

REALTY WORLD™

W.J. McCrudden Real Estate Inc.

500 Steeles Ave. Milton, Ontario L9T 3P7 & MILTON MALL
876-1133 24 HOUR ANSWERING SERVICE
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Playing it safe with propane

Many people vacationing in snow-country stay in cottages and cabins that aren't really set up for winter conditions. Heating and cooking systems in isolated areas are often propane fueled. Whether you're roasting chestnuts on an open fire or cooking a roast in a propane oven, a few suggestions for the proper use of fuel-burning appliances and heating systems can help make your vacation safer.

"Many people don't think a fireplace can be dangerous," says Michael Philip, director of fuels-safety with Ontario's Consumer Ministry. "But any fuel-burning system that's not operating properly can become a source of deadly carbon-monoxide gas."

Carbon monoxide is produced when a fuel isn't burning cleanly. In a fireplace, a damper closed before the fire is fully extinguished can release carbon monoxide into the home.

Carbon monoxide is a colourless, odourless gas produced during combustion. Symptoms of carbon-monoxide poisoning include headaches, nausea, dizziness and fatigue. The results can be brain damage, physical disability or death.

If you're staying in a dwelling with a fireplace, Philip says you should verify that the chimney has been cleaned within the year.

"Also, make sure the fire is receiving enough air for it to burn well by leaving a nearby window slightly ajar," he says.

Teach children that a fireplace is not a plaything. Only newspaper, dry kindling and well-seasoned wood should be burned.

Proper fireplace equipment, including tools, a spark screen, smoke detector and a class "A" fire extinguisher should be on hand. If they aren't, make a trip to town before you strike a match.

Many cottages are equipped with propane appliances. Make sure the propane refrigerator has been serviced within the year, by a certified propane fitter. Servicing is very important because lethal quantities of carbon monoxide can be produced by a refrigerator flame that is improperly adjusted or partially blocked by dirt.

Propane refrigerators that vent inside a building are so dangerous the Fuels Safety Branch banned their sale and installation in Ontario. The only type that may now be installed vents directly to the outdoors. If the cabin or chalet you're staying in contains an old indoor-venting model, turn it off!

Regular servicing reduces risk of malfunction on propane stoves, which could result in carbon-monoxide poisoning or fuel leaks.

If you open the valve on a propane tank that is hooked up to an appliance and notice a "rotten cabbage" smell, it means propane is leaking. Quickly close the valve and don't flick any switches — you could cause a spark. Open the doors and windows and get everybody outside until long after the smell is gone.



IMMACULATE END UNIT
New Listing: In move-in condition. Neutral decoration. Backs onto park. Priced for action, flexible closing. Call today for your appointment #03.



JUST MOVE IN...
... to this newly listed, angel brick, 3+ bedroom bungalow. Renovated kitchen has Hanover cabinets, upgraded broadband, two fireplaces, 4th bedroom in basement. Plus 3 barns, all situated on 17+ rolling acres with a trout stream. Ideal spot for market garden, horses or a hobby farm. Call W.J. (Jack) McCrudden, Broker, for all the details about #02.



MATURE MILTON
This brick bungalow features upgraded broadband over hardwood floors, lovely pine kitchen cupboards, renovated bath, cold cellar, convenient central vacuum, 4th bedroom & fireplace in finished basement. \$175,900. This home must be seen to be appreciated. To arrange your personal inspection, please call W.J. (Jack) McCrudden, Broker, about #144.

JUST LISTED FISH & CHIP SHOP
Successful business in busy plaza can be yours for only \$59,000! Sit-in restaurant (approx. 1,500 sq.ft.), has been in operation for over five years, includes all equipment. For more details, please call W.J. (Jack) McCrudden, Broker, about #01.




SPACIOUS COUNTRY HOME ... with four bedrooms and four baths. This comfortable home also features main-floor family room, large country kitchen, sunken living room, double garage and more! 2,800 sq. ft. plus 1,300 sq. ft. two-bedroom in-law suite in basement. Vendor will consider trade for home in town. Contact W.J. (Jack) McCrudden, Broker, for all the details about #00.

LET'S TALK VALUE
CAMPBELLVILLE HORSE FARM
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 (Millie) Bjekic or Isabella Stancich* about #154.




GET WARM...
... on those cold winter days, in front of the fireplace in this 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 Mallalieu, Associate Broker about #155.



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 Manchisi*, about #68.




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, 3/4" oak floors, all new broadband, new high efficiency gas furnace, all new drywall, plumbing & wiring. Call Don Pelz* to arrange to view #149.



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 about #142.



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 about #117.



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. Top good to be true! Asking only \$239,000! Come and see for yourself, call Don Pelz* about #106.

SPECTACULAR, SPACIOUS CAPE COD — \$279,900
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 (Millie) Bjekic or Isabella Stancich* to view #119.
HALTON HILLS — 10 ACRES
NEW PRICE
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 (Millie) Bjekic or Isabella Stancich* to view #122.

FIRST TIME BUYERS NOTE:
REDUCED TO \$124,000 — YOU CAN WALK TO SHOP from this conveniently located, 3 bedroom townhome. 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.
NOW ASKING \$134,000 — THIS HOME SAYS COME IN. You'll feel right at home the moment you step into this attractive townhome. 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.

UNIQUE PROPERTY-102 ACRES
With a gorgeous panoramic view of escarpment's Mt. Nemo and Rattlesnake Point. 72 acre farmable, presently zoned agricultural, 3 bedroom home features oak floor, high ceilings, brass fittings. Minutes to Milton, GO, 401 & 20, 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.
PICTURESQUE ONE ACRE LOT
Quaint 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.



\$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 (Millie) Bjekic* about #103.

SOLD
MATURE, QUIET AREA
Only \$179,900. Come out and see this attractive brick bungalow with a greenhouse kitchen featuring oak cupboards, BI 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.



\$219,900
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 today for more information about #17.




HAVE YOU...
... the roar of traffic going by, your back fence neighbour looking in your window, an unfinished rec. room, no fireplace? WE HAVE none of the above! Offering quiet, tranquility, seed lot, birds and the sweet smell of fresh air. Call today and ask for Stewart Haddon, Associate Broker, for your exclusive tour of this home #125.




WHAT A PRICE — \$199,900
Bright, southerly exposed bungalow with oversized, treed backyard. Quiet Fairwood subdivision with easy 2-minute access to 403, OEW & Oakville Place. Slide entrance to beautifully finished rec. room and fourth bedroom. For more info, call Isabella Stancich* or Milica (Millie) Bjekic* about #147.



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



REDUCED
523 Moorelands — Raised Bungalow — 3 Bedrooms Plus. Finished rec. room, fully fenced yard, new windows and lots more. \$219,900. Must be seen! Call Linda Ertzly* to view #130.



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 for details #91-0069.

Contact Joseph Manchisi* 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.

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 #128.

Contact Joseph Manchisi* 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, Nipissing 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**
- J. MARK MALLALIEU, A.C.C.I. Assoc. Broker
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MILTON

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