

Certain hazards

New houses vs. used: a struggle

The new house, as discussed here, means brand-new, not lived in before. As anyone who has ever bought so much as a fountain pen must know, all new merchandise carries certain hazards of malcon-

struction and malfunction. A reputable builder, who does not take off for Miami five minutes after you move in, helps enormously. There will inevitably be "bugs" in a new house—loose bathroom tiles, faulty drainage, scratchy paint jobs, leaking windows.

Remember, too, that developments are often raw, treeless, and unpaved for quite a while; and if you are an early buyer, construction of other houses will be going on around you for some time. Moderate to high

initial expenses for finishing touches from window screens to garden and outdoor living improvements are inevitable.

On the other hand, the new house provides the very latest in kitchen and bathroom equipment, and in heating, plumbing, and wiring facilities; too, design tends to be more family-oriented, more informal, than in houses of the past. In decorating, improvements, and outdoor facilities you can, as one new homeowner put it, "make your own mistakes. You don't have to live with somebody else's!"

Orientation of the house to sun can be important

A great deal has been written about the orientation of the house to the path of the sun. Anyone who has ever lived in an apartment with an all-northern or all-western exposure can testify to the unrelieved bleakness of the one in winter and the accumulated sweeter of the other in summer. The free-standing house fortunately has four exposures, and here the only problem is to face the various rooms toward the desired compass points.

free or other shielding device just outside the window helps enormously in this situation.

rooms are generally not spark appetites or start the family off on a cheerful note each morning!



Tudor with molded stone trim around doorway at left, diamond-paned windows, tall protruding chimney pots, and stone facing.

In the existing house, little can be done about changing the orientation, short of changing room functions. Shade in the form of roof overhang, awnings, and trees may be obtained for rooms that receive too much sun or those that suffer from heat due to late-day sun exposure, particularly in summer.

The purchaser of a new house often has a decided advantage in being able to choose the site of his home, and hence its orientation to the path of the sun. In the north temperate zone, it is considered preferable for the house to be placed on its lot so that as many rooms as possible face south. Thus, in winter, the sun offers cheerful light and warmth throughout the central portion of the day. In summer, when the sun is more directly overhead, the slant of its rays is less extreme, and less solar heat will be received by rooms facing south.

Roof overhangs and awnings can further reduce the infiltration of solar heat in rooms facing south.

However, since all rooms cannot and probably should not face in a single direction no matter how favorable, what are some of the best orientations for given rooms?

(1) Kitchens and dining areas are pleasant at breakfast time when they face east. A northern kitchen will receive almost no sun at all and may require artificial lighting throughout the day. Probably the poorest orientation for a kitchen is west. Late afternoon sun will heat the room just at that time of day when dinner preparations are getting under way, making the kitchen most uncomfortable to work in during summer. A large shade

(2) Bedrooms, unless they are used extensively during the day for children's play or study or for adults' sewing, reading, and the like, need not face south. An eastern exposure brings the morning sun, welcomed by all but late risers. A western exposure, however, will build up late-day heat in a bedroom in summer, making it uncomfortable during the early evening hours unless a specific cooling device is used. It is best to avoid western exposures for rooms in which young children must be put to bed early.

Northern exposures are generally quite acceptable for bedrooms, particularly if they are used principally for sleeping.

(3) The preferred orientations for living rooms, recreation rooms, studies, and dens are chiefly dependent on the uses to which these rooms are put. The living room that is little used during the daylight hours can well afford a northern or possibly even a western exposure. On the other hand, the recreation or playroom in which children are active during the day almost demands a southern exposure. This is one of the reasons why basement recreation

rooms are generally not spark appetites or start the family off on a cheerful note each morning!

traditional for certain kinds of study and work areas, particularly artists' quarters, for a north light is the most consistent and produces the least glare.

For the buyer of the existing house, much of the foregoing may be unattainable. This is not the serious matter it seems. As suggested, cooling and shading devices as well as artificial lighting and increased heating facilities can compensate for unsatisfactory orientation to the sun. In some cases, room functions may even be switched.

Even for the buyer who has a choice of site, proper orientation of the house to the sun's path may not be the most important or even the most desirable factor. Orientation should also be determined by view, location of street and noise areas, the direction of the prevailing winds. For example, the picture window that faces south but onto a thoroughfare that carries an unceasing stream of vehicular traffic will provide little in the way of pleasurable viewing. Nor will the dining bay that faces east but brings along with the morning sunshine a view of a neighbor's unkempt backyard do much to

advance what your neighbors will be like. This is not exactly true. Neighbors, like marriage and business partners, are unfortunately an

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VC / 494—This immaculate 4 bedroom, 3 bathroom home with finished rec room is a super value. Immediate possession, excellent financing and only \$5,000. down.

2. M-672 MIDLAND POINT
Custom 3 bedroom bungalow. Features fireplace in living room, separate dining room, main floor laundry room, wooded landscaped lot 105x178 with access to water. Asking \$47,900.

3. MLS no. 9 \$5,000 DOWN TO ONE MORTGAGE
Year round home in prestigious Thunder Bay Beach area. Four bedrooms. Two baths, fireplace. Furnished. Large well treed lot. Access to Georgian Bay only 100 feet away. Full price only \$41,900 with terms to suit.

4. MLS no. 37 EXECUTIVE HOME COUNTRY LIVING, 5 MINUTES FROM MIDLAND
This beautifully decorated home features—4 large bedrooms, spacious games room, 2 baths. Built on large lot. Circular drive. Separate dining area. Over 2500 sq. ft. of living area. Immediate possession. Owner is transferred.

5. M-640 465 YONGE STREET
Ideal location close to downtown and shopping. Excellent older brick home features large rooms, formal dining room, newly decorated. Asking only \$43,900.

6. M-634 174 SIXTH ST. MIDLAND
Good home for \$26,900. 3 bedrooms, new 4 pc. bathroom, nice kitchen. Recently redecorated.

7. M-639 SILVERBIRCH LAND—OFF REI COURT
Brand new bungalow and side-split being built. Buy now when you can still choose your own carpet and colours.

8. MLS no. 160 SPACIOUS 4 LEVEL
In a desirable residential location on a mature treed lot. Oversized kitchen, 3 bedrooms, (Master ensuite with balcony) 3 baths, study, family room with open stone fireplace, games room. Many extras.

9. M-643 FAMILY HOME IN COUNTRY—3 1/2 ACRES
New custom five bedroom home near Vasey. Features include 2 fireplaces, recreation room 29x12, sewing room, mud room, central vacuum system, and built in Range and Oven. Must be seen.

10. M-676 CENTRAL LOCATION
Brick, 3 bedroom home. Close to downtown. Excellent condition throughout on nice level lot 59x175. Priced to sell.

BEST AUTUMN VALUE
VC / 494—This immaculate 4 bedroom, 3 bathroom home with finished rec room is a super value. Immediate possession, excellent financing and only \$5,000. down.

GOOD STARTER HOME
M-667—A 3 bedroom home with full high basement on a quiet street in Midland. Included are good stove and fridge, freezer, washer and dryer. Asking \$ 28,900.

VC / 470—If you're turned on with large, older homes, this is the one for you! Main floor features living room with fireplace, separate dining room, family room and large, bright kitchen. Upstairs there are 4 bedrooms, 3 pc. bath and plenty of closets. Full attic and full basement. Asking \$45,000.

HOUSE WITH ACREAGE
VC / 491—An older farm house needing renovation on 4.3 acres with good well. Vendor will hold mortgage. Asking \$23,500.

BETWEEN LAFONTAINE & PENETANG
VC / 450 - Recently built, good bri brick home on 3/4 acre. Features included oversized master bedroom with walk-in closet and 2 pc. bathroom ensuite, broadloom, full high basement with separate entrance, family size kitchen with eating island and loads of cupboards. Act quickly and be living in the country by Christmas.

PRESTIGE HOME
VC / 485—A very desirable 4 bedroom home only 10 years old with acreage. Features include large kitchen that will seat the whole family, party size family room, 2 fireplaces, radiant electric heat and tall hardwood trees.

LOOKING FOR AN INVESTMENT?
VC / 473—A 55 acre parcel fronting on County Rd. 25 near Perkinsfield. Excellent potential. ATTENTION AUTO MECHANICS VC / 446—Is most of the money you are making ending up in someone else's pocket? Here is an opportunity to be in business for yourself. A service station, garage, convenience store and very attractive living quarters all combined in a prime location.

MLS—This is your last opportunity to buy this home in Perkinsfield. The lot is large—the price is right. Low monthly cost for utilities and taxes plus an opportunity already there for an added income if you want it. Call us about this home now before it's too late.

Elmvale 322-2018

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LOOK NOW!!

VCE-183 4-bedroom home in Elmvale. Prime location close to shopping. Elect. heat, full insulated basement, patio, sundeck and attached garage—reduced to \$49,900. for quick sale. Call Elmvale office 322-2018.

BEACH AREA

VCE-196 2-storey home (or summer resident) on a quiet year round street at Woodland Beach. Block and frame construction with angle stone front and aluminum siding. This home features 3 bedrooms, 2 baths and L-shaped kitchen-dining-living room. Direct access to sand beach. View this one now. Owner anxious. Call Elmvale office 322-2018.

WASAGA LOCATION

MLS 3-bedroom, brick home with a full basement, recreation room, with brick fireplace. Asking only \$34,500. Located near Sunnisdale Road. Call Elmvale office 322-2018.

PRIME LOCATION

VCE-191 One acre commercial lot, near Elmvale with a large brick home. Ideal location for almost any venture. Enquire for further details. Call Elmvale office 322-2018.

COUNTRY BONUS

VCE-195 Attractive 3 bedroom home on over one acre of land. This well-kept home features extra large kitchen-dining area, separate living room, aluminum siding, mini-barn suitable for a pony and a newly drilled well. Private setting. Call now to view this one. Call Elmvale office 322-2018.

NO CHARGE

VCE181 To look at this 2-storey, 3 bedroom home on a double lot. Has been remodelled inside. Located at Waverley. Call Elmvale office 322-2018 for further information.

LOOK AND BUY

MLS / 76 3-bedroom bungalow with full basement. Fieldstone fireplace, carpet, rec. room, den, heated workshop. Waverley area. Call Elmvale office 322-2018.

FRESH AIR

VCE-190 47-acre farm located near Vasey. Mostly cleared land. 3-bedroom, 2-storey home nicely decorated. Large barn in good condition, suitable for horses. Owner must sell—try your offer. Call Elmvale office 322-2018.

DREAM NO MORE

VCE158 Do you enjoy being out in the fresh air? Here's your opportunity to do just that, PLUS, become your own boss. Come view this nicely treed, 50-acre trailer park near Elmvale. It could be the one for you. Call Elmvale office 322-2018.

WAHNEKEWANING BEACH

MLS / 104 / 76—See this 3 bdrm. home completely renovated, only one block from the finest sandy beach, 75x200' lot, year round access. Asking \$27,900. Open to offers.

CEDAR LOG HOME

P / 346—See this authentic cedar log home, located near Thunder Bay. Features living room and dining room combination, 2 bdrms., kitchen, 3 pc. bath. Situated on a 100x273' lot. Immed. possession. Asking \$57,500.

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