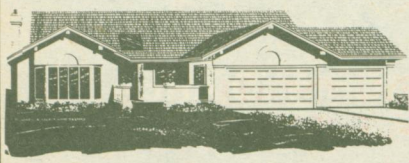


### "BILL'S PICK OF THE WEEK"



not exactly as shown

#### LONG, LOW AND LOVELY

A refreshing, classic two level plan makes the living easy in this new home at Southwinds in Ballinacree. Your choice on many components. Ready in June. Great value at \$259,900. Call Bill Ellis, Associate Broker, for details. CT93-003



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## Reducing home energy consumption

Now that "real" winter temperatures have finally arrived, you're probably concerned about higher energy bills as you struggle to keep your home and family snug and sound this winter. Like many homeowners, you're probably convinced there's little you can do - short of hibernating for the remainder of the season.

If you're kicking yourself for failing to beef up your insulation last fall, or for putting off the replacement of your outdated, energy-guzzling heating system, take heart. There are many relatively simple

things you can do to reduce your energy consumption without having to resort to living like a bear. All that's required is some common sense and a little resourcefulness.

#### What you can do

One of the simplest things you can do is to turn down your furnace at night and when you're away from home. Many homeowners have new programmable thermostats that can be pre-set to come on for times of peak household use - like early morning and evening hours. These are extremely useful gadgets.

You can also cut down on the

amount of heat fed to rooms which are seldom used. You can leave furnace vents partially open in these rooms, or turn down your radiators if you have a hot water heating system. However, it's not a good idea to cut off heat to these rooms completely.

If the room is heated by an electric baseboard unit, keep the setting lower than normal. You may even opt to shut doors leading to these unused rooms.

#### Laundry

When it comes to doing the laundry, consider line drying your clothes either outdoors or indoors in your laundry room or basement. (But keep them a safe distance from direct sources of heat - not up against the furnace or blocking heating vents.) This will save on dryer use.

Keep in mind that clothes dried outdoors may become a little stiff in wintry weather, so you may want to pop them in the dryer for just a few minutes to loosen them up and complete the drying process.

If outdoor clotheslines are prohibited in your neighborhood, keep in mind that it takes less energy to dry a full load of laundry than two smaller ones.

When washing clothes, try using cold water as much as you can, and adjust the water level to suit the amount of items you're washing - or wait until you have a full load to wash.

It's also a good idea to use a shorter washing cycle where possible, unless you've got a particularly dirty load. (This approach is applicable all year long.)

Also check to see how snug your storm windows and storm doors are. A little weatherstripping on the inside can work wonders.

If your windows are in particularly bad shape, you can also purchase inexpensive "temporary" storm windows that are simply pieces of plastic which shrink to fit your window when you apply heat from a hair dryer.

Although the aesthetic effect may not initially be too appealing, it should help you cut down on your heat loss - and subsequently the amount of energy you use to heat your home.

#### Avoid cranking up thermostat

Instead of turning up the thermostat to heat up just one room - like a family room in the basement, consider the occasional use of portable heaters. There are several models available which are designed to be more energy efficient and safer than the space heaters of yesterday. Many have automatic shut-offs if they're tipped over. However, make sure you never leave one running in an unoccupied room and follow the manufacturer's directions carefully.

During the daytime, let the sun help to heat your home. Leave curtains and shades open to take full advantage of this natural heat source. At night, when temperatures drop, draw these window coverings tight to help keep the heat in and the cold out.

You can also insulate your hot water heater with a special jacket of insulation. Consult your utility company or an expert at your home supply store for more information. This could help cut down on your hot water bill.

If you have a fireplace, consider having glass doors installed to cut down on the amount of heat that is drawn out of your house when your fireplace is in use.

These are just a few of the things you can do to help cut your energy bills this winter. For more ideas, consult some books on the subject, or talk to an expert.

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**\*REDUCED!!! MAKE AN OFFER...** 3 bdrm. home, large eat-in kitchen, family room with woodstove, m/f laundry, alum. trim \$94,000. JOHN FLETCHER 843-2020 or 843-2449.

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**\*STONE - CARRIAGE HOUSE\*** 1900 sq. ft. solid stone building with frontage on the Grand River close to downtown Fergus. Super potential for remodelling into a house or continuing use as a workshop. \$128,900. COLIN WERNER 843-2020 or 843-5916.



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### \$130,000 TO \$160,000

**\*MAINTENANCE FREE EXTERIOR!!\*** All brick plus VINYL soffits and fascia PLUS NEWER ROOF!!! 3 bdrms, 2 baths, L-shaped living and dining. 75 ft. x 100 ft. lot. Granny flat too!! \$134,900. LYNN GLAPSKI 843-2020 or 843-4776.

**\*GREAT WAY TO START THE YEAR\*** That's right, be in your own home, why rent? New on the market this 3 bedroom bungalow boasts of new windows kitchen 91, roof 90, energy efficient gas furnace, central air, air cleaner, finished rec room and more! \$137,500. JOHN DYBLE 843-202 or 843-5638.

### \$130,000 TO \$160,000



**\*LARGE LOT EDGE OF TOWN\*** Plus a three bedroom bungalow. Full part finished basement, single attached garage. \$154,900. KEN KEMPEL 843-2020 or 843-3889.

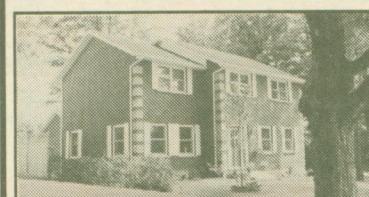
**\*FOUR BEDROOMS - 3 BATHS - \$154,900.\*** Great kitchen with walk out to deck, formal living and diningrooms, m/f family-room with fireplace, m/f laundry, centre hall plan with open staircase, partially finished basement, double garage...and MORE...LET'S TALK!! JOHN FLETCHER 843-2020 or 843-2449

### \$160,000 TO \$190,000



**\*TOWN AND COUNTRY\*** WOW a four level sidesplit with all levels finished ON AN ACRE OF LAND. A family room with fireplace, a walkout to deck from eat-in kitchen. LOW TOWNSHIP TAXES. \$169,900. COLIN WERNER 843-2020 or 843-5916.

### OVER \$190,000

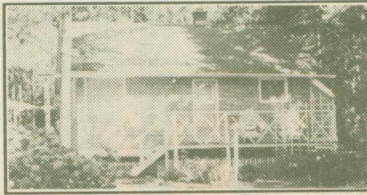


**\*NEED A HOME OFFICE?\*** This home has been built with comfort and practicality in mind. Fabulous kitchen with breakfast area, ceramic floor, plus adjacent formal dining room. Main floor family room, 4 bdrms, ensuite bath, space for home office, huge basement, oversized double garage, established area. Come and see. Reduced to \$209,900. TED DE JONG 843-2020 or 843-3183.

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**\*INVEST IN LAND FERGUS AREA\*** 41 x 115 Commercial \$59,900  
50 x 123 River frt. lot \$99,900  
1/2 acre near Belwood Lake \$65,500  
105 x 123 river apt. site \$229,900  
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### RECREATIONAL

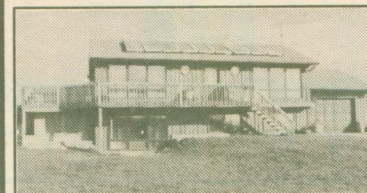


**\*BELWOOD LAKE COTTAGES\***  
LOT 337 Some of BEST frontage \$49,900  
LOT 513 Steps to Belwood \$58,500  
LOT 1009 Trees, trees, trees \$69,900  
LOT 216 Super lot, Reduced \$69,900  
LOT 514 Walk to Belwood \$109,900  
LOT 25 3rd line, super cottage \$125,000  
CALL FOR MY COTTAGE CATALOGUE WITH MANY MORE COLIN WERNER 843-2020 OR 843-5916.

### COUNTRY PROPERTIES

**\*4.75 ACRES!\*** This 2500 sq. ft. home offers 4 bdrms., large formal dining, living room, familyroom, kitchen with built-in appliances plus 2 baths and so much more!!! 40 x 80 DRIVESHED! \$159,900. LYNN GLAPSKI 843-2020 or 843-4776.

**\*QUIET LOCATION\*** Farm with about 85 acres of workable land, some bush, 4 bedroom home, implement shed, barn needs repair. Secluded setting. \$169,900. VENDOR ANXIOUS, MAKE AN OFFER. JOHN FLETCHER 843-2020 or 843-2449.



**\*VIEW FROM THE BALCONY\*** Custom built 3 bedroom country home located on 3 acres with panoramic view offers attached garage, wrap around deck, spacious country kitchen and livingroom with south facing view, 2 bathrooms, mainfloor office and additional sewing room or playroom. \$199,500. COLIN WERNER 843-2020 or 843-5916.



**\*EXECUTIVE DELIGHT!!\*** Located just east of Fergus! 3 bdrms., up plus 2 down, fantastic cook's kitchen with skylight too. Other great features include 3 baths, mainfloor familyroom with airtight, formal living and dining rooms, finished rec room with wall to wall fieldstone fireplace, double attached garage with door into lower level. A MUST TO SEE!! \$238,900. LYNN GLAPSKI 843-2020 or 843-4776.

### COUNTRY PROPERTIES



**\*STICKS AND STONES\*** This heritage home on 96 acres IS GROWING LARGER. You will need a key to get through the gates if you own this Stone Estate Farm south of Fergus on 96 acres. A fully restored stone home, a stone studio outbuilding and the oversized garage-workshop are just a few things to look at. THIS PROPERTY COULD HAVE LONG TERM DEVELOPMENT POSSIBILITIES!! \$425,000. COLIN WERNER 843-2020 or 843-5916.

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