

Saving energy can save you money

Conserving electricity is always a good idea, but in Ontario it's more important than ever. On April 1, Ontario's electricity rates changed, but by coming up with a conservation strategy for your home, you can actually make your bills go down.

Here are a few ideas:
Get the facts—How energy efficient is your house? Do you feel a cold breeze in the hall? Are you roasting in summer? Hidden air leaks account for up to 40 per cent of the heat loss in your home. The Energuide Audit for Houses program lets you call licensed professionals, who can come to your house and evaluate what you can save. Even before this, you can improve efficiency by maintaining your equipment, such as by replacing your air filter regularly.

Insulate, ventilate...and more—The easiest, cheapest ways to save energy are often the most basic: in cold weather, make sure the windows are closed, in warm weather, let the air circulate. And this summer, reset your air conditioner to 25 or 26 degrees—electricity use tends to go way up when the setting is below this range. When you go out, turn the air conditioner off—it uses less energy to restart it than to leave it running all the time. For approximately \$50, you can invest in a timer-thermostat that will do the job for you, and it will more than pay for itself in the electricity bill savings you'll see.

Upgrade your fridge—"The best thing you can do for conservation is to throw away your beer fridge," says one expert. Older fridges (typically, pre-1990) use as much as three times the energy of newer model; you can save \$150 a year by turning off the old clunker. The better way to keep your beer cold is to invest in a new fridge bearing the Energy Star symbol. Energy Star appliances are 10 per cent more efficient than minimum federal efficiency standards. You'll also save the Provincial Sales Tax on qualified Energy Star appliances. Other Energy Star appliances such as dishwashers and front-loading clothes washers can multiply your savings.

Easy on the lights—You can lower overall energy demand by concentrating bright light where you need it rather than evenly lighting the entire room. This is called "task lighting". Less dramatic ways of saving energy include; opening the blinds, replacing your lightbulbs with low-watt, energy efficient ones and turning off the lights when you don't need them. Contrary to a popular misconception, it takes less energy to turn lights on and off than to leave them burning.

Stop the leaks—Is your computer on all the time? It doesn't need to be—especially the monitor, which uses 60 per cent of the electricity drawn by your computer. Nor does that extra TV you hardly ever use need to be plugged in because it's drawing energy even when it's off. All those gizmos plugged into rechargers can be unplugged too, once they're charged.

—News Canada



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NEW




249,000 96.8 AC

SOUTHGATE: ON 2 PAVED ROADS. 15 min NW of Shelburne. ~70 ac hay, 25 bush. Being renovated. W of Shelburne on Hwy 89, N on Grey Road 8 to 106599 Southgate Road 10, NW corner. (Proton)



10 min to Georgetown


Erin: 90 ac farm (barn, pool, garage)




90 Acres

Private! Quiet! REPRODUCTION!!! 4 bdrm, 3WR, extensively renovated, home o/l twin ponds, set far back from a quiet road on ~ 90 rolling acres. ~ 25 ac of mixed bush with stand of

hardwood trees & ever flowing stream at the rear. Trails to a high ridge with panoramic views. Pine plank floors. New greenhouse kitchen with ceramic floor, overlooking i/g pool. Excellent well. Inground pool & cabana. Bank barn in excellent condition (recent floor & electrical). New 4 car garage/shop. Near Ballinafad. 8 min to Georgetown. \$899,000



Inglewood, Caledon: 5bdrm, 1.5 acre



Exquisite Alba Stone brick, 5 bdrm, 4+washrm, 4 car gar on 1.5 acre with municipal water & nat gas! Granite, hrdwd & ceramic floors. Grand foyer with granite floor & finely crafted solid

oak staircase w open risers & twin balconies spanning 3 floors. Open concept LR, raised piano conservatory & DR. Kitchen with large breakfast area o/l solarium & Family rm with coffered ceiling, wall of windows & gas FP. Huge MBR w opulent ensuite & w/o. Low "E" vinyl windows. 1000+ft TREX deck with spa. Gorgeous landscaping. Fab views. 20 min to airport.



5 min to GO

~180ft Frontage on Credit River!

Glen Williams: 9 Confederation St.

Spectacular 3bdrm, 3 WR, 3 car gar on gorgeous 5.45 ac with ~ 180ft F on the Credit River! LR (nat gas FP) o/l stocked pond with island! DR o/l Credit River! New kit with greenhouse eating area o/l the Credit! MBR with whirltub & w/o to private deck o/l the river! Large fam rm with FP & w/o to yard & river! Unique & rare !!!

NEW \$329,000



Meadowdale! WALK TO GO! 4 bdrm, 2 WR on quiet rd. Private fenced rear yd. LR with parquet fl, brk FP, mirrored wall. Formal DR. Eat-in kit with door to side yd. New windows & furnace(04). CAC. 25 yr shingles. Prk 4 in drwy, 1 in gar & 1 behind the drive-thru garage.

NEW



2 Kitchens
 9080 Ninth Line H.H.

Halton Hills: 4 bdrm, 2 car gar, 5+ Ac.


Landscaped 5 ac w pond! S of Georgetown! 5 min to Hwys 401, 407 & Miss. 4 bdrm, 2WR, all brick. Lovingly maintained & improved. All vinyl clad windows. Oak hrdwd fls. Beautifully fin lower level w huge fam rm w brick FP w insert, sitting rm & 2nd kit. L shaped sun rm. Double det garage, carport, driveshed, rabbit barn & inground pool.

NEW



Georgetown: 3 bdrm, 2WR, on large pie shaped lot o/l treed park. Hardwd floors. Many new vinyl windows. Fam rm with pine wainscotting, gas FP, b/i cabinets. CAC & CVAC. Fenced yd. Cedar deck.

72046-10th Line




Swim-in pond

East Garafraxa: 5bdrms, 50 acres

Fabulous rock/brick home on ~ 50 acres o/l pond & hills to W. Large foyer; high ceilings; huge Fam rm with FP & w/o to deck; LR(den) with FP & w/o; 5 bdrms (2 with ensuites); 5 WR (2 with whirl tubs); library & 2 fin rec rms. 3 car gar & 2 bdrms built with insulated concrete forms & radiant heat. Black Walnut trees on 30 ac. Swim-in pond.

NEW



Brampton: Quiet ct. X-large fenced yd. Open concept kit, DR & LR. Parquet floors. Sep entrance to unregistered (not retrofitted) 3 bdrm apt. 2x4pc. Vinyl windows. Garage. No land lease. \$244,900



186 acres

Caledon: 19726 Mountainview Rd.

One of Caledon's finest race horse facilities with ~ 49 stalls, 4 large barns & an office/lab/breeding barn. 3 tracks(5/8 mi oval thoroughbred track inside standard bred track & 900 m straight track), 6 horse computerized walker/runner, oak & electrical fenced paddocks, 2 wells, 3bdrm home & 2 staff trailers. Fairly flat land. W of Airport Rd, S of 9.

Commercial / Residential Investment Property



Acton: Com/res investment: 3 adjacent, fully leased, com zoned (C1 & C1(H)) (1 duplex, 2 semis & 1 detached) in Acton core at the corner of Hwy 25 & Knox St. 1/2 ac next to mall. \$624,900.

NEW



Separate shop/garage

Halton Hills: 7899 15 Side Rd

Gorgeous treed 26.75 acres with 16 Mile Creek. ~5 min N of 401 off Hwy 25 at Speyside. Brick gated entrance. Lit driveway. Underground hydro. Concrete verandah. 4 bdrms, 3+WR, main lev Fam rm. Home renovated 4 yrs ago. Hi-eff FAP furnace. Shop garage: ~18.6ft x 32.35ft w insul double gar door. Excel well, ~ 1 ac fenced. ~ 8 min to Milton GO.

Zoned M1 Outside Storage



9580 SR 17

Erin: 2 Hi-Teck indus facilities, 14,400 sq ft (~800 sq ft office), 1.37 ac. Crane rails for 3 ton. Infrared nat gas radiant heat. 16' clear. 7 drive-in doors, 3 WRs. 600 volts, 200 amps, 3 phase. Security.



COLLEEN CHAPMAN

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SOMETHING TO TALK ABOUT...

The old cliché "This one has it all" fits - 2 houses, 25 acres and a pond. Some pasture land, some rolling hills, bush, privacy, 2 bay garage/workshop, well built and set way back from the road. Inground pool. 3000 sq. ft. house with country kitchen and post & beam interior. Legal 2nd 1600 sq. ft. house with cathedral ceilings and large deck. Peaceful setting. \$595,000. Colleen Chapman*.

