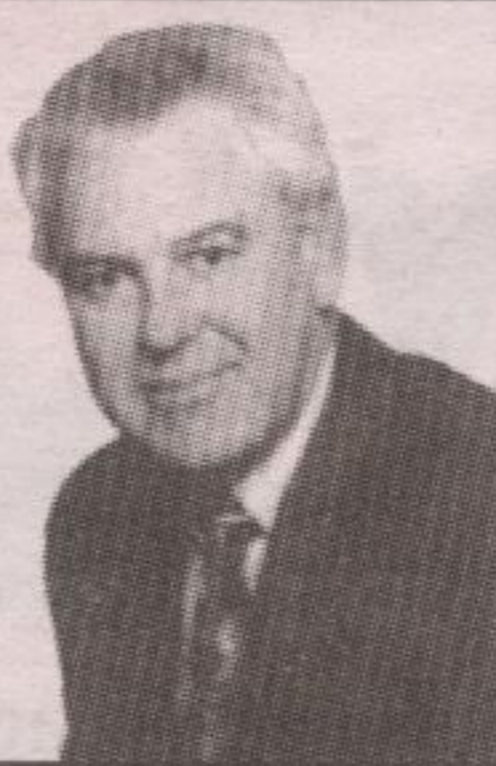


**Alan McPhedran, \*Sales Rep.**



Blue Springs Realty  
(Halton) Corp.  
Rockwood



**519-856-4348** Toll Free: 1-888-656-4348



**COUNTRY "HEAVEN"**

7 acre scenic country property located on quiet tree line road. 3+1 bedroom, 3 bath Viceroy style sidesplit, double garage, 24 x 22 driveway easily finished to a shop or horse barn - easy commute to Guelph/Fergus, Milton, Georgetown or Orangeville areas.



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Good commercial building downtown Rockwood. Approximately 1400 sq. ft. retail/commercial space with 2 washrooms. 1-3 bedroom apartment, 2-1 bedroom apartments. Good return on investment.



**COUNTRY BUNGALOW - HALTON HILLS**

Well kept 3 bedroom bungalow between Georgetown and Acton. Many recent upgrades include windows, roof & central air. Shows well, outstanding 1/2 acre + lot. Call **Alan McPhedran** @ 1-888-656-4348.



**47 ACRE HOBBY FARM**

47 acres located N of Dufferin Rd. 3. 35 workable, mixed bush. Butler Stream runs thru property. Well kept 1200 sq. ft. 3 bedroom, 2 bath bungalow. List price \$349,900.

# Foam insulation may take the chill out of bills

While many homeowners struggle with heating and air-conditioning costs, few realize the answer could lie within their walls — in the insulation.

The typical family spends \$1,300 per year on their home's utility bills and energy costs are on the rise. However, by enhancing or replacing the existing insulation, they could save money and also have a more comfortable, healthy home.

State-of-the-art foam insulation can create an air barrier around the home, virtually eliminating air leakage and removing the need for other insulation materials such as building wrap, taping and caulking.

"Homeowners should choose insulation that will provide the fastest pay-back in terms of energy savings," says Alan Rankin, president of Icynene Inc., a Mississauga-based company which manufactures a spray-in-place soft foam insulation.

Products such as Icynene are often used in new construction, or installed in walls, crawl spaces or attics during renovations.

The insulation is sprayed as a liquid and expands to 100 times its volume sec-

onds, permanently adhering to the surfaces of the surrounding building materials and filling and sealing all joints, crevices and gaps.

This complete coverage provides the barrier that eliminates air leakage, which in turn reduces energy costs.

It is estimated that foam insulation such as Icynene, may reduce the homeowner's energy costs by between 30 and 50 percent. In addition, it keeps homes warmer in the winter, and cooler in the summer.

A water-based foam, Icynene is healthy and environmentally friendly. It does not release any harmful emissions or fibres into the air, and contains no formaldehyde, CFC's or



HCFC's.

Icynene has earned the recognition of the Energy Star program which the use of energy-efficient materials. It has been selected to insulate the Lung Association Health Homes, as well as, the Rose Cherry Home project.

For more information please contact [www.icynene.com](http://www.icynene.com), or call Inseal Contracting Inc., the Icynene Licensed Dealer for the Greater Toronto Area at 905-363-2200.

## "If You're Going To Be Selling Your House In The Next 6-12 Months, What You Do Right Now Could Mean A Difference Of Thousands of Dollars -- Especially If You're Going To Be Buying Another Home . . ."

Georgetown (ON) - Even though your house isn't on the market yet, the buyer for your house is already starting to read the real estate magazines - just like you are right now.

A recent interview with Yvan Desjardins of Re/Max revealed several tips for anyone thinking of selling their Halton Hills area home.

"Most owners think that their homes will sell quickly. Everyone thinks that their home is special and will bring a good price. In fact, a lot of all new listings that go on the market eventually expire with the home still unsold."

If you are going to be selling your house in the next six months, there are some things you can be doing now that will help you get top dollar for your home when you do sell it.

You may be looking at this publication right now looking for the next home you are going to buy - even though you haven't sold the house you are in now. If that's the case, it's especially important for you to plan your move properly.

A special report has just been released which shows you step by step what you need to do to get ready to sell your house for top dollar quickly.

**Here's some of what you'll learn:**

- ◆ Why buyers love model homes and

how to make your house show like one.

- ◆ How to sell your house in as little as 24 hours - without even putting it "on the market"

- ◆ How a 25 cent upgrade could earn you an extra \$500 - \$1000 when you sell.

- ◆ How to find out what houses in any neighbourhood are really selling for - and how long it takes for them to sell.

- ◆ Why most real estate advertising

will never sell your house - and what to do about it.

- ◆ How to avoid the most expensive mistakes smart people make when they buy or sell a home.

- ◆ How to find out the current market value of your home for free over the phone.

Yvan says the information in this report is the secret to his success in selling homes so quickly and the reason he is able to sell most of his

listings in less than 90 days.

To get a free copy of the guide for smart home sellers called "How To Sell Your House For Top Dollar Fast!" just call 905-873-7864 for a 24 hr free recorded message and your guide will be mailed today!

Compliments of Yvan Desjardins, Sales Rep., Re/Max Realty Specialists Inc., 905-877-2630.

### Here's What You'll Discover In This Free Guide For Smart Home Sellers:

How to sell your house in as little as 24 hours - without ever putting it "on the market" . . .

Why most real estate advertising will never sell your house - and what to do about it . . .

Find out how much your house is worth - for free over the phone . . .

Why buyers love model homes and how to make your house show like one . . .

A little known designer's secret that could net you an extra \$500-\$1000 more when you sell your house . . .

How to find out what houses in any neighbourhood are really selling for - and how long it takes . . .

How to avoid the most expensive mistakes smart people make when they buy or sell a home . . .



**For a 24 hr Free Recorded Message Call 905-873-7864**

### Before You Decide To Sell Your House - Listen To This Free Recorded Message

What you do in the six months before you put your house on the market can make a difference of thousands of dollars more (or thousands of dollars less!) that you realize from the sale of your home.

To find out the little things that can help make all the difference just call 905-873-7864 for a free recorded message 24 hours a day.