



DOROTHY MacKENZIE-PAYNE

Affordable Prices, Open Spaces & Country Air in the HALIBURTON HIGHLANDS

RESTAURANT on busy Main Street, seats 52, fully equipped, list of chattels, Business For Sale. \$32,900. Phone Dorothy Mackenzie-Payne.

MINI CASTLE on an island incl. stone F/P, oak floors, cathedral ceiling, PLUS ... \$180,000. Phone Janice Richmond.

PRIVACY PLUS large 4 bdrm. modern Markham style kitchen, separate sauna bldg. 150 ft. of sought after waterfrontage. Phone Steven Wrightman.

ATTENTION SKIERS: Viceroy style insulated cottage/home. 3 bdrm., sunken livingroom, fireplace, sand beach, year round road. Phone Joel A. Gentle.

LEVEL LOT — popular Kashagawigamog Lake, services, paved year round road, readily available. \$59,900. OR 400 ft. Redstone Island. \$40,000. Phone Andrew Paul.

HALIBURTON OFFICE
(705) 457-2122

MINDEN OFFICE
(705) 286-1015

MARKHAM RENOVATED

Ultra modern backsplitted semi with excellent mortgage. Suit executive. \$194,900

477-2256

PRIVATE SALE

ELMVALE BLVD. Mussleman's Lake. 3 bedroom home — being completely renovated. Will be a new home, don't miss this one.

Call 640-3996



ARMOUR REAL ESTATE INC.

HOW WOULD YOU LIKE TO BE PART OF THE LARGEST REAL ESTATE NETWORK IN THE U.S. AND CANADA?

DO YOU LIVE WITHIN A CLOSE RADIUS OF HWY #7 AND KENNEDY RD.?

WOULD YOU LIKE TO MAKE MORE MONEY ALMOST IMMEDIATELY THRU OUR SPECIAL TRAINING PROGRAM AND REFERRAL SYSTEM?

IF ANY OF THE ABOVE FIT YOUR NEEDS, PLEASE CALL ME AT MY OFFICE AND WE WILL BE ONLY TOO GLAD TO ASSIST YOU.

BRIAN HARRIS
477-2533



BEAUTIFUL BRIDLETRAIL

Model "The Birchview" one of a kind in the Bridletrail, large corner lot, 2500 sq. ft. home, 4 bedrooms, ready for immediate occupancy, tasteful neutral decor, loads of upgrades, as absolute "bargoon" \$315,000.00. 474-0229.

A.B. Cairns AURORA



Ask about our BONUS PROGRAM

The Augusta Model A, a 3430 sq. ft. Executive residence priced from \$350,000.

The Homes of A.B. Cairns...Aurora Highlands are some of today's most exciting home values, priced from \$310,000. Surrounded by the lush greens and fairways of the Aurora Highlands Golf & Country Club, they offer you the "country" lifestyle...right in the heart of town and only minutes from downtown Toronto.

Outstanding design features standard in every home.

These contemporary designs, built to exacting standards, offer design features not found in comparably priced homes. Features such as Marley tile roofs, stained glass front doors and side lights, cultured marble surrounds to either oversize Baroness or Contessa whirlpool tubs, deep wood cornices, colonial doors and trim, brass heat registers and fixtures, recessed valance lighting, Ultra-line kitchen cabinets, 35 oz. carpeting with 1/2" underpadding and ceramic foyer tile are standard in every home.

Telephone: (416) 773-6611

Monday to Thursday 1 p.m. - 8 p.m.
Closed Friday
Saturday & Sunday 11 a.m. - 6 p.m.

Representative: Ms. Jackie Vint

To visit the A.B. Cairns' Sales Office, turn right on Golf Links Rd., right on Murray Drive, left on Trillium and right to 99 Cranberry.

Prices subject to change without notice.

Other outstanding home styles by the Monarch Group are available in Montreal, Ottawa, Unionville, Toronto, Burlington, St. Catharines, Kitchener and London.

A.B. Cairns, where quality is a tradition, is a member of the Monarch group of companies.



Tips for renovating your home-sweet-home

Ontario has been bitten by the renovation bug. Just look at the statistics. Over 80 per cent of homeowners do some renovating each year. Housing Minister Alvin Curling says more than \$5.5 billion is spent annually on housing renovations in Ontario.

"homeowners in the Markham area are among the many province-wide who realize that renovating improves their living environment and boosts the resale value of their properties," Mr. Curling adds.

Michael McBain, who works on the Ontario Renews Awards, sees hundreds of different renovation projects every year. The awards, sponsored by the Ontario Ministry of Housing, recognize outstanding renovations to both residential and non-residential buildings.

In 1982, the renovation of the Woodbridge Library in the Town of Vaughan was an Ontario Renews Award winner.

Mr. McBain has a few pointers for those homeowners eager to get started on a renovation project.

"First of all, figure out what you really want. Sit down and do a little thinking. Decide for yourself what the purpose of your renovation is, how much you can spend on it and what you want the end product to look like," he says.

"Your next step is doing a little research. Flip through magazines for ideas and if you find something interesting, clip it out. Take the time to visit a few home shows. Certainly talk to your friends and neighbours and don't be afraid to run your ideas by them. After all, just about every home owner has had some experience with renovation."

A renovation project can be as simple as wallpapering a youngster's room or replacing an unsightly kitchen floor. More ambitious projects might include constructing an addition to a home or building a sundeck.

Even if you are a handyman around the house, Mr. McBain says you will likely need one or more contractors for those larger jobs. For example, for putting in another bathroom, you'll require the expertise of a plumber and electrician. Selecting the right contractor and sub-contractors may help ensure it all comes together as smoothly as possible.

"Choose contractors who are experienced in the kind of work you need done," Mr. McBain says. "The best way to find those kind of people is through referrals by your friends and neighbours. You can also call local trade associations."

Here are some other tips Mr. McBain says you should keep in mind for larger scale renovations:

- * Take the time to devise clear and detailed working plans. They are essential in obtaining quotes from contractors or getting approvals from city hall. If you are not good at this sort of thing, hire an architect or designer to do it for you.

- * Before you get the ball rolling you would be well advised to pay for a consultation with an experienced architect or designer. Take this professional through your house and explain your ideas. You will get a lot of valuable advice and information.

- * Don't be "misled" by attractive low quotes from contractors. In the long run, you'll get what you paid for.

- * Write everything down. All the project details including pricing, payment schedule, plans, material details and responsibilities should be put into a contract. Make sure both you and the contractor sign the contract.

- * Avoid temptation. Don't cut corners or use inferior materials. It's false economy. Remember, your house is a long term investment.

For further renovation ideas or for information on the Ontario Renews Awards, write to: Ontario Renews Awards, Ministry of Housing, Housing Conservation Unit, 777 Bay Street, Toronto, Ontario M5G 2E5. The phone number is (416) 585-6514.

CONGRATULATIONS! CENTURY 21 ARMOUR TOP SALES ASSOCIATES FOR AUGUST



ATHINA MANOUSOS



STEVE KRISTINOVSKI



HEUNG



HEUNG

YOUR OUTSTANDING EFFORTS CONTRIBUTED TO ANOTHER RECORD BREAKING MONTH. KEEP UP THE GREAT WORK!



ARMOUR REAL ESTATE INC.
Member Broker

UNIONVILLE OFFICE

477-2533