

# Say You Saw It In . . .

# The Independent & Free Press Real Estate Digest

Enhance your home

## Paint is cheap and effective

One of the easiest, most cost-efficient ways of enhancing your home is with paint. With the advances made in paint over the past decade, there's not much you can't do with it indoors and outdoors.

Gone are the days of the all-purpose can of paint. Today, there are paints available for specific materials and surfaces. Whether your floor is wood or concrete, there is a paint designed for use on it. There are even paints for metals, such as the smoke pipe of a stove, that heat up to extremely high temperatures.

Some paints are made for specific uses on appliances, cabinets, tile walls and floors, bathtubs and sinks. You can even produce a terrazzo look on floors or a textured effect on walls with the right kind of paint.

Before you begin any project, visit a paint dealer and discuss the kind of material you plan to paint, its condition and the result you want to see. There are so many paints on the market, you want to make sure you get just the right one. A paint that's good for interior woodwork, for instance, is not necessarily good for wood floors or outside wood trim. A paint intended for concrete walls won't necessarily hold up on a concrete floor. So, be specific.

To apply any paint all you need to do is follow the instructions on the paint can. These are usually very detailed. But, be sure to read them before you leave the store in case you have any questions. Also ask about any materials or tools that may be required

for a particular type of paint.

While a fresh coat of paint can easily transform any dull room, cupboard or furniture item, you can't expect all flaws to be magically concealed. Painting requires good surface preparation and some elbow grease before you can splash on new colors.

Start by filling in all holes and cracks with an appropriate filler. When the filler is dry, use a fine sandpaper and sand all surfaces lightly. Then wipe all surfaces to ensure they are dust-free.

Here are a few tips for different paint jobs:

### Bathrooms and kitchens

Because of high moisture, use an enamel rather than a flat paint for walls as well as woodwork. An enamel is easier to clean and less likely to be harmed by moisture. Epoxy paints will hold on sinks, bathtubs, ceramic tiles and other areas that are extremely smooth and exposed to water. These paints must be handled carefully and require good ventilation.

### Basement

A latex masonry paint is good for concrete basement walls. Many paints are designed to damp proof or waterproof basement walls. Their effectiveness depends on how well they are applied. However, it's virtually impossible to waterproof a basement from the inside by simply applying waterproof paint on the walls.

Concrete basement floor must be cleaned before painting. Use a cleaner recommended by the paint manufacturer.

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## ROYAL CITY REALTY

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**Wayne Baguley** SALES REP.\*  
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**\$269,000**  
**CHURCH CONVERTED TO RESIDENCE OVER 3000 SQ. FT.**  
Call Wayne Baguley\* (519) 941-5151 or (905) 450-3355



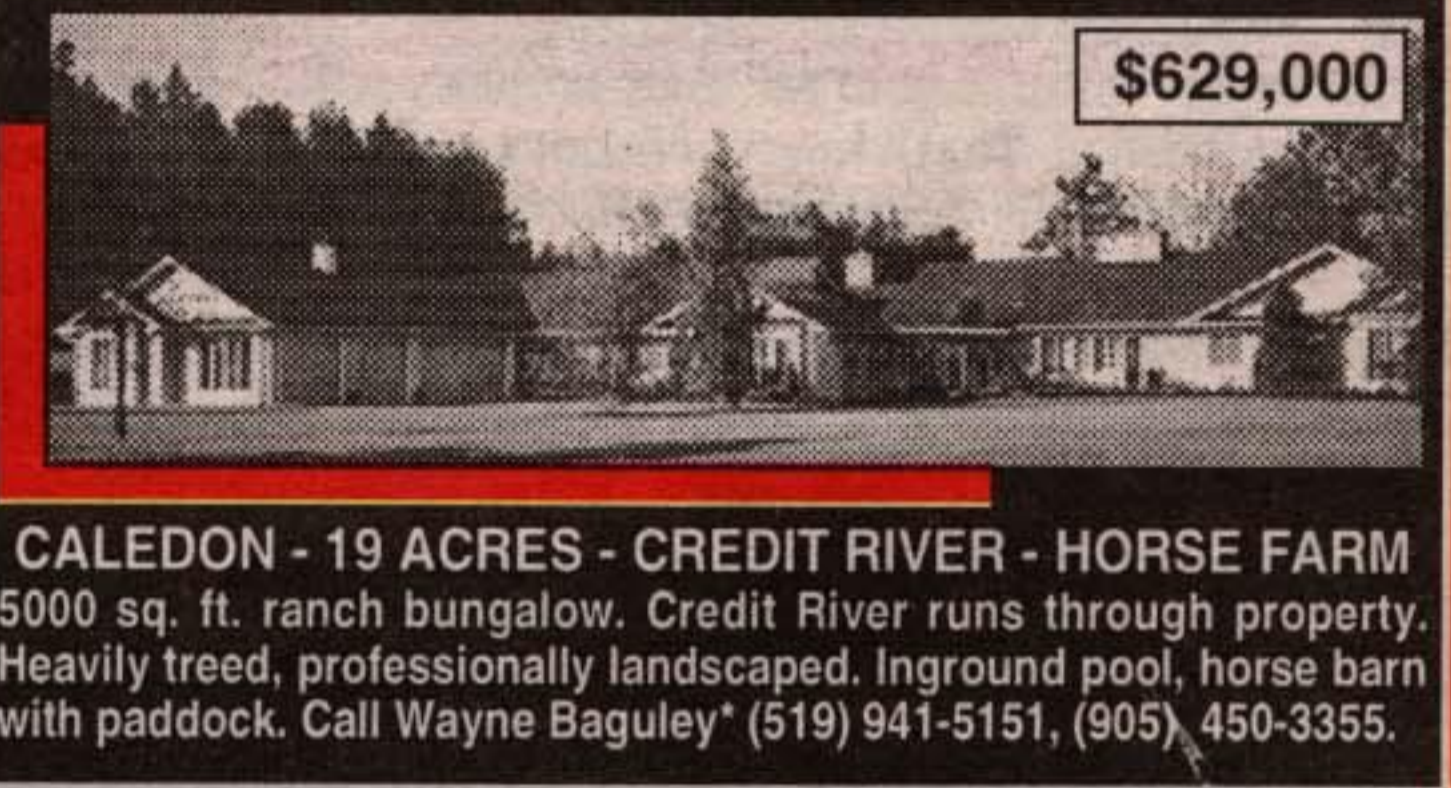
**\$279,000**  
**LIKE NEW - PERFECT**  
2200 sq. ft. A must see bungalow, hardwood floor, fireplace, 2 full baths, full basement, double car garage, huge detached workshop, 2 landscaped acres. Call Wayne Baguley\* (519) 941-5151 or (905) 450-3355.



**NEW PRICE \$259,000**



**\$629,000**  
**CALEDON - 19 ACRES - CREDIT RIVER - HORSE FARM**  
5000 sq. ft. ranch bungalow. Credit River runs through property. Heavily treed, professionally landscaped. Inground pool, horse barn with paddock. Call Wayne Baguley\* (519) 941-5151, (905) 450-3355.



**3,000 SQ. FT. STONE HOME - 50 ACRES**  
Hardwood floors, two walkouts to decks, two marble fireplaces, three baths, full basement, beautiful kitchen, incredible family room, rolling land, views, views. \$329,000. Call Wayne Baguley\* (519) 941-5151, (905) 450-3355.



**PRIVATE MINI FARM**  
Close to Erin Village and a short walk to golf course. Country raised bungalow, total of 5 bedrooms, 2 baths, walkout to deck, 2 fireplaces, lower level family room. Over 6 acres, hobby barn for horses & other livestock. Paddocks, fencing, mature trees, beautiful landscaping + pond. \$269,000.



**REDUCED \$119,000**  
**DETACHED 3 BEDROOM**  
Older style home, in town, Orangeville on very private road. Good neighbourhood, beautiful fenced yard. Call Wayne Baguley\* (519) 941-5151, (905) 450-3355.



**INCREDIBLE VIEWS & HILLS**  
26 rolling acres, trees, across from ski club. Over 2000 sq. ft., 2 storey home plus walkout basement, 4 bedrooms, 3 baths. Massive circular deck. \$299,000. Call Wayne Baguley\* (519) 941-5151, (905) 450-3355.




**\$429,000**  
**VIEWS, VIEWS, VIEWS! ESTATE HOME, INDOOR POOL, TENNIS COURT**  
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) 941-5151, (905) 450-3355. 1672



**NEW \$209,000**  
**1800'S COTTAGE RESTORED**  
A Knockout!  
18" plank flooring, English cabinetry, clawed tub, window seats, balcony off bath, new roof, detached garage. A must to see inside. Call Wayne Baguley\* (519) 941-5151, (905) 450-3355.



**INCREDIBLE PIECE OF LAND \$259,000**



**3 TIERED PONDS**  
Stocked with trout, fast flowing small stream, 47 acres, treed, hills, immaculate barn, original small log house. Call Wayne Baguley\* (519) 941-5151, (905) 450-3355.



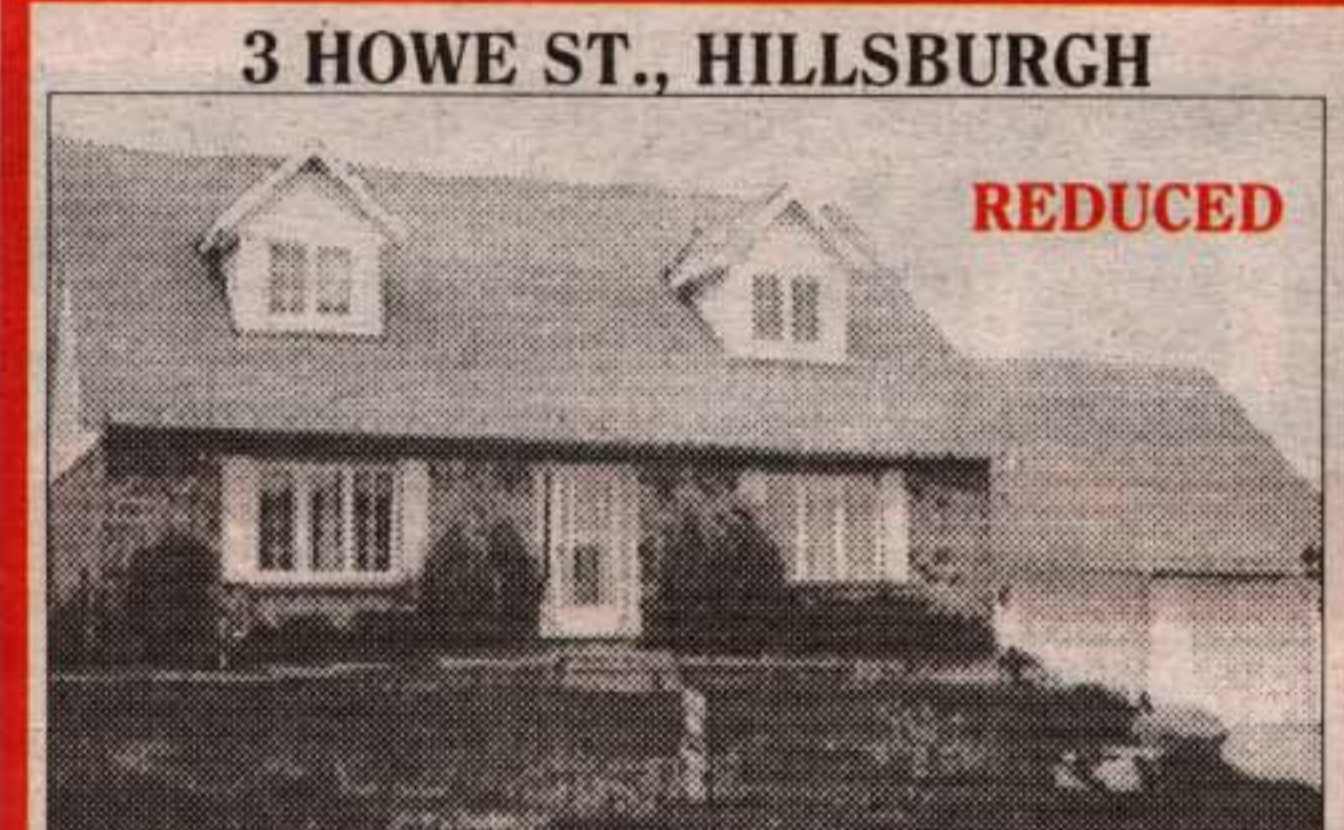
**VACANT LAND:**

- 1.3 acre building lot. Treed & small stream, backing onto scenic land including hardwood bush & Grand River. Near Hwy. 9. \$37,000.
- 97 acres, open spaces, treed, excellent farm and recreational property. \$189,000.
- 3.5 acres commercial vacant land on Town Line of Orangeville. Ready to go at \$289,000.

Call Wayne Baguley\* for property information (519) 941-5151 or (905) 450-3355.

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**3 HOWE ST., HILLSBURGH**  
**REDUCED**

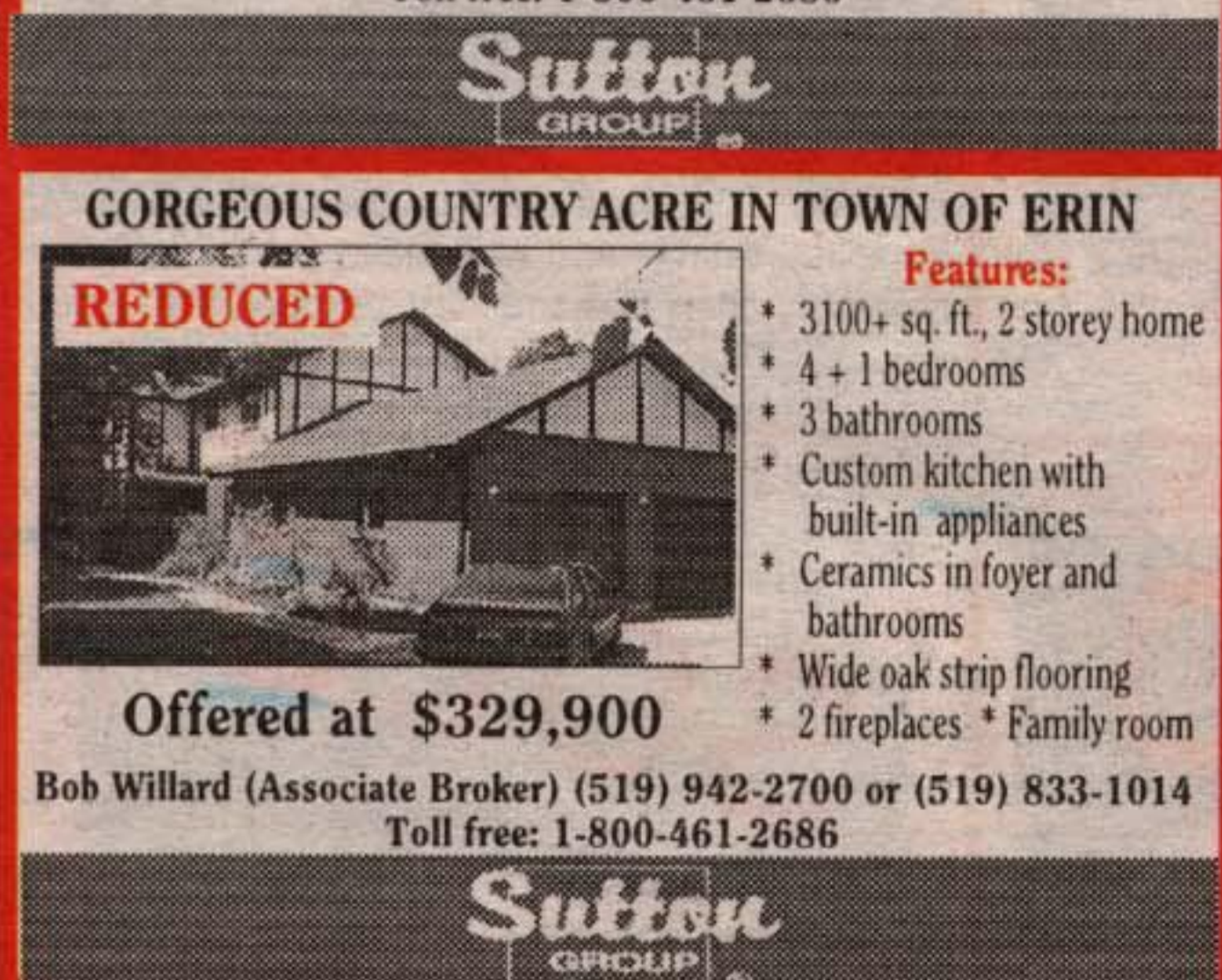


Offered at \$237,000  
**Features:**

- \* 3 bedroom cape cod
- \* 2 car attached garage
- \* 3 bathrooms
- \* open concept kit-family room
- \* walkout from kitchen to deck
- \* main floor laundry room
- \* oak staircase
- \* central air conditioning
- \* gas heat, town water & cable
- \* built to R2000 standards
- \* large lot

Bob Willard (Associate Broker) (519) 942-2700 or (519) 833-1014  
Toll free: 1-800-461-2686

**GORGEOUS COUNTRY ACRE IN TOWN OF ERIN**  
**REDUCED**



**Features:**

- \* 3100+ sq. ft., 2 storey home
- \* 4 + 1 bedrooms
- \* 3 bathrooms
- \* Custom kitchen with built-in appliances
- \* Ceramics in foyer and bathrooms
- \* Wide oak strip flooring
- \* 2 fireplaces \* Family room

Offered at \$329,900  
Bob Willard (Associate Broker) (519) 942-2700 or (519) 833-1014  
Toll free: 1-800-461-2686

**NO MORE RENT**  
**REDUCED**

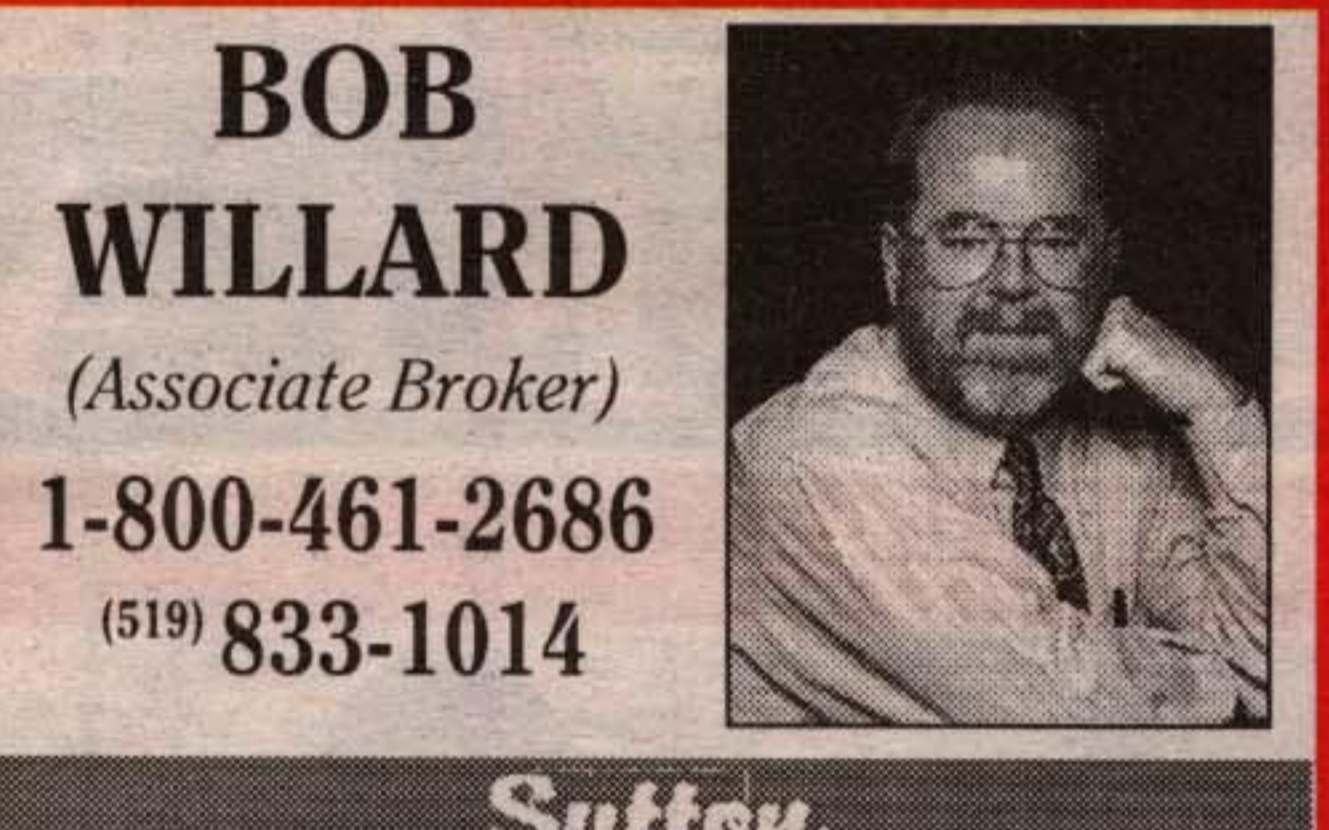


**Features:**

- \* 3 bedroom mobile home
- \* Recently installed hardwood floors
- \* New vinyl floors in dining room
- \* Central air
- \* Huge deck for summer barbecues
- \* Large outside storage shed
- \* All appliances included
- \* Satellite dish
- \* Ample parking

Offered at \$76,900  
Bob Willard (Associate Broker) (519) 942-2700 or (519) 833-1014  
Toll free: 1-800-461-2686

**BOB WILLARD**  
(Associate Broker)  
1-800-461-2686  
(519) 833-1014



**THIS IS A GOOD THING**



**Features:**

- \* 2 bedroom mobile home
- \* Fully fenced lot
- \* Cathedral ceilings in principal rooms
- \* Separate laundry room & pantry
- \* Semi-ensuite with corner vanity
- \* Central air & water softener
- \* Large covered deck
- \* Extra large storage shed
- \* Ample parking

Offered at \$74,900  
Bob Willard (Associate Broker) (519) 942-2700 or (519) 833-1014  
Toll free: 1-800-461-2686

**PLEASE CALL NOW**



1100 sq. ft. 3 bedroom raised bungalow to be built in village of Erin. Built to R2000 standards with natural gas heat and town water. Price includes G.S.T., meter hookups, paved drive and O.N.H.W. premium. Possible 90 day possession.

Offered at \$173,900  
Bob Willard (Associate Broker) (519) 942-2700 or (519) 833-1014  
Toll free: 1-800-461-2686

**VILLAGE OF ERIN COMMERCIAL - 2 UNITS**

Very attractive Main St. location, main floor, approx. 1300 sq. ft. with ample parking - \$900 per month, plus utilities. Ideal for professional offices.

Coach House - approx. 600 sq. ft., parking for 2 vehicles \$500 per month plus utilities.

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