

ANNOUNCEMENT



Joanne Vranic
Sales Representative

Bill Ellis, Manager of Coldwell Banker-First Halton Realty is pleased to announce that Joanne Vranic has joined the Company as a Sales Representative. Joanne possesses an enviable ten year record of productivity and integrity in real estate sales in Georgetown, Rockwood, Acton and Milton area and looks forward to serving the public with the full Coldwell Banker real estate services program.

Call Joanne at
877-9500



FIRST HALTON REALTY

Wait for warmer weather to begin paint jobs

Has spring sprung?
There has been a lot of nice weather lately and the appearance of spring means a lot of people are itching to get at outdoor painting projects.

Don't do it!
It is still far too early to be painting outdoors; wait a while. The pay off will be that under the correct conditions, the paint or stain job will last many years.

When is it safe to start on those outdoor painting projects? Here are the guide lines. The temperature must be above 10 degrees Celsius for eight to 10 hours a day on a

regular basis, and not dropping below the freezing point at night.

It is going to be a while yet, as nice as it has been, before the weather is consistently in that range.

Coolness upsets the chemical processes which occur in paint as it dries and cures.

Penetration and adhesion of the paint film is affected because the viscosity of the paint is higher (it's too thick) when the ambient temperatures in which it must work are too cold.

Also, if the paint or stain film is subjected to frost, heavy dew, or

below zero temperature before it is fully cured, it may develop micro wrinkles.

This makes it look like it has been randomly sanded. The only cure for it is to redo the paint or stain job.

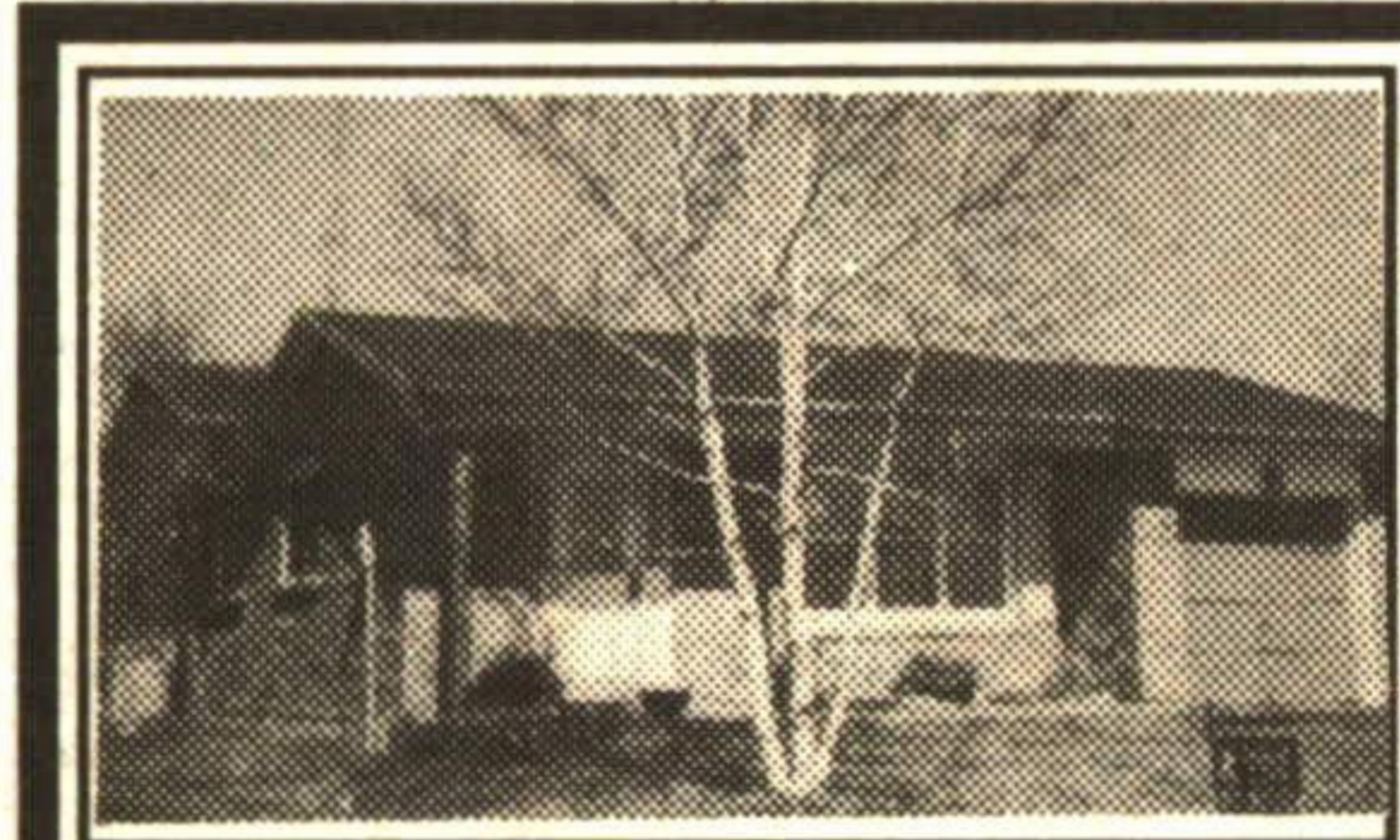
It's up to you; you can paint in this weather — I have seen people out working on paint jobs — but the price you will pay for the early start is about 50 per cent or greater reduction in the overall life expectancy of the paint job, or if micro wrinkling develops, redoing it. It really isn't worth it.

A more reasonable time for

outdoor painting is usually mid-May. The weather is consistently in the correct temperature range and if it is a fence, deck, trim on a house, or any other wooden surface which needs paint or stain, not only is the temperature correct to allow for proper drying and curing, but the wood itself has had some time to dry out.

If the moisture content of the wood is too high when it is painted or stained, the paint or stain will peel when the moisture escapes from the wood in the hot weather of the summer.

— compliments of St. Clair Paint & Paper



FANTASTIC FIND

Super upgraded backsplint in Milton. Bright spacious eat-in kitchen, formal dining room, rec room, 3 piece and cen. air. Plus 6 man hot tub to enjoy. Only \$184,900.

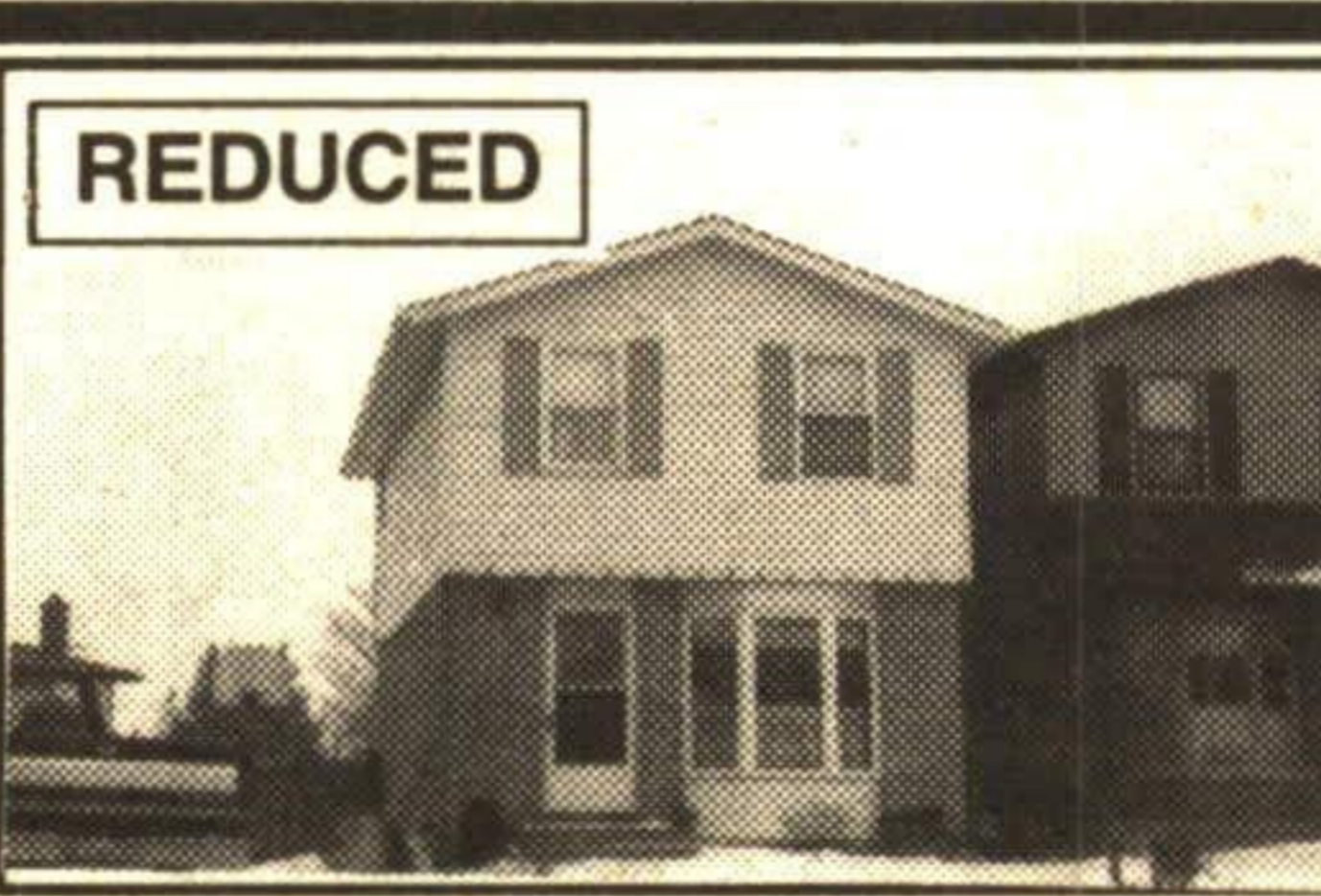
RCA6-90-23

DREAM LOT

Build your dream home here. Almost one acre abutting conservation land in friendly village.

\$75,000.

RCA6-90-034



REDUCED

PACK YOUR BAGS

Then move-in and enjoy this fantastic home, finished bsmt with 2 pce. Gas fireplace, huge deck and fenced yard. Only \$135,500.

RCA6-90-11



JENNIE STANHOPE

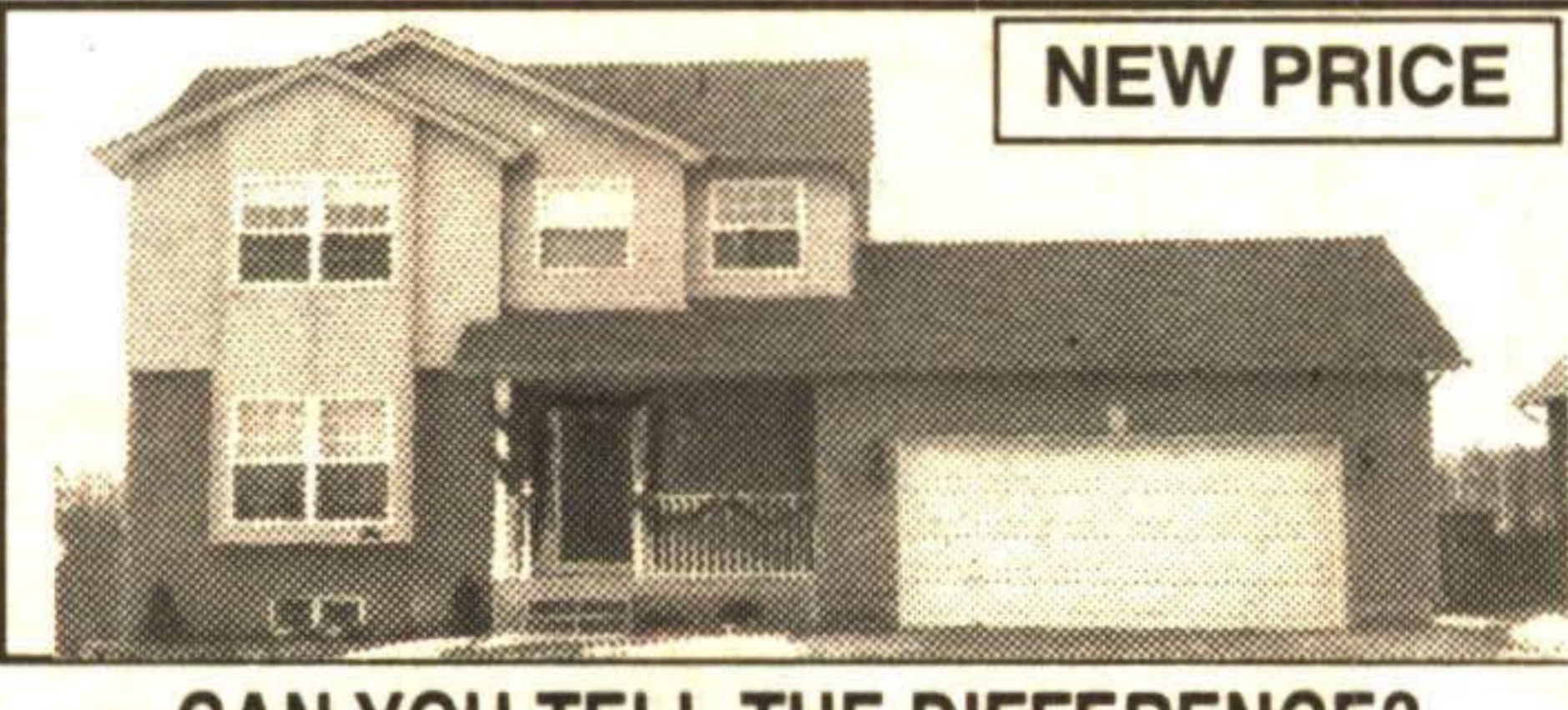
Sales Representative 24 hour pager



SOLD

(519)

853-2074



NEW PRICE

CAN YOU TELL THE DIFFERENCE?

You will, when you see the quality construction and finishing in this home. Large lot, finished bsmt with rec room, 4th bdrm, 3 pce. and walkout. Shows purr-purrfectly. \$187,500.

RCA6-90-008

ATTENTION ALL HOME BUYERS/SELLERS:

We recently purchased our first home through **Re/Max Suburban (91) Inc.** We would like to give a very special thanks to **Angie Cormpilas**. She's an excellent licensed agent who knows what her client's wants and needs are. If anybody's interested in a referral for a potential agent, Angie's the **one!**

Thanks Angie,
The Coes

BEAUTIFUL BUNGALOW
Just move in, all the work has been done. Most new windows '95, new roof '95, large wrap-around deck '94, broadloom new in '94, kitchen & washroom updated, gas furnace 10 years old, large rec room, good size laundry & utility room, hardwood floors in LR & DR. Separate basement entrance. Priced at \$149,900. Call Dave Krause* to view. RM140-96

SUPER FAMILY HOME
Perfect for the growing family. 4 level sidesplit in the popular "Moore Park" subdivision in Georgetown. Features include 5 bedrooms with 1-4 pc. ensuite & 1-3 pc. ensuite with an additional 4 pc. washroom. Main floor family room with a finished rec room. Hardwood floors on the upper level & hallway & hardwood floors in the dining & living room. Large lot with a 15 x 30 above ground pool & lots of decking. Central air. 7 appliances included with home. Priced at \$179,900. Call Dave Krause* to view. RM163-96

VENDOR SAYS "SELL!"
A lovely 4 bedroom home on Dawson Crescent in Georgetown. Features include spacious bedrooms, hardwood floors, 2 piece ensuite, finished rec room with fireplace with insert. Eat-in kitchen, large lot with good size deck, single car garage. Listed at \$194,900. Call Dave Krause* to view. RM322-95

VILLAGE SETTING
Drive a little further and get all this for \$159,900. Spacious 4 level sidesplit featuring new kitchen '95, new bathroom '95, new roof '94, woodstove in FR, new windows front of home '95, double car garage, lot size is 80 ft. frontage x 199 ft. depth, separate basement entrance. Call Dave Krause* to view. 113-96

LOT FOR SALE
8th Line, H.H. just north of Steeles, .82 acres. Levies paid. Well in. Priced at \$129,000.

RE/MAX
Suburban (91) Inc.
877-5211
or
Res. 873-4991
DAVE KRAUSE*
*Sales Rep.

WOULD YOU LIKE YOUR REAL ESTATE AGENT TO DO THE FOLLOWING FOR YOU? IF THE ANSWER IS YES, GIVE ME A CALL TODAY.

1. Provide you with a FREE book of Helpful Tips in "How to Sell Your Home" and "How to Buy Your Home". Please call me for this booklet.
2. Give you access to the Best Mortgage rates in town. My best 5 yrs. rate is 7.75%.
3. Make the sale of your home or the purchase of your home as simple & easy as possible.
4. Provide you with a "Free Market Evaluation".
5. Expose your home on the Internet to millions of people. To look at our Web page just input <http://www.remoxa.ca>

Not intended to solicit properties already listed

GORGEOUS COUNTRY SETTING
Is the backdrop for this raised bungalow set on .7 acres. Great views. Huge country kitchen with lots of cupboards. Lots of "wood" used in home. Large living room with walkout to a large deck. Woodstove in rec room. Windows, aluminum eaves, soffits & roof replaced in last 6 years. Call Dave Krause* to view. Priced at \$189,900. RM134-96

REDUCED
LOOKING FOR YOUR FIRST HOME!
Look no further. This fully detached home is located in Georgetown. Features include 3 bedrooms, formal dining room, large principal rooms, newer kitchen, two new front windows. Huge backyard with mature trees. Nice front porch to enjoy those warm summer nights. Close to GO Train. Priced at \$142,900. Call Dave Krause* to view. RM016-96

Attention: First Time Home Buyers! Check Out These Homes My best 5 year rate is 7.75%
Rates subject to change without notice.