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The Independent Weekend Edition & Free Press

Real Estate Digest

Timber-frame homes blend the past with the present

A timber-frame home is an intriguing mix of ancient self-supporting structures (timbers) and modern technology (interlocking stress-skin panels).

It is energy-efficient, comfortable, spacious and beautiful. The frame is exposed internally and can be integrated with the aesthetic and practical requirements of the home. Stress skin paneling, lighting, wiring and plumbing fixtures must be compatible. Elegant finishing touches such as eave and cornice treatments add to the beauty.

Simple, classic architecture yields exciting living space having universal and enduring appeal. Values and standards set centuries ago are cherished and nurtured. The network of posts and beams form a structure that is rigid and self-supporting resulting in a feeling of spaciousness. Exposing the framework of the timber structure to the interior lends a feeling of security and balance.

Architects have long understood that a pleasing sense of structure can be an important ingredient in design. Beamed ceilings provide an air of strength as well as visual interest. Glass and timber can complement each other.



A timber-frame home offers classic architecture that yields exciting living space.

Timber-frame homes adapt well to modern technology. The most important asset of the timber-frame structure to modern technology is the framework it provides for an extremely effective and completely separate insulation system.

With the frame bearing all the building loads, the insulation can be completely separate. This has the benefit of minimizing thermal breaks and simplifying construction. The stress-skin panel is a sandwich of interior and exterior sheathing with a core of rigid foam insulation. Using this technology the timbers are wrapped in an unbroken insulation layer, achieving the same energy performance as a super-insulated framed house.

Windows are cut out of the stress-skin panels after the panels are installed.

Timber-frame homes take more time to build than conventional homes, principally because more detailed plans are needed. Building inspectors have a tendency to want to see more on paper. Trades people need more drawings to define procedure and to interface with materials.

The exterior can be finished with any siding, such as cedar, brick, stone, etc., or any combination of these materials.

Uncompromized standards of workmanship and engineering allow timber-frame buildings to stand for centuries.



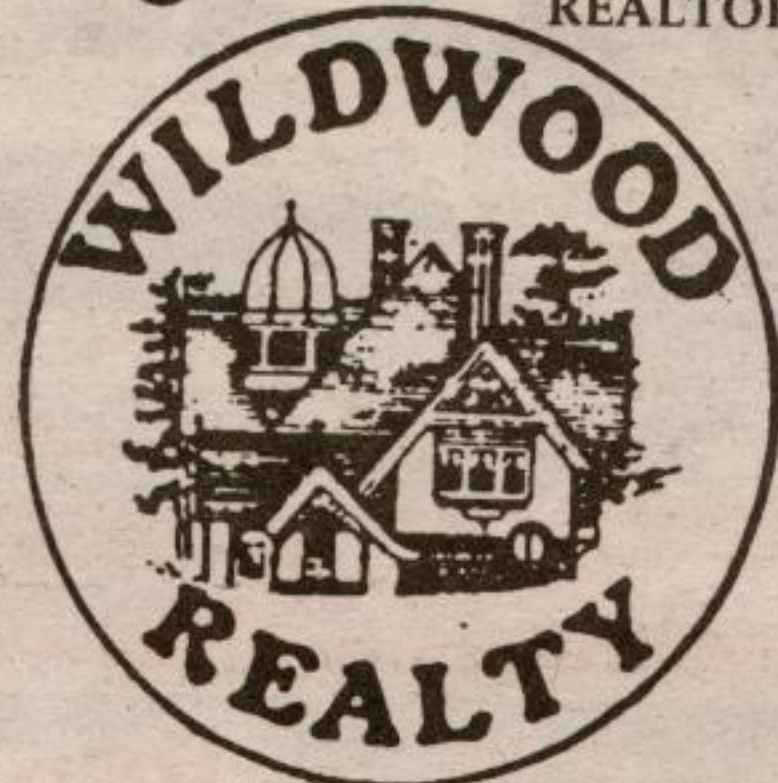
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EDGE OF GEORGETOWN

Walk to library and downtown shopping. Renovated 2 bedroom home with all kinds of extras. Huge country kitchen with built-in dishwasher, main floor laundry, updated windows and roof. "Lots of pine". Private patio - a great place to live. WOW! \$139,900. WW-372



ESTATE SALE

BETTER HURRY!! \$146,000
Updated furnace, windows, aluminum trim, new roof, 4 bedrooms, central air, double car garage and concrete drive with enough parking for 4 cars comfortably. Nice clean home. Call Bruce*** or Linda*. WW-392



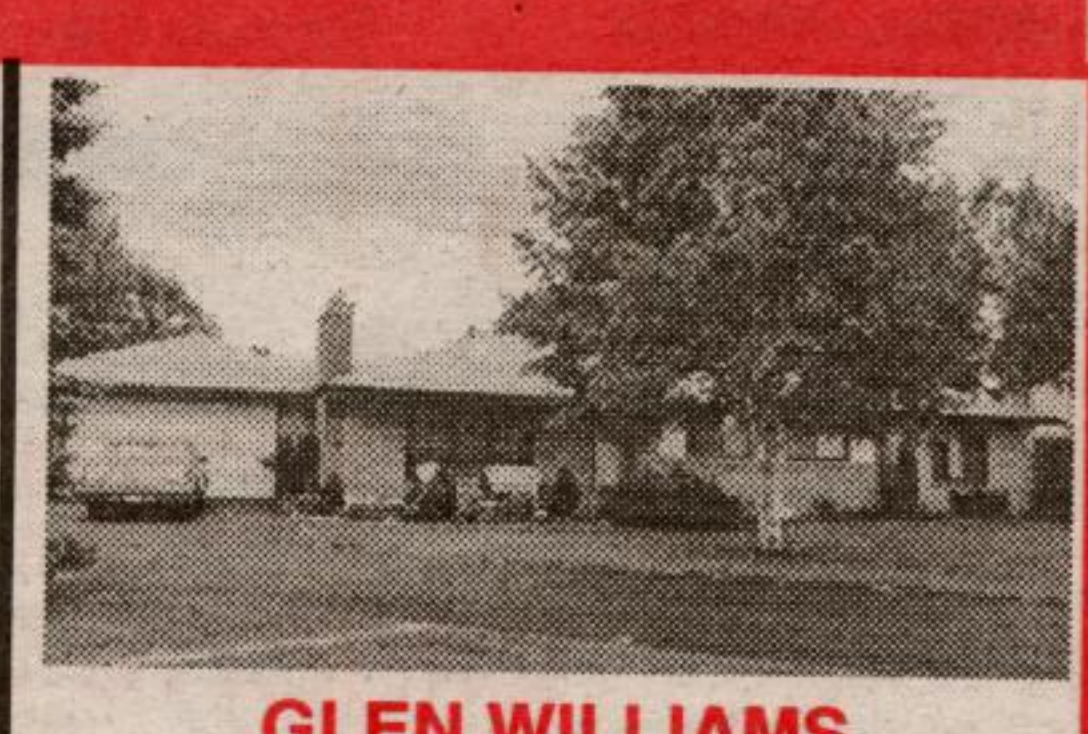
TERRA COTTA SURROUNDED BY NATURE

CROSS COUNTRY SKIING AT YOUR DOORSTEP!
... very spacious custom built 4+ bdrm country charmer. Big country kitchen (overlooks main floor family room), huge dining room for those large family gatherings; 3 baths, excellent water supply from spring fed well; fabulous countryside views in all directions - massive deck and gazebo. "You'll just love living here". Priced right at \$259,900. WW-326



SQUEAKY CLEAN!!

BACKS ONTO PARK!
Traditional floor plan with large master bedroom with 4 pc. ensuite, gas F.P. in main floor F.R., large eat-in kitchen, 3 good size bedrooms. Great location - backs onto Park! Shows so nice, worth seeing twice. \$189,900. WW-387



GLEN WILLIAMS

1-1/3 ACRE STREAM
Rambling brick bungalow with treed ravine backdrop!! Nature at your doorstep with inground pool and screened in Florida room. This house is full of upgrades including in-law apt. Extensive renovations have been done including huge ensuite bath with jacuzzi tub! Call now!! \$319,900. WW-340

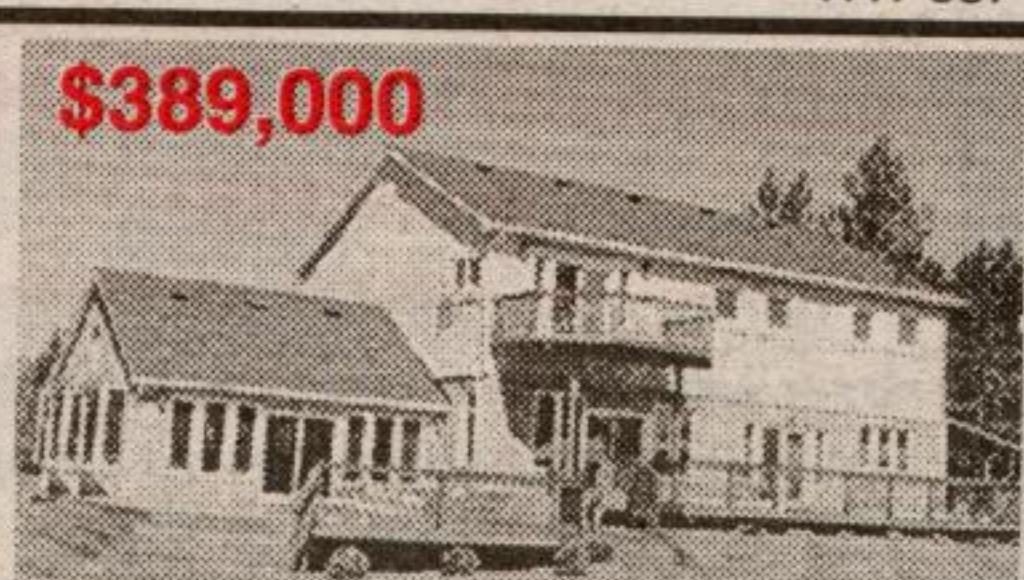
BUILD YOUR DREAM HOME

3 NEW BUILDING LOTS IN HALTON HILLS
\$69,900 - Parklike
\$79,000 - 6 minutes from town country views
\$129,000 - Glen Williams town water
\$159,900 - 1 1/2 acres **SOLD**
Call Now For Free Map With Directions to Properties.

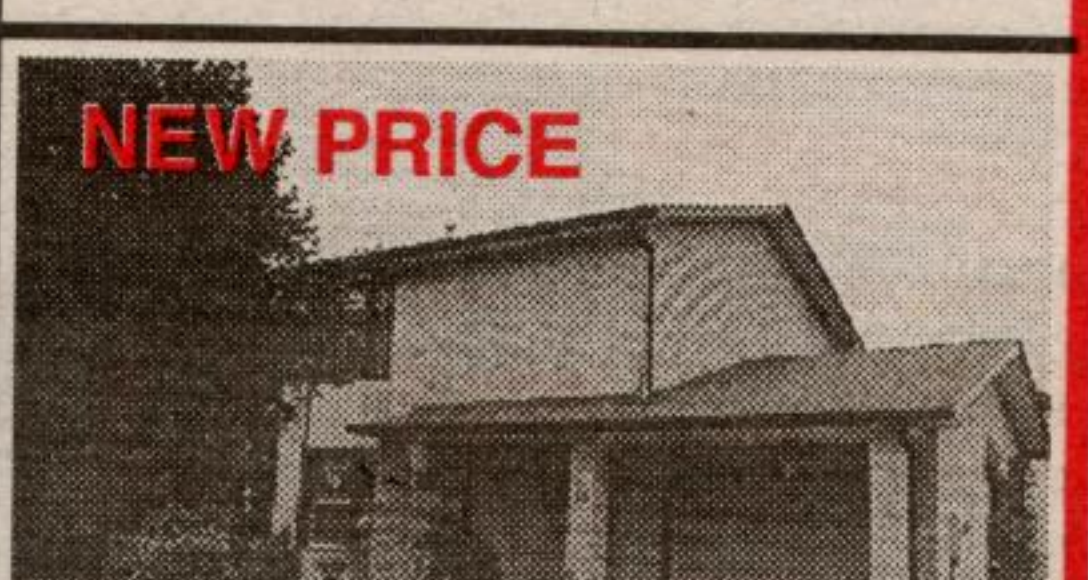


RUN YOUR BUSINESS FROM THE HOUSE!!

Here's your chance to work at home. Stately older home, very well maintained, 2 sunporches, 2 bathrooms, central air, big eat-in kitchen, separate dining room. Detached shop with 10' x 12' overhead doors and gas heating. 14' clearance in shop. Zoned M-1 permits several uses. If you snooze, you lose. Call me today. \$199,900. WW-389



\$389,000
No compromises! No shortcuts! Live life to the fullest in this 5,000 sq. ft. luxury estate home 12 miles north of Georgetown. Bring your horses, fabulous barn and riding trails on 22 acres and your very own stocked pond. The house is a wish list come true. You must behold it! Call now for more info. \$389,000. WW-391



NICE NEIGHBOURHOOD!

This beautiful home boasts 3 bedrooms, 3 bathrooms, beautiful recreation room, sliding doors to deck, large eat-in kitchen with oak cabinets, custom oak railings. Lovely landscaped yard. Flexible moving date. Owner retiring. Affordably priced at only \$161,900. WW-381

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"Our proven reliability gets results!"