

Right choice in furniture can make your home

Next to purchasing a house, buying furniture is one of the largest and most important investments a homeowner will make.

Wood furniture has always been a popular choice, especially for people seeking to capture a touch of the past. Traditional styles, from classic to simple country looks, are particularly in demand today. Combining charm and durability, they are a popular choice in city and country homes as well as highrise apartments.

With the variety of styles and woods or simulated woods available, it's important to buy with care. The best investment is one that gives you high-quality, long-lasting furniture at the best possible price. That means sometimes paying a little more than you want. But it's well worth it. If you can't afford a whole bedroom or dining suite, try buying a few pieces at a time.

Before you begin shopping, determine your needs and how much you want to spend. Also get to know your woods and how to read the product labels.

By law, retailers have to advertise honestly. A label that says "pine", "all wood", "oak", or "mahogany" is telling you this is a solid wood product. One that says "walnut finish", "mahogany finish" or "simulated wood products" usually means a less expensive wood or non-wood product has been used.

Furniture can be built of softwood or hardwood or wood particles. It can be solid wood or veneered (a thin sheet of wood usually placed over a less expensive or simulated wood). Wood grains can be natural. Or, they can be mechanically or photographically reproduced on products other than wood such as particleboard or panel.

Hardwoods, such as oak, cherry, walnut, mahogany and maple, come from deciduous trees. They are heavier and more durable. They're also more expensive. Because they have richer grains, they are often used as veneers.

Softwoods, such as pine and fir, come from evergreens. Canadian pine is a popular softwood for moderately-priced furniture. If treated properly, pine can be quite durable. However, it can easily dent and scratch and is a poor choice for tables and chairs that will be bumped a lot.

Both pine and oak are popular solid wood choices today. While pine is more affordable, oak is more durable. Both are equally attractive.

Teak, a medium hardwood, is another popular choice. But teak items seldom come in solid wood. Teak veneer over pressed board is usually used in large furniture areas while smaller areas, such as legs, edges and handles, are usually made of solid teak.

Most solid wood pieces come in a satin finish to show off the grain. Veneers often come in glossy finishes which are very easy to clean and maintain. Wood finishes can be dark or light. The colour is really a matter of personal preference.

High-quality furniture pieces can be solid wood or veneers on less expensive wood or simulated wood. Workmanship is the key measure of high quality.

To judge quality, check the item carefully up and down, inside and out. Regardless of the finish, the surface should be smooth, consistent and attractive. Hand-finished furniture is more expensive because the process requires many more steps than machine finished products.

Run your hands along the surface to ensure there are no rough spots. Also look for cracks and bulges in the finish. Check any legs to ensure they are secure and rigid. Open and close drawers to see if they slide easily. Turn all knobs and handles.

Check to see if corners and joints are secured with dove tails (ends cut to fit into each other). Dove tails are a sign of quality. Staples indicate lower-quality construction.

Ask to have the item moved away from the wall if necessary. Back panels should be inset and screwed into the frame. In high quality, free-standing furniture, backs and undersides are usually sanded, colour-

stained or even given the same finish as the rest of the item.

If the item is upholstered, try to feel the frame under the fabric. The entire frame should be covered with padding so no hard spots can be felt.

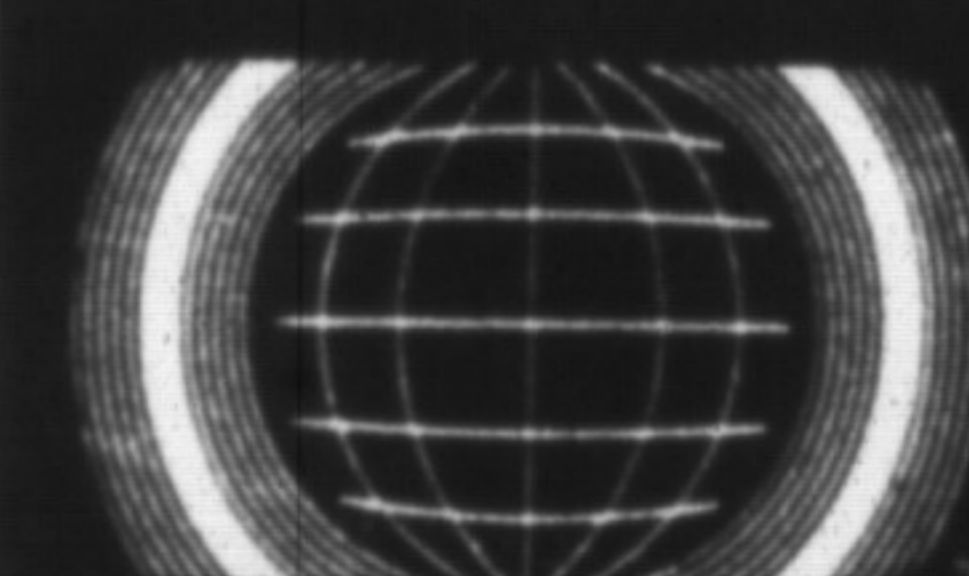
When you decide to buy, check the furniture again after it has been delivered to ensure it is exactly what you ordered and has no defects or damage.

Some specialty hand-finished pieces can take up to several months for delivery. Get the estimated delivery date in writing when you purchase in case the waiting period is prolonged and you decide to cancel.

Also, ask about any warranties on the furniture. Most reputable retailers will offer warranties and even repair services.

And, finally, don't forget to shop around for sales. The best deal is one that gets you the highest quality furniture at the most reasonable price. Items which may seem too expensive at full price are more affordable at 20 or 30 per cent off.

This article is provided by the Ontario Real Estate Association (OREA) for the benefit of consumers in the real estate market.




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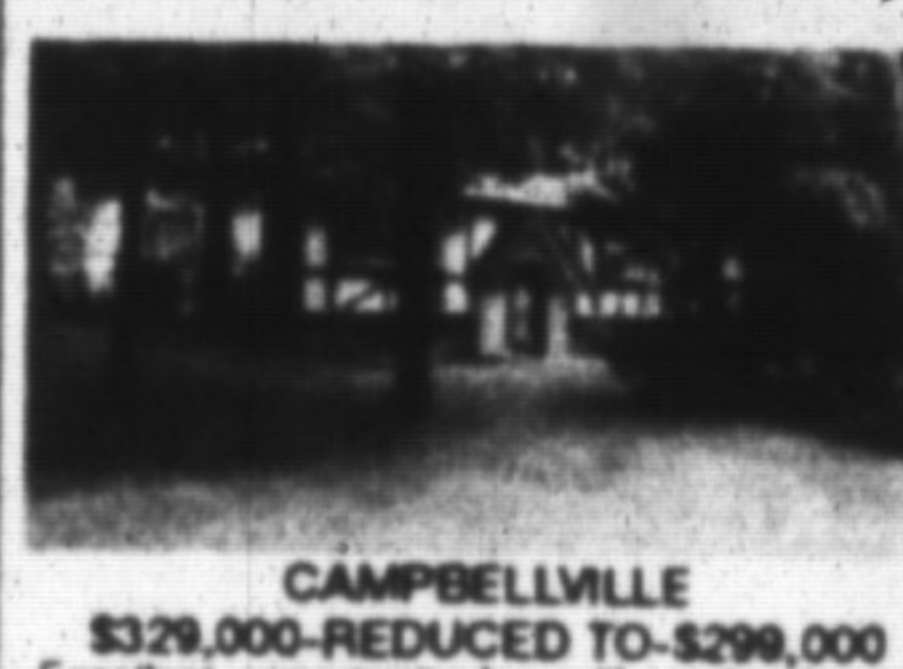
KAY WYNNIE (516) 882-2724




STOP LOOKING! HERE'S A BUY
Sited in a desirable complex the newly listed unit features: a finished basement with cherry rec. room and large 3 piece bath, upgraded carpet, private garden and garage. Call Lee-Anne Mckinnon for further details about #100.




ARE YOU A BIG FAMILY?
Then this is the home for you! 4 large bedrooms & main floor family room plus main floor den will give you lots of room for everyone. Complete with a nanny suite consisting of a bedroom, sitting room & 4 piece bath. Located in a prestigious area close to the GO station & minutes from the QEW. This home is priced to sell at \$399,900. Call today for your appointment. Barbara Mallaieu* #101




CAMPBELLVILLE
\$329,000-REDUCED TO-\$298,000
Excellent opportunity for a life-style change. Executive home with country atmosphere, on a beautiful wooded lot, with a rockery garden & inground pool. Entertain in the family room with fireplace & wet bar. Plush broadloom & neutral decor thru-out. Don't delay, contact Jo-Anne V. today and ask about #6.




SUPER 3 BEDROOM BACKSPLIT
on a fully fenced landscaped lot awaits a family. Includes finished lower level with wet bar in family room, eat-in kitchen with built-in dishwasher & generous cupboard space, upgraded broadloom, single garage, oversized double drive & more. Financing at 11 1/4% until June 1992. Asking \$199,900. Contact Tracy Kennedy* or Debra Sine* for all the details about #40.




WE'RE NOT KIDDING YOU
Well maintained backsplit backs onto quiet treed area features 3 bedrooms, ground level walkout from finished laundry room, 2 piece bath adjoining the rec. room, garage & more. Listed at \$172,900. Call for your personal viewing with Howard or Jennie Fretz* #84




MOVE-IN CONDITION
This four bedroom home features an open concept layout - very spacious. Amenities include fireplace in living room, recently replaced broadloom throughout, walk-out from living room to fully fenced yard, rec. room in finished basement, 3 washroom, ensuite bath to master bedroom, garage & more. Asking \$199,900. Contact Kay Wynne* to arrange your personal inspection of #79.




TOWNHOUSE \$138,900
Assumable 1st mortgage at 11-1/4%. Prime complex in Milton features rec. centre, pool & tennis court. 3 bedroom home features a large master bedroom, upgraded kitchen, new roof 1990, new siding 1987, new water softener 1989, new central vacuum 1989 and garage. Contact Muriel Tucker* for your appointment to view #26.



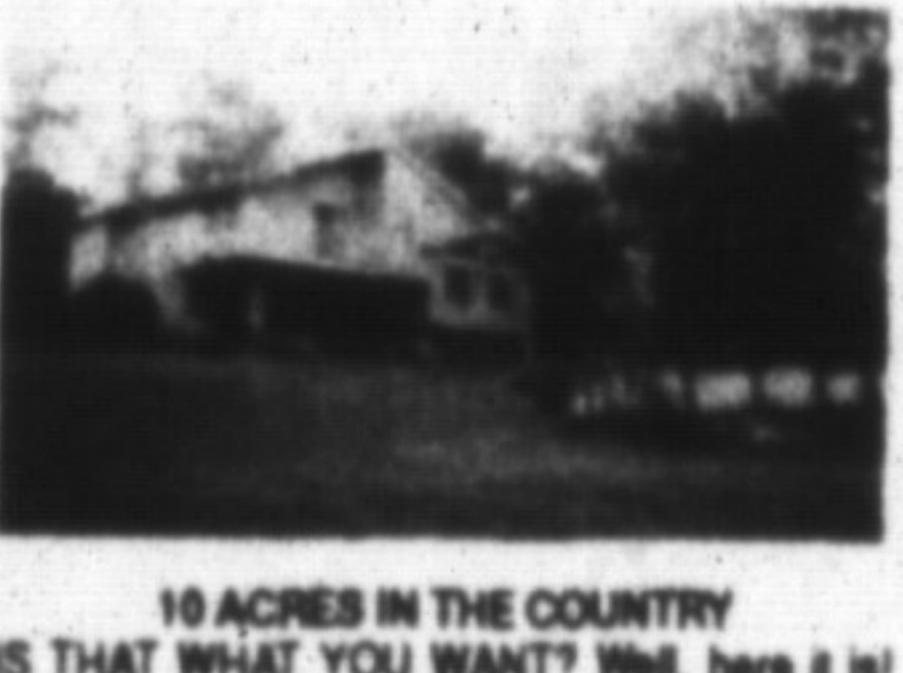
SIDE BY SIDE!
Pictured is one of two executive homes in Campbellville. House shown above is approx. 4,800 sq. ft. with 4 bedrooms, asking \$489,000. The second is ultra modern in design, approx. 3,600 sq. ft. with 5 bedrooms, asking \$279,000 (as is). Both are situated on prestigious 1 acre lots. For details & viewing call Tracy Kennedy* about #70.



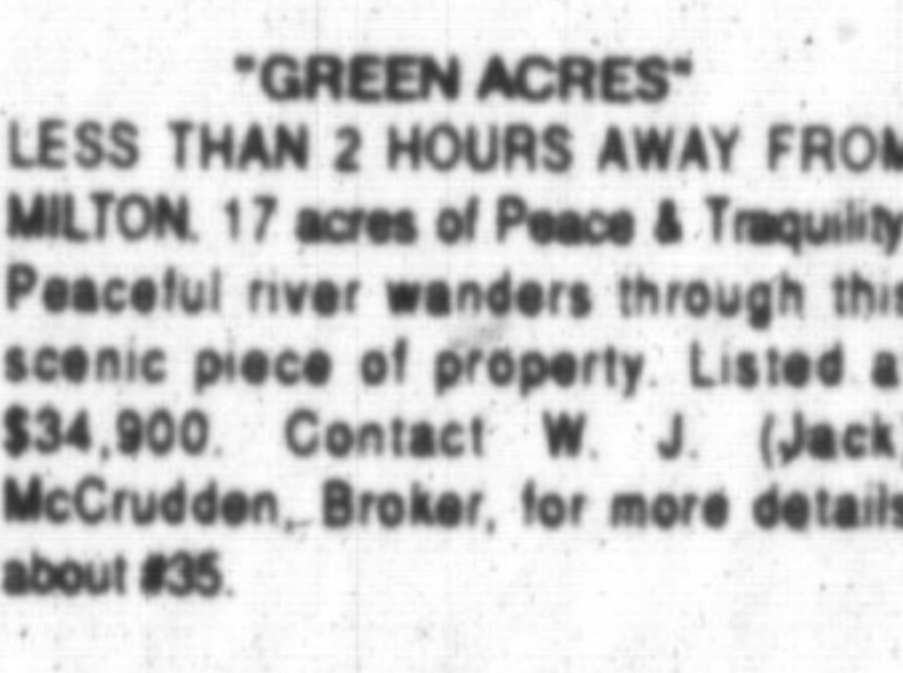
POSSIBLE IN-LAW SUITE
Now \$234,900. Lovely 3-bedroom split level type. Finished basement features 4th bedroom, bath & games room. Home boasts family room with fireplace & slider, main floor laundry, 2 cedar lined closets, tool shed, apple trees, fenced yard and double garage. Contact Kay Wynne* to view #72.



AFFORDABLE TOWNHOUSE
\$139,900. This 3 bedroom brick/wood home has a nice layout. Eat-in kitchen, walkout from living room to fully fenced yard and deck, finished basement & private drive. Condo fees \$95.00/month. Contact W.J. McCrudden, Broker for more details about #63.



VERY ACCEPTABLE MORTGAGE-
\$154,500
At 12% until 1993 - you can't afford NOT to buy! 3 bedrooms, finished basement in well maintained complex. Don't put off your call any longer - please contact Dick Belford* for more details about #55.




10 ACRES IN THE COUNTRY
IS THAT WHAT YOU WANT? Well, here it is! Beautifully treed, very private. Close to major roads, yet still quiet & private. Beautiful home with a modern kitchen, lovely ensuite, 2 fireplaces, family room & rec. room and much more. Now listed at \$399,000. Call Barbara Mallaieu* today for more information about this country home. #56.


"GREEN ACRES"
LESS THAN 2 HOURS AWAY FROM MILTON. 17 acres of Peace & Tranquility. Peaceful river wanders through this scenic piece of property. Listed at \$34,900. Contact W. J. (Jack) McCrudden, Broker, for more details about #35.

NO MAINTENANCE FEES
1,100 sq. ft. For Lease - Office space in new plaza in Campbellville. Call J. Mark Mallaieu, Associate Broker, for more details about #98.


REDUCED
NOW \$179,900.




ROSS CECOON 876-2736




JO-ANNE V. 876-0215




LEE-ANNE MCKINNON 876-4387




HOWARD FRETZ 854-8338




JENNIE FRETZ 854-8338



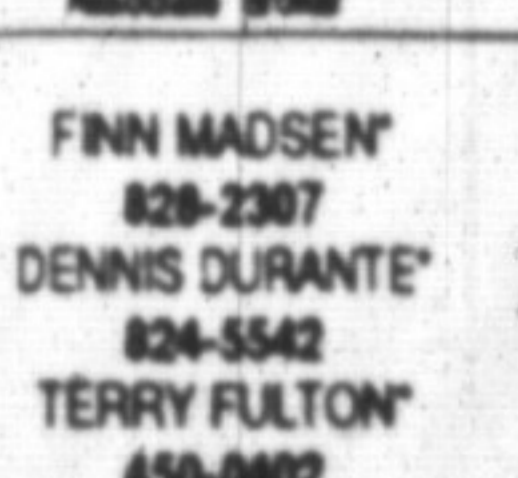
JACKIE BODSON 854-2688



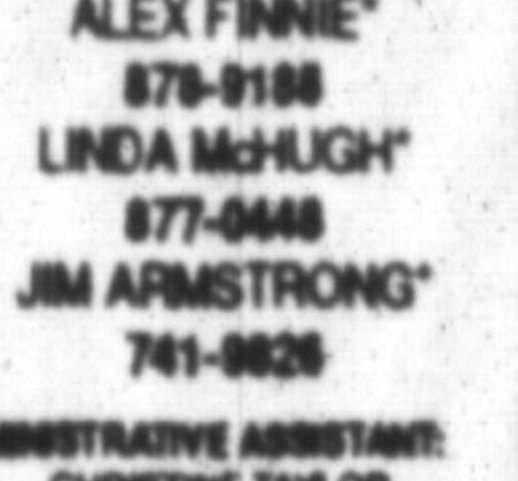
J. MARK MALLAIEU, A.C.C.I.
Associate Broker



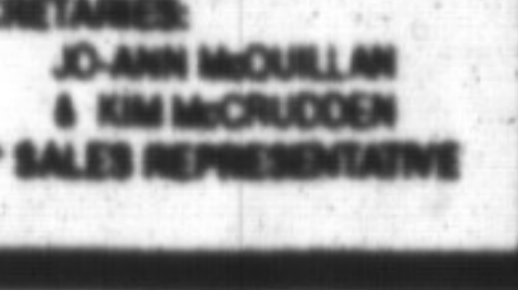
FINN MADSEN 828-2307



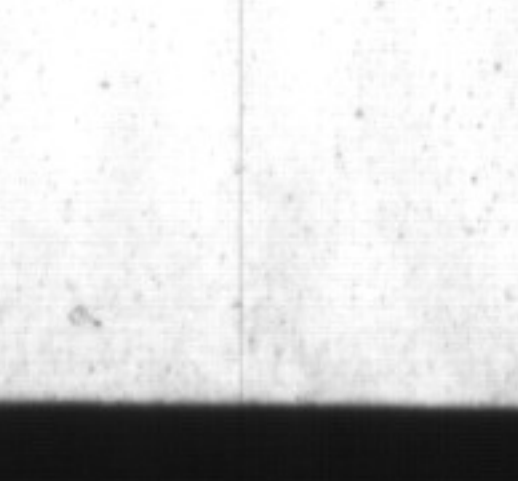
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*SALES REPRESENTATIVE