

Better water use means bigger savings

If you're planning to buy or rent a new hot water heater for your home, here's a tip that could save you up to \$100 per year: Bigger isn't necessarily better.

Even if you're satisfied with the unit you've got, there are ways to cut down on the energy you use to heat water. And you need look no further than your home heating bill to remind you that any energy you save is money in your pocket. What's more, using energy from fossil fuels produces greenhouse gas emissions that contribute to climate change. Saving energy means producing fewer of those emissions and helping our environment become healthier for all of us.

The hot water heater is one of the biggest energy users in many Canadian homes, second only to the furnace. So it makes sense to keep track of your hot water consumption and make sure the heater is running as efficiently as possible.

If you're keeping an older hot water appliance, your first priority is to insulate the heater itself, plus at least the first metre of piping. The insulation pays for itself by preventing you from throwing valuable energy into thin air.

The next step is to look at ways to reduce your hot water use. A low-flow shower head can cut your water use in the shower by more than 30 percent. You can use water more wisely by fixing leaky taps and by installing tap aerators that give you the same pressure with less water flow. And you can reduce the energy you use for a load of laundry by 93 percent by washing and rinsing your clothes in cold water. Remember, anything you do to save hot water will cut your energy bill as well.

You can also reduce your cold water use by installing a modern, low-flow toilet that uses less water to flush. Even if your water isn't metered, a water-efficient toilet will make it easier for your municipality to supply fresh water and handle wastewater, another real load off our environment.

The same energy- and water-saving strategies will also apply if you're in the market for a new water heater. Many of the newer units are more efficient to begin with. But you can also save money by buying a smaller heater if, for example, older children have left home and you're now using less hot water.

Every time we use energy from fossil fuels such as coal, oil and gas, we produce the greenhouse gas emissions that contribute to climate change. Natural Resources Canada (NRCAN) has developed the EnerGuide for Houses Program (EGH) to help the environment. Managed by NRCAN's Office of Energy Efficiency, EGH can provide a wealth of unbiased, expert advice on every aspect of home energy efficiency - from hot water heaters and furnaces to windows, walls and roofs. The EGH service involves a thorough home visit with an energy advisor who will give you a customized plan to improve your home's energy efficiency. The service is managed by NRCAN and offered through private sector organizations across Canada.

For more EGH advice on energy savings at home, visit the EnerGuide Web site at <http://oee.nrcan.gc.ca/energguide/houses>. You can also call 1 800 387-2000 toll-free to ask for the name of an advisor in your area.

— News Canada



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Subject Property

See homes in detail on <http://maureen.ca>



Georgetown South: 31 Hamilton Cr.

This is it! A gem! On huge private ravine lot. Totally upgraded & finished. Perfect for year round enjoyment. Fabulous walk-out lower level with kit, WR, games rm, oak wet bar, rec rm & yes, a THEATER!! Beautiful landscaping. In ground pool w waterfall, hot tub in cedar enclosure, cedar gazebo, shed & deck with wrought iron spindles.



Exclusive Listing

Halton Hills: home on 1 acre with ~35' x 70' garage/shop with heat/hydro with 1 rm insul. W of Acton, E of Crewson's Corner. Backs & sides onto conservation Creek across the rear corner. \$259,000



Halton Hills: 17 Trillium Terrace

Prestigious! 5600+sq ft, o/l ponds on golf course. 5 bdrm, 5 WRs, 4 PPs. Awesome Great rm w vaulted coffered ceiling, wainscoting & wall of windows. Kit w Indian "Autumn" slate floor, granite counter tops, 48" Jenn-air, maple kit cabinets. MBR 5 pc ensuite w FP!! Walk-out bsmt. Superb design, quality of materials & workmanship.



ACTON

Halton Hills: ~1 Acre \$120,000
Treed Building Lot backing onto conservation area. Quick access to Hwy #7. West of Acton. Excellent well. No GST payable. Paved road.



NEW
Brampton: 52 Porchlight

3+1 BR, 3 WR. Tastefully decorated. Very clean: no smoking, no pets, no shoes. Ceramics from foyer to & in kit MBR shower & corner tub. Prof fin bsmt with 4th BR & huge rec rm with bar area. Access to garage from Indry. 2 interlocking brk patios. Landscaped Backs onto pond & greenspace. Walk to schools & public transportation.



Georgetown: Awesome century church 1876. Reno over past 4 yrs. ~ 4700sqft. C2 zoning. Two lofts o/LMF. 1+ kit, 4 WRs. Pkg for ~12 with free pkg across rd. Walk to Main Street. \$369,900 Super!



EXIT REALTY HARE (PEEL)
AN INDEPENDENT MEMBER BROKER
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Gizella Tscheligi

- Resident of Halton Hills (I know our Neighbourhood!)
- Brampton Real Estate Office (I bring buyers from Brampton to your home.)
- Toronto Real Estate Board Member (I'll expose your home to over 17,000 Realtors.)
- Regional Advertising to get the most \$\$\$

Sales Representative



RES. 519-853-9673

The market started early. It's an seller's market ~ call Gizella for results!



This beautiful 3 bedroom 2 story home in established area of Acton features family sized country style eat-in kitchen/dining room with a walkout to the garden. Main floor boasts beautiful hardwood floors in elegant living room and spare bedroom/den. Two piece bathroom and laundry room also on main floor for your convenience. Private drive, reshingled roof and newer windows. \$184,900.

NEW PRICE



CHILD SAFE COURT

Spacious detached home backing onto green court. Kitchen with ceramic floors & backsplash, walkout to deck. Finished basement with 3 pc. & rec. room. Interlocking driveway, enclosed porch. \$199,900. Call Gizella* for more details.

Steve Tancoo **
Associate Broker

Royal City Realty (Halton) Limited
(519)853-2074 or (905)450-9344

www.haltonhillshomes.net

NEW PRICE \$264,900



"FAMILY HOME - HUGE LOT"

Gorgeous, open concept home located on Extensively Landscaped 66 x 132 ft. lot features main floor fam. rm. with fireplace & bay window, eat-in kitchen with w/out to deck, ceramics & overlooks fam. room, master br with ensuite & jacuzzi tub; huge bright fin. rec rm with 2nd w/out & large windows, new c/air & hi-eff furnace in 2001 plus c/vac. 2 car garage & 5 pc main bath! HURRY, call Steve! 519-853-2074! RCA02-109

NEW \$229,900



"PICTURE PERFECT"

Very bright, tastefully decorated home located in quiet neighbourhood. Features new Berber carpet and C/air '99. Dining room with w/out to deck, kitchen with loads of Oak cabinets & dishwasher, huge rec. rm. with stone fireplace, large bedroom, wet bar, 3 pc. bath and large windows plus. Interlock w/way, stone patio & extensive landscaping! Hurry ... Home is mint condition. Call Steve! RCA02-125

NEW PRICE \$199,900



"PRIME LOCATION"

Gorgeous, tastefully decorated semi located minutes from shopping & park on quiet crescent, huge liv. rm. with w/out to fully fenced and landscaped yard, finished rec room, beautiful kit. w/Oak cabinets, 5 appliances, c/air, alarm system, plus home is only 5 yrs. new in immaculate condition & shows 10+++.
Hurry call Steve! RCA02-118

NEW \$219,900



"HUGE SEMI WITH INCOME!" - \$219,900

Gorgeous home located on fully fenced lot. Features 4 large bedrooms, 3 baths, well kept basement apt. with fireplace & separate entrance, master BR with walk-in closet & ensuite, new carpet, ceramic and front porch in 2001, din. rm. with w/out to deck overlooking pool plus 80% newer vinyl windows, c/vac and c/air. Home shows 10+++ and has basement income. Hurry, call Steve! RCA02-121

NEW \$179,900



"PERFECT STARTER!"

Gorgeous bungalow located on large 60x100 ft. lot. Features master bed with w/out to huge two tier wrap around deck, kitchen with built-in appliances, oak hardwood in liv/din. rm, four entrances to home, beautiful finished rec rm with w/out to yard, plus all new vinyl windows '95, c/air + 100 amp service '01.
Hurry! Home Shows 10+++! Call Steve!! RCA02-120

NEW \$129,900



"LOTS OF CHARM!!!" \$129,900

Great opportunity to own your own detached home - carries for less than a townhouse, plus huge 51 x 165 ft. lot, updated country kitchen, plus spacious living room. Hurry!
Call Steve! RCA02-127