

DESIGN for LIVING

Cottage offers multi-purpose loft

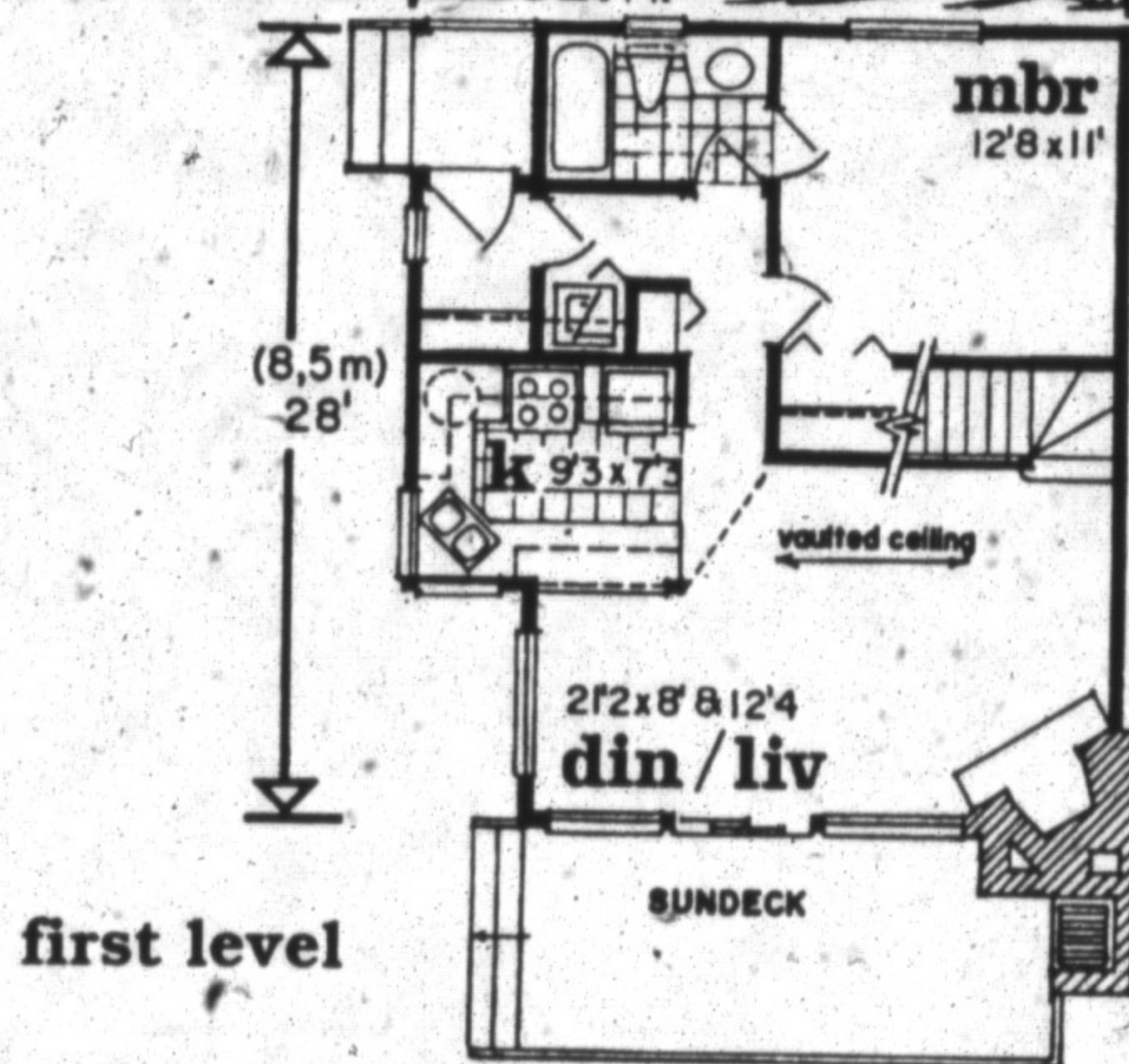
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SELECT HOME DESIGNS

- Full window wall floods the living and dining rooms with abundant natural light.
- Vaulted ceilings throughout the living and dining rooms.
- Sundeck has built-in barbecue.
- Efficient kitchen is open to the dining room over a counter.
- Master bedroom has three-piece ensuite with soaking tub.
- Unfinished vaulted loft provides 419 square feet for future development and can be used as a studio or extra bedroom.

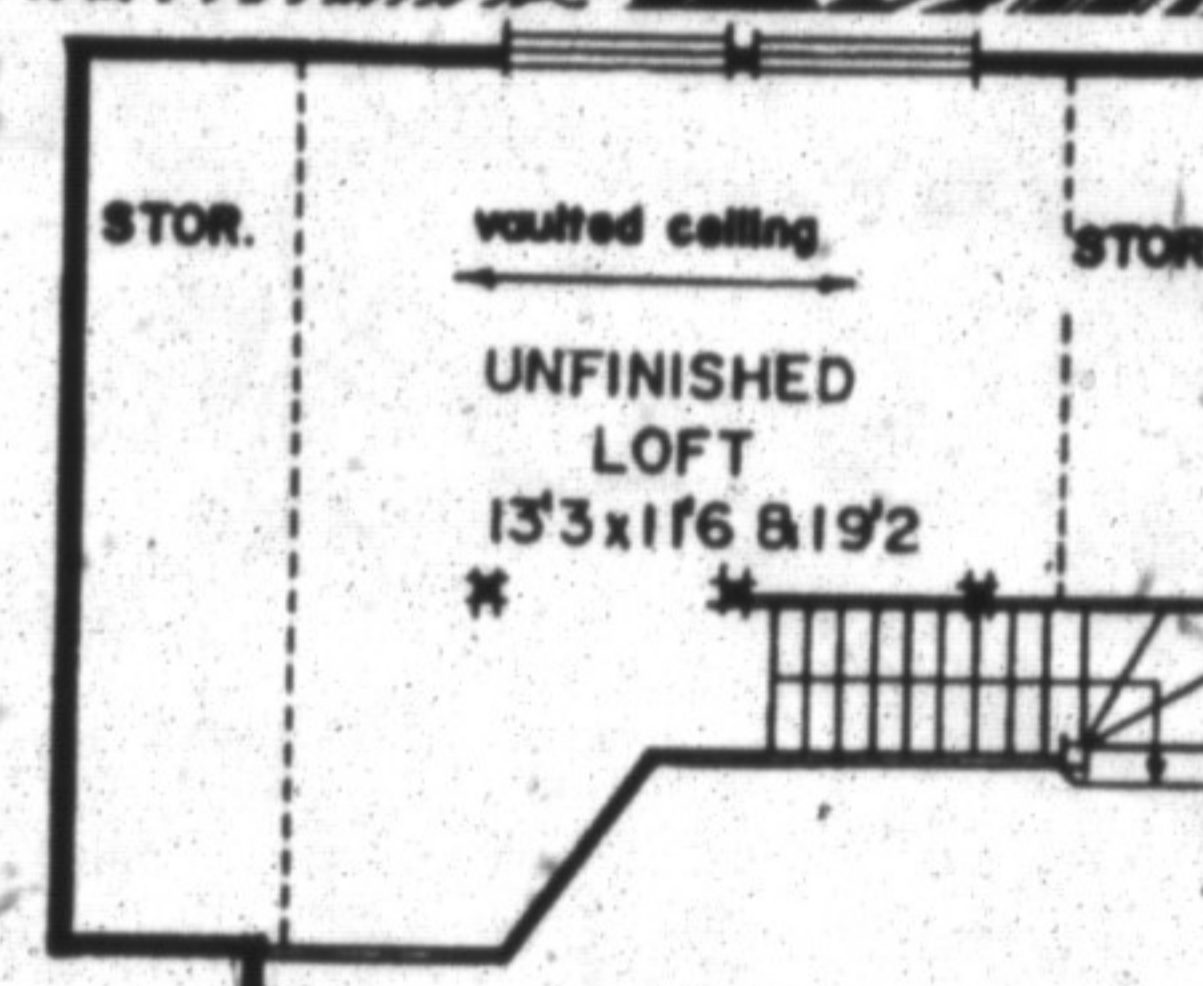
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Plan No. 1-680



first level



second level

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PRICED FOR ACTION

Custom built by Burge. Excellent condition with many upgrades for comfort including a beautiful addition on main floor and basement. Perfect ravine lot. Was \$224,900.
Now \$199,900.

What you should look for in furnace tune-up

Just as with the family car, your oil or gas-fired heating system can serve you more efficiently and cheaply if it is well tuned and maintained. To help keep heating bills under control, an oil furnace should be serviced annually and a natural gas system every two or three years.

To be sure you get a complete job, specify what you want when booking a service call. When the serviceperson arrives, take time to discuss any particular problems you may have noticed and clearly outline the work you expect to be done.

Some items that should be included in a thorough servicing of your oil or gas forced-air system:

- 1) a visual inspection, interior and exterior of the heating and venting system;
- 2) inspection and cleaning of flue pipe and chimney base;
- 3) for natural gas equipment, inspection, testing and cleaning of burner and pilot;
- 4) heat exchanger inspection;
- 5) inspection and cleaning of air circulation fan motor and filters, and adjustment of belt and lubrication of motor if appropriate;
- 6) check of ducts, humidifier and fan temperature settings to assess efficiency of distribution system;
- 7) on oil-fired systems, an efficiency test if there has not been one in two or three years;
- 8) inspection and cleaning of damper, draft controller and stack controller.

Additional items for oil furnaces only

- 9) replace in-line oil filter;
- 10) burner maintenance, including check of electrical connections and ignition electrodes, replacement of oil nozzle, cleaning burner fan motor, inspection of pump and check of safety controls; and
- 11) check of thermostat for accuracy of settings and a check of the distribution system to make sure the air flows are balanced; these checks are valuable for savings and comfort.

When the job is finished, the serviceperson should clean up and give you a written record of what has been done and any recommendations for further work. With regular professional care, your heating system can give you cheaper service.

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VIRTUALLY EVERYWHERE

SANDI KINSALE
Sales Representative
878-8101

HOT OFF THE PRESS - \$156,900

Ideal for a starter home or the empty-nester, this listing features all new windows on main level, hot tub in rec room for those relaxing evenings, two w/o's to deck. At this price, it won't last so don't wait to call for an appointment.

THIS ONE HAS IT ALL - \$299,900

LISTED & SOLD BY SANDI KINSALE

Ideally situated between Milton & Oakville, this century stone house features Georgian living room, huge dining room with fireplace, original pine flooring. Property is landscaped in low-maintenance perennials for beauty in all seasons.

NEED A WORKSHOP - \$219,900

Then look no further! This listing is located in the Village of Campbellville, and features gorgeous ravine lot with stream at rear, large 800 sq ft heated workshop/garage. Home is very spacious, with finished basement and large loft area ideal for nanny or private master bedroom. \$219,900.

Milton's BEST HOMES

A METROLAND PUBLICATION

IAN OLIVER - Publisher
Advertising: Neil Oliver (Manager)
Real Estate Rep: Andrea Boyle
Published by:
The Canadian Champion, 191 Main St. E., Milton, Ont., L9T 4N9,
878-2341 Fax: (905) 876-2364

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