

REALTY WORLD

W.J. McCrudden Real Estate Inc.
500 Steeles Ave., Milton, Ontario L9T 3P7 & MILTON MALL
876-1133 24 HOUR ANSWERING SERVICE
Tor. Line 845-8888 REALTOR

Checking for heat loss

Question: How's Your House?
Answer: Why not do a checkup on its energy fitness. To take your home's energy pulse, follow these points.

Air Leakage: Excess air leakage can account for up to 40 per cent of your heat loss. Make your own draft tester with a feather and toothpick or a light plastic vegetable bag and flutter test the potential leak points. Check the inside edges of windows and doors, the electrical outlets and baseboards. Caulking and weatherstripping will head off escaping energy dollars and cut drafts.

Basement: The basement can be responsible for up to one quarter of your heating costs. Check for air leaks along the sill plate and around plumbing and electrical service entrances. Are the headers well-insulated, with a sealed vapor barrier on the warm side? When finishing the basement, insulate properly. It pays in comfort and savings.

Before you leave the basement, consider: have you had your furnace professionally serviced recently?

Attic: You might have increased the level of insulation in the attic, but did you check for a good air-vapor barrier on the warm side of the insulation? Warm, household air can escape into the attic through penetrations around ceiling light fixtures, exhaust fans, the plumbing stack, tops of partition walls and a poorly weatherstripped attic hatch. Remember to check that the attic ventilation is adequate.

Windows: Do you have well fitting double glazed windows or properly installed storms? Is the weatherstripping in good shape and the interior trim suitably caulked? It may be time to upgrade or replace your windows. Review the variety of options in energy efficient windows before making a choice.

If your house did not do well on its energy fitness test, don't despair. You can put it in tip-top shape this Spring.

KNOCK! KNOCK! KNOCK!



Here is opportunity! Lots of work required to bring this little Milton home up to par. Just reduced to \$119,900 and zoned commercial too! Discuss details with BILL ELLIS, Associate Broker, at 877-9500 or 453-2900. CT91-59

CANADA TRUST REALTY

MILTON

BEST HOMES

A METROLAND PUBLICATION
IAN OLIVER

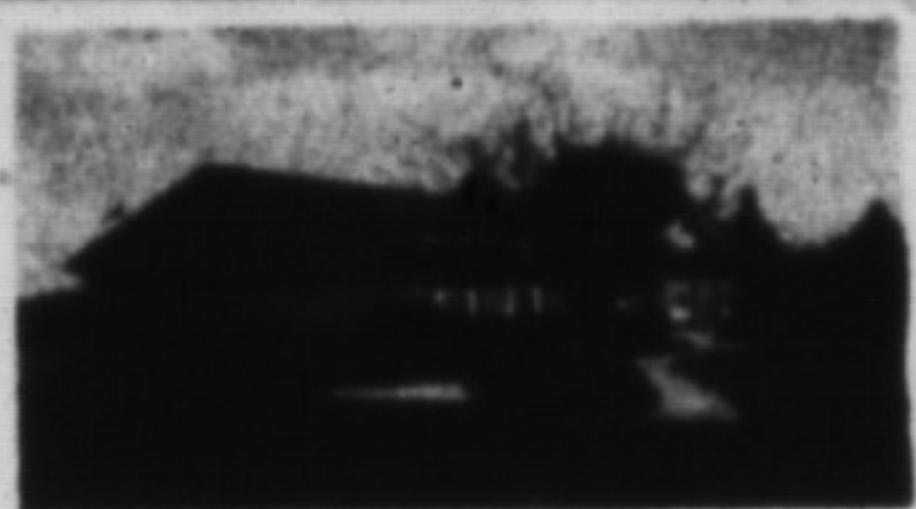
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ON TOP OF THE WORLD

Magnificent view overlooking Milton right to the Toronto skyline day or night. This view can be enjoyed from the well planned country kitchen, livingroom with fireplace, master bedroom with its own balcony. If you're thinking country be sure to look at this one. For many more details ask for Jennie Fretz #140.



NEW PRICE

GOOD INCOME PROPERTY

Asking \$219,900. Two storey stone home situated in the country. \$19,200 gross yearly income from two 3 bedroom apartments. Potential Commercial zoning. For more details contact Carlo Giangrande or Joseph Manchi, about #68.



256 PEARL ST.

Charming older all-brick three-bedroom home, separate dining room, verandah up front and back, two driveways, four appliances included. Listed at \$159,900. For further details, please call Jennie Fretz about #153.

LET'S TALK VALUE



CAMPBELLVILLE HORSE FARM

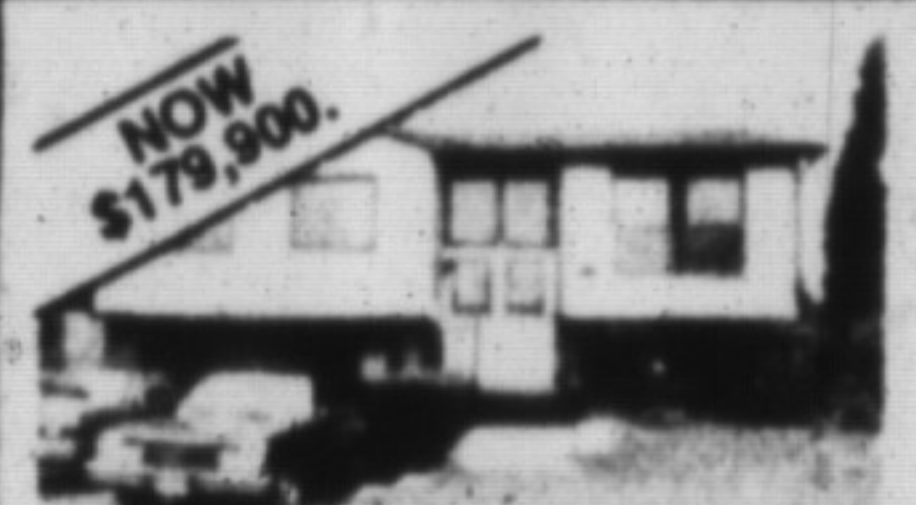
JUST LISTED 1/2 mile stonedust track, new drive-through 34' x 100' barn and second 30' x 60' barn. All this situated on 31 acres PLUS a beautifully remodelled home. For full details or to arrange to view, contact Milica (Milie) Bjekic or Isabella Stancich about #154.



NEW PRICE

EXTRAORDINARY VALUE

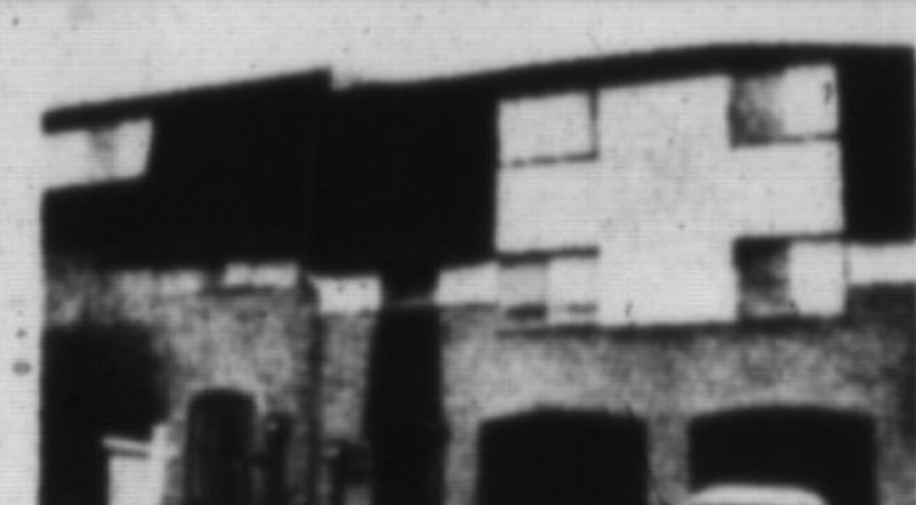
Located in Mature Area of Milton Close to park, fairgrounds, shopping, etc. Excellent starter home. Extensive major renovations just completed, new oak kitchen, 3 1/2" oak floors, all new broadloom, new high efficiency gas furnace, all new drywall, wiring & plumbing. Call Don Pelz to arrange to view #149.



NOW \$179,900.

ACT FAST!

Four bedroom bungalow in great location! Inground pool, in-law suite, central vac. and central air - all at \$179,900. Don't hesitate or you'll miss this one! Call today and ask for Barbara Malleau. #142



GET WARM...

on those cold winter days, in front of the fireplace in this newly listed townhouse. There is also a third bathroom on the ground floor for your convenience. To arrange your personal inspection of this home, contact J. Mark Malleau, Associate Broker about #155.



\$279,900

SPECTACULAR, SPACIOUS CAPE COD

3 years young, 3 bedrooms, 3 baths, French doors, main floor family room with fireplace, sliding door to deck, self-contained in-law suite. All this situated on 2.5 acres. Priced to sell & looking for offers! Call Milica (Milie) Bjekic or Isabella Stancich to view #119.



\$249,900

MATCHLESS! METICULOUS! MEMORABLE!

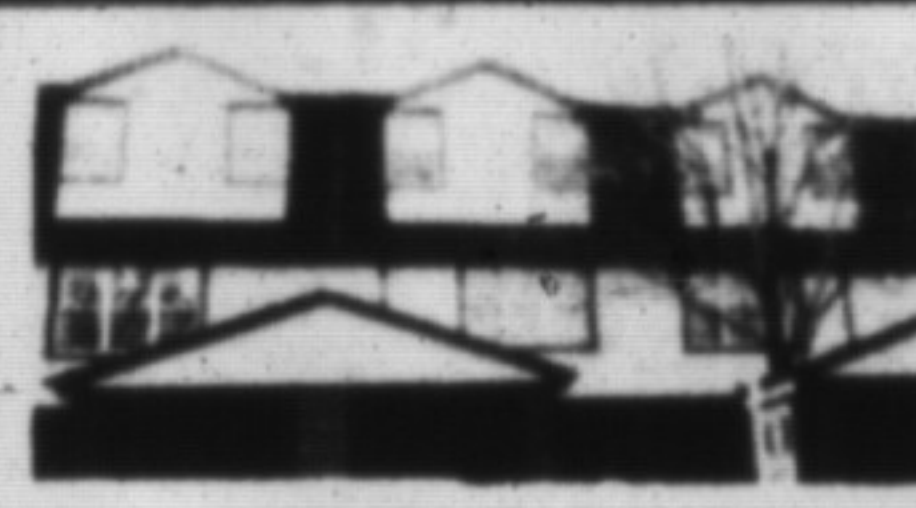
From the spacious entrance hall to the formal living & dining rooms - the gracious library and perfect master bedroom suite, this home will surpass all your expectations. Call today for full details on this perfect home, ask for Barbara Malleau. #117.



NEW PRICE

HALTON HILLS - 10 ACRES

Featuring 2 frontages, 3-bedroom custom home built by owner in 1972. Finished rec. room, kitchen and 4th bedroom in basement, 14-ft. deep pond. One bedroom guest house with deck, 7 mins. to 401 & James Snow Pkwy. Call Milica (Milie) Bjekic or Isabella Stancich to view #122.



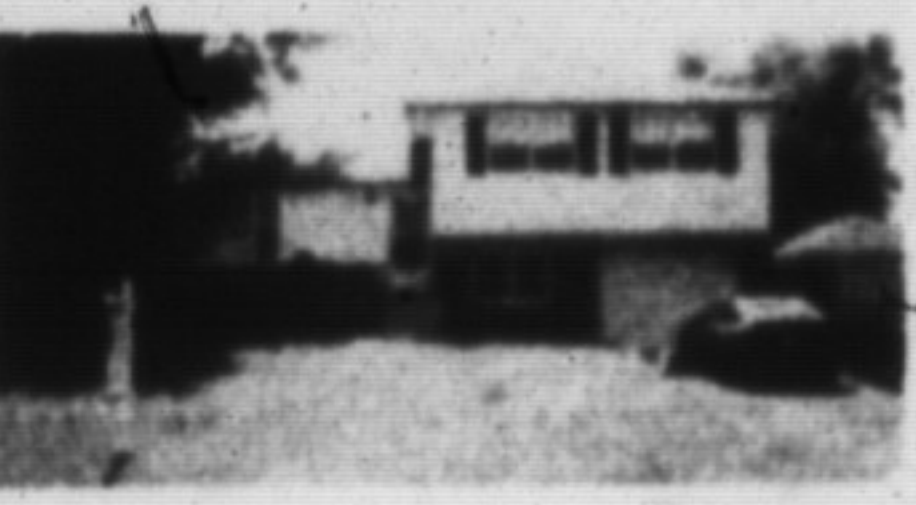
NO MONEY DOWN!

You could assume the financing on this 3-bedroom townhouse. Single car garage, unit backs onto playground area, close to schools and shopping. Available for immediate occupancy. Don't hesitate - call W.J. (Jack) McCrudden, Broker, to find out how this home could be yours. #141.



COUNTRY STARTER AT ITS BEST

Two bedroom bungalow on over 1/2 an acre. All new interior includes a gorgeous large kitchen with built-in oven, stove, microwave & dishwasher. Air conditioning, fireplace, large walkout to patio. Too good to be true! Asking only \$239,000! Come and see for yourself. Call Don Pelz about #106.



\$179,900 - OLD ORCHARD RD.

Don't miss this very attractive home in super Aldershot area. 3 bedrooms, 2 baths, living room, dining room, eat-in kitchen, family room and finished rec. room. Very private backyard. Call Milica (Milie) Bjekic about #103.



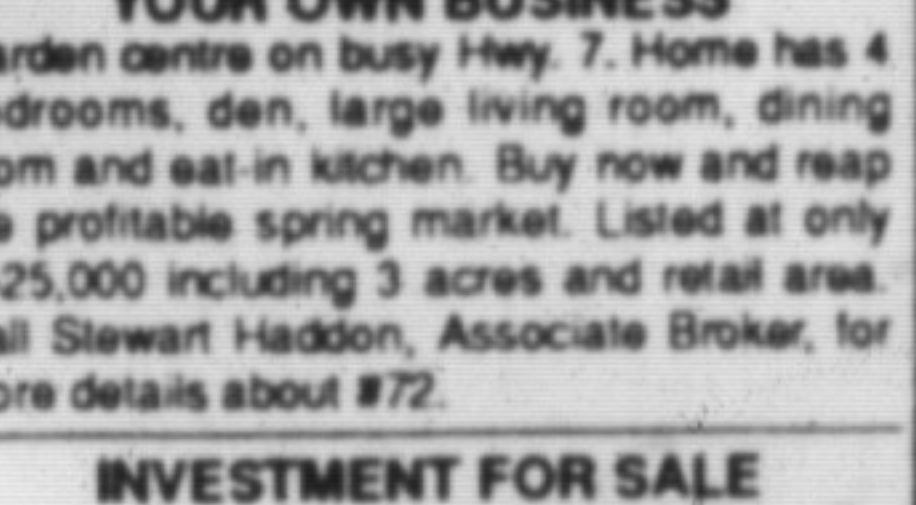
MATURE, QUIET AREA

Only \$179,900. Come out and see this attractive brick bungalow with a greenhouse kitchen featuring oak cupboards, B/I dishwasher & ceramic floor. Walkout from kitchen & master bedroom to deck. Single detached garage is fully insulated, has hydro & is currently used as a workshop. Ask for Debra Sine to view #138.



THIS HOME SAYS COME IN NOW ASKING \$134,800.

You'll feel right at home the moment you step into this attractive townhouse. Newly carpeted and freshly decorated. Bright and sunny kitchen with walkout to patio and fenced yard. Don't wait, call Gladys Cranford or Jo-Anne V. today about #127.



YOUR OWN BUSINESS

Garden centre on busy Hwy. 7. Home has 4 bedrooms, den, large living room, dining room and eat-in kitchen. Buy now and reap the profitable spring market. Listed at only \$425,000 including 3 acres and retail area. Call Stewart Haddon, Associate Broker, for more details about #72.

INVESTMENT FOR SALE STORE & APARTMENT

Store rented, 5-year lease, apartment above store rented, 2-year lease. Combined NET rent \$2,800/month. Asking only \$345,000 for this unique property. Call Stewart Haddon, Associate Broker, for more details about #115.



REDUCED TO \$124,000

YOU CAN WALK TO SHOP...

...from this conveniently located, 3 bedroom townhouse. Nicely decorated, it features wainscoting in hall, eat-in kitchen, finished rec room and air conditioning. Only \$124,000, don't delay any longer - call Linda McHugh today for all the details and to arrange to view #90.



523 MOORELANDS

3+ bedroom raised bungalow features finished rec. room with Franklin Stove and wet bar, new windows, central vac., central air. Tastefully decorated! Call Linda Ertzly to view #130.



WHAT A PRICE - \$214,900

Bright, southerly exposed bungalow with oversized, treed backyard. Quiet Fairwood subdivision with easy 2-minute access to 403, QEW & Oakville Place. Side entrance to beautifully finished rec. room and fourth bedroom. For more info, call Isabella Stancich or Milica (Milie) Bjekic about #147.



UNIQUE PROPERTY-102 ACRES

With a gorgeous panoramic view of escarpment's Mt. Nemo and Rattlesnake Point, 72 acres farmable, presently zoned agricultural. 3 bedroom home features oak floor, high ceilings, brass fittings. Minutes to Milton, GO, 401 & Q.E.W. Property not in N.E.C. area, or Green Belt or Parkland designated area. For more information, call Don S. Pelz about #77.

MORTGAGES, MORTGAGES COMPETITIVE RATES FROM 8.5%

FOR MORE DETAILS CONTACT CARLO GIANGRANDE

W.J. McCrudden
Real Estate Inc.
876-1133 or 845-8888



PICTURESQUE ONE ACRE LOT

Quant 2 bedroom home with a commanding hill-top view in a prestigious area. TOTALLY renovated in '90/91! New plumbing, well pump, 200 amp electrical service, re-insulated, drywall throughout & large 4 piece bath. Possibility of adjacent land assembly of 1-5 acres for larger lot if required. Call Don Pelz for all the details about #91.

Contact Joseph Manchi or Carlo Giangrande for full details about the following:

- 1) 6.395 acres with home, on First Line, Hwy. 401 exposure, new price: \$459,000 includes improvements.
- 2) FOR RENT: Bronte St., Avail. Feb 1st, \$1,200/month + utilities.
- 3) For Sale - Oakville 3-bedroom with inlaw suite \$249,500 or 4 bedroom fully loaded \$284,900.
- 4) No money down! 4 bedroom home, quiet court in Milton, recently renovated.



OUTSTANDING VALUE!

Large 5 bdrm. brick home set on 1+ acres in exclusive Campbellville Estate area. Professionally landscaped, 3-car garage, finished basement, 4 baths, family & rec. room, 3 fireplaces, extra large kitchen & many other extras. Priced to sell, call Don S. Pelz for your personal showing of #131.



\$249,900

LOVE AT FIRST SIGHT

You'll fall in love with this picturesque home set among the trees of Carlisle. Sit on your patio & watch the chipmunks scurry while the leaves change colour & fall. Custom-built home with all the features you desire. Call today & ask Barbara Malleau for details #91-0069.



GET AWAY FROM IT ALL!

Cottage property at Key Harbour, Georgian Bay. Includes boat, motor and some furnishings. Vendor will take back mortgage. Asking \$85,900. Call Linda Ertzly for more details about #129

INDUSTRIAL FOR LEASE

To be built in prime area, to your specs., up to 16,000 square feet available or 2,100 square feet per unit. Building to commence when 50% is leased. For more details, please contact Jennie Fretz about #126.



\$218,900

HOW SOON CAN YOU MOVE?

This house needs a new family right away! Designed with modern living in mind - the family room is close to the kitchen so you can watch the little ones and there is a self-contained nanny suite in the basement. Call Barbara Malleau today for more information about #17.

Contact Joseph Manchi or Carlo Giangrande for full details about the following commercial, investment & industrial properties:

- 1) 4,000 sq ft. commercial, Steeles Ave., landlord will assist with renovations.
- 2) Investment property, \$19,200 income from 2 apartment dwellings, will assist with financing.
- 3) Will build to suit, N/bassing Road, new industrial condos, 1,500 to 17,000 sq ft @ \$65/ft. Spring 1992 occupancy.
- 4) For Lease, Hwy. 25, 4,800 sq ft. high exposure, commercial, available immediately, will renovate to suit.

W. J. (JACK) MCCRUDDEN, BROKER

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