

Say You Saw It In *The Independent & Free Press* Real Estate Digest



PETRA SCHWABE
Sales Representative
878-8101



Royal LePage
Real Estate
Services Ltd.

HORSE FARM - \$279,900



Excellent location only minutes north of Mohawk Raceway and Hwy. 401, spacious 3-bedroom bungalow, 20-stall barn with attached groom's quarters, run-in sheds, several paddocks on 14 acres.

ACTON CHARMER



Well cared for, four-bedroom home with a number of updates including roof, siding, windows replaced, gleaming wood floors, etc. Large mature lot backing onto woods, nicely landscaped, a gardener's delight! \$147,900.

Spring!

By M.H. PARNU
The Co-operators

Spring usually represents flowers, sunny skies, and chirping birds. Unfortunately, to the unprepared homeowner, it can mean basement floods and sewage back-up.

For the homeowner, residential maintenance should kick into high gear during these months. Melting snow added to typical seasonal rain showers can turn any low-lying area, such as a basement into a mini-swimming pool. The result can be the destruction of personal property and possible damage to the structure of a home.

After the snow melts or even after a heavy rainfall, water can leak into a basement through walls or through saturated weeping tiles. Another dangerous side effect of excess water around the home is the fact that rainwater can drain into sanitary sewers. This uses up capacity in treatment plants and can cause sewage to back-up into your home.

Damage caused by melting snow and ice may not be covered by insurance policies. And typically, damage resulting from a lack of maintenance is not covered.

"To avoid unwelcome surprises you should fully understand the coverage of your home insurance policy," says Dolores Vokey, a home insurance expert with The Co-operators. "Some perils most people think are covered may not be, depending on the insurance policy."

Nature's nicest season can also mean problems for homeowners

Unfortunately, moisture leakage is practically soundless, therefore most homeowners don't know when their basement is filling up with water. The following is a list of tips which may help to prevent a flood from ruining your property.

- Landscape your property so the land slopes away from the foundation of your home. A new home will have land which slopes away, but years later, the earth settles flat. Reshape this land by adding soil to create a decline away from the home.

- Position eavestroughs so the water discharges well away from the house. It is also important to ensure the eavestroughs are working properly (not cracked anywhere) and are cleaned regularly of any debris like leaves and dirt.

- In homes where the eaves-troughs are connected directly into your basement or the sewage system, disconnect them and redirect the flow of water to your garden or lawn.

Emptying the eavestrough through the basement or sanitary sewer creates a risk of overloading the system.

- Protect against sewer backup by putting caps on the basement floor drain and washing machine stand pipe. A gate valve to close off the sewer line is also recommended to protect basement sinks and showers.

- Install a sump pump, so that weeping tile seepage can be pumped away without causing problems.

- Repair any foundation cracks.
- Check your basement periodically for cracks in your walls and floors and leaks around the windows.

Turn what could be a negative situation into a positive one and enjoy spring. Make the most of the rainwater or melting snow coming off the roof by letting the water drain through the eavestroughs into a barrel. The fresh un-polluted waters can be used to water the grass, wash the dog or even to cool off on a hot summer day.

Housing starts rose in February

National housing starts rose 9.6 per cent in February to a seasonally adjusted annual rate (SAAR)* of 158,900 units, reported Canada Mortgage and Housing Corporation (CMHC).

In urban centres, single-detached starts rose 29.0 per cent to 87,700 units from January's level. Multiple unit construction fell 11.1 per cent to 46,400 units. The estimate for starts in rural areas remained unchanged at 24,800.

"Momentum in the single-detached

market picked up noticeably with the February singles figure the best since April 1990," said Michel Laurence, senior economist at CMHC's Market Analysis Centre. "Lower mortgage rates, together with favourable employment, income, house price, and low inventory conditions, boosted new home construction, particularly that geared to homeownership."

In Ontario, urban starts increased 11.4 per cent to 52,800 units, its highest level since May 1992.



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OPEN HOUSE SUNDAY, APRIL 6 1-3 P.M.



11 KINGHAM ROAD, ACTON
5% Down only \$1,090 per month (mortgage, taxes, condo fees and heat and hydro). Call Jennie Stanhope*. RCA7-020

\$269,000



34 ACRES WITH HOUSE
Barn and 25 x 30 ft. steel shop with concrete slab foundation. Located south of Acton. Call Marvyn Morgan*. RCA7-021

JUST RENOVATED \$139,900



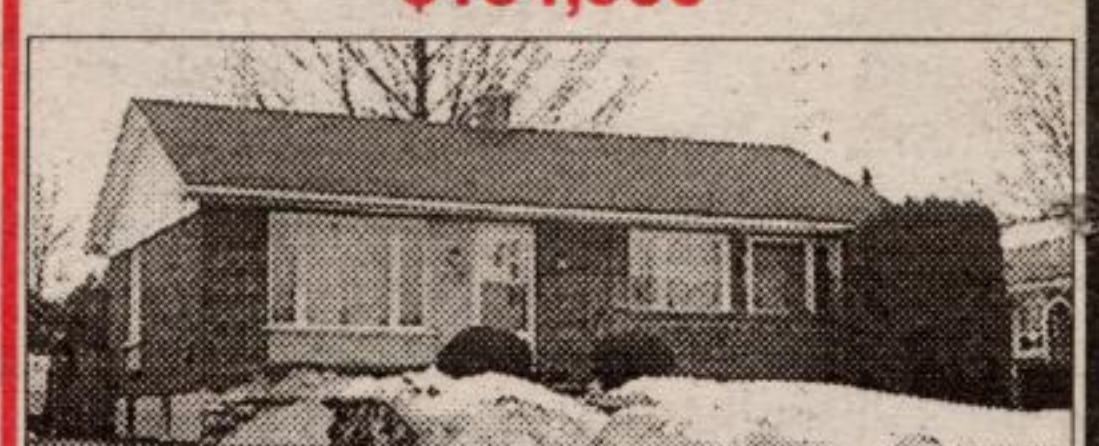
New windows, flooring, kitchen, bathroom and much more. Situated in quaint village. For all the details ... Call Damian Nikic***. RCA7-018

LAST CALL! \$449,900



Last home under construction on Blue Springs Golf Course. Many upgraded features: 3 gas fireplaces, dream kitchen, magnificent views. This list goes on and on. Call Damian Nikic***. RCA7-014

\$154,900



FINISHED BASEMENT
Updated gas furnace, three bedrooms on beautiful large tree lot. Shows great! Only \$154,900. Call Jennie Stanhope*. RCA7-013

FISHING ANYONE? \$179,900



Rare offering on dead end street on lake. Backs onto park. Fishing or swimming? Its' all in your own backyard! Call Damian Nikic***. RCA7-016

CUSTOM BUILT BY OWNER - \$279,000



Magnificent setting, stone and brick, strip oak flooring, 3 bathrooms, front and back walkout lower level, huge master with ensuite. Separate 1,200 sq. ft. insulated workshop with 200 amp. PLUS! PLUS! Call Damian Nikic***. RCA7-010

MUST BE SOLD \$149,900



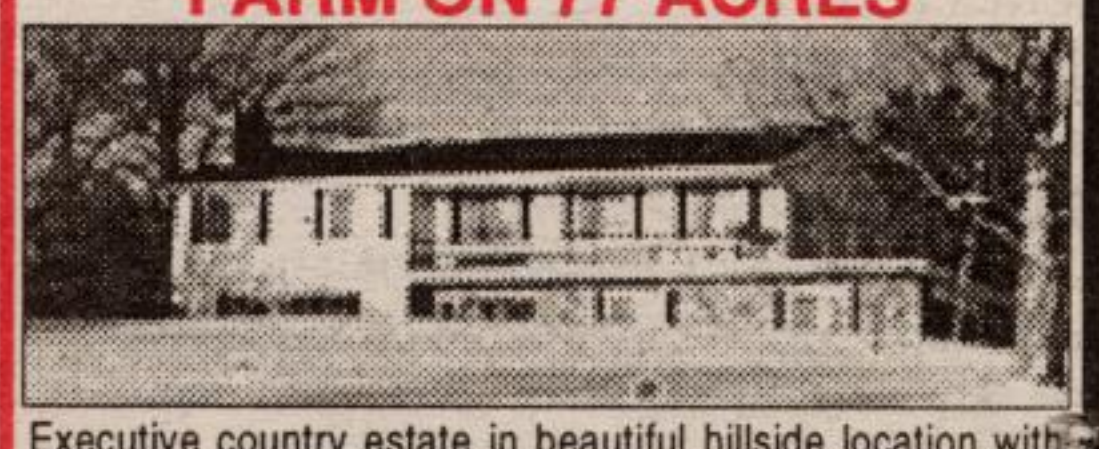
\$149,900
C1 Zone
Call Bill Pshyk* today for more details. RCA7-008

STORE PLUS 2 APARTMENTS JUST \$179,900



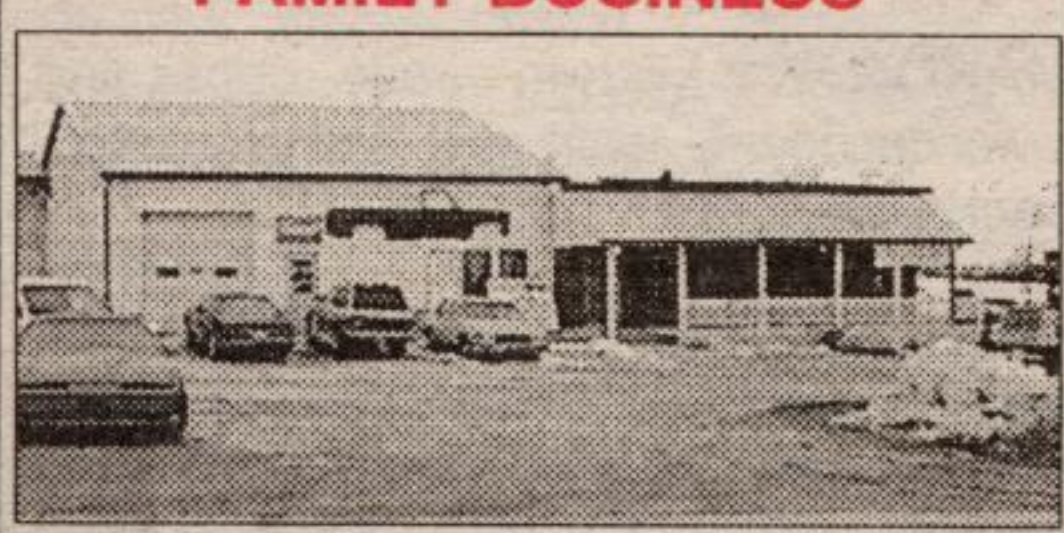
Downtown location, own parking, fully renovated and updated. Ideal for owner-user. Call Damian Nikic***. RCA6-085

GENTLEMAN'S HOBBY FARM ON 77 ACRES



Executive country estate in beautiful hillside location with panoramic views. Custom built home, with large deck, barn, shed & trailer. Income & tax rebates derived from 65 acres cleared for cash crops, raspberries & strawberries, ground water source heating. Call Marvyn Morgan*. RCA6-083

FAMILY BUSINESS



For this local 7 acre highway lot which contains 3 rented units plus a restaurant. Income potential is fantastic. Call Bill Pshyk*. RCA6-073

BLUE SPRINGS GOLF LOTS FROM \$112,900



Build your dream home on one of these magnificent lots. Each lot is more than one acre. Natural gas, cable TV, paved road, drilled wells, exclusive area. Call Damian Nikic***. RCA6-005

2 ACRES ON GUELPH LINE \$79,900



Heavily treed on paved road. Build your dream home and have full privacy. Call Damian Nikic***. RCA7-001

8 ACRES IN LIMEHOUSE \$84,900



On paved road, only minutes from Georgetown. Call now. Damian Nikic***. RCA6-091

\$119,000



North of Acton in Erin Township, in area to beautiful homes. Close to Georgetown, Guelph, etc. Call Marvyn Morgan* for directions! RCA6-086