# Valuable home improvement tips keep you cozy all winter

Tome, some say, is where the heart is. And what better place is there to isolate from winter's chilling cold? "Now is the time of year that homeowners worry most about the high cost of home heating, conserving energy and keeping their houses cozy and warm," says George Hughes, manager, Home Improvement Markets, at Consumers Gas.

"Simple home renovations, upgrades in equipment and appli ances, and the more efficient use of energy in-house, can greatly alleviate the stress on your furnace as well as your wallet," he says.

Consumers Gas offers these handy energysaving tips that will make for a more cozy home, all winter long.

#### Prevent heating costs from going through the roof

Warm air rises. If your attic is not properly insulated, as much as 15 per cent of your home's total heat loss could literally be going through the roof. Consumers Gas recommends that you:

- · Caulk and seal any openings where plumbing, wiring and duct work pass through the ceiling to the attic.
- · Check your level of insulation. The minimum level should be R-40.
- · Check the ventilation. Lack of ventilation restricts air movement and could result in a build up of moisture in winter, causing serious structural damage.
- will arrange a free estimate to insulate your ment.

attic. You can put the work on your gas bill and pay it off in low, monthly installments.

#### Renovate your basement

Most unfinished basements are not insulated, and they can account for as much as 20 per cent of your home's total heat loss. Here are some excellent reasons to renovate your base-

- It increases your living space and presents the opportunity to add: a cozy rec room; an extra bathroom; a new laundry room; a home office; or guest room.
  - It will increase your home's resale value.
- You can build a basement rental apartment ly. for added income.
- · Consumers Gas' authorized renovators offer complete basement remodeling services with affordable terms.

#### Don't let energy fly out the window

Industry estimates show that the average house loses nearly one-quarter of its heat through windows. Here's how to stop energy from flying out your windows:

- Check windows for damage.
- · Check the type of glass and glazing. Double-glazed Low-E glass windows filled with argon gas greatly reduce heat loss.
- · Determine whether you need to repair or replace your windows. New windows can reduce the cost of heating and enhance the overall look and value of your home.
- · Consumers Gas authorized renovators · Not a do-it-yourselfer? Consumers Gas offer full-service window repair or replace-

#### Respect your furnace!

Your natural gas furnace is probably your home's most important piece of equipment.

- · Clean your furnace's permanent filters once a month during the heating season.
- If your furnace uses replaceable filters, change them regularly. Dirty furnace filters make the blower work harder, using more energy.
- Lubricate your furnace motor and fan bear-
- · Keep your registers and cold air return clean and clear.
- Service your home heating system regular-

#### Upgrade your home heating system

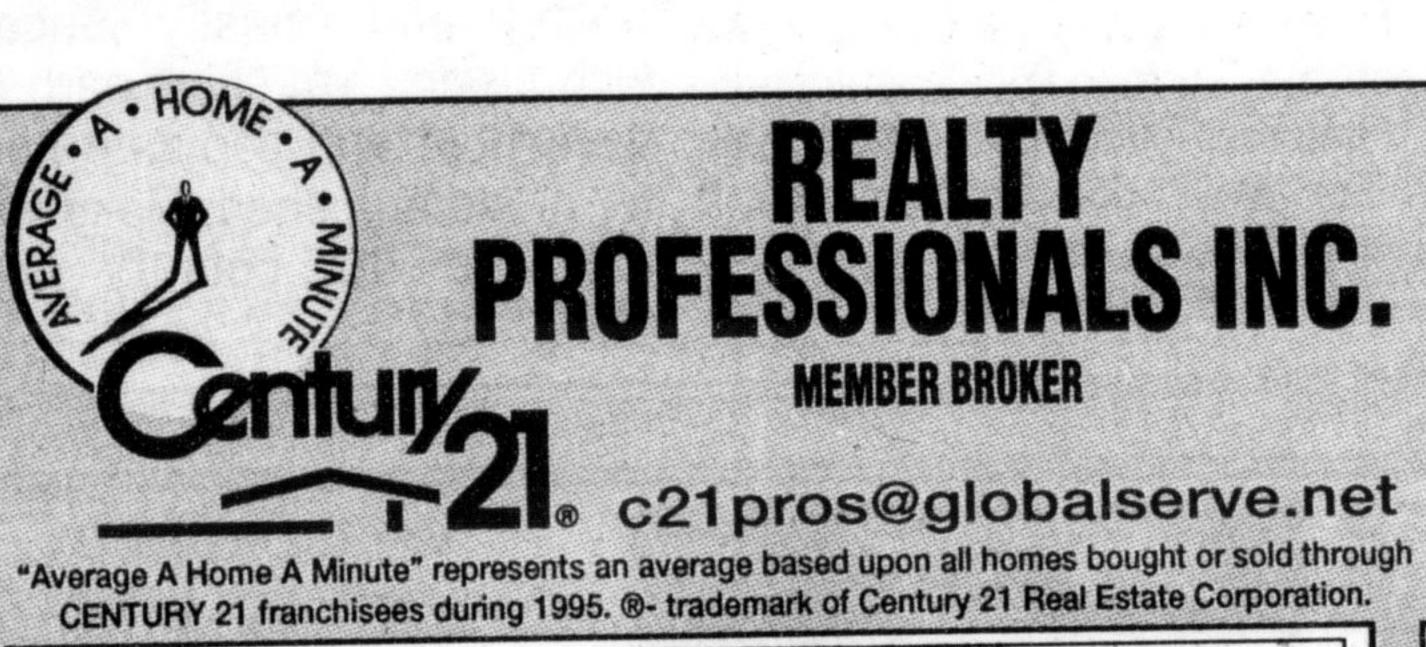
- · You may want to convert to a high-efficiency natural gas furnace. The more efficient the unit, the less fuel it uses, saving you money.
- · Replace your thermostat with a programmable one that automatically lowers your home temperature while you are asleep or while you are out.
- · Remember, safety first! Consumers Gas' Home Gas Appliance Inspection includes a thorough review of your furnace's combustion exhaust vent systems, and safety controls to ensure that they do not release carbon monoxide into your home.
- Consumers Gas offers a convenient Rental Program for high-efficiency furnaces. When you rent, you receive regular maintenance visits, 24-hour emergency service and replacement parts.

· For a low annual fee, Consumers Gas' Heating Parts Replacement Plan provides emergency service to determine the cause of heating equipment problems and replaces defective parts at no additional cost, 24 hours a day, seven days a week.

#### Save money and energy with natural gas appliances

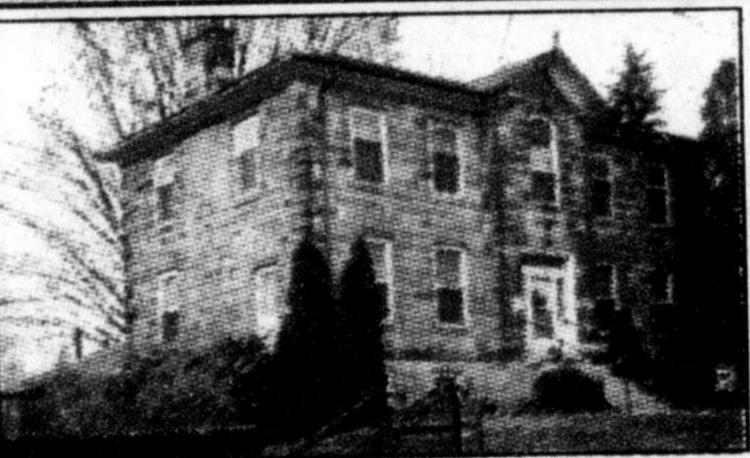
Major appliances can consume as much as 14 per cent of the total energy used in your home. Experts at The Appliance Centre-Canada's leading appliances retailer and a division of Consumers Gas-can help determine the best appliances to suit your needs.

- A natural gas range costs about 55 per cent less to operate than an equivalent electric
- A natural gas dryer can cut operating costs by close to 70 per cent, compared with an electric model.
- The Appliance Centre offers an Extended Service Plan that can be purchased for any appliance you buy, where the manufacturers warranty leaves off. The plan provides full protection on all parts and service.
- "Simple home improvements can help Canadians save money, conserve energy and increase the value of their home," says Hughes. "We encourage homeowners to contact their nearest Consumers Gas office for more information about our broad range of products and services for the home."



#### GREAT LOCATION

This historic Georgian style home is located on a beautiful setting at the north side of the Mill Pond. It's solid stone con-



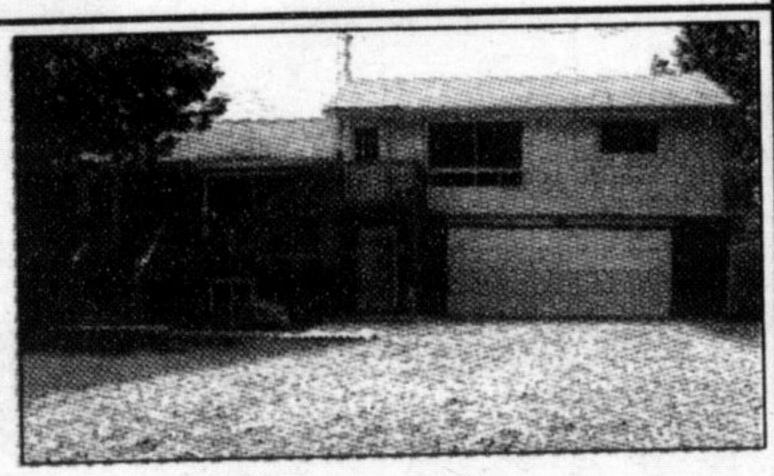
struction, oak floors and antique fixtures must be seen to be appreciated. Call James or Tony for your private tour. \$289,900.

#### ELEGANT VICTORIAN

At an excellent location in town, this .52 acre estate could be your dream home. You will love the grand design, huge principal rooms and beautiful front foyer. This property also offers nanny/ maid quarters and a triple car garage. Call James. \$379,000

### INCOME POTENTIAL

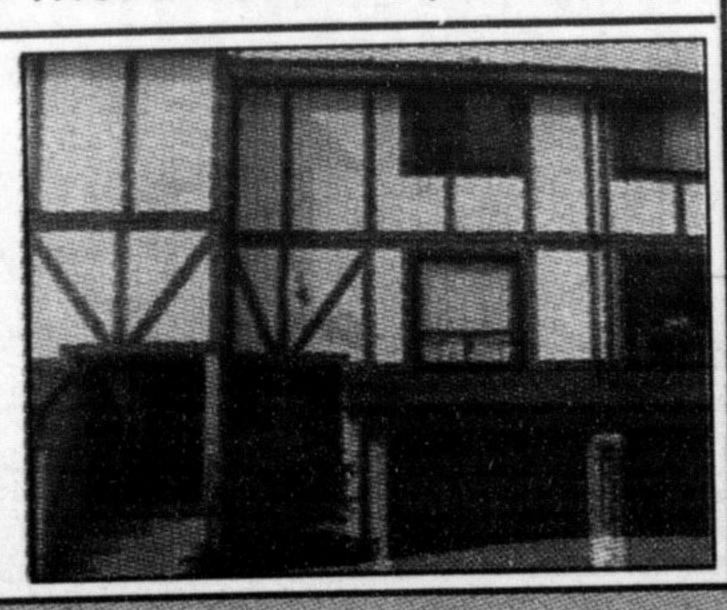
Rural property on one acre of land. Finished basement separate with



entrance. Call Tony for more details. \$279,900

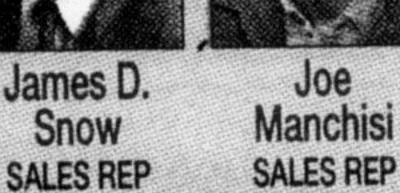
#### WHY RENT

No down payment, no problem! Call Tony Vidiri for more details. 3 bedroom townhouse in a nice complex. \$125,900.



#### The Milton Team



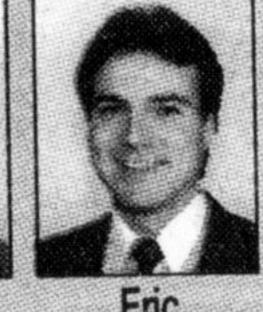




SALES REP



BROKER/OWNER SALES REP



SALES REP

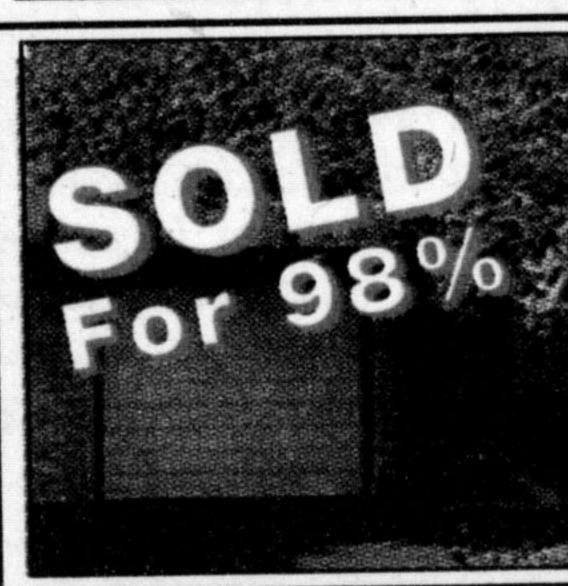


TOR. LINE (905) 815-1940

November 26, 1998

## \$219,000

Four bedroom split level, features equipped pool, eat-in kitchen, oak kitchen cabinetry, and main floor family room. This lovely home has new carpeting and separate entrance. Call Joe for more details.



### GET RESULTS \$139,900

Stunning 3 bdrm townhouse in one of Milton's finest complexes. Converted to gas heating system, loaded with upgrades, see it to believe it!! Call Mickey for more



Great home at a great price Features full in-law 1 bedroom

suite self-contained in basement, main floor has 3 bedrooms, new windows, new side door, eat-in kitchen. 10++, must be seen. Call Tony Vidiri. \$175,900.

#### COUNTRY BUSINESS OPPORTUNITY

Store with apartment on second floor. Retail area is equipped with walk-in freezer, commercial sink



and shelving in kitchen area, 200 amp upgrade, alarm system, 1 pc. washroom in shop area. Well has been upgraded. Three bedroom apartment features 5 pc. bath, family room and more. Call Domenic or Joe for more info. \$199,900.

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Mr. Mickey Galekovic Century 21 Realty Professionals Inc. 192 Main Street East Milton, ON L9T 1N8

Dear Mickey;

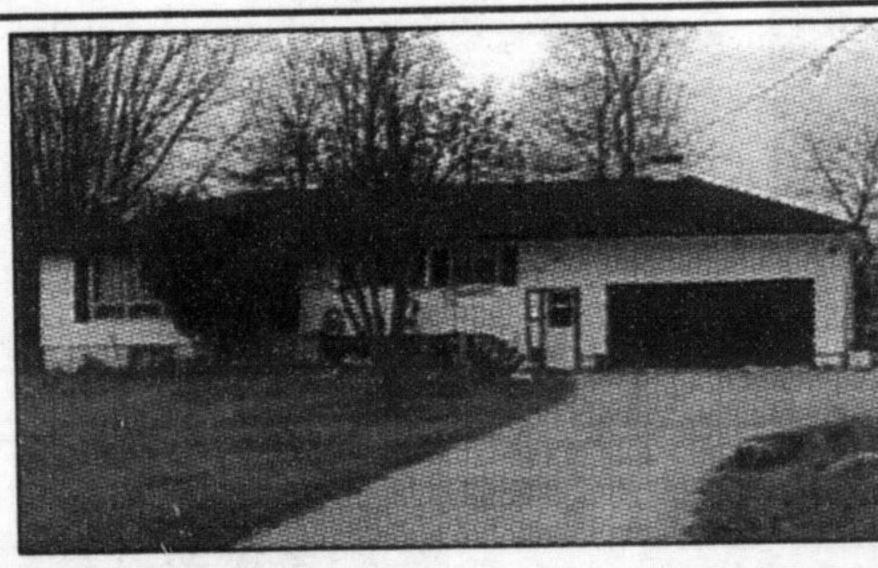
We wish to express our sincere appreciation for the exceptional service you have provided to us.

We were indeed fortunate to have chosen such a hard working, devoted, considerate and professional Representative. These qualities were apparent from the way you were always available to us at any time of the day, your consistent follow up right through to the sale of our home within 30 days for 98% of our asking price.

Your guidance both professional and personal was invaluable during this significant transaction for us and we will highly recommend with confidence this top quality service to to others.

Once again thank you.

Paul and Cindy Herron



#### Country bungalow on 10 fabulous acres, 3 bedrooms, plus a bedroom with den in-

JUST LISTED!

law suite. All this and more for only \$339,000. Call Joe Manchisi for your viewing.

#### WANTED

• Townhomes • In-town links & bungalows • Executive bungalow w/nice lot . Country subdivision close to town

#### INDUSTRIAL UNITS FOR SALE

Main Street location, grade level door, \$79,900 Call James Snow or Joe Manchisi.