progress in a recent project takes off. A new enterprise will be handed over to you based on your imaginative energies.
- CANCER**
June 21-July 22
Service is the key. Give quality time to those who can invest in your future and everything else will follow.
- LEO**
July 23-Aug. 22
The spotlight will be focused on you. You deserve it and should be properly humbled by it.
- VIRGO**
Aug. 23-Sept. 22
Nothing is written in concrete. Be flexible with your time and staff. Most rules are meant to be broken.
- LIBRA**
Sept. 23-Oct. 22
Do not be too hasty in making a major decision. Look to your mate or spouse for assistance.
- SCORPIO**
Oct. 23-Nov. 21
Finances begin to tighten. Look to alleviate possible problem by altering your buying habits.
- SAGITTARIUS**
Nov. 22-Dec. 21
Frustration sets in. You have been working too hard. Chill out before you become stressed out.
- CAPRICORN**
Dec. 22-Jan. 19
If you have children, remember that they unconsciously imitate you. Set a good example.
- AQUARIUS**
Jan. 20-Feb. 18
It is important that you stay on top of things at work. Use your magic touch in the finance department.
- PISCES**
Feb. 19-Mar. 20
Someone is expecting a romantic commitment. Take the leap; it's way past time.

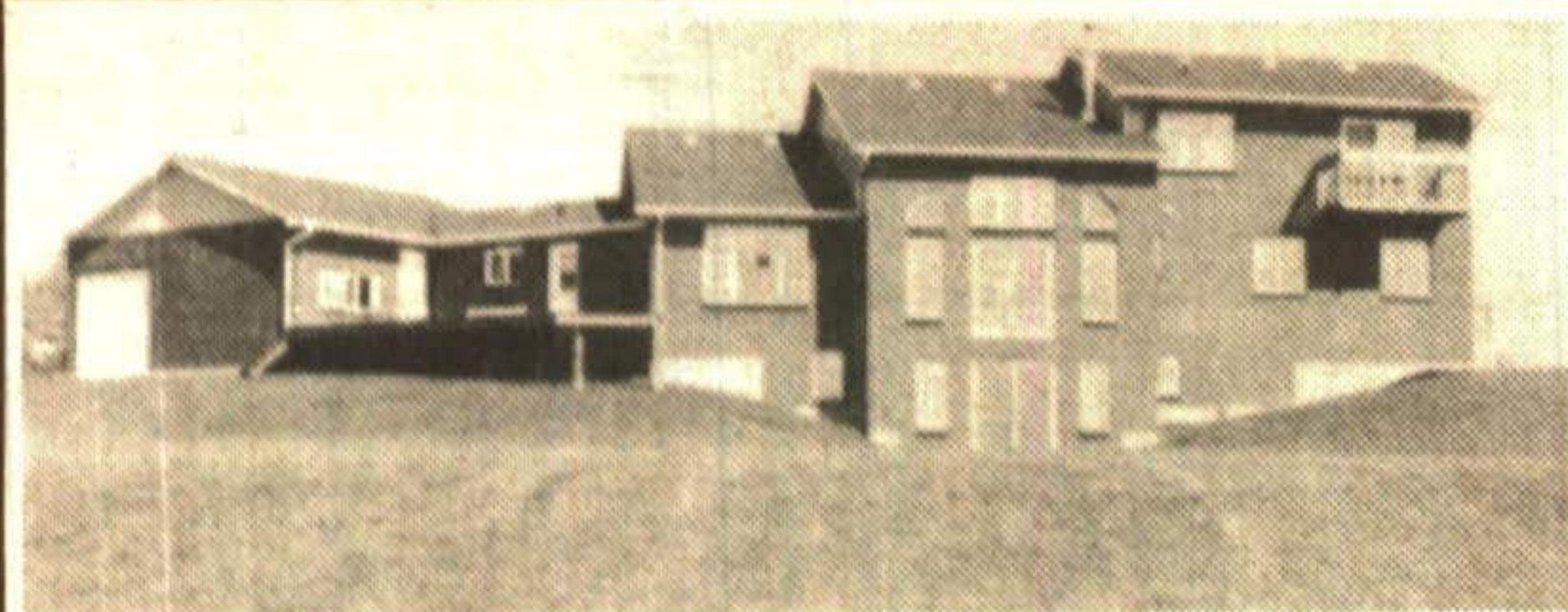


ANNE GENOE Associate Broker
AB GENOE Sales Rep.



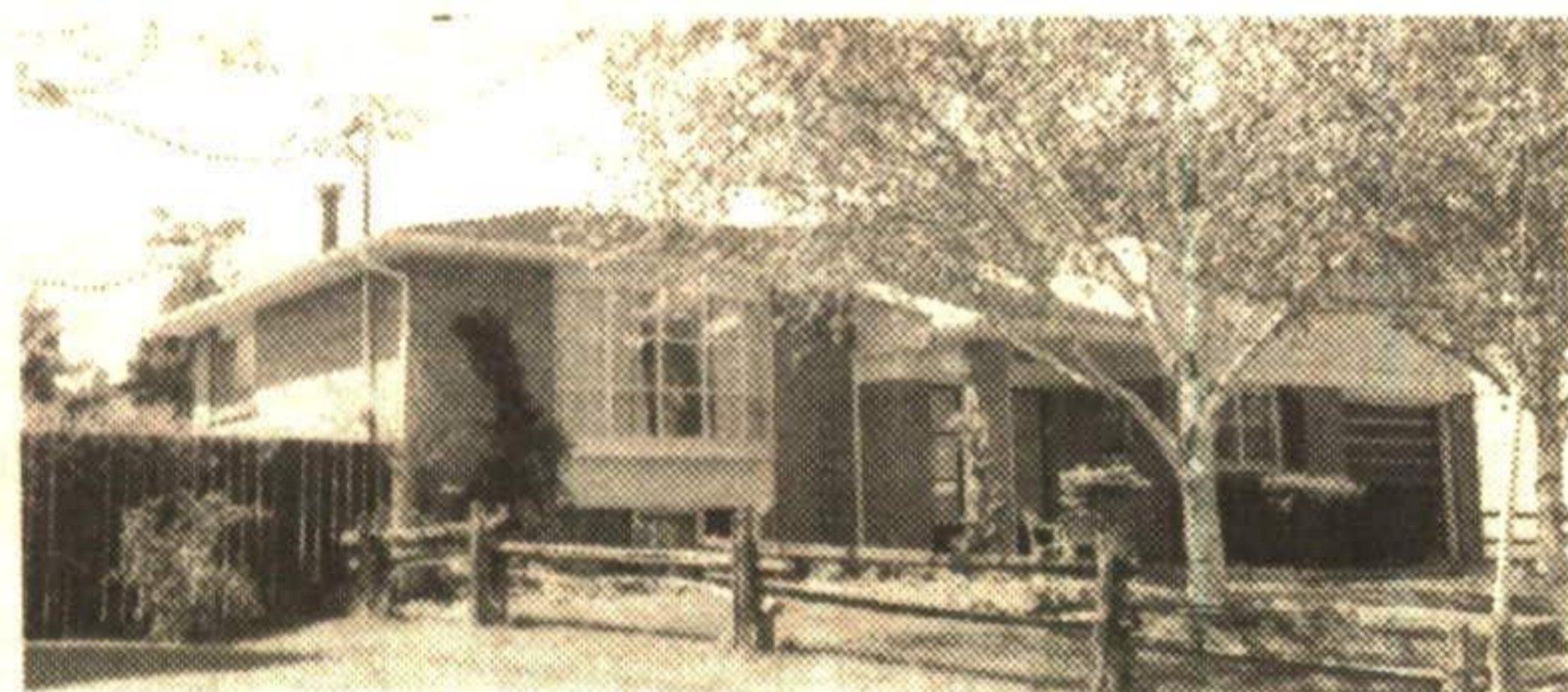
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*** MAGIC ***

It's magic how good you'll feel in this custom built home on 22 rolling Erin acres with fabulous views. Over 4000 sq. ft. of luxury living space including a walkout lower level. Excellent value at \$415,000. **CALL RENÉE GOOD*.** 9770



A SUMMER PARADISE

Swimming pool, air conditioning and mature shade trees make this 4 bedroom home with family room and den the perfect spot for your family. Let me show you its special features. \$224,900. **CALL RENÉE GOOD*.** 9878



MAKE MY DAY!

Call now to see the last new home in this builders clearance. Almost 3000 sq. ft., huge kitchen - main floor family room with fireplace. 4 bedrooms, 2 1/2 baths etc. etc. Only \$249,900. **CALL RENÉE GOOD*.** 9705



IF YOU LOVE LOG...

You'll love this B.C. round log home. The spectacular great room with cathedral ceiling and 16' high fireplace is just the start! Let me show you this unique property on a 1/4 acre lot in Hillsburgh. \$178,900. **CALL RENÉE GOOD*.** 9863



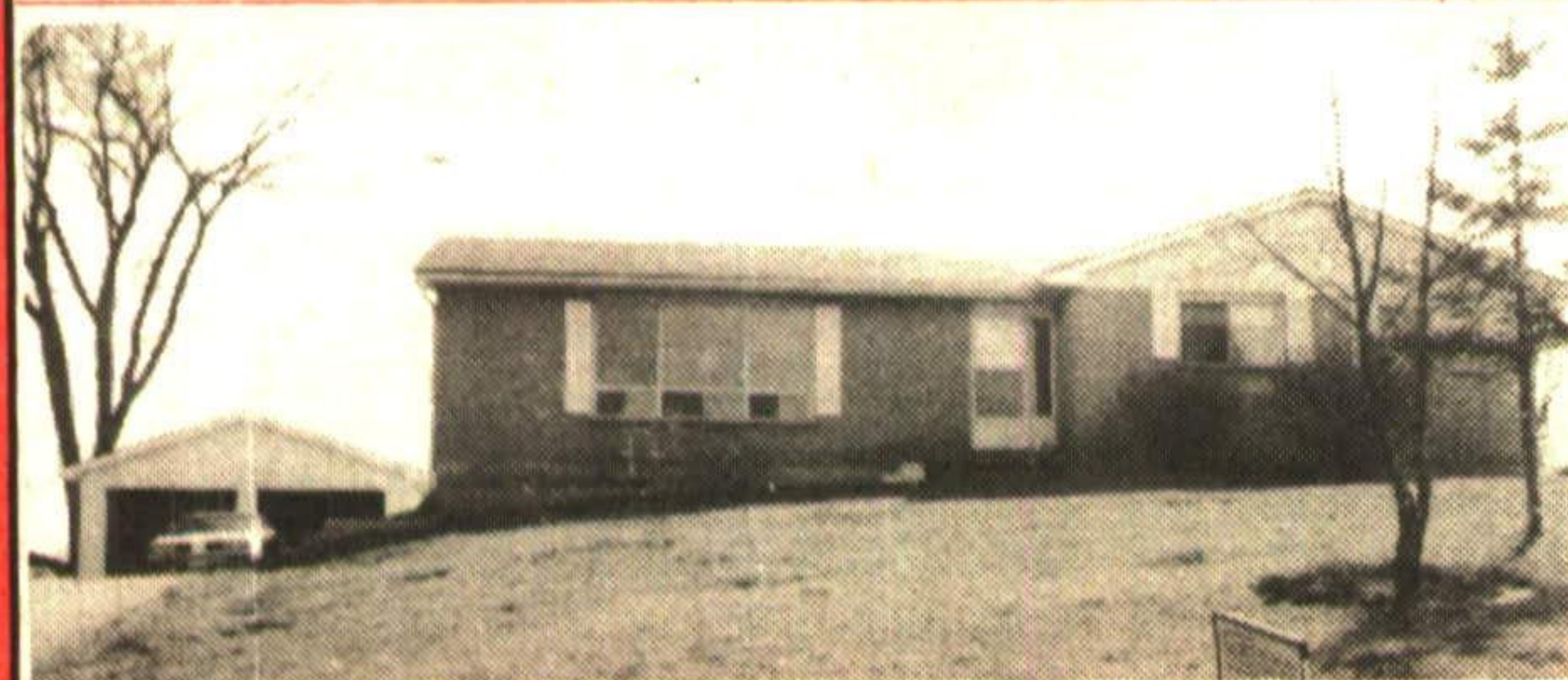
PIE SHAPED LOT

This 3 bedroom country squire has an eat-in kitchen overlooking the family room, beautiful hardwood floors and a fabulous garden. At only \$199,900. you should see it soon. 9845



PONDS, TREES & PRIVACY

A fabulous renovated bungalow on 4 beautiful acres. Everything is done - and it's all top quality from the marble bath to the custom washed, pine kitchen. You'll love it! \$319,900. **CALL RENÉE GOOD*.** 9872



\$200,000.

Country bungalow just outside Georgetown on a private lot with views. What a great price for this immaculate 3 bedroom home with 2 car garage! You really should see this one. **CALL RENÉE GOOD*.** 9764

Turf Tips



Duncan Atkinson
Eileen Atkinson

IS IT CRABGRASS

So you think you have crabgrass in your lawn? Don't be so sure. The weed grass may be something even worse..... Quackgrass.

Quackgrass is extremely vigorous, taller, faster growing and lighter green than desirable lawn grasses. Quackgrass has a broad, thick grass blade and a tough, wiry network of underground stems. It is commonly found in flower beds, however it can create serious problems in your lawn if not controlled. With its underground stems, it can spread over your entire lawn.

When in your lawn it usually grows sporadically through the lawn, but it can also grow in a thick clump. Since there is no selective weed control material for Quackgrass, the best method of controlling and/or suppressing the Quackgrass is to "stunt it out" or "crowd it out". This is accomplished by regularly fertilizing to help thicken the desired grasses. In addition, the lawn should be mowed at 2 inches and more frequently. This will help to "stunt" the Quackgrass while encouraging the desirable grasses.

If the Quackgrass is growing in a clump, one of 2 control methods can be used. Digging out the quackgrass to a depth of 4 inches, then replacing the soil with good topsoil, then seeding or sodding to finish it off. The second method would be to treat the patch of Quackgrass with a Registered vegetation Control product (these can be purchased at your local nursery). Remember to read and follow the directions carefully. After 10 days, vigorously rake out the dead grass, seed directly on top of the dead Quackgrass and keep moist for 30 days.

NEXT WEEK: The Weather and How It Affects Your Lawn



WE CARE FOR YOUR LAWN!

This is a weekly lawn care column.

For additional information contact Duncan or Eileen

873-2062

72 Mill Street #8
Georgetown, Ontario