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Karen Harvey
CPA, CGA
Broker



David Houghton
Sales Representative



Sylvia Houghton
Sales Representative



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30 WILSON ST. UNIT 310



WONDERFUL ON WILSON ST!! ~ \$359,000

Shows like the art shoppe!! Numerous recent upgrades. Hardwood floors. Freshly painted. Fabulous layout with 2 bdrms and 2 baths. Walkout to large balcony. Steps to Markham Main St., GO, Shopping + more!! **Call Sylvia* or Dave* Houghton, 905-947-9300**

50 THE BOARDWALK - UNIT 201



STUNNING IN SWAN LAKE!! ~ \$599,000

End unit condo with approx. \$46,000 in recent upgrades!! Grand open kitchen with quartz ctrtps, new SS appliances, & breakfast bar!! 2 Bedrooms, 2 baths. Freshly painted. 2 Underground parking spots. Walk to shopping, transit & hospital!! **Call Sylvia* or Dave* Houghton, 905-947-9300**

181 TRAIL RIDGE



EXECUTIVE FREEHOLD TOWNHOME!! ~ \$719,000

Perfection found!! Beautiful townhome with \$\$\$\$ in upgrades!! Featuring a large eat in kitchen with granite ctrtps & marble b/s!! Hardwood floors throughout main level. Huge family room, upgraded baths with granite ctrtps & undermount sinks. Located in P.E. Trudeau school district!! **Call Dave Houghton 905-947-9300**

12226 TENTH LINE



STOUFFVILLE, CUSTOM HOME ON 68X210FT LOT ~ \$1,198,000

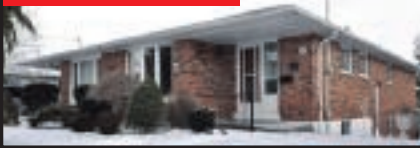
Huge Custom Kit W/Centre Island B/I Butler Pantry Travertine Floors And Soap Stone Counters, Mn Fir Office W/ Hrdwd, Liv Rm W/Hrdwd And Picture Window, Amazing Great Room W/Hrdwood Pot Lights And W/O To Indoor betz Pool, 4 Large Bdrms, Mbdm W/4Pce Ensuite And W/I Closet, Finished Bsmnt W/Woodburning Stove B/I Oak Entertainment Unit And Heated Floors, 8X20 Garage In Backyard, Flat Ceilings And Pot Lights, Whirlpool Tub, Hot Tub Heated Jewel Stone Around Custom Indoor Pool, Tiki Hut Wet Bar and Sauna. **Derek Houghton** 905-947-9300.**

100 HAWKSURRY RD.



PREVIOUS BALLANTRY MODEL HOME - FOR LEASE \$2,300/m
Wismer community, 4 bdrms, 2,530sq. ft., upgrades galore, bright home w/oversized windows, upgraded kitchen w/granite ctrs., s/s KitchenAid appl., custom backsplash, undermount lighting, potlights, hdwd flrs on main & staircase/landings, upgraded berber carpet, crown mouldings, main flr. laundry w/ garage access (extra wide garage). **Call Karen Harvey 905-947-9300**

61 WALES AVE.



GREAT SEMI-DETACHED BUNGALOW, MARKHAM ~ \$599,000
On A 195 Ft Deep Lot Walking Distance To Main Street Markham, Combined Liv/Din With Hardwood And Bow Window, Eat-In Kitchen W/Bi Microwave, 3 Good Sizes Bedrooms With Hardwood Floors And Double Mirrored Closet In Master, 4 Piece Washroom With Jacuzzi Tub, Separate Entrance Plus W/O Basement Finished Open Concept W/4th Bedroom And 2 Pce Bathroom, 195Ft Private Lot With Perennial Garden And Fruit Trees **Derek Houghton** 905-947-9300.**



Make your older home more energy efficient

Older properties tend to have a sense of charm that newly built homes may lack. Perhaps it's their lived-in feel or design elements that remind homeowners of yesteryear that make older homes so popular among home buyers.

What older homes have in character they may lack in modern amenities. For example, whereas many homes are now built with energy efficiency in mind, older homes may not be so eco-friendly. Fortunately, there are many ways for homeowners who love their older homes to keep that love going strong while making their homes more energy efficient at the same time.

CHECK FOR LEAKS AND PLUG ANY YOU FIND

Homes may develop air leaks over time, and such leaks allow air to infiltrate the home. When that occurs, homeowners instinctively turn up the thermostat in winter to combat the cold air getting in. Come summertime, those same homeowners will run their air conditioners on a higher setting in an effort to stay comfortable when hot air is creeping through the cracks. Rather than adjusting the temperature inside, fix any sources of air infiltration you find. Run your hand along doorways and windows to determine if any drafts are coming through. Older homes may also develop cracks in bricks, around the foundation and in siding or stucco. Seal any areas where you feel air infiltrating your home, which will save money, reduce your energy consumption and make your older home more efficient.

ADD INSULATION

Many older homes are poorly insulated. But adding insulation can reduce energy costs by as much as 50 per cent. Installing insulation can be tricky,

especially if insulation was not originally included in your home, as is sometimes the case with older homes. Insulation can become damp and prove ineffective if installed improperly. Damp insulation also may contribute to mould growth and rot in the home's framing. Older homes may be lacking adequate insulation around attics, crawl spaces, basements, heating and cooling ducts, and water pipes. Cover your water heater with an insulated water heater blanket so the heater retains more heat and consumes less energy to heat the water.

STAY ON TOP OF YOUR HOME

Much like older vehicles, older homes require a little extra TLC on the part of homeowners. Don't allow your home to fall into disrepair. Even if your energy bills are not on the rise, it is important to inspect windows and doors to make sure they are closing tightly, as over time such seemingly minor problems can add up to substantial energy loss. Don't forget to clean gutters and downspouts, removing debris that can add up and lead to water damage that may ultimately compromise the effectiveness of your home's insulation.

BOOK AN ENERGY AUDIT

Energy audits, which may be offered free of charge by your utility company, can help detect any additional areas where a home may be using energy inefficiently. Even if you have to pay for an audit, the cost savings if any additional inefficiencies are discovered will likely add up to more than the cost of the audit.

Older homes are attractive to many homeowners, who can take several steps to make sure their homes are operating as efficiently as possible.