

Buying a new house? A furnace upgrade can save you money

When buying a new house from the builder, many buyers will happily increase their monthly mortgage costs to add various cosmetic upgrades offered, but never think about upgrading the furnace.

Yet that's one upgrade that can actually reduce your monthly expenses and add to the value of the house.

As a rule, new houses are offered with a standard furnace and buyers hardly look at it. Rose Titus is a spokesperson for ICG, Canada's largest manufacturer of heating and air conditioning equipment.

Ms. Titus says you should consider asking the builder to substitute a high-efficiency furnace for the standard model normally offered with the house.

This could lead to substantial reductions in your fuel bill. Ms. Titus says ICG has figures which show ICG's high-efficiency fur-

nace, for instance, can save you up to \$330 per year on fuel — or even more in larger homes. Yes, you'll pay more for the high-efficiency model, but the fuel savings should more than offset the extra cost and will give you a more valuable house.

Another point — if central air conditioning is not included as a standard feature in your new home — and you want it — don't feel obligated to buy from the contractor who installed the furnace.

You're free to shop around for the best offer.

Sometimes the contractor who installed the furnace will try to pressure you by telling you the furnace warranty will be voided if you buy air-conditioning elsewhere.

That's not so. In fact, the air-conditioning contractor may extend his warranty to cover your furnace as well.



BURLINGTON BUY \$169,000.00

Reduced, redecorated, spotless 3 bedroom 2 storey, 1-1/2 baths, finished rec. room with w/o to patio and fenced, private yard. Double driveway, good area, five appliances. Won't last now.

Call Ron North
Sales Representative
CANADA TRUST REALTOR
681-2011
or 634-8013

REAL ESTATE

JOYCE SCOTT REAL ESTATE INC. JSR

JOYCE SCOTT
BROKER-OWNER
878-1526



11 years of
Satisfied
Clients

OWNER SAYS "SELL" All Offers Considered!



Immaculate
family home

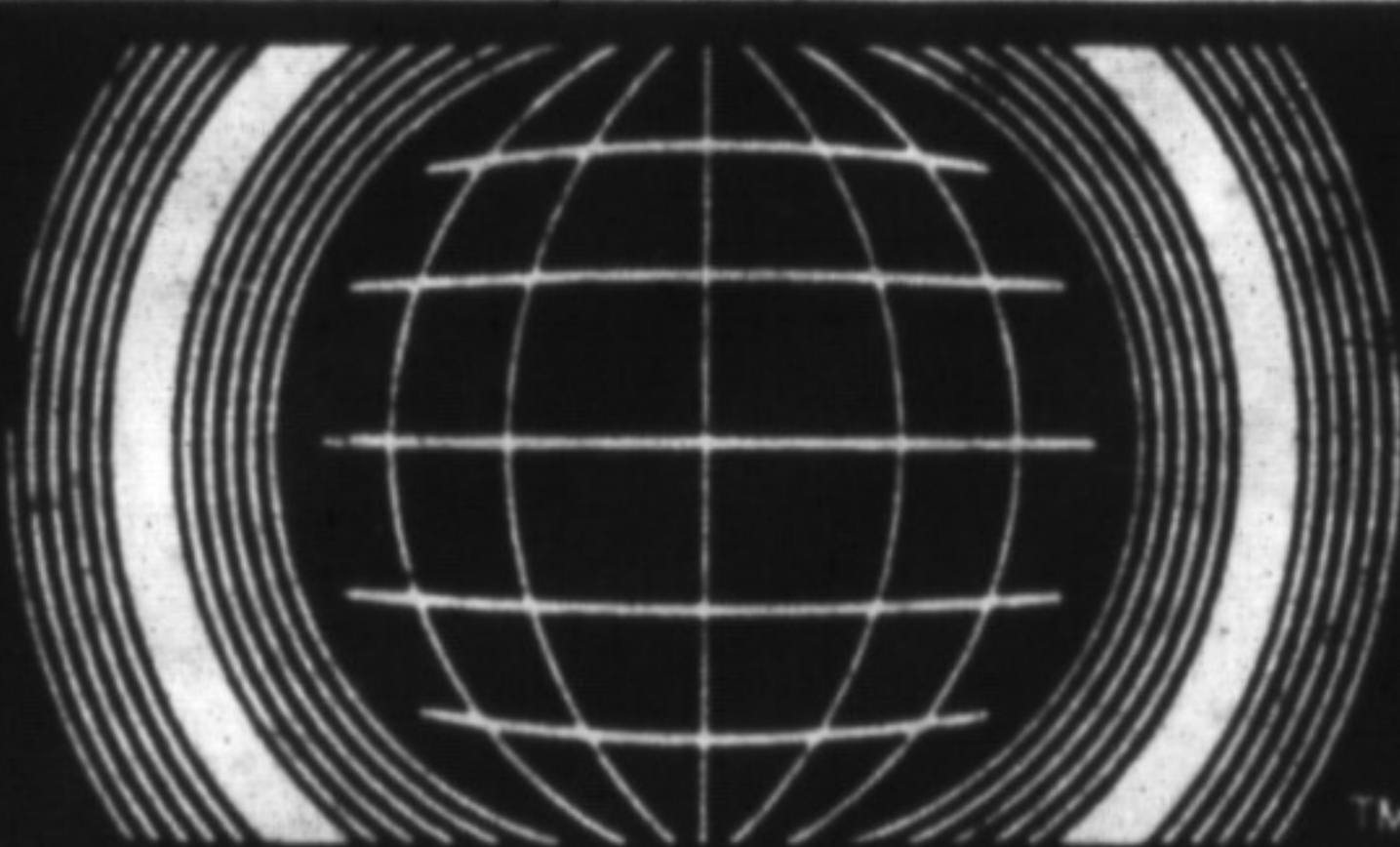
ONLY
\$219,900!

- * Gorgeous remodelled kitchen
- * Elegant living & dining rm
- * Breakfast room/French doors
- * Bright remodelled bathroom
- * Beautiful sunroom
- * Three sunny bedrooms
- * Master bdrm with sitting room
- * Impressive rec. room
- * Central Vacuum
- * Professional designed landscape/waterfall

REALTORS REMARKS:
A must to see!

Beautiful secluded back yard with waterfall.
Please call Joyce Scott for a preview.

RE14—The Canadian Champion, Wednesday, May 16, 1990



REALTY WORLD™

W.J. McCrudden Real Estate Inc.

485 Main Street East, Milton, Ontario L9T 1R1 & MILTON MALL KIOSK

WE GET RESULTS™



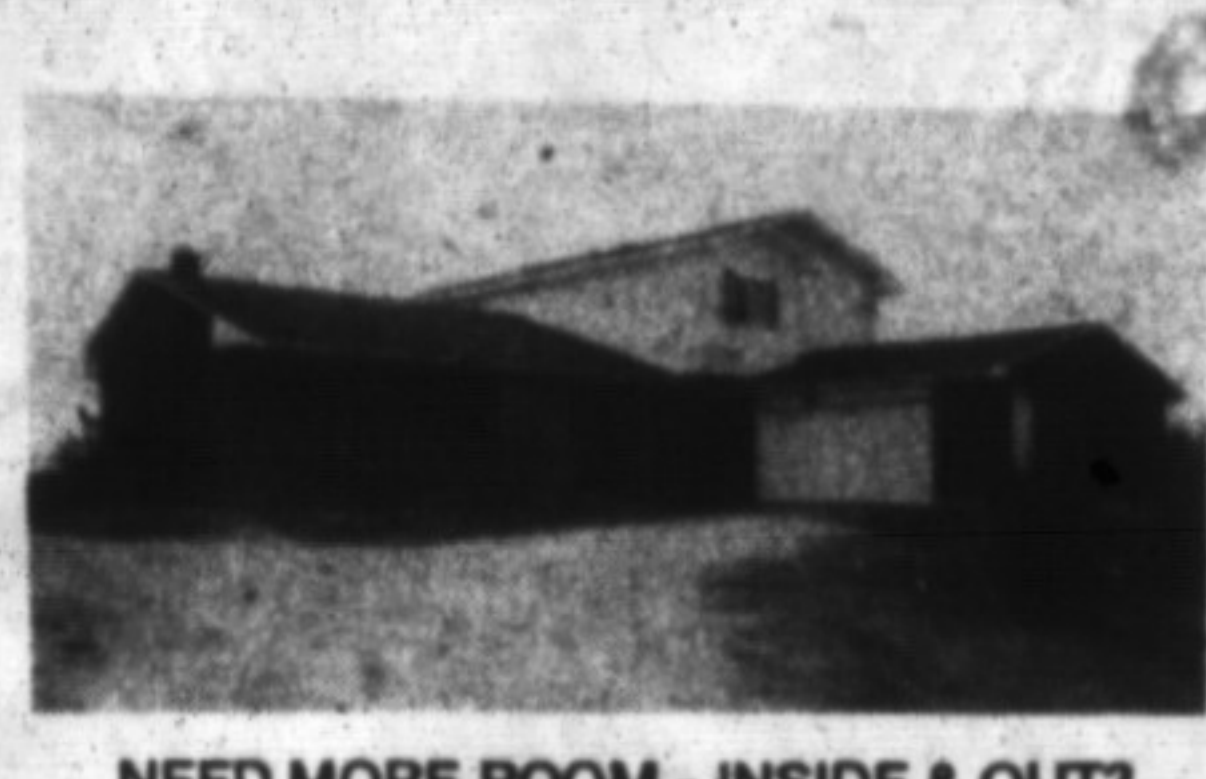
PINE ACCENTS

JUST LISTED. This 1-1/2 storey wood sided home offers 2+ bedrooms, pine flooring in master bedroom, knotty pine ceilings in kitchen, living room & dining room, and closed in back porch. Situated on a 66' x 115' lot within walking distance to downtown. Listed at \$159,981. Contact Jo-Anne V.* for more details or to arrange your appointment to view #39.



WELL MAINTAINED BY ORIGINAL OWNER

JUST LISTED - 3 bedroom split level. Special features to note include: 11.25% ASSUMABLE MORTGAGE, eat-in kitchen, upgraded carpet in living room/dining room & master bedroom, finished lower level with wet bar & recessed lighting. Asking \$209,900 Contact Tracy Kennedy* or Debra Sine* for your personal inspection of #40.



NEED MORE ROOM - INSIDE & OUT?

Spacious 3 bedroom side split on 3/4 of an acre with finished basement. Features an eat-in kitchen, main floor family room & laundry, master bedroom has ensuite bath & balcony, 2 car garage, plus more! Basement has large living room, kitchen, bath, 2 bedrooms & separate entrance. Listed at \$369,000 Contact Jack McCrudden*, Broker to arrange your personal inspection of #31.



TOWNHOUSE WITH MANY EXTRAS

This three bedroom brick & aluminum townhouse features a finished basement, air conditioning, fireplace with glass doors, new furnace, single garage & more. Condo fee \$139.00 includes cable. Listed at \$155,900. Call Wendy Costante*, to arrange your appointment to view no.28.



"THE LINKS"

This prestigious home commands your attention with its tasteful upgrades and immaculate grooming. 3,000 sq.ft. packed with features: main floor laundry & family room, elegant dining room w/crystal chandelier, oak & marble fireplace in living room, beautiful solarium w/vaulted ceiling, solid oak cupboards in kitchen, central air & vac., and much more! Contact Wendy Costante* or Liz Crawford* for all the details about this home no.29.



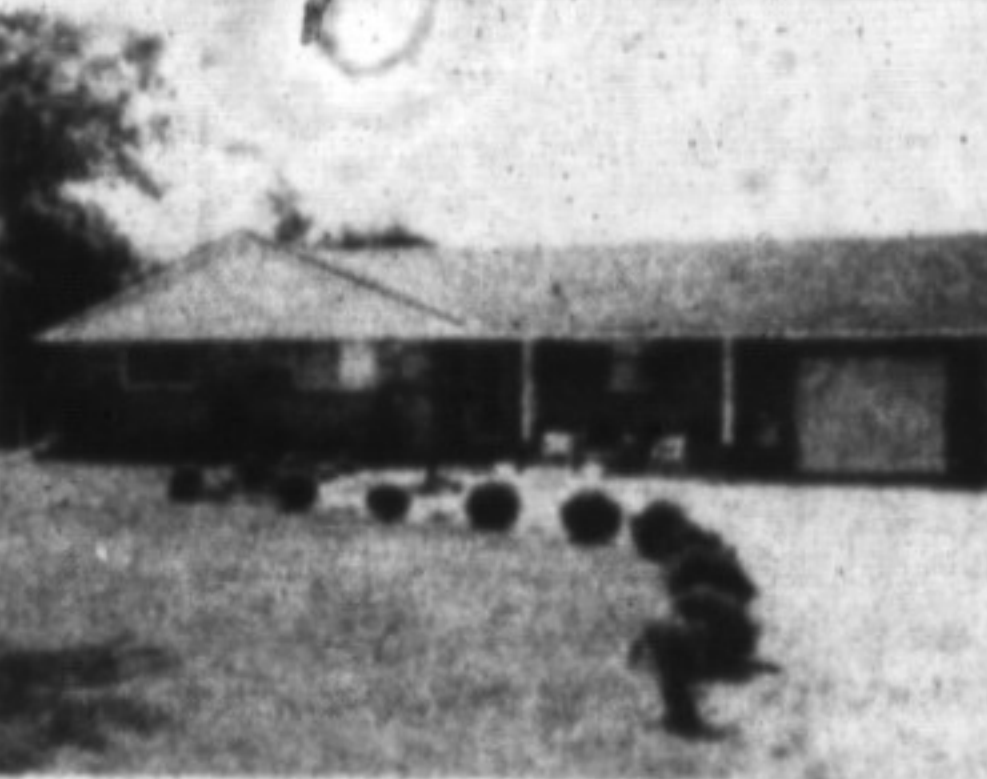
10 ROLLING ACRES WITH POND

Spacious 4 bedroom bungalow with two car garage. Features include main floor family room, main floor laundry, property is fenced, plus there is a small barn suitable for horses. Financing is available for two years at 12.5%. Asking \$398,888. Call Jennie or Howard Fretz* for more details about #30.



FRESHLY DECORATED

JUST LISTED. Plan your summer entertaining to include a back yard barbecue party on your huge 12'x26' deck! This 3 bedroom home features an eat-in kitchen, large master bedroom, new patio doors, electric air cleaner, central vacuum, air conditioning, fireplace, 1-1/2 car garage & more! Priced right at \$194,900. Assumable mortgage at 11-3/4% (Due Dec. '94). Call Muriel Tucker* today to arrange your appointment to view #43.



FOOT OF THE ESCARPMENT

There's a lovely view from this 3 bedroom-bungalow, situated on 1/2 acre & partially surrounded by a horse farm. Numerous features include: 2 bedroom in-law suite downstairs, fireplace in living room, inground pool, deck off dining room, garage & more. Listed at \$289,900. For more details about this great country property contact Lee-Ann Mackinnon*. #33



WE AIN'T KIDDIN'...

...about the "Beauty of the Trees" and the "Country Atmosphere". This 2,100+ sq. ft. solid home has 5 bedrooms, 2 full baths and a huge kitchen. Asking \$297,000. Contact Jennie* or Howard Fretz* for more details or to view #36



MINT CONDITION

This beautifully decorated 3 bedroom bungalow features a spacious country kitchen. Parents & children will delight in the 12' x 40' rec. room. Fully fenced side & rear yards with driveway entry gate. BONUS: pre-planted spring garden includes 50 bulbs in front garden bed, plus there's a play house in yard with child's bed loft! Asking \$192,000. Contact Tracy Kennedy* for more details about #10.



11% ASSUMABLE MORTGAGE PRICED TO SELL - \$176,900

Two bedroom brick and aluminum bungalow with double detached garage and main floor family room. Conveniently located on a 63' x 120' lot, within walking distance to downtown. DON'T MISS OUT! Contact Debra Sine*, today to view no.21.



11% FINANCING CAN BE ARRANGED

...on up to 75% of the purchase price, for a 5 year term! !! Listed at \$212,900. This pretty country spot features a 20' x 40' barn and a fenced paddock, perfect for horses. For more details or to arrange your appointment to view contact Howard* and Jennie Fretz* #16

(416)-876-1133

Tor. Line 845-8888

24 Hour Answering Service

ROSS D. SCOTT 878-2155
MURIEL TUCKER* 878-2092
JO ANNE V.* 878-0116
JIM ARMSTRONG* 747-9828
DEBRA SINE* 878-9628
LINDA M. HUGH* 877-0448
LIZ CRAWFORD* 875-0975

WINDY COSTANTE* 878-8800
ALI K. FINNE* 878-5128
LEE-ANN MACKINNON* 878-4391
DENNIS DURANTE* 873-5532
TERRY FULTON* 450-0400
TRACY KENNEDY* 847-8780
HOWARD & JENNIE FRETZ* 854-0338

JOYCE SCOTT 878-1526
BROCK R. JACK MCCRUDDEN 878-1526
WENDY COSTANTE* 878-1526
LEE-ANN MACKINNON* 878-1526
KATHA S. VAH 878-1526
SALE REPRESENTATIVE