



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

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

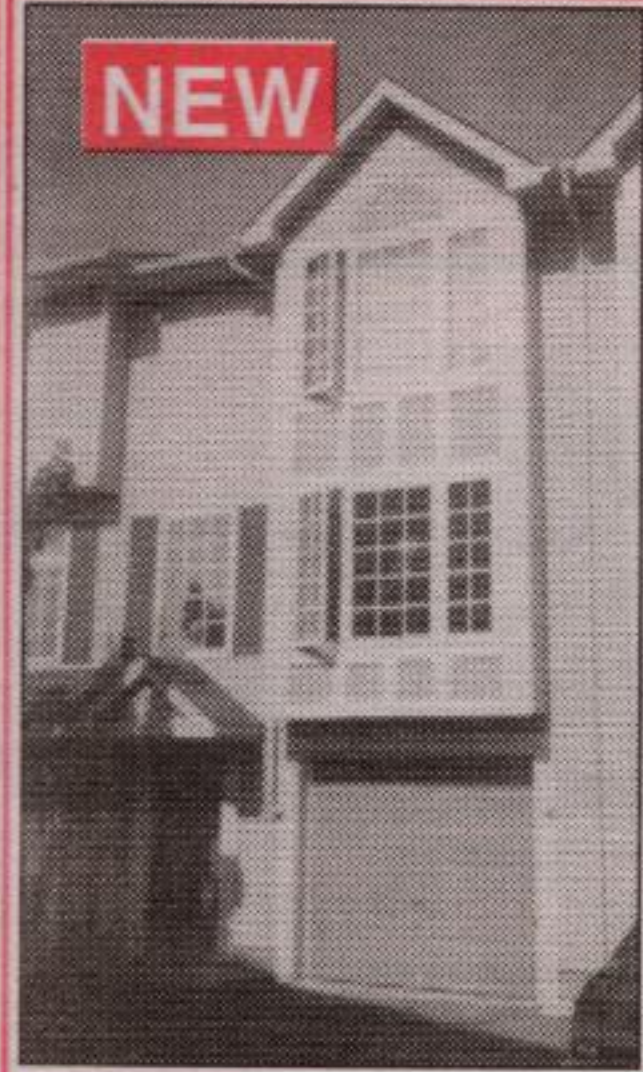


Gordon B. Dawe*
Sales Rep.



Blue Springs Realty (Halton) Corp.

Michele Dawe*
Sales Rep.



NEW

EXCELLENT OPPORTUNITY FOR 1ST TIME BUYERS - \$229,000

Minutes to Rockwood Conservation (backing onto wooded area). 3 BR Townhome in Village of Rockwood. Bleached oak kitchen, separate dining room area, bright, spacious living room, walk-out from laundry room to private back patio area. Single attached garage with extra storage space. Please call Michele* or Gord**.



NEW

WELL CARED FOR BRICK HOME \$224,900

Desirable Lakeview area. Quiet cul-de-sac, updated doors & windows, main bathroom. Dining room with built-in oak bookcase, oak bar. Walkout to 3 tiered deck, large fenced yard & inground heated pool (16'x32'). Attached garage. Many upgrades. Close to Prospect Park & Fairy Lake.



BRICK BUNGALOW BACKING ONTO PARKLAND \$212,900

Well cared for brick bungalow backing onto parkland. New tiled foyer, hardwood floors, eat-in kitchen with new flooring. New side door, finished recreation room with gas fireplace. Extra bedroom/office & laundry room. Central air. Spectacular backyard with hundreds of perennials, 3 ponds & gateway to parkland.



CHEAPER THAN RENT 2 BEDROOM CONDO IN GUELPH \$84,900

Well cared for 2 bedroom unit with balcony minutes to Crane Park. Great south end location. Easy access to University.



NESTLED IN A WARM, FRIENDLY NEIGHBOURHOOD \$239,900

Bright, tastefully decorated "Dunbar" model in prestigious Rockwood Ridge. Many upgrades! Front porch, ceramic foyer, hardwood floors, country kitchen with center island. Large

pantry & walkout to deck. Dining room with gas fireplace. Master bedroom with walkin closet & 4 pc. ensuite. Finished basement with recreation room; office/4th bedroom. 4 washrooms. Landscaped lot. Close to walking trails & conservation. Shows 10+. Please call Michele* or Gord**.



BRIGHT, SPACIOUS FAMILY SIDESPLIT \$239,900

Mature area - minutes to Rockwood Conservation. Eat-in kitchen, walkout from diningroom to deck & fenced side yard. 3 bedrooms, family room with angel stone fireplace with wood insert. Recreation room or 4th bedroom, workshop area with walkup to attached garage. Lots of living space for the growing family or possible in-law potential. Please contact Michele* or Gord* to view.



HISTORIC STONE HOME \$349,900

Large mature landscaped lot. Presently legal non-conforming 3 plex. Main home features ceramic foyer, 3 bedrooms, living room with gas fireplace and oak mantle. Dining room with hardwood floors, wainscoting and bay windows, 9'6" ceilings, updated oak kitchen, deep window sills, large baseboards. Additional 2-2 bedroom apartments presently rented. Ample parking. Please call Gord** for details.



COUNTRY COMFORT - BRICK BUNGALOW ON 42.5 ACRES \$449,900

Cosy livingroom w/woodburning insert, eat-in kitchen, diningroom with walkout to Florida room with hot tub. Insulated double car garage with walk-in to Florida room, 3 bedrooms. Totally renovated lower level with second kitchen, 3 pc. washroom, recreation room with woodburning insert (could easily accommodate 4th bedroom). Walkout from kitchen to new patio. Updated wiring, drywall, windows. Please contact Gord* or Michele* for the many upgrades. \$449,900.



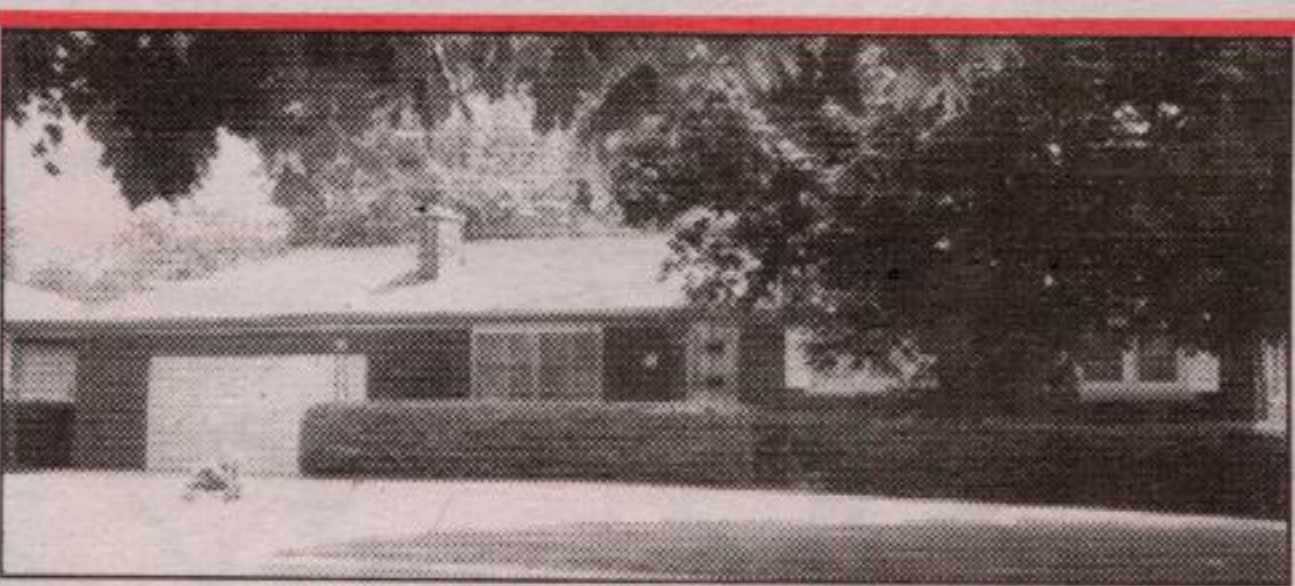
3600 SQ. FT. RETAIL SPACE

in prime area of Acton. Please contact Gord Dawe** for details.



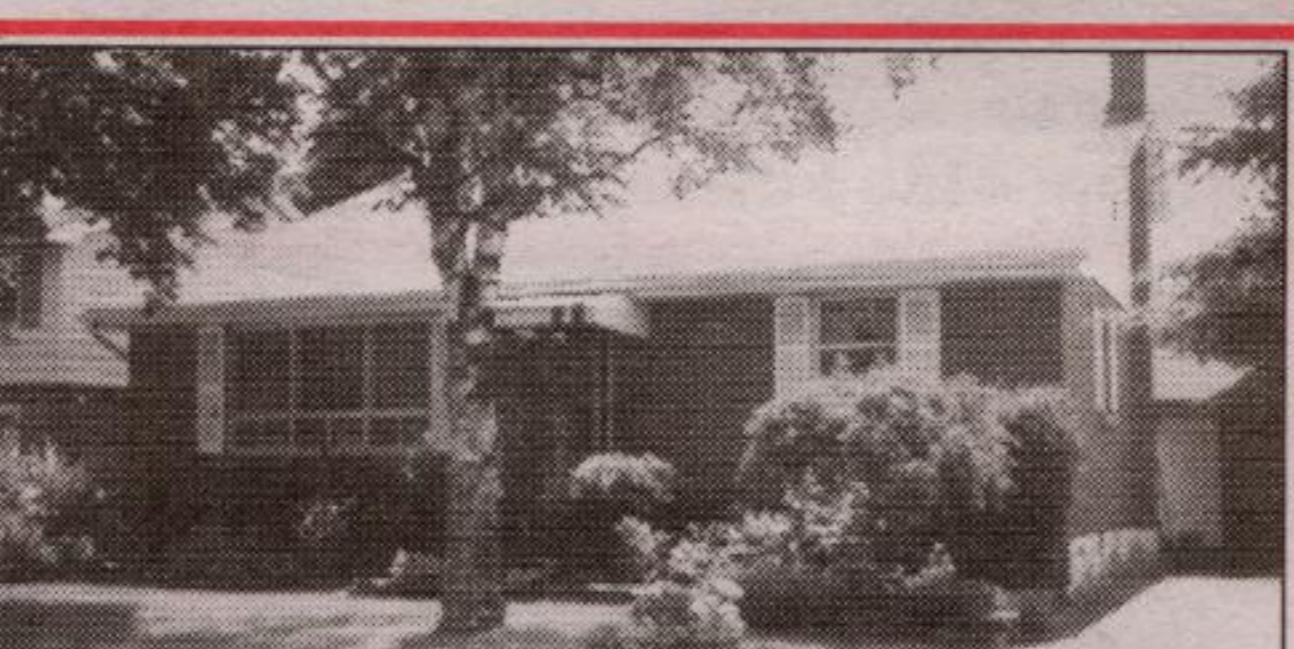
COMMERCIAL BUILDING, GUELPH \$249,900

Present operation butcher/deli. Upgraded wiring, plumbing updated, stucco exterior, roof, second floor, washrooms, kitchen, office & store front. Possible apartment conversion on second floor. Please call Gord**.



BRICK BUNGALOW IN ESTABLISHED AREA CLOSE TO UNIVERSITY OF GUELPH

Well cared for home on large mature lot minutes to desirable Guelph University area. Hardwood floors under carpeting in LR, DR & bedrooms. Wood fireplace in living room. Walkout from dining room. Eat-in kitchen. Most windows updated. Partially finished basement with 3 pc washroom.



WELL CARED FOR BACKSPLIT- \$214,900

in the "desirable" Lakeview area. Seconds to Fairy Lake & park. Eat-in kitchen, 3 bedrooms, family room with gas fireplace & walkout to patio. Magnificently landscaped with hundreds of perennials, pond and vegetable garden. A private peaceful oasis for your summer days. 1 1/2 car garage with carport.

Before replacing your roof— understand your roofing options

Is it time for a new roof on your home? If you are noticing that the shingles on your roof are buckling or curling— or even worse that you are finding water spots on your ceiling— you may need to think about re-shingling.

Although new shingles can be applied over an existing layer if the surface is fairly flat, a build-up of more than two layers is considered too heavy for most homes to handle and results in a bumpy, somewhat uneven surface.

When you have your home re-shingled, the existing shingle layer is usually stripped off and a new one is installed. Most traditional shingles consist of pieces of felt or paper-coated with asphalt and granules. They come in different weights and colours and can last anywhere from about 12 to 25 years or more (depending on the quality of roofing you choose).

One of the biggest wear factors with asphalt shingles is sunlight. As a result, shingles located on the sides of your home which receive the most exposure to sunlight will tend to deteriorate more quickly.

As an alternative, you may want to consider wood shingles or shakes. These are considered to be more durable and likely to last longer than their asphalt counterparts, but they're more costly and they can become rotten if subject to too much moisture and shade.

Other alternative, but fairly costly roofing materials are concrete or clay tiles, and metal roofing. Concrete or clay tiles weigh more than traditional asphalt roofs but can last for several decades. They are not used as often

as other types of covering but create a very distinctive look. In recent years, new less costly products have been developed to mimic more expensive roofing materials like slate or cedar shake. A good roofing supply company can show you a selection of traditional shingles and alternatives.

Tar and gravel coverings have been used on flat roofs for many years. These multi-layered coverings consist of layers of roofing with asphalt in between and asphalt and gravel on top.

Single ply roofs are a more recent option for flat roofs. They are generally made of modified asphalt or plastic or synthetic rubber. For more information about this and other types of roofing, talk to a roofer to see which type would best suit your home.

Prices can vary from roofer to roofer, so get quotes from a few contractors before making a choice. Be sure to ask if the price includes disposal and cleanup costs, and have that written into the contract. Disposal costs for an average-sized roof can be fairly hefty.

Also check into warranties offered. Generally, higher quality roof coverings have longer warranty periods, but compare carefully. Don't necessarily be swayed by the lowest quote. Look at the life expectancy and quality of the products being offered before making your final decision.

Also determine if the quote includes other related roofing items like the installation of new flashings and vents where required. After all, you don't want any extra little "surprises" down the road.

—Ontario Real Estate Association

OPEN HOUSE - SUN., SEPT. 15, 1-4 P.M. 18 AIREDALE COURT, GEORGETOWN



"AVON" BACKSPLIT

This gorgeous three-bedroom home is located on a quiet small crescent within steps to schools, shopping and parks. Features upgraded heated and air conditioning, built-in vacuum system, roof re-shingled in 1997, broadloom over hardwood, walkout to rear gardens, family room with log burning fireplace, private treed gardens, two car garage, double paved drive. **Priced at \$264,900.**



SOLID BRICK

Three bedroom home in desirable area. Gleaming hardwood flooring, eat-in kitchen, French doors leading to private patio, treed lot, finished lower level, with laundry room, rec room, and large finished room which may be used as fourth bedroom, den or office. Paved drive with ample parking.

Priced Reasonably at \$199,900



FRED HARRISON*

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Visit us at <http://www.fredharrison.net>



PROFESSIONAL

REALTY INC.