## Plan your way to a successful renovation

Thether it's upgrading old systems, repairing or just adapting your home to suit changes in your family's lifestyle, most homeowners will eventually need to carry out a renovation. With a little careful planning, you can make sure your renovation is a success, and make your home look better, work better, last longer— and be more comfortable.

If your thinking about renovating your home, Canada Mortgage and Housing Corporation has a variety of questions you might want to ask yourself before you start work, like:

 Are there any significant underlying problems in the condition of your home that need to be addressed before or during your renovation project?

• How will changing a particular part or component of your home affect the performance of the house as a whole?

 For your foundation, are there any cracks, damage, damp spots, white or chalky stains, or blistered paint on the concrete, finished walls or floors?

· Are there any signs of moisture problems in the basement or attic, such as high humidity, water stains and dampness, mold or rot?

 Are your heating or cooling bills unusually high, or do you find your house too dry, too humid— or simply uncomfortable?

· Are the mechanical and electrical systems sufficient for both your current and future needs?

 Is there any water seepage around kitchen or bathroom fixtures, windows or toilets, or leaks from pipes, taps, toilets or the water heater?

· Are your floors or stairs springy, sagging, warped, squeaky or damaged?

 Do your walls or ceilings have any cracks, holes, bulges, water stains or peeling finishes?

 Are any doors or windows drafty, broken, operating poorly or sticking?

 Does the roof have any curled or cracked shingles, bare patches, leaks, moss, or damaged flashing?

• Finally, is there any blistered paint, rotted wood, buckled siding, stained or crumbled brick or damaged stucco to the exterior walls?

For more information or a free copy of the "About Your House" fact sheet on Assessing the Renovation Project or other fact sheets on virtually every facet of owning, maintaining or renovating your home, ask CMHC at 1-800-668-2642 or visit its Web site at www.cmhc.ca , where you can also view a "How To" video on planning your renovation.

Canada Mortgage and Housing Corporation (CMHC) is Canada's national housing agency and a source of objective, reliable housing expertise.

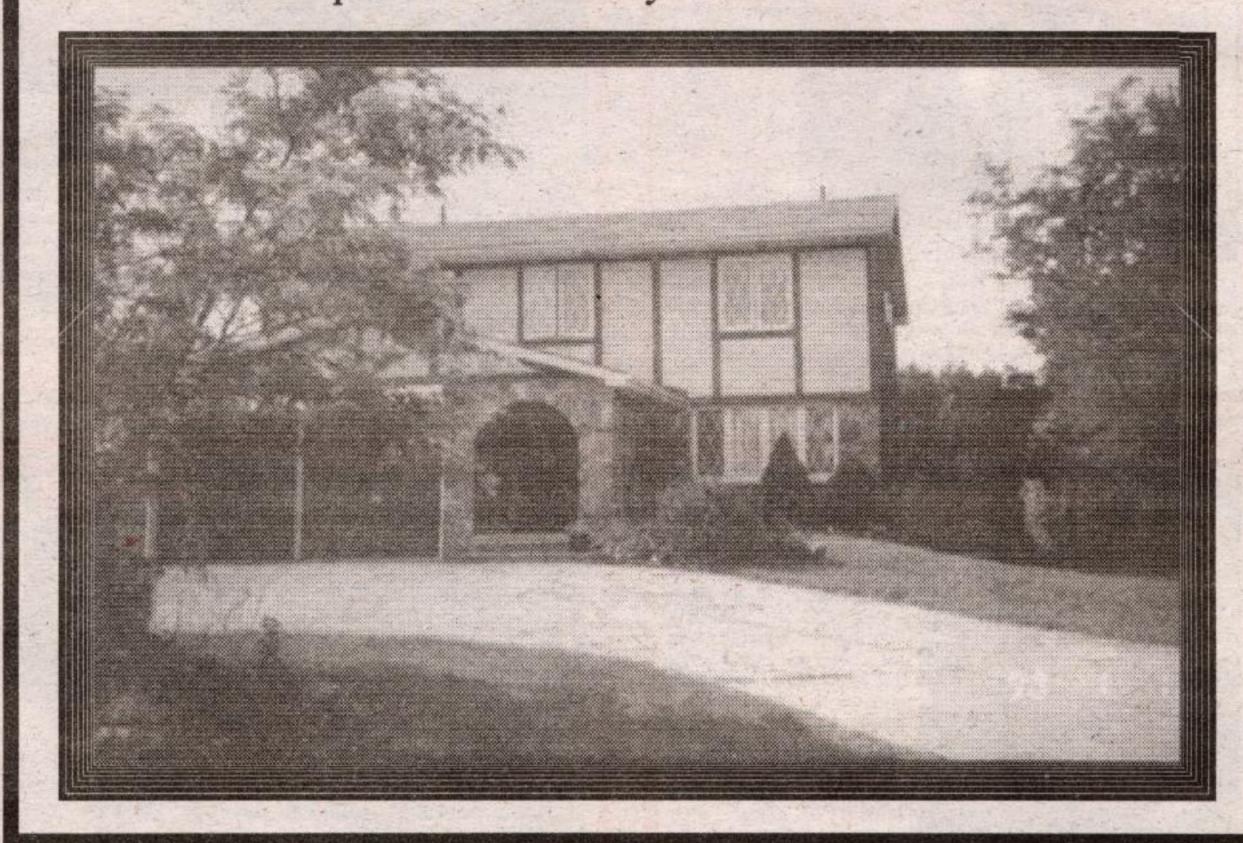
## 519-853-2086

1-888-833-1945

**Blue Springs Realty** (Halton) Corp.

## "SECLUDED COUNTRY RETREAT"

Large family home, situated on 3 1/2 scenic acres. Close to Acton, Guelph & 401. This 5 bedroom, 3 bathroom home is extremely spacious with lots of room for everyone to spread out. Custom built to the highest specifications. You won't be disappointed! I look forward to showing you this special property. Offered at \$399,000. Additional land available if required for hobby farm.





Heather Scotland\*\* & Leigh Whiting\*\*

**Acton Office** 519-853-2086 Toll Free 1-888-833-1945

BLUE SPRINGS REALTY (HALTON)

CORP.

Children's Miracle Network

This impressive landmark 9 bedroom, 15 bath Mansion is magnificently set amongst the rolling hills of Erin with gorgeous long views. Extensive decking, finished w/o lower level + 1 bedroom in-law suite & detached 36' x 50' workshop/barn. Commercial zoning permits bed & breakfast and conference centre. Business and chattels included for \$995,000.



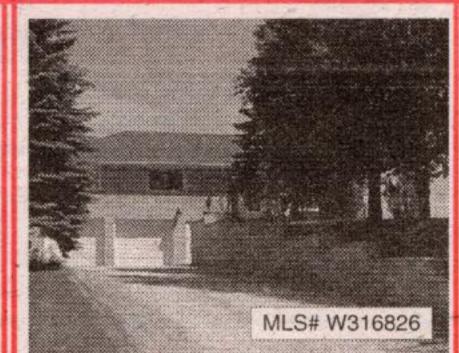
MLS# W320717 THE OLD 'BARBER' HOUSE \$349,900

Has been lovingly renovated and restored with today's amenities while preserving the past. This 4 BR 2 bath century home features a formal parlour w/gas FP & bay window; sep dining rm w/beamed cathedral ceiling; open concept oak kitchen w/bkfst bar; sunporch; rec room and det double garage on a large mature in town lot.



BEAUTIFUL BACKYARD \$174,900

This charming 3 bdrm older, with hardwood floors in LR & separate DR, eat-in kitchen with lots of cupboards, updated bath, main floor laundry & cozy main floor family room has updated windows & wiring. The wooden deck overlooks the lovely perennial gardens & wonderful pond with bridge & waterfall.



**COUNTRY - IN-LAW & SHOP** \$479,900

Gorgeous well maintained stone & brick raised bungalow with 3 large bedrooms master with ensuite & walk-out to balcony separate dining room & living room with brick fireplace & updated kitchen. Finished walk-out lower level with 4th bedroom & pc bath. Bonus detached workshop with its own hydro & septic.



IDEAL FOR THE HANDYMAN! \$139,900

Bring your ideas and energy to this semidetached 3 bedroom home on a 33 ft x 132 ft lot with a detached single car garage, featuring a newer roof, some new windows, original woodwork, French doors, claw foot tub in mai bath, 3 piece bath in the basement and plate rail in formal dining room. Could be charming!



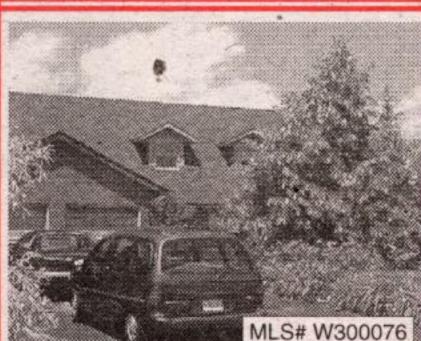
**GARDENER'S DELIGHT** \$184,900

Gorgeous stone terraced perennial gardens surround this spotless open concept home which overlooks a small ravine with creek. Upgrades include roofing, insulation & vinyl siding, most windows, gas fireplace, stained glass door with screen & paved parking area. Ideal for the serious gardener.



**GRANDMA'S HOUSE** \$224,900

Has been maintained with loving care. Original woodwork, French & pocket doors and gleaming hardwood floors with brick fireplace & 3 season sun porch add charm to this 3 bedroom 1-1/2 bath, 2 storey brick home set on a large fenced yard with detached garage/workshop. Quiet Street just steps to downtown.



COUNTRY CAPE COD \$359,900

Surrounded by colourful perennial gardens and private patios, this charming 4 bedroom home features a wonderful oak "Farmhouse" Kitchen with brick fireplace and double door walkout, sunken family room, home office, finished rec room and new master ensuite. Convenient country estate location, just minutes to "GO train".



**OPEN CONCEPT** \$204,900

This spotless 3 bdrm 1 1/2 bath 2 storey Legal triplex with high profile location and home, on quiet cul-de-sac, features: open excellent income, includes 2-2 bedroom concept living; galley kit with breakfast apartments, 1-1 bedroom apartment and area; gas fireplace & w/o to 2 tier deck from spacious living room; separate dining room; w/i closet in master bdrm; finished rec room with woodstove; privacy fenced The detached shop is wired and ideal for a yard & single garage.



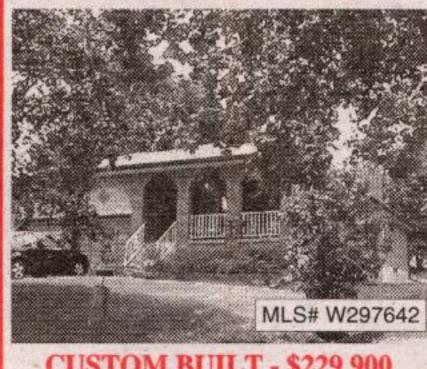
TRIPLEX & WORKSHOP \$269,900

shared laundry room. Low maintenance building has been refurbished over the last 5 years and all units have been upgraded small business/custom workshop.



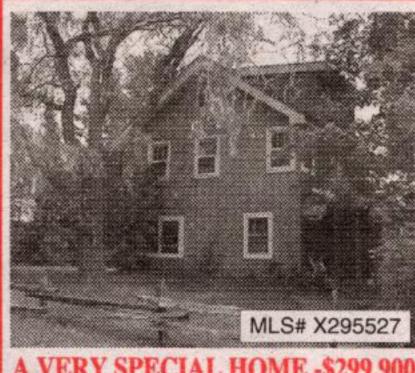
EXECUTIVE ELEGANCE \$459,900

Custom built for gracious living with ideal floor plan for entertaining, this spacious 5 bedroom brick and stone home features oak flooring, French doors, crown mouldings and California shutters, curved oak staircase, gas fireplace in the family room, home office and pretty landscaped grounds with pebbled aggregate driveway and patio. porch & attached double garage.



**CUSTOM BUILT - \$229,900** 

This spacious custom built 3+1 bdrm, 2-1/2 baths, brick raised bungalow offers the convenience of main floor living with separate side entrance to the partially finished basement. Features include: country kitchen with w/o to patio, master bedroom ensuite, french door, oak flooring, covered front



This unique 2 1/2 storey board and batten 3 BR home is nestled in a quaint hamlet overlooking a small lake. Features include: cork and cherry floors, skylights, pocket French doors, brick f/p, sunken Great Room, several walk-outs and decks, 3rd floor loft/office, pine woodwork and charming shingled barn/shop on private lot with perennial gardens.