

Is your heat going out the window?

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.

Getting value from home renovations

Perhaps you are considering some home improvement measurements, whether it be for your own pleasure or for adding value to your residence. In either circumstance, it is a wise choice for investment.

The first step is to locate a qualified contractor for the right fee. The most reliable source to do so is usually on the basis of referral by friends or relatives. Ensure that he/she has the ability to meet licensing and bonding requirements and look for a member of a professional association of remodelers.

It is smart to obtain several estimates of which you can compare building specifications, labour, materials and time to complete the job.

When making the comparison, don't automatically assume the lowest price is the best. Look for reasons why the prices vary.

Countrywide

CAMPBELLVILLE REALTY INC.

14 Martin St.
Milton
875-2294

90 Main St. N.
Campbellville
854-2294



JUST A LITTLE COUNTRY
Park-like yard in secluded setting on 1.75 acre lot. Three BR Brck/stone split level house, fireplace in LR, main floor laundry, lower level finished with rec room and office. Now \$239,900. Call about C-141

IMPRESSIVE CURB APPEAL!
This home glitters with good taste inside and out. Featuring the luxurious amenities today's home owners desire. Unbelievable kitchen, eye-catching foyer. Home is surrounded by professionally landscaped grounds featuring I/G pool, walkways, trees and pond. All on 2.8 acres in exclusive development. Asking \$699,000. File C-140.

HOBBY FARM WITH COUNTRY CHARM
All set to go for horses, insulated steel stable with 2 stalls and second large barn/workshop with all hardware for 3 more stalls. Stone house has been recently renovated, 4 bedrooms, whirlpool in MBR ensuite, greenhouse windows, new decking, main floor FR. Mature trees and stream complete the picture. \$259,900. File C-46

GET READY FOR SPRING!!
You and your horses will be happy to live on this 36 acre property with 23 stall barn and 5 bdrm. 2 bath home. Fenced paddocks, mature trees and stream complete the picture. 2 minutes to Campbellville, 25 minutes to airport. Call about file C-65

• HORSE FARM
30 stall barn, training track, original farmhouse with large addition. Ideal location in Campbellville. File C-50.

• 47 ACRES - MUST BE SOLD
Beautiful hardwood bush located min. from the Village of Campbellville. Don't miss this one. Ask about C-101.

GREAT FAMILY HOME
Custom-designed family home in country setting. Situated on 4.66 acres, nicely treed and landscaped. Has potential as a two-family home. Numerous walk-outs to surrounding decks and patios. Good possibility of lot severance. Ask about C-60 today. Now \$319,000.

COUNTRY LIVING AT ITS BEST!!
Classic Victorian style 3 bedroom, 2 bath home on 14.1 acres with pond, stream & fenced working ring and field. Barn has nine stalls and tack room. Additional 3 year old mobile home with 2 bedrooms and 2 baths, 2 minutes to Campbellville and 401. Now asking \$475,000 Call Isabell Hoskins.

PEACEFUL QUIET NEIGHBORHOOD
Cozy family home in established area of town. 4 bedroom side-split. Central air, inground pool, family room, finished lower level. Close to schools and parks. Ask us about File C-99. Now 214,900

A HOME TO BE PROUD OF!
Exclusive Ennisclare Woods! Now being offered under "Power of Sale". 5,600 sq. ft. of unique living space. Dramatic cathedral ceilings; stone fireplaces in living room, family room and MBR; separate nanny/maid quarters. Situated on 4.4 wooded acres with 2 ponds and barn. Asking \$499,000. File C-60.

Countrywide

... TOWN AND COUNTRY SPECIALISTS

SYLVIA BURSEY - OWNER/BROKER



ROYAL LEPAGE

Royal LePage Real Estate Services Ltd.

388 Main Street East 878-8101



\$219,000

Lots of space for your family. One of Milton's most spacious Bungalows on extra large lot. Finished basement. Excellent in-law suite potential. Call Ed or Norma Proveau 878-8101



\$182,900

Great expectations! Don't miss your chance to own this spacious tri-level home. Offers main floor family and laundry rooms, fireplace, central air, and court location. Call Barbe Lafleche 878-8101.



\$167,500

A Great Buy - here's why. A comfortable, spacious home in Bronte Meadows. Owners are retiring and looking for an offer. Flexible possession, and many extras included. Call Barb Lafleche 878-8101.



\$699,000

Country living at it's best! Don't hesitate to view this 4 bdrm. home on 47 ac. & more. Best location for investment 3km. north of Steeles east of 25 Hwy. Please call Josephine Peric 878-8101.



\$179,900

Pretty 3 bdrm. home with finished basement, upgraded kitchen, main floor family room and treed back garden. Call Audrea L. Costigan 878-8101.



\$239,900

4 bdrm. Sidesplit located close to Milton, possible in-law suite, treed acre lot with pond. Call Audrea L. Costigan 878-8101.



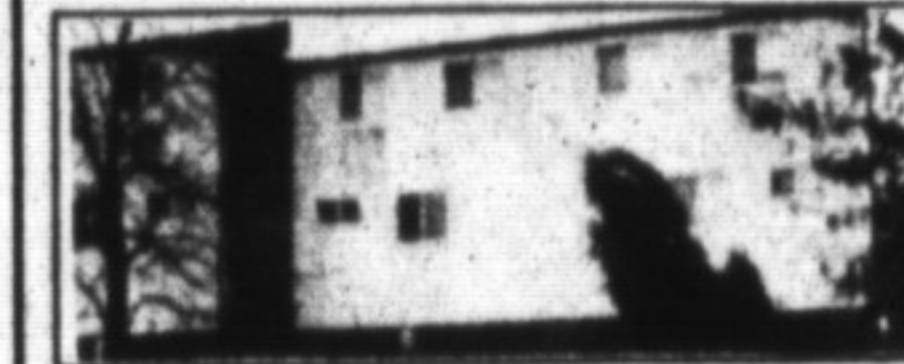
\$124,900

Townhouse in desirable complex, gas fireplace, central air and 3 appliances, for more information call Donna Syms 878-8101.



\$179,900

A "Harvest" of features. This sweet 3 bdrm. 1 1/2 bath home offers a fin. rec. rm., lg. deck, good size bedrooms plus good size principle rms. Set on quiet St. close to parks & sports. Call today Joyce Hagevik 878-8101



\$134,900

You can walk to everything from this centrally located 3 bdrm. home. Features include central air, upgraded floor coverings, neutral decor, garage and 2 car driveway - in case you want to drive. Call Laura Given 878-8101



\$219,900

Bungalow on half an acre, with 4 bedrooms, 2 baths & double car garage only minutes from 401. Call Barbara Crowe 878-8101.



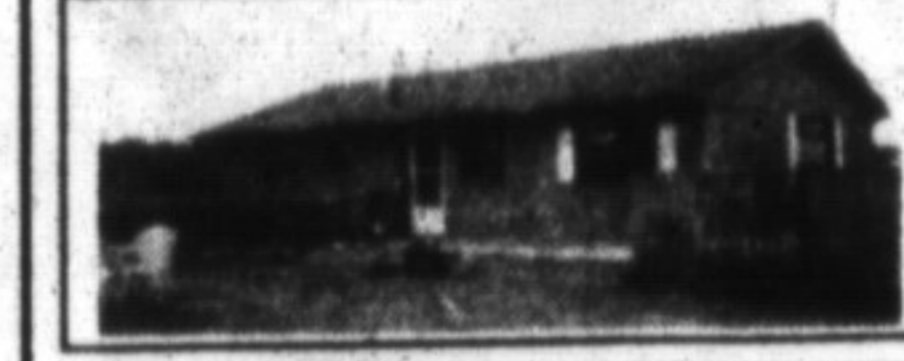
\$239,900

2/3 acres, 3 bedrooms, rec. room with wet bar. 24' x 40' garage. Call Helen Hardy 878-8101.



\$289,000

Hobby farming in mind? For this 100 acre working farm with barns, silo, machinery, storage sheds, farmhouse and more. Call Wayne Casson 878-8101.



\$259,900

10 ac. house farm, 4 bdrm. Bungalow, great view of countryside. 3 acre bush, paddocks, small barn & dog kennel. Convenient to Mohawk & 401. For details call Ed Proveau 878-8101.



\$173,900

Excellent retirement home. Low maintenance Bungalow w/ furnace, kitchen, broodroom, appliances & decorating all new in 1991 & 92. Convenient to 401, bus and GO train. Call Ed Proveau 878-8101.

ACREAGE

\$104,900
Building lot just north of Town. 125 ft. frontage by a depth of 200 ft. Super view. Ask for Bill Currie 878-8101.

\$69,900
Affordable Building lot. 1/2 acre building lot just west of Acton. Call to inspect. Ross Runnalls 878-8101.

\$1,250 MO.
For Rent - 2 bedroom condo. Village on the Parc. Sublet until November. Asking \$1250 mo. Ross Runnalls 878-8101.

\$35,000
Won't last - Set alarm on early Spring. For this 2 acre building lot overlooking lake. Call for directions. 2 hr. drive from Toronto. Wayne Casson 878-8101.

\$495,000
184' x 132' zoned Commercial - C1. Ideal for professional offices. Helen Hardy

\$118,000 & \$133,000
Build your dream home here! 2 treed building lots. Speyside area. Only 5 mins. N. of 401. Call today. Sandy Del Papa

1 ACRE INDUSTRIAL
Zoned M-1. Located on Nipissing Rd. Great access to James Snow & 401. Sandy Del Papa

ACREAGE
47 acres rolling with stream, nice high building site. \$399,000.
23 acres partly treed, stream, quiet location \$25,000.
117 acres good location \$945,000.
132 acres three frontages nice stream, have look try your offer. Deniz Lawrence 878-8101.