



GORD & MICHELE* DAWE**
1-888-656-4348

"Give Us A Minute Of Your Time And We Will Give You Years Of Experience"



Blue Springs Realty (Halton) Corp.



Michele Dawe
Sales Rep.

Gord Dawe
Assoc Broker

OPEN HOUSE - SUNDAY, NOVEMBER 11 ~ 2-4 P.M.
151 JACKSON STREET, ROCKWOOD



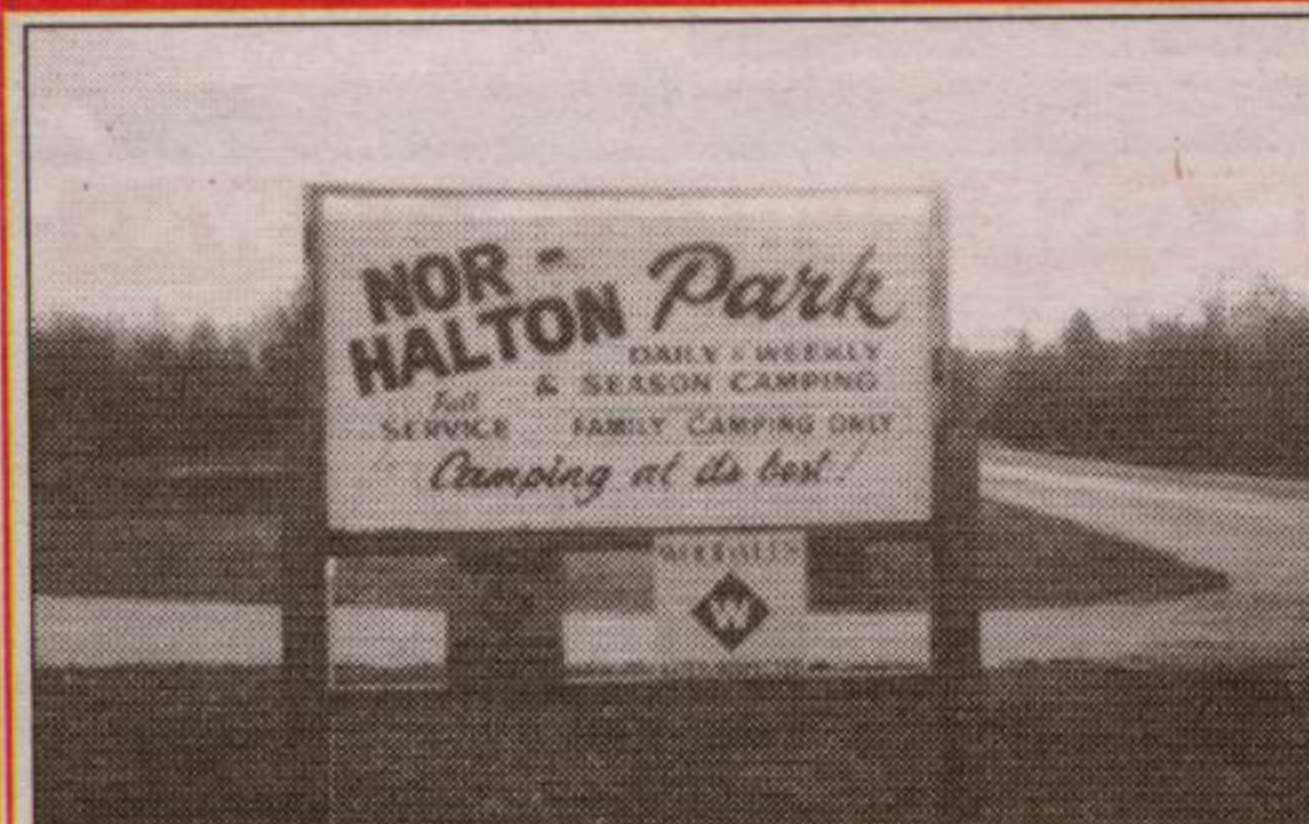
IF YOU LIKE THE UNIQUENESS OF OLDER HOMES, DON'T MISS THIS ... \$189,900

Older home in mature area with front porch charm. Large 66' x 132' lot with large 2 tiered back deck, 4 bedrooms, living room with Vermont Casting gas stove, separate dining room, Wood floors in LR & DR, ceramic flooring in foyer & kitchen, large baseboards. Cosy feel of yesteryear!



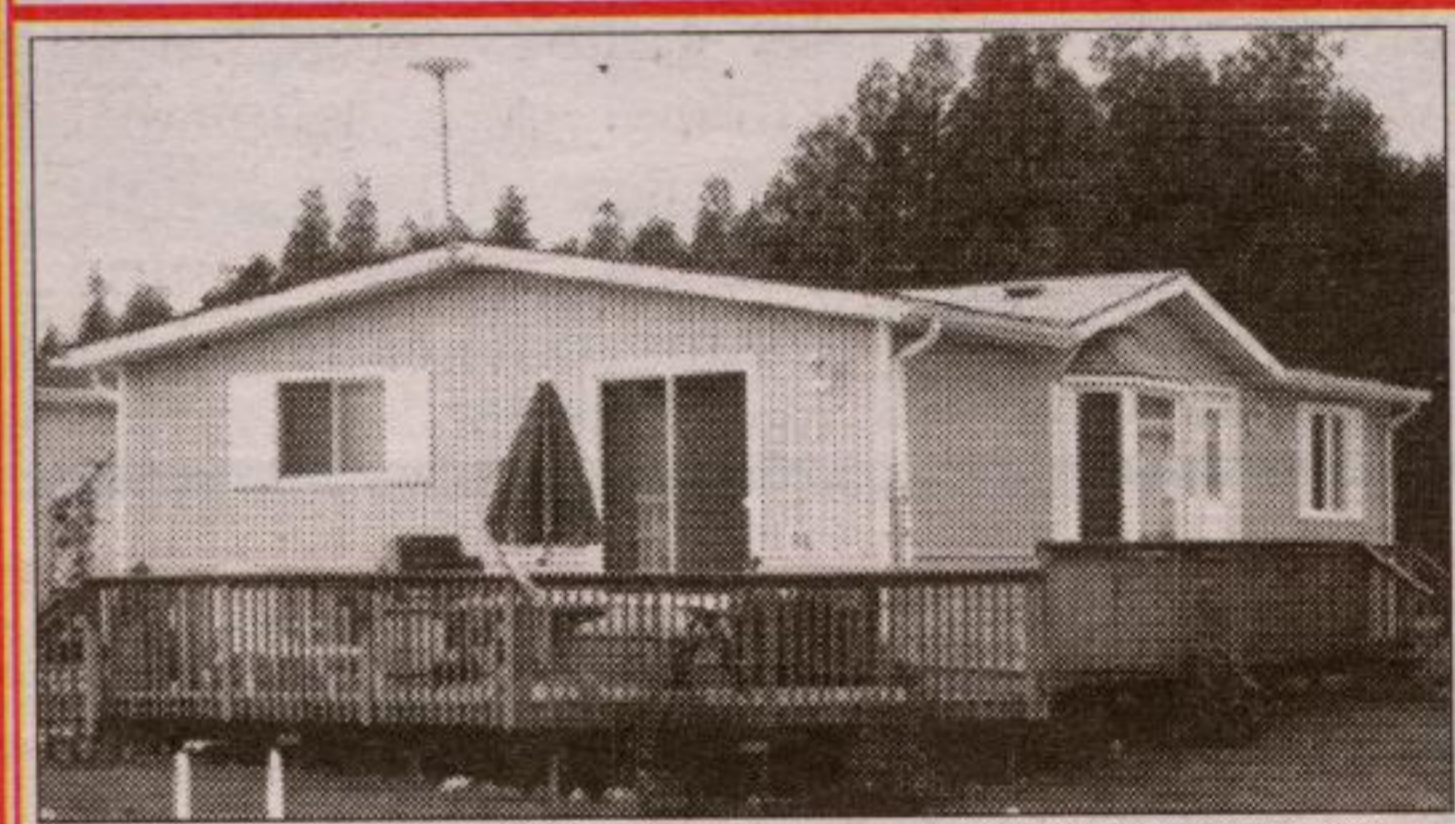
BRICK SPACIOUS 2 STOREY LINK HOME ON LARGE FENCED LOT - \$189,900.

Great family neighbourhood in Acton. Front porch, large Oak kitchen with extra counter & cupboards. Walkout from kitchen, living room to 32' x 14' deck & 16' x 32' above ground pool with extensive decking. 3 bedrooms, Pergo flooring. Finished recreation room with gas fireplace & 3 pc. washroom with extra large shower stall. Walk-in from garage, central vac.



TRAILER PARK AND CAMPING

Well established seasonal campgrounds with 130 sites and room on 62 acres for expansion with the GTA. Provides - Owner house, inground pool, hot showers, open and wooded sites, newer hookup, pavilion, store. Don't miss this opportunity. Only \$895,000.



MILL CREEK COUNTRY CLUB \$119,900

Affordable Carefree Adult Living - 2 bedroom modular home on leased lot, backing onto the water. Oak kitchen with skylight. Living room with walkout to wrap-around deck. Bay window in dining room. Master bedroom with walk-in closet & 4 pc. ensuite with jacuzzi. Fridge/stove/washer/ dryer/dishwasher included. Call Michele* for details.



BRIGHT & CARED FOR HOME

on mature corner lot. Minutes to Rockwood Conservation. 3+1 bedrooms, living room and dining room with coffered ceilings, walkout from diningroom to extensive decking. Eat-in kitchen with skylights in foyer, kitchen & WR. Finished recreation room with wood stove.



AN OPPORTUNITY TO OWN YOUR OWN HOME - \$99,900

Close to Rockwood Conservation. Updated vinyl siding, new fascia, eaves & soffits. Updated roof. This home needs care & imagination. 2 bedrooms, country kitchen, small summer room off kitchen, liv room & offering 66' x 141' lot (irreg.). Flat private area at top of hill.



BRICK RAISED BUNGALOW IN GEORGETOWN - \$209,900
 Well cared for family home in mature area with hardwood floors, crown mouldings, oak railings, eat-in kitchen, finished recreation room with woodstove. New back porch & upgraded back deck. Updated windows, detached heated garage for those "Car Buffs". Please call Michelle* or Gord** to view.



EASY LIVING FOR FIRST TIME BUYERS

Spacious 2 bedroom semi detached older home. Living room with gas fireplace. Wood trim. Eat-in kitchen with walkout. Wood floors under carpet on 2nd floor. Fenced yard. Above ground pool with new liner. Updated windows in kitchen, bedrooms and basement. Updated roof. Please call Gord Dawe** to view. \$114,900.



\$156,900

Eat-in kitchen with walkout deck and fenced backyard. 3 bedrooms, finished basement. Family neighbourhood. Please call Gord** to view.



PEACEFUL COUNTRY YOU'LL LOVE THE VERY NATURE OF IT

Guelph/Eramosa Township - Country Lot
 1.83 Acres Bring Your Building Plans \$99,900

Six considerations when hiring a heating and cooling contractor

1. Finding Reputable Contractors
 Contact neighbours, friends, relatives and co-workers for opinions on work done recently by a heating and air conditioning contractor. Or use the business directory for your area or newspaper, radio and television ads to identify contractors.

Either way, be sure to check whether the contractor has appropriately certified personnel on staff (licensed sheet metal mechanics, electricians, gas fitters, oil burner technicians, etc.), whether they offer 24 hour emergency service, and what maintenance and service agreements are available for long term care.

2. Getting Estimates
 Arrange for at least three estimates on large jobs and always insist that the contractor come and inspect the job site.

Some small jobs may be priced out and an estimate written immediately, but larger jobs (including replacement installations) require additional time to price properly and to prepare a heat loss calculation for proper sizing of the equipment.

3. The Contract
 Your contract is a legal, binding document when signed by both parties, so be sure you understand and agree with the contents before signing.

Any changes or additions in the work to be done should never be made without those alterations being written into the contract and initialed by both parties. If extra billing is to occur, it must

be clearly stated and initialed by both parties.

4. Payment Methods
 Payment terms will vary but in all cases the payment schedule should be easy to understand and should clearly state if interest charges are applicable. A deposit may be requested.

5. Insurance
 For your protection, it is important that the contractor and any sub-contractors have liability insurance. You may wish to ask who the policy is with and follow up to verify if it is current. They should also be able to produce a certificate of good standing from the provincial Workers' Compensation Board.

6. References
 Reputable contractors will be happy to give you the names and addresses of customers they've done work for in your area. You may wish to contact the Better Business Bureau, which maintains records of consumer complaints about its members. You should also ask whether the contractor is a member of the Heating, Refrigeration and Air Conditioning Contractors of Canada (HRAC-Canada).

HRAC requires its members to carry relevant trade, fuel safety and municipal licenses as well as workers' compensation and liability insurance. They also list their members in good standing on a consumer Web site: www.hracc.ca.

—News Canada



Steve Tancoo**

Associate Broker

Royal City Realty (Halton) Limited

(519) 853-2074 Toronto Line (905) 450-9344



\$279,900

"MOTIVATED VENDOR"

Absolutely gorgeous 2370 sq. ft. all brick, 4 bedroom, features huge kitchen with walkout, dishwasher, ceramics, loads of cabinets, 2 sided fireplace, main floor family room with fireplace, 3 sets of french doors, circular staircase, huge master bedroom with w/in closet, ensuite bath plus, c/air, c/vac & upgraded light fixtures throughout! Hurry! Try an offer. Call Steve! RCA01-155



\$209,900

"CURB APPEAL PLUS!"

Excellent 4 bedroom Victorian replica features living room with double French doors, huge kitchen with gas stove, ceramics, oak cabinets and walkout to a pond with waterfall on a deep 130 ft. lot, C/Air, master BR with cathedral ceiling, third floor loft, covered front porch all in a quiet neighbourhood! Hurry! This home is only 3 years new! Call Steve! RCA01-167



\$159,900

EXCELLENT INVESTMENT!

Perfect starter or retirement bungalow with two bedroom legal basement apartment. Features \$1700/month income, separate entrance to basement, 6 appliances, lots of parking, plus a very quiet street near school, parks & shopping. Hurry! Live in one & rent the other. This home will easily carry itself with a 5% down payment. Call Steve! RCA01-162



\$244,900

UPGRADES GALORE!

Absolutely stunning home only 10 months new with over 70,000 in upgrades, features a HUGE kitchen with breakfast area and walkout to 12 x 20 deck, master bedroom with cathedral ceiling, and walk-in closet, professionally finished rec room with Oak fireplace, office, second walkout and full bathroom, covered front porch, plus central air, central vac, gas BBQ and California blinds throughout! Hurry! Call Steve! RCA01-165



\$167,900

"CHARM OF YESTERYEAR"

Spacious 4 bedroom located on huge lot on quiet crescent overlooking greenbelt features large eat-in kitchen with ceramics, dishwasher & gas stove, main floor laundry, spacious principal rooms, long driveway with detached garage, plus high ceilings & wide baseboards! Hurry! Large home for the price! Call Steve! RCA01-154



\$289,900

"30 DAY POSSESSION!"

Custom built 1900 sq. ft. on scenic 3/4 acre lot. California ceilings, main floor family room, HUGE kitchen, master ensuite with jacuzzi and separate shower. Near Mini Lake. HURRY! 30 day possession. Call Steve* now for colour selection. RCA01-149