

You Are Reading . . .

The Independent & Free Press

Real Estate Digest

Siding offers homeowners versatility

You've decided on siding for your home, and want the convenience of a low-maintenance material coupled with a choice of textures, styles and colors.

If that's narrowed your options down to vinyl or aluminum, here's a look at the characteristics of the two materials.

Aluminum has been a building-material staple for years, and once covered an estimated 10 per cent of North America homes. That figure's dropped considerably today, with much of what would once have been covered in aluminum now clad in the newer vinyl siding.

Today you can buy vinyl and aluminum siding in a variety of widths, designs, textures and colors. Horizontal or vertical, the choice is yours. Vinyl siding, particularly, can match just about all architectural styles. Historic homes have been clad completely in vinyl right down to fine decorative vinyl mouldings, and have managed to keep their period look intact.

Both aluminum and vinyl are applied in much the same way, and both are available with insulated backing, or designed to take drop-in panels of insulation. Because aluminum is a poor insulator, it's often put up over rigid insulation. Patterns on vinyl may be shallower than on aluminum, but the two finishes do look similar.

Vinyl is more flexible than aluminum, and therefore easier to work with, but both take lots of cutting and fitting for a first-class job. If vinyl's put on improperly prepared wall, unevenness may show through more than with aluminum, and incorrect fitting (vinyl expands and contracts with exposure to temperature extremes) can make it snap under a sharp blow. Or it can buckle, which can also happen to aluminum in the heat of the summer sun.

While vinyl won't take bumps and knocks well in extremely cold weather, it does have a high resistance to dents. Because color runs through the whole panel,

chipping is not a problem, but some colors may be prone to fading more than others.

The color of aluminum siding comes from enamel that's baked on at a factory. This finish can chip and peel if the siding is dented, which can happen far more easily with metal than with plastic if a stray baseball or even a heavy hailstorm comes aluminum's way. Scratches too can be a problem, but like vinyl, aluminum siding panels can be removed and replaced without too much trouble.

There's less wind noise transmitted with vinyl than with aluminum, but aluminum is fireproof.

Cleaning vinyl can be accomplished with soap and water. It maintains that "new" look for years. More work is necessary to spruce up aluminum, which can fall victim to fading and, in some climates, chalking. This is what happens when paint sheds pigment and leaves behind a fine powder. In excessive cases the siding the paint is supposed to protect can be left exposed.

If aluminum siding sits above bricks, chalking can leave streaks. A strong detergent mixed with elbow grease should get rid of them.

If you're having a tough time deciding between aluminum and vinyl siding, keep your eyes open when you're out and about in the neighborhood. If a particular house finish catches your eye, it's worth talking with the home owners to find out particulars like what material was used, was it professionally installed or a do-it-yourself job, and how happy are they with the results.

And talk to professional siding suppliers and installers to learn as much as possible about the products you're considering buying.

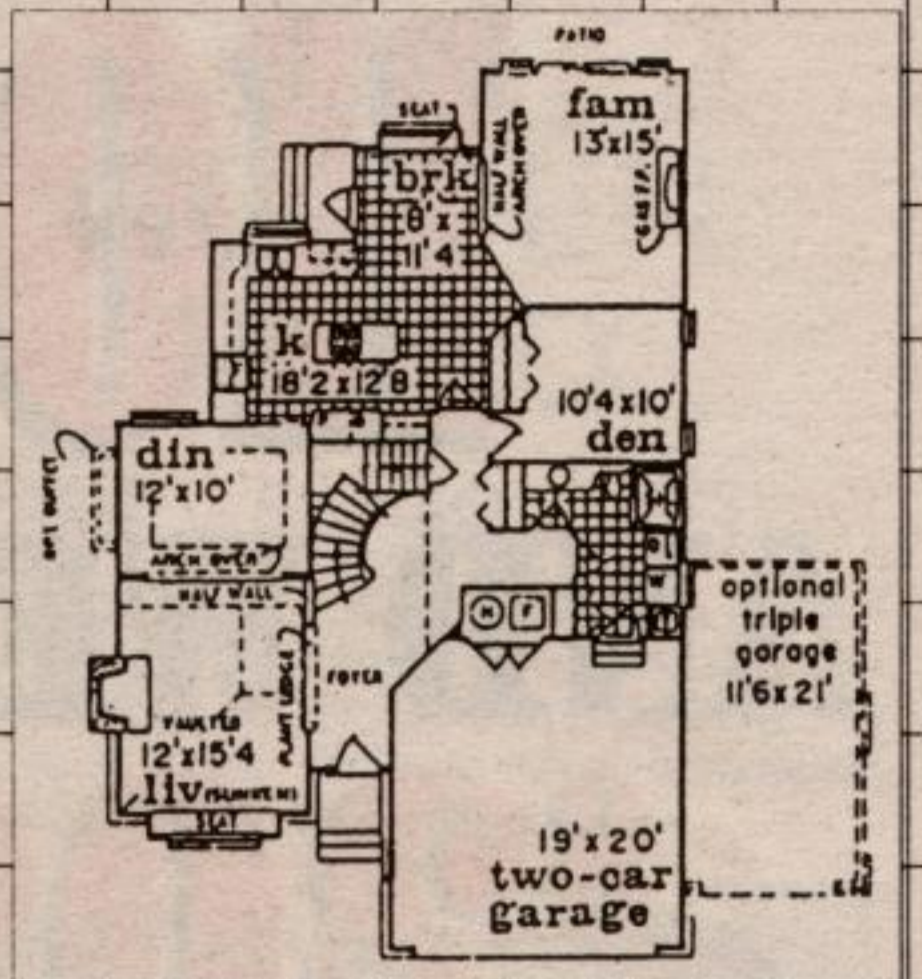
(This article is provided by local Realtors and the Ontario Real Estate Association (OREA) for the benefit of consumers in the real estate market.)

CUSTOM BUILT HOME

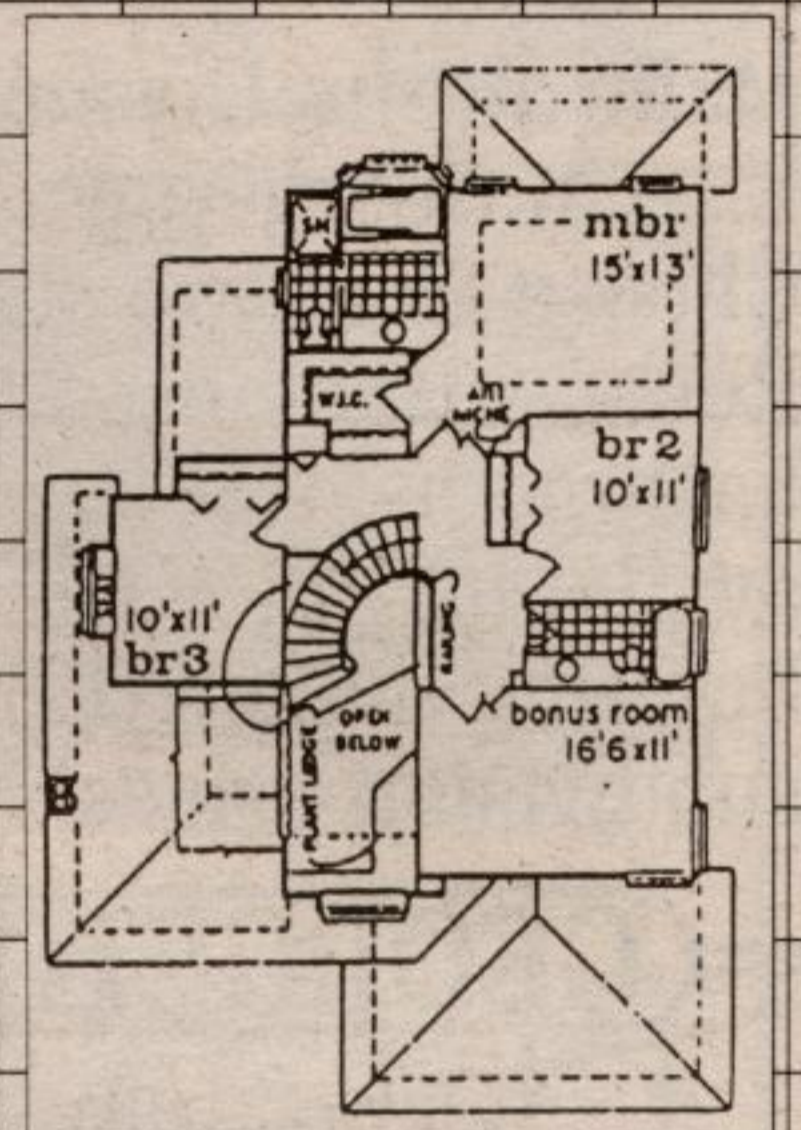
Located adjacent to Conservation Area

- Three bedrooms, plus bonus room, or 4th bedroom and den.
- Plant ledge visually separates the vaulted foyer from the sunken living room.
- 54' x 150' lot.
- Two car garage.
- Choose your cabinets, broadloom, colour scheme.

Priced at \$319,900.



First Level 1354 square feet



Second Level 839 square feet



FRED HARRISON*

*Sales Rep.

(905) 454-1100



PROFESSIONAL REALTY INC.

a house of Baguley a house of Baguley a house of Baguley a house of Baguley a house of Baguley a house of Baguley



ROYAL CITY REALTY

PHH Homequity Relocation Member of Toronto and Beyond

Realtor

(DUFFERIN) LIMITED

Independent Member Broker

MEMBER OF THE BRAMPTON, TORONTO, ORANGEVILLE REAL ESTATE BOARDS AND NOW AN ACCESS MEMBER OF THE GUELPH REAL ESTATE BOARDS

Wayne Baguley* specialist in "Stress Relievers"



(NO ANIMALS WERE INJURED DURING THIS PHOTO SESSION)

"When we were looking for our new home, we called Wayne Baguley" If you are looking to BUY OR SELL call Wayne Baguley*.

NOT INTENDED TO SOLICIT PROPERTIES ALREADY LISTED



\$299,000

105 ACRES PLUS

Victorian home with two barns asking \$299,900. Well located farm in Erin township approx. 70 acres of workable farm, many upgrades, rolling land. Call Wayne Baguley* (519) 833-0066, (905) 450-3355



\$269,900

PERFECT BED & BREAKFAST?

Victorian large original built in the 1800s. 18 acres, bank barn, lots of original. Call Wayne Baguley* (519) 833-0066, (905) 450-3355. 2384



\$219,000

25 ACRE HOME

2 single car garages. Country home with privacy of a cottage. Large sun room, full bsmt. Trees, trees. Call Wayne Baguley* (905) 450-3355 or (519) 833-0066.



\$495,000

ESTATE HOME, INDOOR POOL, TENNIS COURT, VIEWS, VIEWS, VIEWS!

Grand River, stream, pond and very spacious home. 5 baths, huge kitchen, beautifully decorated, 3 car garage, driveway and 45 scenic acres. Call Wayne Baguley* (519) 833-0066, (905) 450-3355. 1672



\$329,000

50 ACRES, 3,000 SQ. FT. HOME

Immac. 3,000 sq. ft. home plus huge family room with kitchen, 2 marble fireplaces, hardwood floors, full basement. Stone & brick, 50 acres, wonderful view. Call Wayne Baguley* (519) 833-0066, (905) 450-3355.



\$339,000

THIS PHOTO TAKEN FROM HILLS ON PROPERTY

Victorian home, 98 scenic acres, horse/cattle farm. Rolling hills with stream travelling 20 acres of bush, excellent bank barn with addition off back. Call Wayne Baguley* (519) 833-0066, (905) 450-3355. 2265



\$539,000

VICTORIAN CLASSIC FARM

3 bedroom, beautifully restored home, large country kitchen. 97 acre farm with incredible views! Newer red metal barn with stalls + drive shed. Call Wayne Baguley* (519) 833-0066, (905) 450-3355.



\$369,000

MASSIVE ORIGINAL VICTORIAN

98 acres, stream, immaculate barn. Close to Hwy #24, 4 bedroom, original flooring & trim. All brick double car garage. Hard to find! Call Wayne Baguley* (519) 833-0066, (905) 450-3355.

Wayne Baguley*

SALES REP.*
Specializing in
Country Properties
(905) 450-3355
OR
(519) 833-0066

VACANT LAND

1.72 ACRES IN CALEDON \$89,000. Mountain view of surrounding towns and cities. Treed lot. Call Wayne Baguley* 519-833-0066, 905-450-3355.

FOLLOW TRAIL THROUGH 44 GORGEOUS ACRES \$199,000. Corner lot close to town. Towering maples & softwood bush. Nature at its best with river & 2 small ponds. Build by the hillside. Call Wayne Baguley* 519-833-0066, 905-450-3355.

a house of Baguley a house of Baguley a house of Baguley a house of Baguley a house of Baguley a house of Baguley