

# HotListings

to see more Hot Listings in your area visit

 HomeFinder.ca

A COLLECTION OF THE BEST HOMES FOR SALE LOCATED IN MILTON AND SURROUNDING AREA

Look for the latest edition of Real Estate at  
**www.insidehalton.com/printeditions**  
 or to advertise here contact Diane Wolstenholme 905-878-2341, x212  
 dianew@miltoncanadianchampion.com

## Home maintenance tips for first-time buyers

Purchasing a home for the first time is an experience no one forgets – so don't let yourself get overwhelmed. With so much to consider beyond the mortgage payments, inspections, and the property taxes, many first-time buyers overlook important maintenance tasks that should also be done right away for energy efficiency and to save money in the long run.

"Many first-time homebuyers are intimidated by home maintenance and are often unaware of how simple it can be," says Dave Walton, director of home ideas at EnerCare Home Services (formerly Direct Energy Home Services). "Learning how to perform routine upkeep can help save from unexpected and costly repairs down the road, and even increase your home's resale value."

Walton offers these simple tips to help manage the maintenance during the first year of home ownership:

- Get your ducts cleaned – The average duct cleaning removes approximately five pounds of dust and debris. Hire professionals for this job, especially if the previous owners had pets or if the house has recently been renovated. If you're moving into a brand new home, check with your builder to see if a duct cleaning is included at closing.
- Seal leaks around windows and doors – Up to 30 per cent of heating and cooling costs in a home can occur due to poorly fitted windows and doors. Add caulking or

sealing if needed to reduce air leaks. If the caulking is old, strip it off and re-caulk.

- Replace or wash furnace filters – This allows your air conditioner and furnace systems to run more efficiently. Clogged filters mean that motors must work harder and use

more energy. It's best to replace or wash filters every three months, so add quarterly reminders to your calendar so you don't forget.


- Have your furnace inspected – Have a licensed technician inspect your furnace since there's no guarantee that previous owners performed

routine maintenance. Because your air conditioning system works hand-in-hand with your furnace, it's important to make sure both are working safely and efficiently, especially before the heat spikes.


- Hire qualified contractors – Don't try to save money by making

improvements and repairs you aren't qualified to make. It's always best to hire professionals to do work you're not sure about to avoid injuries and keep your home in top condition.

More simple home maintenance tips are available at [www.davescorner.ca](http://www.davescorner.ca). [www.newscanada.com](http://www.newscanada.com)



**RANDY DROHAN**  
 BROKER OF RECORD  
[info@drohanrealestate.com](mailto:info@drohanrealestate.com)  
 TEL: 905 542 0123 FAX: 905 542 0002  
[WWW.DROHANREALESTATE.COM](http://WWW.DROHANREALESTATE.COM)




**Open House Sat & Sun 2-4pm**  
**120 Kendall Drive**




\$589,900 - Located in prestigious Scott Community, this fantastic Heathwood Azalea model boasts 4 beds and 3 baths. Among many other features, this house also includes hardwood flooring on the main floor, granite countertops, S/S appliances, backsplash in the kitchen, a double-sided fireplace and close to schools.


**Open House Sat & Sun 2-4pm**  
**170 Forbes Terrace**




\$979,900 - Located on the prestigious Forbes Terrace, this stunning Heathwood home backs onto the forest. With over \$100K of upgrades, this property offers hardwood flooring on the main floor, a fully finished basement, 2 walk-in closets in Master and a fantastic backyard equipped with an outdoor kitchen and interlocking patio.

 Like our Facebook page, Drohan Real Estate Inc., Brokerage, and leave a comment about your dream home to be entered into a contest for a \$100 gift certificate for Saucy Restaurant in Milton.


**84 BARRACLOUGH BLVD, GEORGETOWN**  
**OPEN HOUSE SAT. & SUN 2-4 PM**  
**\$1,199,999**



Exquisite Bungalow Estate Over 6,500 Sqft. Living Space On 1/2 Acre Lot. 10ft' Ceiling On The Main Floor, 19ft Ceiling & Stone Fireplace In The Great Room, Gleaming Hardwood Floors, Paneled Custom Built-In Appliances, Porte Cochere & 3 Car Garages. Manicured Landscaping W/ 2 Large Stone Patios, Spacious Fin Bsmt W/ Full Size Kitchen, Washroom, Gym & Custom Home Theater Room.



**Javed Ali** Sales Representative  
 1-800.326.9191 • [www.teamali.com](http://www.teamali.com)



**TOM SNOW REALTY**  
 Inc., Brokerage  
[www.TomSnow.ca](http://www.TomSnow.ca)  
[info@tomsnowrealty.ca](mailto:info@tomsnowrealty.ca)  
**905-749-HOME (4663)**



Home Grown Experts  
 In Your Neighbourhood

**Tom Snow**  
 Broker of Record

**NEW LISTING**  

 Fantastic Guelph property! Detached 4 level side split home on huge corner lot! Features 3 bedrooms, eat-in kitchen, separate dining room with walk-out to deck. Bright & spacious living room, family room, and full finished basement - Plenty of parking. Close to schools, parks, and shopping including Stone Road Mall. Call us today!! \$429,000

**OPEN HOUSE**  
 OPEN HOUSE SATURDAY APRIL 18TH & SUNDAY APRIL 19TH, 2-4PM  
 842 MCKAY CRESCENT

**NEW LISTING**  

**\$424,900**

Situated on a quiet crescent, this 3bed/3bath Mattamy "Clayton" model offers over 1,360sqft of well appointed living space. Premium lot backing greenspace offers peaceful living and breathtaking sunset views. Freshly painted main floor features hardwood floors, garage access, an eat-in kitchen open to family room and a separate dining room. Nicely landscaped front yard has no sidewalk and parking for 2 cars!



**KYLE LANDRY\***



**JASON VACHON\***

**KYLE & JAY.ca**  
 Direct: 647-220-4433 Office: 905-878-7777  
 \*Sales Representatives



  
 Spring is here!  
 Visit an Open House this weekend.