Are you ready for the high efficiency furnace?

The OPEC energy crunch of the '70s shook our mid-efficiency is rated at 80 per cent; our up our North American easy-come/easy-go approach to energy consumption.

But, it made us adapt new habits of conservation and brought some other lasting benefits.

One of these was the development of higher efficiency gas furnaces. Higher efficiency means that more of the heat energy in the fuel is available for heating your house.

This is expressed as a percentage. A furnace with, for instance, 60 per cent efficiency, delivers 60 per cent of the heating power in the fuel to the house.

Most companies offer furnaces at three efficiency levels. The standard gas furnace has a seasonal efficiency rating of 60 per cent;

high-efficiency Ultimate III delivers up to 95 per cent efficiency.

If your present furnace is showing its age, and even if it's not, it might be time for you to consider upgrading to a higher efficiency

Furnaces older than 10 years are not as efficient as any furnace built today. And as a furnace ages it reaches a point where even the regular fall tune-up won't restore its original efficiency.

The higher efficiency of modern furnaces has to be paid for, of course. A mid-efficiency will cost you more than standard, and a high-efficiency will cost more yet.

Logically you have to base your decision to buy on fuel savings - at a given rate of

Associate Broker

saving how long will it take to pay for the new furnace? This will be determined by the cost and availability of various fuels or energy forms in your area.

The best place to start is by contacting a reliable heating and air conditioning contractor.

They'll check out the condition of your present furnace and be able to give you comparative operating costs of various new fur-

It costs nothing to look into the matter, and the sooner you begin, the better. If your

ACTON-SACRIFICE-\$179,900

present furnace is wasting your money you

want the wastage stopped.

One year new. Save up to \$255.00/Month off todays rate for two years on new financing. October 17 possession available.

Call Jim McLellan 519-740-2727 Donnelly Results Realty Inc.



SUNDAY, JULY 15th, 1-5 P.M. Beautiful Cape Cod, stone and brick, on side of Escarpment, 5 bdrms., 4 baths, new

Finish to suit! \$379,900!! West on Steeles to flashing light, north on Town Line to Sign.

kitchen, sunken living room and family room.

For further details, call JOAN ROLLINGS, Sales Rep. 456-2552

Arthur F. Johnson & Associates Ltd., Realtor

Miltowne Realty Corp.

Res.: 854-9833

Pager: 826-1030

"Whether you think you can or think you can't - you are right." (Henry Ford)

Campbellville Tor. Line: 858-1050

Town and Country



WELCOME HOME!

Don't miss this one-owner home awaiting your imaginative flair to create a showplace. Detached backsplit situated on a 60' lot - New efficiency furnace - wood-burning stove in rec. rm. Variable possession. \$229,900

CLIFFORD DEATHE' 844-2950. 827-4587

RALPH F. McCORMICK & ASSOC. LTD., REALTOR

COUNTRY ESTATE - SUITS PROFESSIONAL ONLY 15 MINUTES FROM CAMPBELLVILLE \$499,200. buys 5 acres plus 3500 sq. ft. of living space. 4 bedrooms, 4

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baths, 3 fireplaces, and much more. Call for private viewing.

CHOICE BUILDING LOT \$169,900. 2 beautiful acres located in Wellington County only minutes from Milton. Other homes in area, excellent location. Buy now and build for your move before 1991. Please call for details.

BUILDING LOT \$159,900.

Prime acre plus lot in built up area in MOFFAT. Good Road frontage. This is your opportunity to own a prime piece of real estate at a reasonable price. Call for details.

MOFFAT - NEW HOME \$395,900.

New home to be built on choice acre plus lot. Large principal rooms, 4 bedrooms, 3 baths, fireplace in family room. You choose your decor and modifications before construction. Please call for details.



STREETSVILLE CHARMER \$265,900.

2 storey 4 beds., 2 1/2 baths, finished basement, fireplace, quiet street, close to schools and amenities. Please call for private viewing.



854-0777

Magnificent Escarpment property just outside village limits. 2 ponds, small barn, immaculate unique open plan home. Vendor will pay down and/or consider part-trade.



Anne Taylor

Associate Broker

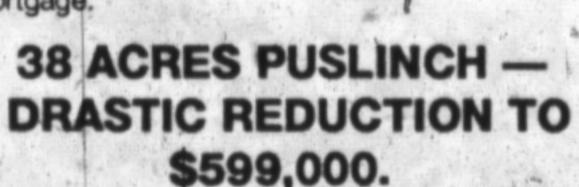
MOFFAT STONE - \$549,000.

Lovely stone farmhouse on 11 acres just north of Campbellville, comfortably restored with 30 ft. family room, den, centre hall plan. Vendor will hold mortgage at 10-1/2%.



ESCARPMENT, CAPE COD \$489,000.

Five secluded acres close to Bruce Trail and conservation areas - yet minutes to Milton. A naturalist's or artist's paradise. Existing 10% mortgage.



Beautiful rolling wooded hills surround this lovely rural bi-level bungalow with pool and high standard horse barn. Future development potential. Use the property and wait for the right time to develop.

42 ACRES

CAMPBELLVILLE-\$479,000. Lovely part open meadows and part woods close to 401 Highway. Good long-term investment or hobby farm site. Private and secluded.

INDUSTRIAL CONDOS -MILTON

Two at \$136,000. (1600 sq. ft.) and one at \$170,000 (2000 sq. ft.) Top location.



BROOKVILLE BEAUTY \$395,000.

Lowest price in subdivision - a diamond ready to be polished! Custom 2300 sq. ft. bungalow with walk-out lower level, 2 acres part open, part wooded, pond. Existing 11-1/4& mortgage.

35 ACRES **AND 40 ACRES** \$275,000 EACH

Adjoining parcels of vacant land in Campbellville with Bronte Creek watershed running through. Ideal hobby/estate farm sites. Priced to sell soon.

BUILDING LOT ABERFOYLE -\$121,000.

One acre with river, woods, close to Hwy.

DETACHED AT SEMI PRICE \$176,900.

Three bedroom, 2 storey in Old Milton with tremendous financing package. Just needs a little make-up.

7 YEARS AS A LEADER IN THE FIELD



420 Main St. E.

878-8495

Jim and Lorraine Kerr, Brokers/Owners of Century 21 Golden Real Estate Limited, are pleased to



Paula Rasmussen

announce the appointment of PAULA RASMUSSEN to their sales staff. Paula invites all of her past clients, her friends and anyone interested in real estate information in the Milton area to call her at (416) 878-8495.