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The Independent & Free Press

Real Estate Digest

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BACKYARD OASIS
Even a custom built gazebo! This three bedroom plan has four more basement rooms. A knock-out kitchen with skylight. You will love it at \$199,900! See it with Bill Ellis*. 98-426-30


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"WHAT A FIND!"
Lovely custom built home in prime east end location. Gorgeous gardens show that some one cares. New at \$196,000. Inspections with Bill Ellis*. 98-461-30

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Window repairs can help you save on your energy bills

Continued from pg. MP7
ment windows and make sure that caulking, weather-stripping and paint are not impeding the window's operation.

Weather-stripping should be flexible, properly located and make full contact with both the sash and frame. Always use good quality weather stripping; it performs better and will last longer.

4. Check your window annually—tighten screws and lubricate moving parts. Make sure cracked glazing is replaced. Retrofit your window by applying a continuous bead of caulking around the window trim, at the joints of the trim and between the trim and the frame. If you can remove the trim easily, add insulation and seal up small gaps (up to a quarter of an inch) with caulking. For larger gaps, use insulating foam.

5. After sealing the window on the inside, caulk the outside. Caulking outside first can trap warm, moist air in the wall, which can, in time, damage the wall.

6. If any of your windows do not serve as emergency exits, consider sealing some of them during the winter. Use easy-to-remove tape or peel-and-strip caulking.

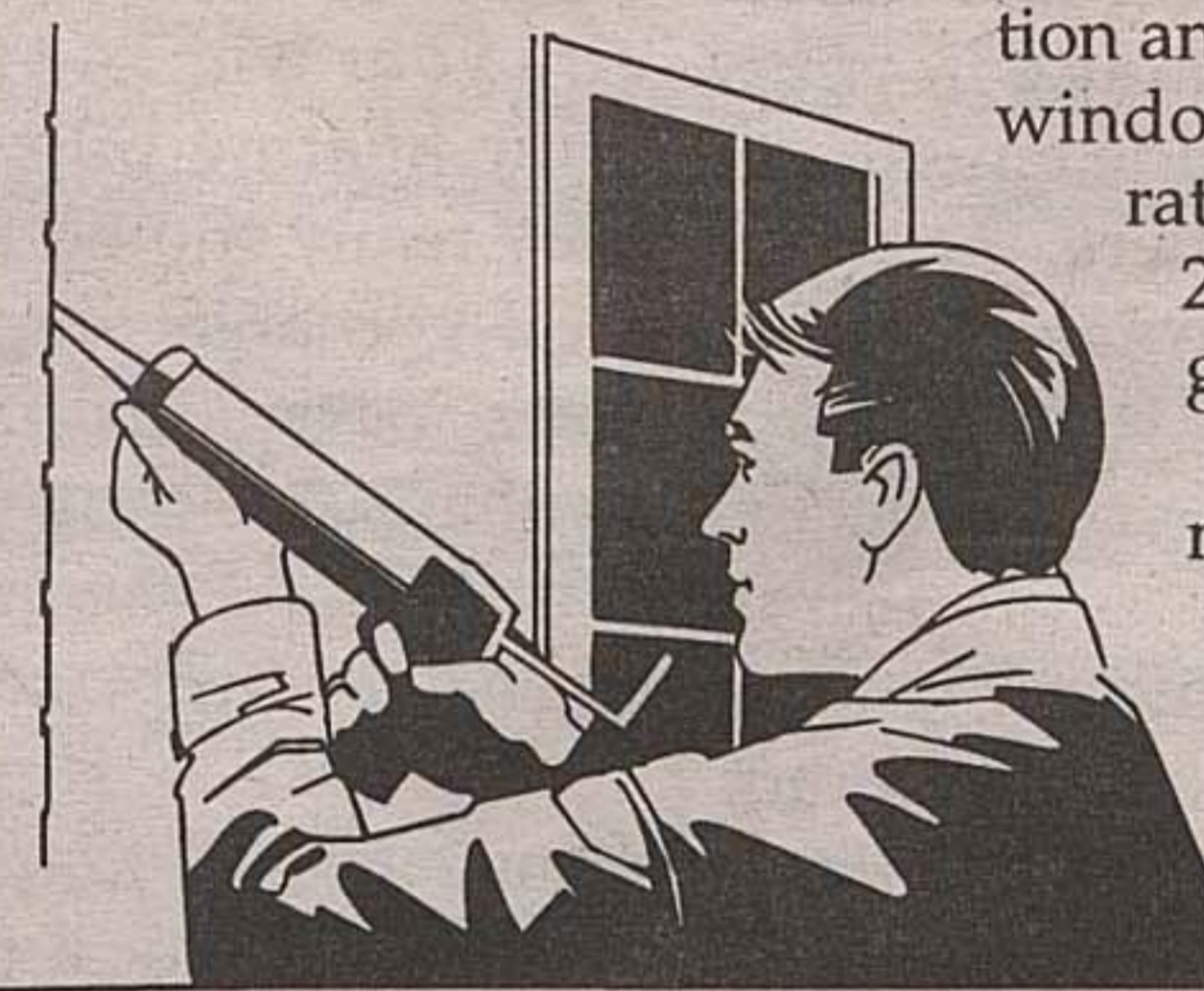
7. To improve the overall thermal resistance of your windows, add layers of glazing. Windows in Canadian homes should have at least two layers of glass. Once your windows are in good repair, install storm windows either inside or outside. Exterior

storm windows should be installed in the fall and removed in the spring. Interior storms are typically stored in the summer; however, if your house is air-conditioned, they can also help keep heat out and cool air in.

8. The two most common do-it-yourself systems for installing interior storm windows are heat-shrink film with double-sided tape and clear plastic film with spline and channel. These use inexpensive products that are available at your local hardware store.

9. Some windows are beyond redemption and must be replaced. Look for windows that have a high energy rating (ER). With this system, "2ER" indicates superior energy efficiency than "10ER."

10. Installing windows is not a do-it-yourself job. Poorly installed energy-efficient windows will not perform as they are designed to. Find an installer who has been trained by the window manufacturer



or by a recognized window installers or dealers association.

There are many other ways besides window improvements to increase energy efficiency, indoor air quality and comfort in your home.

For publications on these topics and other energy-efficient home renovations, call the RenoSense program toll-free at 1-800-387-2000 or write to: Energy Publications, c/o Canada Communication Group, Ottawa, Ontario, K1A 0S9, or visit the Office of Energy Efficiency web site at <http://oe.nrcan.gc.ca>.



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Gord Dawe
Assoc Broker



Michele Dawe
Sales Rep.

NEW



BOVIS BEAUTY \$184,900
Well cared for and immaculately kept. 3+1 bedrooms, eat-in kitchen with walkout to deck and private back yard, bay window, hardwood floors, finished basement. A pleasure to show. Please call Gord**.

NEW



DOUBLE CONSERVATION LOT \$349,000
3400 sq. ft. custom built home featuring 4 car garage, oak kitchen with sunroom, 4+2 bedrooms, 4 washrooms, hardwood floors, skylights, circular oak staircase. Brick fireplace, walkout, huge deck, finished basement with extra kitchen. Upgrades & quality. Please call Michele**.

NEW



100 YEAR OLD VICTORIAN BEAUTY \$224,900
Stately home in mature area by park, hardwood floors, high ceilings, bay windows, beveled glass door, wood-stove, main floor family room with walkout to large 17' x 26' deck and private backyard. Many upgrades. Renovated by Peter Zions. Please call Gord*** to view.



BUNGALOW ON 50'X154' LOT \$144,900
Bright, cosy and affordable. Large lot backing onto open field. 2 bedrooms, hardwood floors, gas fireplace, back deck, main floor laundry & front porch for lazy summer evenings. Please call Gord**.



STEP BACK IN TIME - \$169,000
Meticulously restored log cabin. Originally from Crawford Lake area, home set peacefully in the Village of Rockwood. Features include great room with gas fireplace, pine floors, exposed beams, dormers, loft area, cedar shakes & large front porch. Come view the history of yesteryears. Please call Michele*. RMRW98-066



HOME OF YOUR DREAMS
CUSTOM BUILD HOME \$184,900
3 bedroom backsplitted (to be built) in mature area backing on to open fields. Great opportunity to choose your own colours and customize your house plans or ask us about our lot in Rockwood for \$79,900. Please call Michele*.



WELCOME TO HERITAGE HILL FARM - \$410,000
This spectacular Century Stone home was built in 1858 and features a stone fireplace, exposed stone walls, deep sills, 4 bedrooms, 3 washrooms & large front porch. The picturesque tree lined driveway opens up onto 9+ acres of landscaped parkland with spring fed pond. The Cottage Studio offers a second residence. The unique, historical Stone Barn was built in 1859. Please call Michele* or Gord**.

NEW



SOLD
GREAT OPPORTUNITY! BRICK BUNGALOW \$167,900
Mature lot, quiet area, hardwood floors, plaster walls. Finished basement with gas fireplace, breeze-way, attached garage. Please call Gord** or Michele*.



COMMERCIAL \$249,000
Main downtown location. Approx. 3,000 sq. ft., 400 amps, security system, land for side loading 1 or 2 bedroom apt. Vendor may assist in financing or lease premises. Please call Gord**.



10 WOODED ACRES IN ERAMOSA TOWNSHIP
Partially cleared, sandy loam soil, potential pond site. \$69,900. Please call Gord** or Michele*. RMAC97-196



FAMILY HOME IN ROCKWOOD \$169,900
Bright sidesplit on mature lot, 3+1 bedrooms, finished rec room, hardwood floors, walkout from kitchen to brick patio. Michele* or Gord**. RMRW98-036



2 ACRES OF COUNTRY \$79,900
Scenic Eramosa Township. Beautiful views. Excellent building lot. Vendor will take back mortgage. Call Gord** or Michele*. RMRW97-147



WAITING FOR YOUR COUNTRY ESTATE 10 ACRES \$189,900
High and dry with wonderful views of the countryside. Fronting on 2 roads. 50 minutes to the Pearson International Airport. Please call Michele* or Gord**. RMRW98-064



DON'T MISS THIS ONE!! \$174,900
90 year old home nestled in the mature area of Rockwood. Large trees, perennial gardens, large private backyard, large deck, 3 bedrooms plus nursery, separate dining room, main floor family room. Please call Michele* or Gord** to view. RMRW98-072



Heather (Whiting) Scotland**
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BLUE SPRINGS REALTY (HALTON) CORP.
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(519) 853-2086
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Leigh Whiting*
Sales Rep.
leighwhiting@yahoo.com



HOME AND BUSINESS - \$449,900
This immaculate 2100 sq. ft. quality built custom 4 bedroom brick home, with finished w/o lower level is suitable for 2 families. Nearly 10 acres of extensively landscaped grounds provides 2 stocked ponds w/public fishing license; 18 x 20 ft. heated workshop/garage with attached garden centre, small barn with fenced area and private patio with fountain. Explore the possibilities with **Heather Scotland**** or **Leigh Whiting*** 1-888-833-1945. RMAC98-056



3/4 ACRE QUAIN VILLAGE LOT \$49,900
This 169 x 192 foot building lot would be ideal for a walkout basement overlooking the babbling brook - surrounded by mature trees and evergreens & just a stone's throw away from the river. Bring your plans or use ours - we can recommend a great builder too!! Please call **Heather Scotland**** or **Leigh Whiting*** at 1-888-833-1945. RMAC97-200



CALEDON ACREAGE - \$279,900
This comfortable 4 bedroom home is set well back from the road on 7.9 gorgeous rolling and treed acres with frontage on Centreville Creek. Features include a main floor fam. room w/3 pc. rough-in suitable for in-laws, country kitchen, 4 pc. master ensuite, double garage and excellent barn/workshop. Please call **Heather Scotland**** or **Leigh Whiting*** at 1-888-833-1945.