

Wayne Saunders* Sales Rep.

Blue Springs Realty (Halton) Corp.

"YOUR TOWN & COUNTRY SPECIALIST" Serving Wellington County & Halton My Clients Are Number 1!

Phone: 1-519-856-4348 Toll Free `-888-656-4348

Wayne offers Worldwide Web Exposure + **Custom Virtual** Tour of your property.

Rockwood At Its Best!

12 Years Selling Properties Yard By Yard



157 Country Acres

Just west of Acton and near Hwy. 7 this exceptional farm is now available. Extensive steel buildings, 2 ponds and 130 acres workable. Updated family home. Sure to please. Call Wayne*



91 Picturesque Acres

Located near Everton on a paved road, this property includes 15 acres of hardwood bush, 50 acres certified organic, bank barn plus a spacious log home, updated & ready for your family. Call Wayne*.



3 Acres of Country Heaven 2800 sq. ft. of quality built home with

above grade & separate in-law suite. 20x40 heated shop plus 15x40 not heated. Located north of Hwy. 24 on a paved road. Well cared for home, circle drive & room to spare. Call Wayne*.

4 Picture Perfect Acres

Spacious, updated 28 year old home with finished basement with large windows & walk out. 25x25 attached workshop, double three 4 pc baths, all new windows new oil furnace & central air, central vac, new broadloom upstairs & much more. Located East of Oustic & North of Hwy. 24, 15 min. to 401. Lovely treed property with open spaces and 1/3 acre trout pond. Call Wayne*.





Make Rockwood Your Home!

Attractive, well cared for family home well laidout with generous room sizes main floor family room & gas fireplace oak kitchen, dishwasher and much more. Gas furnace 7 years old. Huge landscaped property, 167 ft. deep by 66 ft. wide. Attached garage, 1 1/2 cal garage, elect. door opener. Call Wayne*.

LOTS TO

BUILD ON!

treed acre, 3 miles north

\$73,900 Surrounded by

pine trees & ready for your

home. Located west of

Call Wayne* Now!!

Acton. No GST!

Surrounded by forest.

Ospringe on Hwy. 24.



Country Retreat 13.6 Acres

beam summer kitchen. Bank barn suit-

several small fields. Located north of

Lovely updated Scotch Block home in

a treed setting complete with post &

able for horses, spring fed pond and

Investors Delight

Legal boarding house in Guelph on bus route, near schools and plaza. Income \$25,000 yearly. Addition in 1993, updates include roof, windows, high eff. gas furnace, electrical, plumbing and much more. Backs onto park. Excellent Home. Suitable for large family, walkout bsmt. Call Wayne*. Just Call for a Confidential Market Evaluation of Your Property Bathrooms are complex to renovate

If your home is more than 30 years old and still has the original bath-Lroom fixtures (avocado, dusty rose and powder blue were popular colours in the 60's), chances are they are in need of repair, or are becoming a 21st century eyesore.

Before starting any bathroom project, consider what you want to accomplish and how much you want to spend.

Today, bathrooms have become a place to retreat and relax. You can choose from a wide selection of whirlpools, designer fixtures, water and energy-saving devices and other indulgences that can bring calm to a difficult day.

Minor fix-up

If you can't change everything all at once, but really need to see the last of that ugly vanity and bathtub enclosure, start replacing what is most annoying or in need of repair. This usually includes the fixtures, the sink, faucets, vanity, bathtub, shower, toilet and bidet, if you have one.

New fixtures, alone, can drastically improve a bathroom's appearance. New faucets can give an old vanity a brand new look. Floor and wall tiles can add colour and texture. They're also easy to install and keep clean. Mirrors and light fixtures can turn a cold, sanitary looking bathroom into a warm, welcoming, luxurious room.

Bathroom floors can be tile, hardwood or carpet. Walls can be covered with paint, wallpaper or more tile. Accessories can be anything from fancy soap holders to toilet seats that warm your bottom.

Major fix-up

A major bathroom renovation can cost a lot, or it can be quite affordable depending on what special features and indulgences you plan to include. Before cutting corners to save a few dollars, though, consider that you are investing in the market value of your home. Most Realtors would agree that renovated bathrooms and kitchens have the best payback potential. In many cases, you can recover as much as 80 per cent or more of your costs.

With all the drains, plumbing, lighting, heating, electricity, caulking and much more, a bathroom is probably the most complex room in a home to renovate. It requires technical expertise and knowl-

edge to do the job right.

You could do-it-yourself or hire various tradespeople to do different parts of the job. But if you're planning to tear everything down and start again, your best bet would be to hire someone who specializes in bathrooms, co-ordinates tradespeople and can ensure that all parts of the new bathroom will work in harmo-

Some major bathroom renovations can be a challenge. If you plan to include a new whirlpool, for example, the existing flooring may have to be reinforced and existing pipes may have to be modified to handle the extra water pressure.

Major fix-ups also don't happen overnight. Depending on what's involved, a bathroom renovation can take several weeks. If you are using a contractor, be sure to develop a time line they can stick to before they start the job.

-Ontario Real Estate Association





"When Performance Counts . . . Count on a Top Performer!"

Website: www.results-net.com/haltonhills



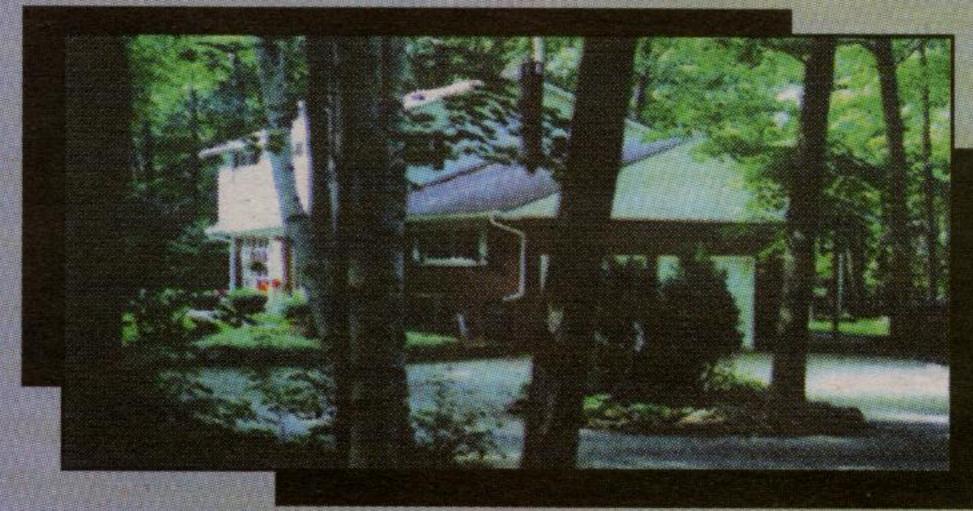


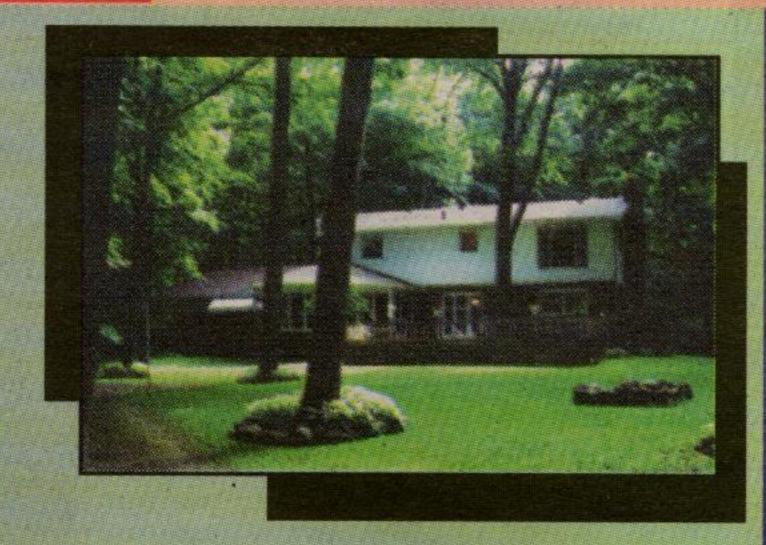
877-5165

Johnson Associates

HALTON LTD., REALTOR





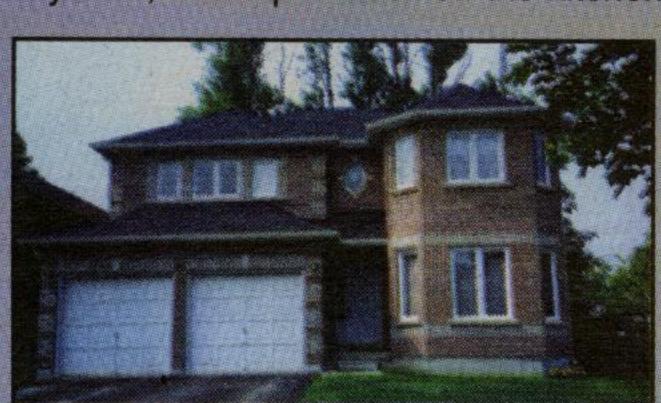


COUNTRY ESTATE - GEORGETOWN

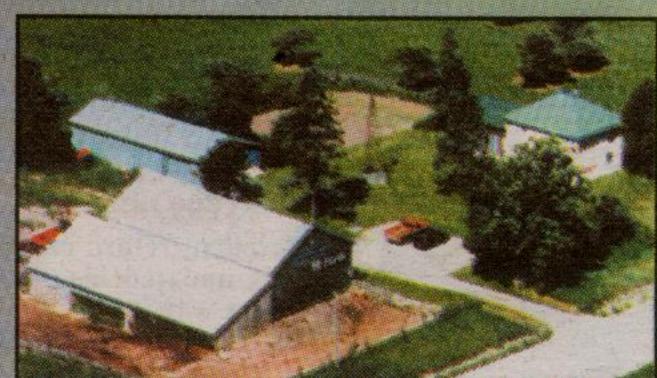
1.6 acres on the ravine and backing onto Black Creek, close to Bruce Trail and 5 mins. to Georgetown. Wonderful treed and private lot well set back from the road. Gracious 5 bedroom executive home with large principal rooms and finished walkout basement. New Barzotti kitchen has fabulous sunroom addition with floor to ceiling windows offering amazing views of the property any season of the year. Mexican clay tiled floor, hardwood on the main and upper levels. New ensuite in master, new heating/central air system, 900 sq. ft. deck off the kitchen, 2 fireplaces, main floor office/den. Superb location - area of fine homes.



Super starter or retirement home on a great lot 50' x 132' easy walk to the GO station in Georgetown. Spotlessly clean and in move-in condition, this home offers hardwood flooring on main level, large country kitchen, sunroom, good size living room, 2 bdrms with good closet space and four piece bathroom. Basement full and unfinished has newer windows, also furnace has been updated, shingles redone, chimney repointed and relined, 4 appliances included and don't forget the carport. Close to charming downtown Georgetown.



Elegant newer home on sought after street close to the park, downtown and North Halton Golf Club, 10 mins to 401. Quality Eden Oak built 4 bdrm, center hall plan with large principal rooms. Family room boasts gas fireplace etc. Large country kitchen with fabulous maple cabinets and breakfast area with walkout to deck and private backyard. Gleaming ceramic tiles from front door through kitchen/dining area. 4 large bdrms, master ensuite and walk-in closet. Peace and quiet - large lot - 67' frontage, \$326,000.



With large century home, solid 2 level barn, steel workshop and 98.9 lovely acres of great agricultural land. Over 9 acres of bush at the back of the property. The barn h as a fairly new driveshed to the south side, hydro and water. Workshop is large with 3 sliding doors, one man door, etc. Most windows replaced in the home, also shingles redone recently, new well pump, 4 bdrms and much more. All on a paved road 20 minutes from the 401 and 5 mins north of Acton - long country views south over Halton Hills. Call for exclusive appointment to view. \$425,000.



NEW! GEORGETOWN SOUTH BEAUTY!

Just listed on lovely quiet street, approx 2200 sq. ft. sparkling 4 bdrm with fabulous professionally finished basement (entertainment room with gas fireplace, 5th bedroom and 3 pce.). Upgraded to perfection with gleaming hardwood flooring in hallway, kitchen, family room etc. Ceramics in foyer. Walkout from kitchen to very private, fenced and beautifully landscaped yard - large deck with 6 person spa included. French doors, new interlock pathway and much more. Nothing to do only move in. \$279,900.