



Gordon B. Dawe
*Sales Rep.

GORD* & MICHELE* DAWE

1-888-656-4348

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



Blue Springs Realty (Halton) Corp.



Michele Dawe
*Sales Rep.



**DON'T PAY RENT! BRICK BUNGALOW
ON LARGE LOT \$209,900**

Located in mature area of the Town of Acton. Living room & dining room combination with hardwood floors. Kitchen with walkout to back deck. Extra bedroom on lower level. Excellent retirement or first time buyer's home. Please call **Gord***.



**BRIGHT, SPACIOUS BUNGALOW
IN MATURE AREA OF
ROCKWOOD \$239,900**

Eat-in kitchen with oak cabinets & walkout to large deck & fenced back yard with dog run. Separate dining room, cosy living room, 3 bedrooms. Large unfinished basement with roughed-in washroom. Walk in from attached garage. Close to park & library. Great family neighbourhood. Please call **Gord*** or **Michele*** to view.



**WHY PAY RENT - WHEN YOU CAN
OWN YOUR OWN CONDOMINIUM
APARTMENT? \$142,900**

Well maintained 2 bedroom condo close to Highway 8 and 401. Living room and dining room combination with upgraded broadloom and walkout to balcony. Kitchen with oak cabinets, large master bedroom with walk-in closet and 4 pc. ensuite with marble flooring. 3 pc. wash-room with marble flooring. All appliances and blinds are included. Condominium features indoor parking, pool, sauna, whirlpool bath and exercise room. Shows 10+.



**MAIN STREET COMMERCIAL
PROPERTY IN ACTON
\$239,900**

Former Chinese Restaurant plus separate office and large apartment. Garage and parking at rear. Please call **Gord*** for your personal showing.



**GREAT STARTER OR
RETIREMENT BRICK
BUNGALOW**

in mature east-end area. Eat-in Barzotti Oak kitchen, updated bath and window. Large rec room with gas fireplace, bar area, 4th bedroom. Hardwood floors in the living room and upstairs bedrooms. Fenced back yard with brick patio, front porch. Call **Michele Dawe***.



**OPEN FOR
ADMIRATION!!
GUELPH SOUTH
END
\$229,900**

The Welcome mat is out on this well cared for 3 bedroom home. Cozy living room overlooking eat-in kitchen with ceramic floors & oak cabinets open to family room with ceramic floors, tongue & groove wood ceiling with skylights. Gas fireplace & walkout to deck and landscaped back yard. Finished recreation room with 3 pc washroom. Updated gas furnace with central air conditioning. Large paved driveway area for RV. Close to schools & shopping.



Photo courtesy of Metro Creative Graphics

Fireplace safety

**Avoid the dangers of
backdrafting in your home**

Combustion appliances, like wood-burning and natural gas fireplaces, natural gas or oil furnaces, or natural gas water heaters need a source of air to operate safely and efficiently.

Backdrafting occurs when there is insufficient air for the combustion process. When properly adjusted and vented, the combustion of natural gas produces carbon dioxide and water vapour, the very same things that we exhale. However, if there is insufficient air for combustion appliances, or if a chimney or vent is blocked, then these combustion products are drawn back into the house and produce carbon monoxide. Carbon monoxide is an odourless, colourless, tasteless gas which is very toxic.

Some of the precautions you can take to prevent this hazard include:

- Never tamper with fuel burning equipment, vents or flues.
- Never insulate or try to seal up a draft hood, wind cap, or exhaust vent on any natural gas appliance.
- It is absolutely essential, for your safety, that panels and grills on the furnace are kept in place and that the fan compartment door is closed when the furnace is operating.
- If you have a natural gas water heater, make sure that combustion air openings at the bottom of the tank and the opening below the draft diverter (on top of the tank at the flue duct) remain unblocked. Do not store anything on top your natural gas water heater!
- For all fuel-burning equipment, make sure that vent hoods and pipes are securely in place and that external vents and chimneys are not blocked by insulation, leaves or birds' nests.

To prevent backdrafting in your home consult with a Heating, Ventilation and Air Conditioning (HVAC) contractor on an annual basis to inspect your combustion appliances including furnaces, water heaters and fireplaces. Consider selecting contractors who are members of the Heating, Refrigeration and Air Conditioning Contractors of Canada (HRAC) which

requires its members to carry relevant trade, fuel safety and municipal licences.

For more information on where to find a qualified contractor in your area, visit www.hrac.ca or call toll-free at 1-877-411-HRAC (4722).

—News Canada

**Give your furnace
a fall tune-up**

The old adage "if it isn't broken, don't fix it" should not apply when it comes to your household heating system.

Like a car, your furnace is a running machine that needs regular tune-ups to ensure its efficiency and longevity. You wouldn't wait more than a year to give your car an oil change, so don't wait until your furnace breaks down to call for service.

A clean, well-adjusted heating system will save you money on fuel and will prolong furnace life. The cost of annual servicing is modest, especially when compared with the price of a new furnace!

Replacement of the air filter on a forced air furnace is only a start. There are a number of components in your heating system that requires regular inspection and maintenance. They are the heat exchanger, ignition system, fan, motor, bearings, belts, pumps, controls, exhaust, burners, pilot, thermostat, chimney and more.

This season, be sure to give your furnace a tune-up! Have your furnace inspected and cleaned by a qualified technician. They will be able to identify problem areas and will recommend solutions that will ensure your year-round comfort.

For information on where to find a qualified contractor in your area, check out the website of the Heating, Refrigeration and Air Conditioning Contractors of Canada at www.hrac.ca or call toll-free at 1-877-411-HRAC (4722)

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