

New incentives help homeowners and the environment

It just got easier for Canadians to do their part to reduce greenhouse gas emissions that contribute to climate change thanks to a new federal incentive that provides extra motivation for improving the energy efficiency of your home.

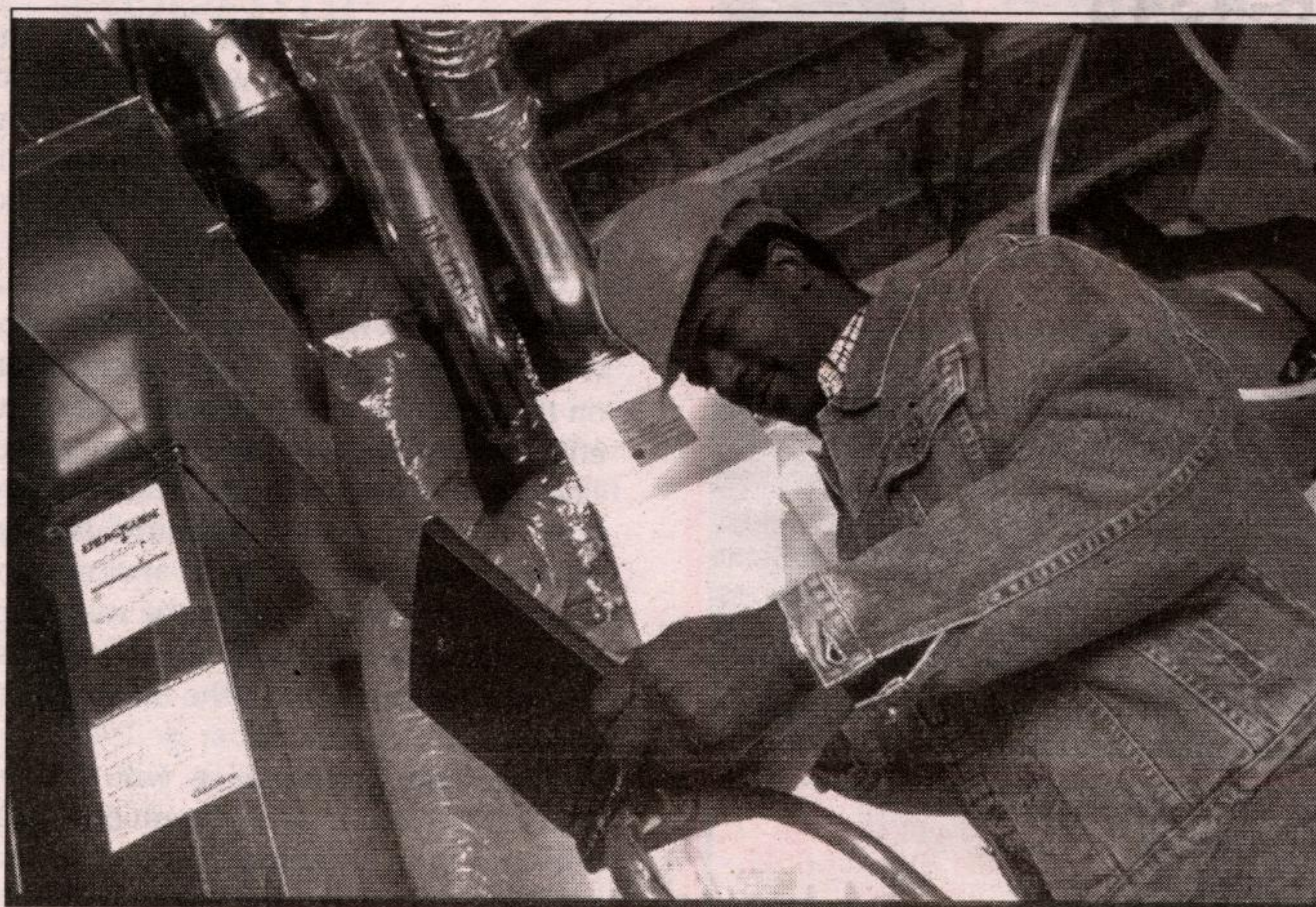
Beginning this fall, homeowners who undertake renovations may be eligible for an incentive of up to \$3,348 if they can demonstrate that the project has made their home more energy efficient.

The incentive is part of the EnerGuide for Houses Program, launched by Natural Resources Canada's Office of Energy Efficiency in 1998 to help homeowners identify and undertake energy efficiency upgrades.

With the EnerGuide for Houses service, an independent energy advisor visits the home, performs a basement-to-attic energy evaluation, calculates an energy efficiency rating and recommends measures to reduce energy consumption while maintaining a healthy living environment.

After the homeowner has completed some or all of the recommended upgrades, the advisor performs a follow-up evaluation and determines the new energy efficiency rating.

Among the more commonly recommended improvements are caulking and weatherstripping around doors and windows, upgrading insulation and replacing old, inefficient heating systems. In addition to reducing energy bills and increasing comfort, such measures are good for the environment—the less energy a home consumes, the fewer



The Government of Canada has introduced an incentive that will allow eligible homeowners to recoup some of their investment when they implement improvements recommended by an EnerGuide for Houses advisor.

greenhouse gas emissions it produces.

Now, the Government of Canada has introduced an incentive that will allow eligible homeowners to recoup some of their investment when they implement improvements recommended by an EnerGuide for Houses advisor. The amount of the incentive is calculated based on the home's rating before and after upgrades are completed—the greater the improvement, the larger the incentive.

The incentive is part of the government's strategy for implementing the

Kyoto Protocol, under which Canada is committed to reducing greenhouse gas emissions to 6 per cent below 1990 levels by 2012. Homeowners who renovated after using the EnerGuide for Houses service achieve average energy savings of 32 per cent and greenhouse gas reductions of 2.2 tonnes per year, putting these families well on their way to meeting the government's challenge to Canadians to reduce their personal production of greenhouse gases by one tonne per year.

For more information about the incentive program or to locate a licensed EnerGuide for Houses agent in your area, visit energuideforhouses.gc.ca or call 1 800 387-2000 (toll-free).

— News Canada

EnerGuide for Houses incentive: Are you eligible?

The EnerGuide for Houses service, which was launched in 1998 by Natural Resources Canada's Office of Energy Efficiency, identifies opportunities for energy efficiency improvements in your home. Even if you are one of the 60,000 Canadians who have already used the service, you may still be eligible for a new incentive available under the program. It's worth looking into.

Research by Natural Resources Canada shows that homeowners who have renovated after using the service achieved average energy savings of 32 percent. They also trimmed their home's greenhouse gas emissions by 2.2 tonnes per year, putting these families well on the way to meeting the government's challenge for Canadians to reduce their personal production of greenhouse gases by one tonne per year as part of Canada's strategy for implementing the Kyoto Protocol.

Past customers of the EnerGuide for Houses service and those who would like to follow their lead in taking action to save energy and reduce greenhouse gas emissions can visit energuideforhouses.gc.ca or call 1 800 387-2000 (toll-free).

— News Canada



IRIS IRWIN*

"Member of Top 5 Performance Group For Last 8 Years!"

Website: www.results-net.com/haltonhills

Johnson Associates

HALTON LTD., REALTOR

(905) 877-5165

WHEN PERFORMANCE COUNTS, COUNT ON A TOP PERFORMER



NEW!!! GORGEOUS 4 BDRM ON 70' LOT
In popular Moore Park location, fantastic lot and an amazing house with updates galore, gorgeous kitchen, Corian edged counters, garden patio doors to 2 tier deck with above ground pool (5 yrs), most windows replaced, new front entrance system, shingles, driveway, interlock (2002), gas fireplace in living room and much more. \$269,000. Call Iris Irwin* to tour.



NEW!!! SPLENDID 99 ACRE FARM
20 mins. to Georgetown in the rolling hills of Erin with spectacular long country views. Excellent farm land, barns, charming & rambling 5+ bdrm home in mint condition with original flooring, trim, cosy kitchen has wood stove, formal dining room, large living room, inground pool 20' x 50'. Must be seen. \$839,000. Call Iris Irwin* to tour.



NEW!!! EXECUTIVE HOME ON QUIET COURT
Immaculate 4 bedroom on amazing irreg. lot close to mall. New 24 ft. above ground pool (2003), main floor family room with brick fireplace, formal dining room, gorgeous eat-in country kitchen with w/o to yard. Move-in for Christmas. Stunning home at \$339,000. Call Iris Irwin*.



NEW PRICE QUAIN BUNGALOW ON LARGE LOT
Marvelous open concept maple kitchen with numerous cupboards, bay window in living room overlooking fabulous 150' deep lot with mature landscaping - wonderful large maple & willow trees. Hardwood floors, crown moulding, large rec room, new windows 2001. \$229,900. Call Iris Irwin*. 03-617-30



NEW!!! NORTH OAKVILLE
Fabulous Freehold Townhome. Spiffy executive on quiet street - Awesome lot 137' deep, fenced and private. Open concept LR/DR, 2 gas fireplaces, corner tub, separate shower in a 4 piece. Walk-out from den of lower level to garden. Includes 3 appliances etc. Shows to perfection. \$257,900. Call Iris Irwin*.



CHARACTER HOME ON 1/3 ACRE!!!
Exceptional charming home in move-in condition with updates galore - quality windows, doors, shingles, eaves, new furnace coming Oct. 03, 1 bdrm separate apartment (not retrofit or legal), 5+1 bedrooms, 5 baths, original hardwood, FP, updated country kitchen (oak). Superb as Bed and Breakfast!!! \$359,000. Iris Irwin*. 03-604-30



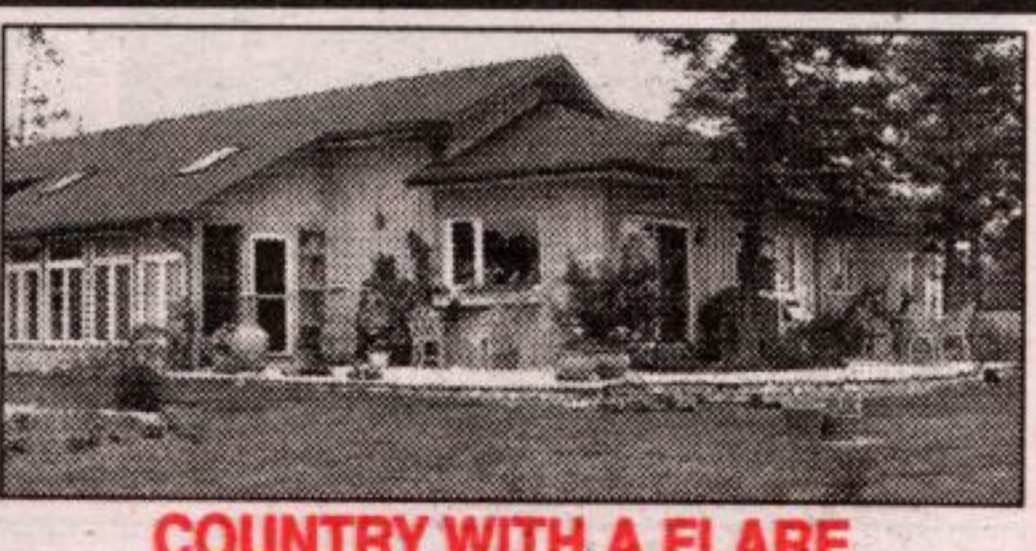
2.52 ACRES OF LUXURY IN THE COUNTRY
Elegant and immaculate home with views of Hornby Glen Golf Course, superior custom detailing throughout, exceptional basement level, almost 5500 sq. ft. of beautiful living space. Grand entrance with ceramics, sweeping open staircase upstairs and down, huge living & dining room with lovely crown moulding, bright kitchen with Florida ceiling and open concept to large family room w/fireplace, lower level rec room with high ceiling, 2nd kitchen, ensuite, two walkouts, 5th bdrm, cold cellar, sauna. Outstanding features throughout. Call Iris Irwin* to view. \$619,000. 03-272-30



FABULOUS ON 55 FT. LOT
South Georgetown, quiet little street across from the park, Tribute home finished top to bottom, 3 bdrms, 4 baths, 2 FPs, eat-in country kitchen with w/o to yard, very mature, private & fenced. Closed porch at front, hardwood, ceramics, include 6 appliances. A keeper at \$264,900. Call Iris Irwin*. 03-601-30



BUSINESS FOR SALE-96 ACRE COUNTRY RETREAT
Splendid 1859 stone farmhouse renovated to perfection! A spectacular property with 2 stocked ponds located close to trails, golf, skiing, conservation land and more. Currently a conference/banquet facility (fully licensed) plus bed and breakfast. Cosy family room with original flagstone fireplace, timber lined walls, beamed ceiling, private dining room w/brick fireplace & cathedral ceiling, tea room seats 75, 5 bdrms all ensuite, 1 bdrm nanny suite, 2200 sq. ft. 3 bdrm coach house, bank barn, inground pool and hot tub. Truly unique and spectacular. Call Iris Irwin* for more info. 03-437-91



COUNTRY WITH A FLARE
A country bungalow with open concept design, large living room and dining room with parquet flooring and huge windows to take in the long views. Updated kitchen with oak cabinets, French door and centre island breakfast bar. Adorable sun-room with two skylights, pine ceilings & walls and walkout to the back gardens. This home also features a good size den, three bedrooms, ensuite and is decorated neutral decor. Live in the country just minutes from town. Call Iris Irwin* to view. \$319,000. 03-552-91

Call Me For A FREE Market Evaluation of Your Home.

REAL ESTATE . . . MADE REAL EASY