

Making the most of your wood floors

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Wood floors can add a unique warmth and elegance to any room in your home, but they need to be tough as well as attractive if they're to serve you well for many years. When you consider what your floors go through every day, you'll see why durability is an essential quality. Think of it — floors are walked on, jumped on, have furniture and toys dragged over them. They take spills, burns, gouges, ground-in dirt and grit, and yet still manage to add something special to a room.

The most common types of flooring include thin strip flooring, plank flooring, which is thicker and can be bored and plugged to simulate an old "wooden-pegged" look, and parquet or block flooring, made of short strips of

wood glued into square or rectangular shapes.

Let's say you've just discovered that the reason the previous tenant laid wall-to-wall carpeting was the awful state of the floors. You may consider sanding and refinishing them to remove unsightly scratches, stains and ground-in dirt.

Be warned — it's a messy and time-consuming job. You have to be absolutely thorough about vacuuming up all the tiny particles of sawdust. They can ruin a floor's finish if they become trapped between coats of varnish.

If you lack the experience or confidence to do the job yourself, or if a particularly large floor needs refinishing, it might be worthwhile hiring professionals to do the job. They can also take care of badly damaged sections

that might need to be removed and replaced.

Once the floor is sanded, keep in mind the kind of service you expect from it when it comes to choosing a finish. All varnishes, particularly the urethanes and polyurethanes, form a hard, durable surface that gives wood a glossy glow and resists most spots and stains.

A high-gloss varnish resists wears best, and may be more suitable for hallways and kitchens, for example, than a softer, more satiny finish.

If you decide on a wax finish for your floor, apply two or three thin coats — thick coats will become tacky and hard to buff. You can clean off an old, built-up finish by removing the wax with turpentine, naphtha or mineral spirits and finishing with thin new coats.

Equipment-rental stores have floor-buffing machines for a top quality finish, and a thorough waxing every four months to a year will be all the maintenance needed.

For the floor that's in really poor shape and too expensive to replace right away, opaque paint comes in a myriad of colors and can cover a multitude of sins. It provides a good base for stencilling, or colors can be mixed and matched for dramatic designs and special effects that work particularly well in children's rooms. A varnish will add durability to a finish that has a warmth all of its own.

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



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Broker/Owner

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Audrey Newell
Associate Broker



TIM DOBSON
Sales Representative

OUR NEIGHBOURHOOD

Schools, parks nearby. 3 bedroom. Master bedroom ensuite, prof. redecorated, open concept, walk out to plethora of perennial flowers. \$169,900. Call Al Burnes to view.

CIRCULAR DRIVE

\$249,900

Comes with this three bedroom raised ranch home beautifully finished rec. room with wood stove, four bedroom or den on lower level as well as a three piece bathroom, double garage, country kitchen and much more. Call Joan Tattre-Hollings.

COME SEE - COME SIGH!

\$189,900

Located near schools and parkland, this 4 bedroom home offers main floor family room and master bedroom with walkout, L-shaped living room & dining room, C/A, C/V & 1/2 pool. Contact Bill Currie.

A MUST TO SEE

Located in Brookville, this custom 3 bedroom ranch offers upgraded kitchen, L-shaped living room & dining room, family room with fireplace, games room & super back yard with inground pool. All on 130 ft x 230 ft lot. Asking \$259,900. Contact Bill Currie.

\$179,900

You have to see it to believe it. 3 bedrooms, 2 storey, loaded, central air/vac, gas fireplace and much more. Finished to perfection. Call Ron Twiss.



LES BUNKER
Sales Representative



WAYNE CASSON
Sales Representative

40 ACRE FARM

REDUCED

Now is the time to buy your farm. 3 bedroom bungalow, inground pool, steel bank barn & much more. Call Ron Twiss to view.

REDUCED TO \$179,900

Greenleaf builders model has lots of the original features, crown plaster moldings, pillars, glass panels, etc. Approx. 1720 sq. ft. of space plus part finished basement, backs onto a park, near schools. Fireplace in main floor den. Please call Audrey for more.

SUMMER IS COMING

In Dorset park this 3 bedroom + His / Her suite raised ranch shows very well and has an above ground pool in a large back yard. Nice and bright and clean. Lots of oak, parquet floors in several areas, some ceramics. Includes blinds, ceiling fans. NOW \$162,900. Call Audrey.

\$159,900

Lower price for exceptional value. 4 bedrooms, 3 washrooms, C/A, O/S, garage, F/P, sundeck, fenced. Call Doug Butson to view.

HOBBY FARM/KENNEL/VET. CLINIC

Your choice! Ready for you and your family. If you love horses have we got the farm for you! Ready and waiting with 10 acres to roam. Call Wayne Casson.



COLLIN STEWART
Sales Representative



JOAN TATTRE-HOLLINGS
Sales Representative

BRAZALOT BUILT

from \$177,900

You choose the lot, and the style of home and leave the building to Peter. Bungalows, side splits, two storey models. Call Wayne Casson.

\$649,000

150 yr old stone home on 24.85 acres. Completely renovated & upgraded with 3-car garage & 2 professional offices. Just N. of Mohawk Raceway & 10 sideroad. Close to amenities. Short drive to 401. Call Sam Nadalin.

10 ACRES - DARBYVILLE

REDUCED

3+ bedroom backsplit with walkout from family room. Heat pump, air exchanger, c. vac., water softener, 200 amp., barn, 2 box stalls, pond, 2 paddocks, and even more. Reduced to \$269,900. Please call Audrey for more information.

\$379,000

3,365 sq. ft. surrounded by 20 acres of trees, lawns, a stream and privacy. If you appreciate quality please call Les Bunker for details.

OLD MILTON

Extended home on large lot. 4 bedrooms, eat in kitchen, 2 baths \$158,900. Call Chris Newell.



RON TWISS
Sales Representative



BILL CURRIE
Sales Representative

TOP QUALITY

\$279,900

Finished from top to bottom, five bedrooms, four bathrooms, sauna, rec. room with woodstove, kitchen with loads of cupboards. A must see. Call Joan Tattre-Hollings to view.

SEMI DELIGHT

\$156,900

3 bedrooms, finished rec. room, fenced rear yard. Waiting for your family's approval. Desirable downtown location. Call Wayne Casson to view.

DETACHED BEAUTY

\$139,900

Cozy comfortable family home with three bedrooms, freshly decorated, fully fenced rear yard for your privacy. Call Wayne Casson.

LOVELY

Country living close to town. Fronting on Appleby Line this very comfortable home has 4 bedrooms, 3 full baths - one has a whirlpool bath and a bidet, and all rooms are a good size. Could be easily split for inlaw suite with separate entrance. Reduced to \$207,000. Ask for Audrey to view.

\$166,900

Only \$8345 down carries for \$1210/month. Laurier built semi with large master bedroom, spacious entry hall, 2 bay windows, fireplace in liv. rm., above ground pool, rec. room, near schools & parks. Audrey Newell.



DOUG BUTSON
Sales Representative



LINDA McHUGH
Sales Representative

\$164,900

Character, 4 bedroom home with eat in kitchen, L shaped dining room & living room, fireplace, central air and nice lot. Call Bill Currie.

5.5 ACRE LOT

Super building site. Well on property. \$129,900. Call Bill Currie to view or for more information.

.88 ACRE LOT

Building lot for \$114,900. Call Bill Currie to view or for more information.

ON TOP OF THE WORLD

You can see forever from this 5 acres on the Escarpment! Clear, treed and even cliff - certainly landscaped by Mother Nature. Now \$299,900. Please call Audrey Newell.

87 ACRES

Workable land with lots of bush just North of Mohawk Raceway fronting on 10 Sideroad & 4th Line. \$275,000. Call Sam Nadalin.

RETAIL

- Up to 4200 sq. ft. available in plaza. Newly renovated. \$4 sq. ft.
- Also available 700 sq. ft. retail. \$9 sq. ft.
- Store with apartment over. \$259,900.

Call Chris Newell for details.

VACANT LAND

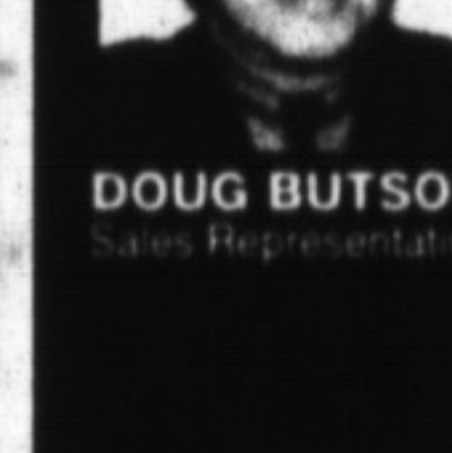
1.4 acres at Moffat \$109,900. Audrey Newell.

TRY THIS ONE - \$119,600

Eat in kitchen, separate dining and living rooms, master bedroom has two piece ensuite, single garage and much more. Call Joan Tattre-Hollings.

\$95,400

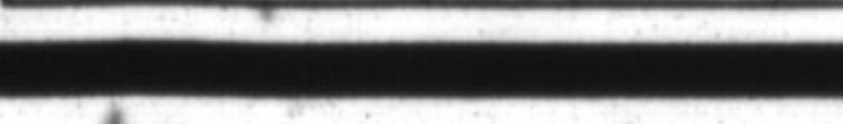
Half acre lot, good location, close to major highways, vendor willing to negotiate. Call Joan Tattre-Hollings.



FRANCINE CROSS
Sales Representative



ANGELA BAILEY
Sales Representative



SAM NADALIN
Associate Broker



BEVERLY MORELAND
Sales Representative



AL BURNES
Sales Representative