

# Replacing and adding new windows isn't a pain

Unlike any other part of a home, windows serve a unique purpose: they are a major source of natural light and fresh air, and they provide us with a view of the outdoors.

Several types of windows can be found in both old and new homes, including fixed windows, (with no moving parts), horizontal sliding windows, casement windows, and double-hung sash windows.

If you're thinking of replacing your windows to improve energy efficiency, or adding windows to give your home a new look, there are several things you should keep in mind.

First of all, consider the type of windows you want to install and what your budget limitations are.

If you intend to replace your present windows with larger ones, you should choose something that will blend in well with the existing windows and line up with either the tops or bottoms of the other windows. Consider how this will affect your home's appearance — both inside and out.

If you're going to be creating new window space, you should carefully consider the style, size and location and make sure the new additions complement the style of your house.

Also consider the type of lighting you want these windows to supply and the effect you want to create. Windows help set the mood of a room, so if you want to achieve a distinctive look, make sure you choose the appropriate windows. And if you have a spectacular view you want to frame, make sure the window you choose will showcase it to your satisfaction.

Ventilation is another important factor to consider when choosing windows. Windows that are placed in a low position in a wall can help direct the incoming air flow downward. When open, windows that are placed opposite each other can create a continuous airflow.

You should also consider how the location

of the new windows will affect the amount of heat your house will gain. For instance, windows that face north tend to be net energy losers, while those that face south (other than those that are single glazed) tend to be net gainers.

Many types of windows are available on the market today. Some have wooden frames that are clad in vinyl or metal; others are made of tough plastic or fibreglas. These types of windows generally require very little maintenance. Frames and sashes made

from wood and plastic tend to have the best insulation value.

When choosing new windows, you'll undoubtedly want double or triple-glazed thermal units. The thickness of airspace between each layer of glazing determines the insulating value of the unit and maximizes energy efficiency. Consider window units with a wider amount of spacing between the panes — three-quarters of an inch is about the maximum.

Low emissivity glass can also provide bet-

ter energy efficiency. In cold climates, this type of glass has a thin metallic coating on the outer surface of the inner pane. (In hot climates the reverse is true.) This coating is designed to reduce heat loss.

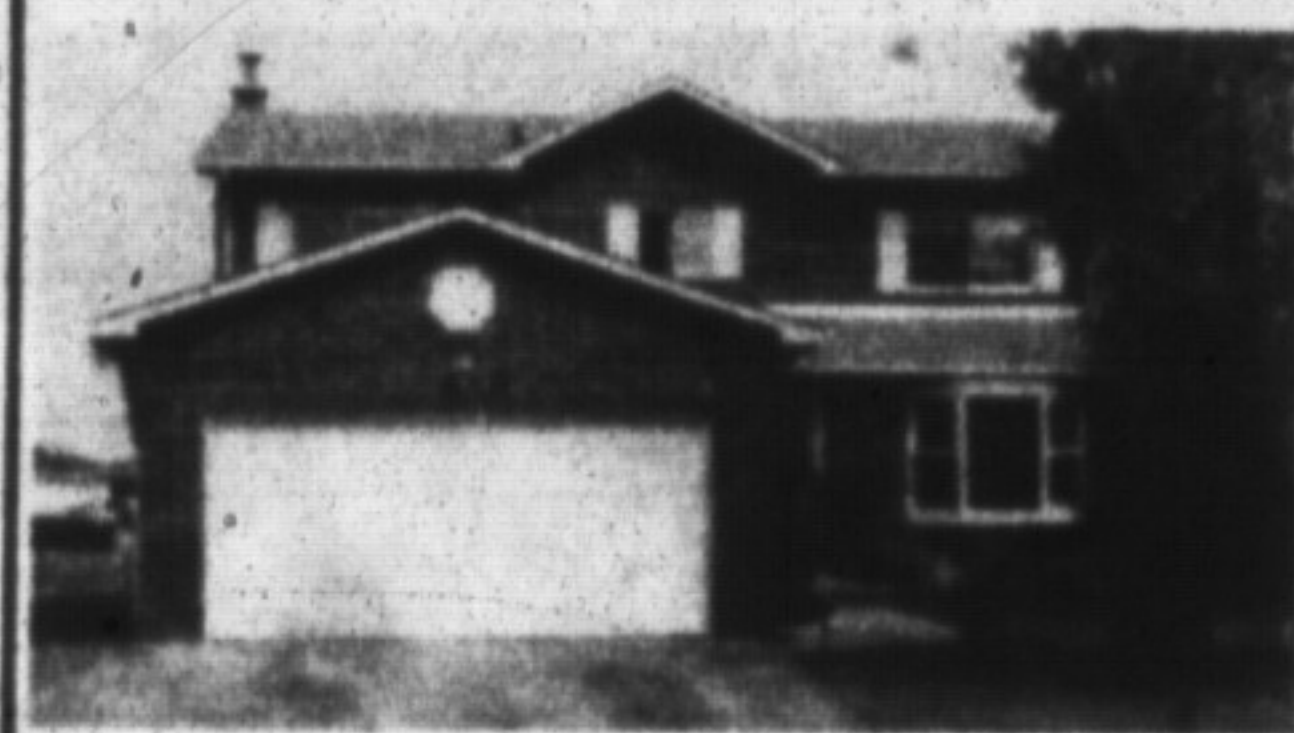
## Compare Ratings

When shopping for windows, check the air leakage rate; obviously, a low rate will indicate the unit is very energy efficient. Also check for resistance to water leakage and wind and be sure to examine and compare the insulating value, price, durability, and appearance.

## CHRISTIE & WOODS REAL ESTATE LTD.

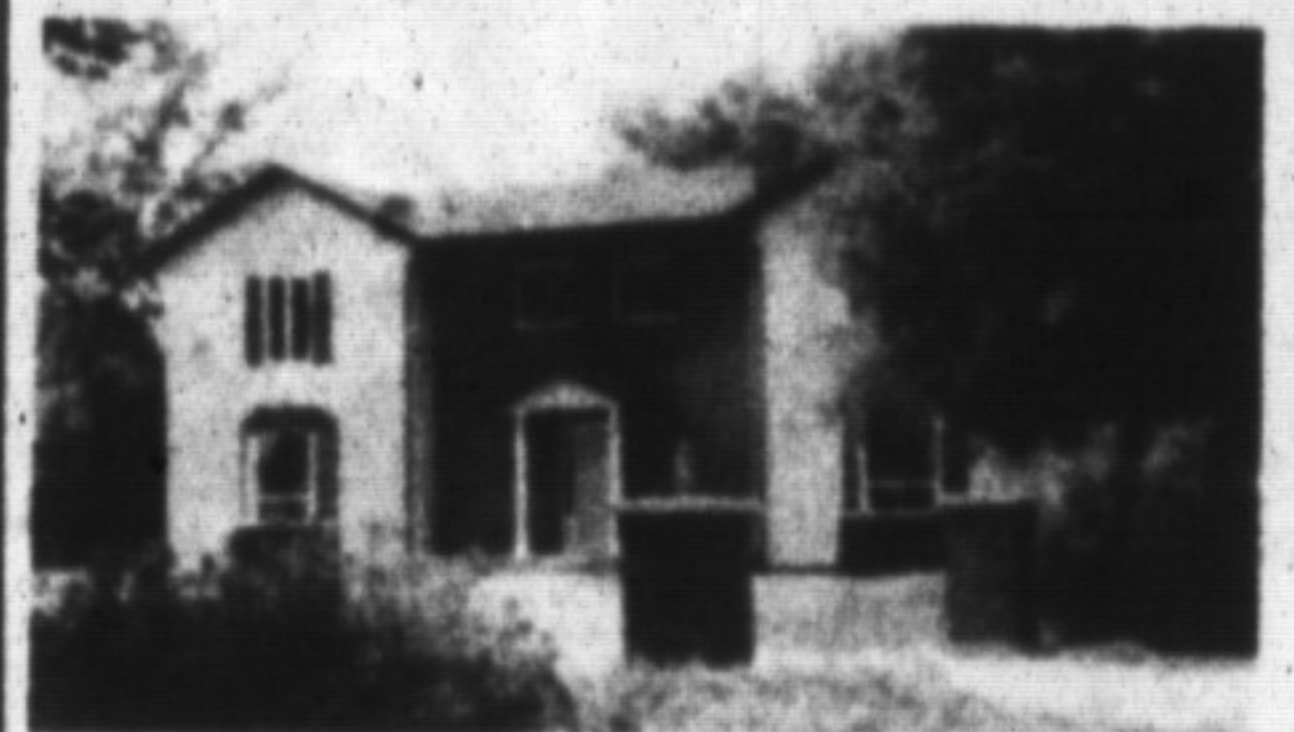
189 Main Street, Milton

878-2095



### SHOW & SELL WELL! WELL! WELL!

Well Located! Well Built! Well Kept! Centre hall plan, inviting living room with bay window, dining room overlooking park, fireplaced family room with sliding glass doors leading to patio, 3 large bedrooms plus master bedroom with ensuite. Reasonably priced, may we tell you more, our pleasure to show you. For a personal tour, call Tim Nevins 878-2095.



### WANT A BRAND NEW HOME? COME SEE! COME SIGH!

Quality construction throughout, just add your own personal decorating touches to this 4 bedroom, 2 storey home, close to beautiful escarpment & ski area, also close to town & on town water. Extras include oak trim throughout, ceramic floors in entrance & kitchen, beautiful fireplace in family room. For more details & vendor take back mortgage at a very reasonable rate, call Marg Christie 878-2095.

Yvonne Christie Broker Owner 878-2095

Tim Nevins \* 875-1263  
Allan Christie \* 878-2095

Cameron Gall \* 876-2856  
Margaret Christie \* 875-2443

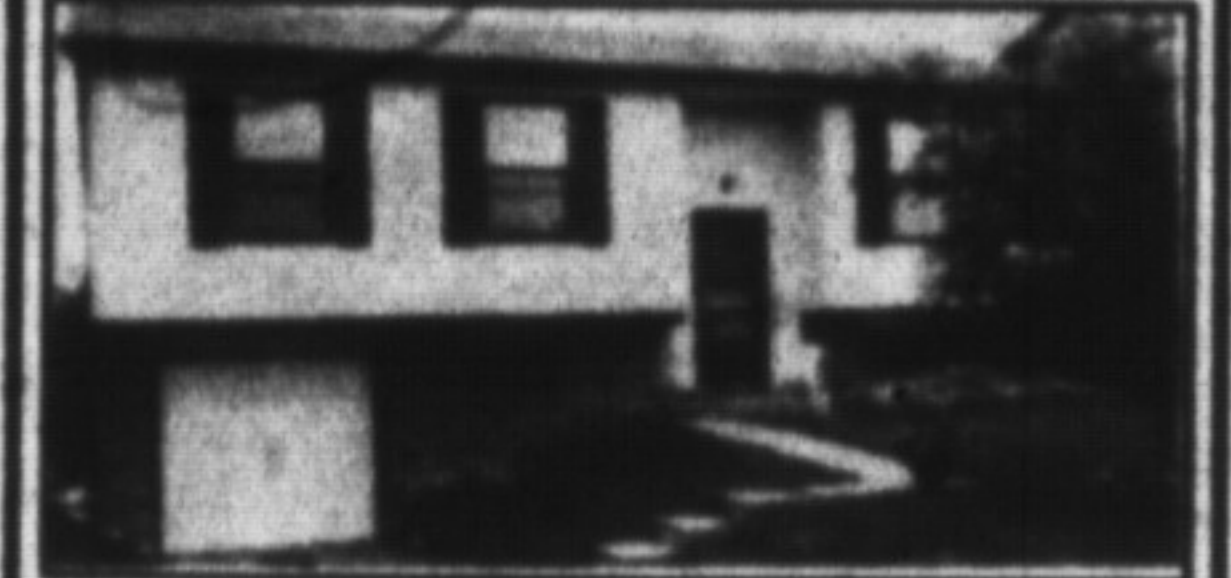
\* Sales Rep.



### TAKE A CLOSER LOOK! A PLACE WITH SPACE!

This elevated ranch, double the space, half the taxes, with huge 2 car garage completely drywalled plus office space, plus storage barn, located in picturesque area, brick floor to ceiling fireplace in lv. room stone fireplace with insert in family room, dining room opens to large deck with afternoon sun. Bedrooms 3-up & 2 down. Don't Delay! Call Today! See for yourself the features this family home has to offer. Call Yvonne Christie 878-2095.

Canada Trust/Realtor



### NICELY UPDATED

\$194,900 - Many updates on this home - new aluminum soffits, eaves, roof, garage door, broadloom, large cedar deck and cosy rec. room and 4th bedroom on lower level. MUST BE SEEN! MICHELE GABOURY\* 842-1920/pager res. 845-8445.



### 10 ACRES MINI FARM

\$618,000 with Georgian style 4-bdrm. home, cozy main floor family room with fireplace insert, formal living and dining room, two baths with jacuzzis, plus small horse barn. For more info, call MICHELE GABOURY\* 842-1920/pager res. 845-8445.



### PERFECT FAMILY HOME

\$221,900. Lovely 4-bedroom home, beautifully finished recreation room, entrance from garage, 3 bathrooms, private patio, backing on greenspace. MICHELE GABOURY\* 842-1920/pager res. 845-8445.

\*Sales Representative

## HOMELIFE REALTY CENTRE LTD. realtor



### VICTORIA SQUARE

3 bedroom century home with all its nooks and charm. Main floor family room, separate dining room. Beautiful mature trees. Priced to sell at \$189,900. For more information call Iona Nicholson 854-9883.

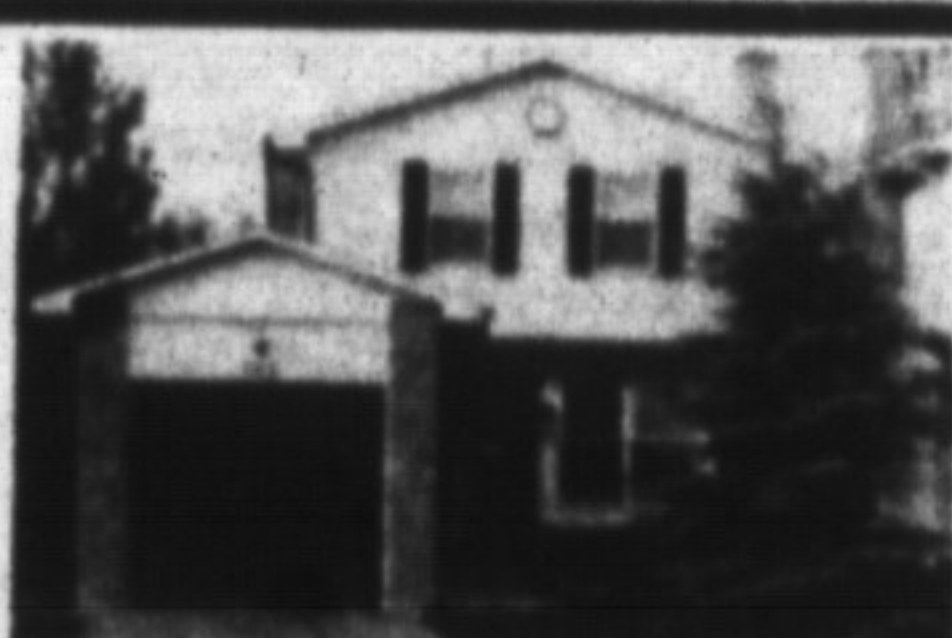


JOYCE SCOTT REAL ESTATE INC. JSR



### BEAUTIFUL OAKVILLE

3,124 square feet of luxury living, central hall plan with spiral staircase from basement to upper level. 10 rooms include family room, den & laundry room, main level for convenience. Listed \$321,400.



### NEW LISTING

Backing onto parkland, this home is well maintained, 3 bedrooms, good size master bedroom 4.80 x 3.63. Living room with attractive brick fireplace, bright & sunny kitchen. Fully fenced back yard with patio side and rear, nicely placed trees on lawn. Excellent neighborhood. Be the first to see this new listing. Listed at \$194,900.

### IMMEDIATE POSSESSION

Owner transferred, 3-4 bedrooms, master bedroom with adjoining sitting room, upgraded bathroom. Beautiful remodelled kitchen, lovely sun room overlooking gold fish pond with waterfall, rec. room fully finished and furnished. Great location. Call immediately for details.

Viewing of these homes highly recommended. Call Joyce for more information

JOYCE SCOTT  
BROKER-OWNER  
878-1526



Member of Multiple Listing Services and IREBA  
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# We're looking for ONTARIO JUNIOR CITIZENS

## Do you know one?

Do you know a young person, aged 6 to 18 years, who is involved in worthwhile community service or a special person who is contributing, while coping with a physical or psychological limitation? Do you know a youth who has performed an act of heroism?

The Ontario Community Newspapers Association with Canadian Airlines International as the patron, are looking to recognize these "good kids", the young people of our province who show a commitment to making life better for others.

To nominate an individual or a group of young people, for the Ontario Junior Citizen of the Year Award, please contact this newspaper or the O.C.N.A. at (416) 844-0184. Nominations, for this year's awards, will be accepted until October 31, 1990.

Every nominee will receive a certificate and up to 12 individuals and one group will be the recipients of a plaque presented by the Lieutenant Governor of Ontario, an Ontario Junior Citizen of the Year lapel pin, \$200.00 and a family portrait with the Lieutenant Governor.

NOMINATION FORMS - are available by contacting this Community Newspaper or O.C.N.A. (416) 844-0184.



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