SPRING HOME IMPROVEMENT

Special Supplement to the *Winchester Press*

April 9, 2008

Home Security: ounce of prevention goes a long way

by Matthew Barbour

WINCHESTER — Gone are the days when people can go away and leave their homes unlocked.

Security is one aspect of daily life that is rarely given serious consideration until a homeowner or renter is faced with the consequences of a break-in.

There is the heartbreak of losing irreplaceable heirlooms, like a grandmother's wedding ring, or silverware and other keepsakes that have been handed down through several generations; the annoyance of arranging for repairs to broken windows or damaged locks and door hinges, then staying home for when the workers arrive; and the time-consuming task of having to list each and every missing item for the insurance company.

Then there is the unpleasant surprise in finding that not all losses are covered by insurance. Most homeowner policies contain limitations on the amount of reimbursement for items such as jewellery, cameras, fine art, and water craft.

Coverage on jewellery, for example, is usually limited to just a few thousand dollars, unless a special premium is included in the policy. Many homeowners are not aware of how much jewellery they have accumulated until they sit down and compile a list. Often, the value of their collections exceeds the limit set forth in their insurance policies.

But that loss and heartbreak can often be avoided with a bit of planning and investment of relatively small amounts of time and money.

When it comes to planning, local Royal LePage Gale Real Estate broker Butch Oldford has some valuable tips for those who will be away from their homes for any period of time.

Oldford provided the *Press* with a top 10 list:

10. Arrange for the lawn to be cut during summer months and for snow to be removed in winter.

9. Have all mail held at the post office so it won't pile up at home.

8. Put a hold on newspaper subscriptions.

7. Make sure garbage cans are not left at the roadside past collection day.

6. Set timers so that lights come on and go off automatically. Oldford recommends having several timers, preferably the type that features more than one on-off cycle.

5. Place a bar at the bottom of the patio door to prevent it from being opened and if necessary, modify the upper channel to make sure the patio door cannot be lifted out of its track.

4. Install higher-quality locks that are not easily forced.

3. Install an alarm system.

2. Don't advertise that you'll be away from home, remembering that children have a tendency to discuss approaching travel adventures with their friends.

... and Oldford's top tip:

1. Cultivate a good relationship with a neighbour who can look in on your home from time to time.

"Having a good neighbour is very valuable," said Oldford. "It's nice to have someone stop in once in a while to give the house a lived-in look by moving things around — flower pots at the front door, for example."

During winter months, footprints in the snow are important, as well.

That good neighbour is also high on the list for Const. Pete Robertson, community service officer with the OPP's Winchester detachment.

"Ideally, you could have the neighbour park his car in your driveway, to give the impression that someone is home," he said.

Lights coming on and going off automatically can present a major deterrent to break-in attempts.

Robertson suggested that the neighbour might be designated as a key holder, too, in case entry to the premises is required.

One instance where access would be necessary is if the home is equipped with an alarm and the system needed resetting from the inside. Robertson noted that alternatively, the designated key holder could be a friend or family member.



An assortment of motion activated lighting fixtures are available at Winchester Home Hardware, as are electrical device timers. One of the top tips to prevent burglaries, however, remains ensuring your home looks lived in while you are away. Photos — Barbour

The constable said he recommends that alarm systems include an audible device, such as a bell or electronic horn on the outside of the home.

"It's a deterrent to burglars," he pointed out. "Thieves prefer to work in privacy and don't want any attention drawn to their activities — so if an audible alarm goes off, they'll probably want to get out of there quickly."

Robertson offered another piece of advice.

"Before going away, people can notify their local OPP office," he said. "Officers on the road will take care of priority calls first, but when they have some spare time, perhaps they'll do a drive-by once in a while to check the residence."

Most experts agree that there is no sure-fire way to completely stop a determined professional thief.

"But there are ways to slow him down and if he runs into too many problems, maybe he'll just move on," said Ken Boje of Winchester Home Hardware.

"Some interesting advancements have been made in door hardware lately," said Boje, as he picked up a new Weiser SmartKey lock set. "This one, for example, features a spinning cylinder guard, making it difficult to twist the cylinder off with a wrench. It also has an anti-pry shield, concealed screws and can be rekeyed in seconds by the consumer."

Home Hardware carries a wide range of motion-activated light fixtures, which can be of great benefit in providing added security. The store can also fulfill most needs for timers — from single on-off cycles to a device made by Leviton Manufacturing of Canada that features 30-minute cycling around the clock, with the ability to power selected appliances or up to 1,200 watts of lighting.

"With all the burglar alarm companies out there, do-it-yourself alarms are not as popular as they once were, but we can order them through The Source," Boje explained. He suggested that as an alternative deterrent, some people may want to consider installing a closed-circuit television system, which can also be ordered through The Source, located inside Home Hardware. Prices for these systems are lower than many might expect — they start at under $100.

FIRST STOP
HOME OWNER & CONTRACTOR
TOOL & EQUIPMENT RENTALS LTD.
Locally Owned & Operated
Est. 1994

SHOP & COMPARE!



Item	Our Price	Their Price
Log Splitter	$70.00	$80.00
Hidden Costs	$0.00	$8.00
Taxes	$9.80	$12.32
TOTAL	**$79.80**	**$100.32**

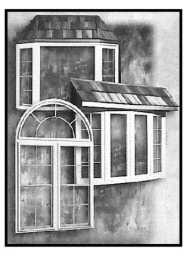
A Rental Store to Handle All Your Tool and Equipment Needs!

613-258-4152 1-877-245-3296
2678 Hwy. #43 (Cornerstone Mall), Kemptville

KW&K
KEMPTVILLE WINDOWS & KITCHENS
1-888-255-8KWK (595)
613-258-7464 • Fax 613-258-3124
SALES & INSTALLATION
BUILDING OR RENOVATING?
KW&K have the windows, doors and kitchens to make your project come together!



VELUX Roof Windows And Skylights
ROBERGE DEPUIS 1917
FARLEY



Let the professionals at KW&K help with your renovating needs!
• New Construction & Renovations •
Mon.-Fri. 9-5; Sat. 9-12
Visit our showroom in South Gower Industrial Park
FREE ESTIMATES
HWY. 43 - 3 KM EAST OF HWY. 16

It's good (and economical) to be green

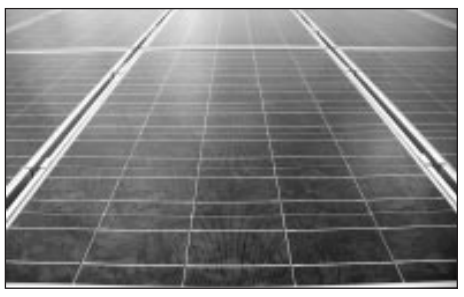


The Skystream 3.7™ is a new generation residential wind generator that hooks up to your your home to reduce or eliminate your monthly electrical bill.



With an Ault Energy residential solar water heating system, renewable energy from the sun is used to heat your water instead, providing a clean, cost-effective residential solution.

Ault Energy Grid-Tied Solar Systems are designed to work in parallel with the electric utility grid, allowing you the ease and comfort of generating electricity during daylight hours and drawing from the grid during nighttime hours. Ault Energy will help you set up a net metering relationship with your local utility, enabling you to sell excess power back to the utility during peak hours when rates are high and buy electricity during non-peak hours when rates are low.



by Sarah Kelford

BRINSTON — Going green has been all the craze the past couple years, and it seems that being environmentally friendly isn't a trend that's going to fade out any time soon.

That's a good thing for Ault Energy, a Brinston-based company that offers a number of affordable green energy solutions for a home or business.

"The first thought for many people is that it's (green energy solutions) really expensive, but we can make it very affordable," said Bill Ault, owner of Ault Energy. "We (as Canadians) are significantly behind the Europeans, and even the Americans (in regards to green energy solutions) — it's a good time to change."

Ault Energy offers a variety of solutions to fit any home renovation or improvement and as stated on the company's website, "if you're ready to go green, we're ready to help."

The company boasts both solar and wind products including solar hot water, grid tied wind or solar, and solar-thermal energy alternatives.

"The most popular product is solar hot water, because it makes the most sense for most people," said Ault. "Twenty to 25 per cent of an energy bill is from hot water — this product makes a substantial dent."

Ault's home currently uses some solar power, and he plans to install solar hot water this spring, "once all this snow melts."

He explained that the products offered through Ault Energy are not only good for home and business, but also farms, since they rely on so much energy.

"There are government incentives when you purchase green energy solutions," said Ault. "It just makes sense."

He also pointed out that the costs and benefits of going green are very dependent on the household. He explained that the amount of people in the household, and the lifestyle those people live, show directly on the energy bill.

"Don't switch over because it makes you feel good," said Ault. "Switch over because it works, it's longterm, and it saves you money."

For anyone who can't afford to go completely green, Ault offered some tips for small changes that make a big difference.

"A lot of people don't do the simple things," said Ault. "Change to compact fluorescent light bulbs; use a programmable thermostat — or make a note to turn the thermostat down at night and throw an extra blanket on the bed; and what a lot of people don't think about — and it's a big one — is collecting rain water."

At the end of March, Ault Energy announced a new initiative, the Solar Plantation Program. This program allows people who want a solar alternative, but not panels, to receive energy by purchasing "solar trees."

These trees are built on a plantation and through a "standard offer agreement" with the plantation, the owners will receive a cheque for the energy the "tree" produces. As this is a brand-new initiative, more information regarding the program will be available soon.

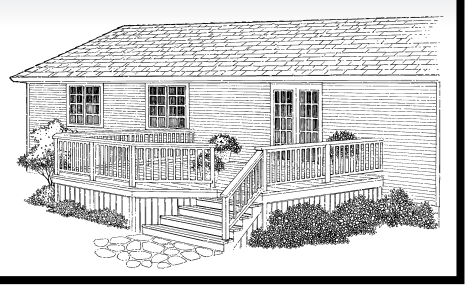
"It doesn't take a rocket scientist to know the environmental benefits of going green," said Ault. "Something needs to be done now."

For more information regarding Ault Energy and their alternative solutions visit them online at www.aultenergy.com or call 613-806-2278.

BYERS CARPENTRY

• Machine sheds • Custom built homes
• Wood basements • Renovations
• Blueprints • Additions
• Roofs • Decks • Barns

RR4, Crysler 613-448-3078
613-448-1318 613-448-3966



Kim's Interior
Painting and Wallpapering
613-448-3368 Chesterville

THOMPSON SUBDIVISION

Build your new home in Chesterville



Easy access to boating
and fishing on the Nation River

Fully serviced lots for $35,000

Centrally located between Ottawa, Cornwall and Brockville (less than 1 hour drive)

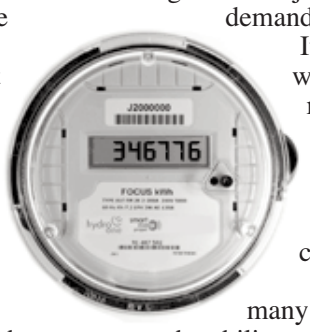
For more information call
613-448-2083

Ontario launches conservation culture initiative

by Sarah Kelford

WINCHESTER — Ontario has announced that all homes and small businesses will be equipped with smart meters by 2010.

Stormont, Dundas, and Glengarry is currently undergoing a mass installation process and most residents have received their information brochure notification and smart meter. The Winchester Hydro One operating system has installed over 46,000 meters in its service area.



"Smart meters track how much electricity a consumer uses and when that electricity is used," explained Sylvia Kovesfalvi, spokesperson for the Ministry of Energy. "This more precise information about energy consumption will enable consumers to take action to manage their electricity bills."

Hydro One is responsible for about 1.2 million meters of the government's smart meter target — including those serviced in SD&G. Since the initiative began in July of 2006, over 1.1 million smart meters have been installed throughout Ontario (as of Feb. 29). Of those, Hydro One has been responsible for the installation of over 345,000.

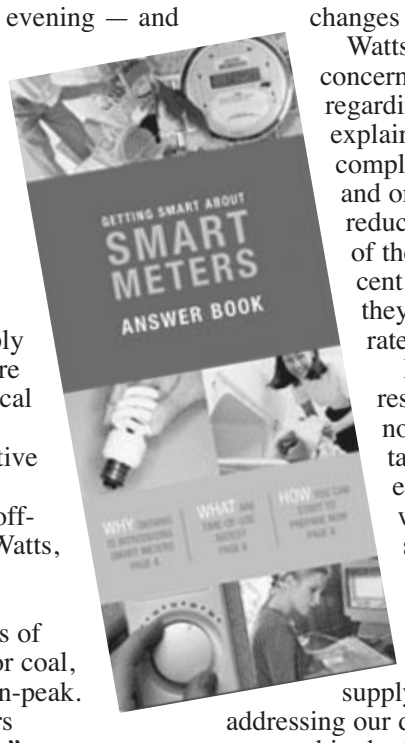
"Smart meters are part of the Ontario government's plan to create a culture of conservation throughout the province," said Kovesfalvi. "In 2006, Ontario demand peaked at 27,005 megawatts but exceeded 25,000 megawatts for only 32 hours throughout the year. If these peaks are reduced, so is the need for extra generation just to meet a few hours of demand."

It was estimated that Ontario would need to refurbish, replace, or conserve over 80 per cent of its current electricity generating capacity within the next 20 years. This project would cost roughly $70 billion.

"Smart meters will provide many consumer benefits such as the ability to track electricity use, the elimination of estimated bills, faster responses to outages, and the opportunity for more innovative conservation demand management programs," said Rick Stevens, Hydro One smart meter project director, in a press release. "When all the systems are in place, smart meters will automatically send readings via wireless and other technologies, and communicate when a customer's power is out."

Kovesfalvi explained that the smart meters enable a time-of-use (TOU) pricing, where prices are set higher at peak-demand periods.

"This gives consumers an incentive to reduce or shift their use to periods of lower demand when prices are lower — weekends, or later in the evening — and away from times when electricity is most expensive," she said.



The TOU rates have caused much debate as the peak times are "peak" for a reason. However, the smart meter officials assure Ontarians that it will not affect their lives — simply allow residents to be more conscious of their electrical waste.

"It's a financial incentive for consumers to switch from on-peak to mid or off-peak times," said Dave Watts, Hydro One smart meter Project communications manager. "Dirtier sources of energy, like fossil fuels or coal, are used to generate in on-peak. TOU will help consumers decrease these emissions."

Watts explained that Hydro One currently does not read meters every month, so the billing cost is an estimate of usage over a two-month period.

"Smart meters will help people better manage their bill," said Watts, explaining that consumers will see what they consumed on an hourly basis and make changes from there.

Watts also addressed the concern many people have regarding TOU rates. He explained that Hydro Ottawa completed a TOU pilot project and on average customers reduced five to seven per cent of their hydro cost, and 80 per cent of the participants said they would recommend TOU rates to their friends.

Regardless of whether residents agree with it or not, the government has taken the initiative and every Ontario residence will be equipped with a smart meter within the next two years.

"Smart metering and demand management helps us with Ontario supply challenges by addressing our demand requirements both now and in the future," said Kovesfalvi. "The potential for avoided or deferred generation is a key factor underlying Ontario's decision to proceed with smart metering."

For additional information about smart meters visit www.smartmetersontario.ca.

Exit drills protect your family

While fires themselves may not always be foreseeable or preventable, in many cases the injuries they cause can be prevented with a family escape plan.

One of the important steps in fire prevention is to install smoke detectors and check them monthly. But having these safety devices is not enough. According to fire experts, once a smoke detector sounds, you and other member of your household may have less than three minutes to escape. It's critical to have an emergency escape plan and rehearse it regularly:

• **Chart the Plan:** Draw a floor plan of your home, one for each level of the house. Label bedrooms, staircases, hallways, and roofs that could be used as fire escapes.

• **Survey Your Home:** Check each bedroom for two possible escape routes. If you live in an apartment building, do not plan to use the elevator to escape. Make sure everyone, including children and the elderly, are able to open and fit through alternate escape routes like windows. Security bars should have a quick-release for emergencies. Consider keeping fold-away emergency ladders for upper-storey windows.

• **Map Escape Routes:** Use markers and arrows to mark the preferred escape routes from each bedroom. Use different coloured markers to show alternate emergency routes. Chart a place outdoors for everyone to meet after they exit. Consider charting individual plans for each bedroom of the house to keep each plan neat and uncluttered.

• **Remember Guest Rooms:** Chart a plan for guest rooms and areas that are used to host sleepovers and other gatherings.

• **Discuss and Practise the Plan:** Hold family meetings to explain the plan. Practise the escape routes at least once a year, particularly when they involve hazardous exits, such as windows.

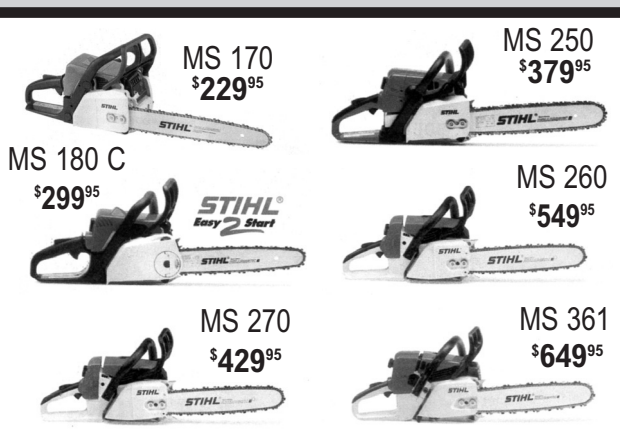
Families might never need to implement such a plan, but the one time they do, it will certainly be worth it. Remember, when in doubt, always consult a professional. More home safety information and maintenance information is available online at www.housemaster.com.

- News Canada



GET THE JOB DONE

If you're a homeowner who wants a serious chainsaw, there's no job too big or small for a STIHL saw. Make work easier and have time for what really matters. Drop by and talk to your local STIHL dealer about a saw that's right for you.



www.stihl.ca No. 1 worldwide STIHL®

Note: All saws priced with 15"/16" length bar.

GET THE JOB DONE

Grass and weeds don't stand a chance. Make work easier and have time for what really matters - with STIHL's line of innovative trimmers. Drop by and talk to your local STIHL dealer about a trimmer that's right for you.



www.stihl.ca STIHL®

* After $20 mail in rebate. For a limited time only. See dealer for details.

Tune-up Specials **IT'S THAT TIME!** **Maintenance Specials**

Have our Service Department get your outdoor power equipment ready NOW, so it will be ready when you are this season.

SPRING CHECK UP SPECIALS

Replace spark plug, change oil (filter extra), clean air filter(s), sharpen blades, grease, lube and wash Test and call with estimate if required.

Lawn Tractors starting at $139.99 • Tillers starting at $99.99 • Push Mowers starting at $84.99 • Grass Trimmers starting at $69.99 • Chain Saws starting at $79.99 • ATVs starting at $139.99
(Pickup and delivery extra) **Prices do not include GST or PST*

Prices do not include HST, PST, GST and QST, where applicable. STIHL is not responsible for printing errors. Sale prices for all chain saws are in effect until June 30, 2008 and for other power tools, July 31, 2008, at participating dealers.

1384762 Ontario Inc.
o/a ALLAN JOHNSTON
REPAIR & SALES

MasterCard VISA Interac

BUY A PIECE OF EQUIPMENT WHERE THE PROFESSIONALS BUY EQUIPMENT!!

QUALIFIED TECHNICIANS

2665-8th Line Rd. in Metcalfe
613-821-4263 or Toll Free 237-7000 then 613-821-4263
MON. -FRI. 8 AM-5 PM; SAT.; 8 AM-12 NOON

www.allanjohnston.com

How to buy a hearth product

Submitted by Harbers Flame Centre and Masonry

WILLIAMSBURG — Hearth products – fireplaces, freestanding stoves, fireplace inserts, masonry heaters, gas logs, outdoor hearth products, and hearth accessories, such as mantels, hearth pads, firescreens, etcetera – add incredible warmth and comfort, as well as ambiance, to a living space, and can last for decades. Because of their prominence within a home, purchasing hearth products should be approached with both décor and functionality in mind. The best place to start this process is with a specialty retailer. With the remarkable variety of hearth products available today, working with a specialty retailer can ensure the entire process of making a purchase is both enjoyable and satisfying.

The enormous variety in hearth products means there are many features and benefits to consider before deciding on the final choice. For example, the question of heat versus décor and ambiance is a good place to start. Other factors that can impact the final decision include: the extent of usage, the placement within the home, the maintenance required, design and style preferences, as well as which fuel works best for the users. The answers to these questions can help shorten the list of appropriate hearth products for any given situation.

When building a new home or remodeling, it's best to start researching early about where to add hearth products and exactly what to add. Builders and architects need to know the wish list when they are in the planning stages. There are hearth products for every room in the house, including bedrooms, bathrooms and backyard decks. Many homes today have hearth products in multiple rooms, providing a unique and soothing experience throughout the house. And, be sure to ask builders and architects for options. Just as with countertops and appliances, there are varying levels of hearth products within each category, from basic to luxurious, and the price differences between the levels are generally affordable. When considering the purchase of a wood burning fireplace, consult the *Best Practices for Wood Burning Fireplace Installation Guide* to avoid drafting and smoke issues after the fireplace is installed. Download the document from the consumer section of www.hpbacanada.org.

Many hearth products can be installed in an existing room with very little effort. It doesn't take a major remodeling job to gain the benefit of a new fireplace, fireplace insert or freestanding stove. Whether the plan is to update an existing, and outdated, wood burning fireplace or add a new fireplace or freestanding stove, there are many different products available to create a convenient, efficient and beautiful fire. And, better yet, these products don't require building a foundation or a masonry chimney, knocking out a wall or changing the layout of a room.

Expert assistance when choosing a hearth product is invaluable, and a specialty retailer is the best partner available. Specialty retailers' showrooms are also one-stop shopping. They can help with research, decision-making, the final purchase and installation, as well as maintenance and service.

Don't wait to renovate

More and more Canadians are performing home renovations. According to Canada Mortgage and Housing Corporation (CMHC), the renovation sector in Canada is expected to reach $53.3-billion in 2008, a 6.8 per cent increase over 2007.



The CMHC suggests that the best time to renovate is within the first three years of purchasing a home. Performing renovations shortly after moving in is more cost effective and less disruptive. Common renovations for new homeowners include the basement and attic. Both projects can help to increase the living space and value of the home. A large attic over the garage can be transformed into a new bedroom or a home office while the basement can become a game room or play area.

PINK Fiberglas batt insulation is versatile and can be used for both basement and attic insulation. It will form a solid thermal barrier between studs and help conserve energy to help reduce heating and air conditioning costs. Insulating the basement or attic is an easy do-it-yourself project, however, homeowners can also choose to hire a professional.

Homeowners who are looking for an alternate way to insulate their attic are encouraged to look for a professional that specializes in PROPINK Blown Fiberglas insulation, which produces a fast blow rate with minimal dust and static.

The colour PINK is a registered trademark of Owens Corning. For more information on basement and attic insulation or finding a professional visit, www.owenscorning.ca.

- News Canada

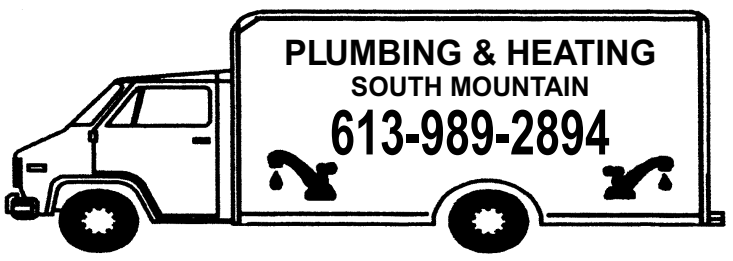
WILLIS KERR
CONTRACTING LTD.

Excavating Landscaping • Septic Systems Installed
Permits Arranged • Truck Rental
Sand, Gravel, Topsoil, Fill • Equipment Rental

RR#2, Mountain 613-989-5509

In Business Since 1975

W.C. Robinson & Son



Wayne Robinson
SOLE PROPRIETOR
3260 Wallace Rd., RR#1, South Mountain
Tel. 613-989-2894 Fax 613-989-3151



Visit our showroom today to browse samples of our dynamic flooring selections and speak with our experienced sales associate about the vision you have in mind for your home

Pergo Laminate Flooring
$2.39 sq. ft.
12 ML, Reg. $4.95

Laminate Tile
$1.49 to **$2.39** sq. ft.

Wallpaper Book Orders
Min. 2 double rolls
30% off

Solid Cherry Hardwood
Reg. $5.99
$3.99 sq. ft.

Assorted In-store
Ceramic Tile
Priced to Clear

Clearance on Wallpaper & Borders
$1.00 & up

Solid Oak Hardwood
2-1/4" & 3-1/4"
$2.59 to **$2.99** sq. ft.

Vinyl Flooring SPECIAL
$1.22 sq. ft. & up

Clearance of Hardware Items

25% OFF Selected Toys

All Cash & Carry
Rug Remnants and Area Rugs
We Pay the Taxes!

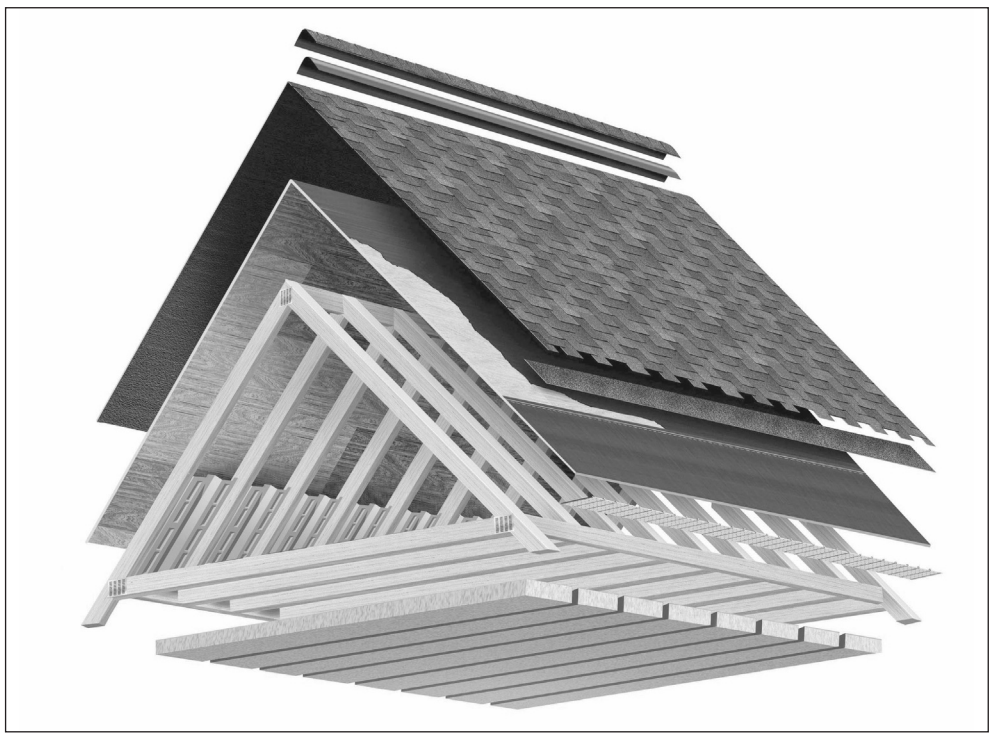
Custom Blinds Shade-O-Matic
40-50% off
WE MEASURE AND INSTALL!

Serving You For Over 25 Years

Certified Installation Available
We Service What We Sell

Monday to Saturday 8:30 am to 5 pm

CURRAN FLOORING CENTRE
SALE AND INSTALLATION OF HARDWOOD, LAMINATE, CERAMIC, CARPET & VINYL FLOORING
18 INDUSTRIAL DR., CHESTERVILLE • 613-448-2068 • 613-448-3510



Warning signs

Is it time to replace your roof?

With winter behind us, there's a sense of excitement in the air as we head into spring. But along with the longer days of sunshine come April showers. For some, the 'pitter patter' of rain is just another simple sign of the season. But for others, it can be a complete nightmare, especially when 'pitter patter' turns to 'plunk plunk'and the sound of rain leaking through the roof of your home.

If this sounds familiar, it's time to fix or replace that leaky roof. Eventually, there comes a time when every home's roof must be replaced. Indications of roof age or damage are not always obvious, so don't hesitate to ask a qualified professional to do a thorough investigation of your roof.

The health of your roof depends on many factors: its age, maintenance done during the life of your roof and damage caused by external weather conditions. If you're uncertain if your roof needs repair or replacement, here are a few warning signals:

Ice damming areas

During fall and winter, ice dams can occur on the lower edges of the roof along the eaves. When snow melts and runs down the roof, it refreezes at the eaves resulting in an ice dam. This may cause a back up of water, which can move under the shingles and into the attic. Examine the areas of your roof where snow often builds up and inspect the shingles and sheathing.

Worn out flashing

Flashing is sheet metal that's used to weather-proof a roof at its angles and joints. If a roof's flashing is worn out or not properly installed, it can allow for ongoing leakage that may damage the roof structure and cause rotting, staining or structural damage. That's why damaged or improperly installed flashing must be replaced or repaired properly by a trained professional.

Damaged or missing shingles

Shingles not only add to a home's aesthetic value, they play an important part in protecting a home. While there are many types of shingles available on the market, they vary in quality, appearance and warranty. Choose a quality shingle that will offer you a long warranty period, high wind resistance and staying power, as well as enhance the curb appeal of your home.

Thirty-year Duration Series shingles from Owens Corning are formulated with a wider, reinforced nailing area and a clearly recognizable nailing strip that enables roofers to install with greater accuracy. And with our crazy weather patterns, you'll be comforted to know that the additional bonding strength provided by Duration combined shingle sealant and nailing strip delivers an extra high wind performance: 130 mph on Duration Premium shingles and 110 mph on Duration shingles.

When you take the time to maintain your roof you'll have peace of mind and will stay dry no matter what the season brings. Visit www.owenscorning.ca for more information on roofing solutions for your home.

- News Canada

KEMPTVILLE Home building centre
2540 Hwy 43 W., Kemptville
(613) 258-6000
1-800-810-4269
www.kbchome.ca
Mon. - Fri. 7:30am - 6pm
Sat. 8am - 5pm



One Stop Shopping For All Your Building or Renovation Needs!

Flooring, Kitchens, Paint, Windows & Doors
Plumbing, Electrical, Tools, Lumber & Hardware



Speak with our Experts about your projects!

Home Installs
Installation Services

Homecard
Equal or Deferred Payment Plans Available (O.A.C.)

Everyday Low Prices!

aeroplan
Earn aeroplan miles on everything!

Husqvarna
Great experience

TRACTORS, MOWERS AND TILLERS

Husqvarna Tiller
Model 650 RTT
NOW ONLY $999
• 6.5 HP • 2 forward speeds • 1 reverse speed • 17" tilling width



Husqvarna Lawn Tractor
Model YT 16542
NOW ONLY $1,699
• 6 speed • 42" cut • 16.5HP Briggs & Stratton



Husqvarna Auto Walk Mower
Model 6521CM
NOW ONLY $359
• 3 in 1 • 7 HP • Push



TRIMMERS, BRUSH CUTTERS AND CHAIN SAWS

Husqvarna Trimmer Model 125C
STARTING AT $189



Husqvarna Chain Saw Model 137
STARTING AT $279



SPRING TUNEUP & MAINTENANCE SPECIALS

Have our Service Department get your outdoor power equipment ready NOW, so it will be ready when you are this season!

Lawn Tractors starting at $139.99 • Tillers starting at $99.99 • Push Mowers starting at $84.99 • Grass Trimmers starting at $69.99
Chain Saws starting at $79.99 • ATVs starting at $139.99 (Pickup and delivery extra)
• Replace spark plug • Change oil (filter extra) • Clean air filter • Sharpen blades • Grease, lube and wash • Test and call with estimate if required
*Prices do not include GST or PST

1384762 Ontario Inc. o/a ALLAN JOHNSTON REPAIR & SALES

www.allanjohnston.com
2665 8th Line Rd., Metcalfe
613-821-4263 Fax 613-821-4480
Toll Free: 613-237-7000 then 613-821-4263
Mon.-Fri. 8 am-5 pm
Sat. 8 am-12 noon

Your Husqvarna Headquarters

Investigations reveal startling truth

People pay with their lives when they disconnect alarms



The statistics continue to leave local firefighters and public safety officials scratching their heads in disbelief. With all the public education surrounding smoke alarms and the life-saving role they play in alerting families to fire, why do people intentionally disarm them by removing the batteries or disconnecting the wires?

"Time after time we read media reports about house fires where investigators discover smoke alarms that have been disconnected," says Carol Heller, a fire safety specialist with Kidde Canada, this country's largest manufacturer of fire safety products.

"Smoke alarms are designed to give families time to escape their home in the event of a fire, when every second counts," she says. "When people tamper with alarms by taking them down, removing batteries or disconnecting the wires, they often pay for that decision with their lives or, tragically, the lives of other family members."

The numbers are frightening: one study that looked at fatal house fires in a Canadian city over a nine-month period, found that in nearly 60 per cent of the homes the smoke alarm batteries had been removed or there was no smoke alarm installed.

While it seems that most people remove or disarm smoke alarms with good intentions – they want to temporarily silence a nuisance alarm caused by cooking or steam – Heller points out that the problem arises when people forget to re-install them. This leaves the family at enormous risk should a real fire breakout.

"With today's smoke alarm technology and people's awareness that tampering with alarms is dangerous, there is no excuse for anyone to put their family's safety at risk this way," Heller says.

She also points to out that most smoke alarms now come equipped with a "Hush" button that allows homeowners to silence a false alarm temporarily. By pushing the "Hush" button, the alarm is silenced temporarily to allow the steam or smoke from burnt food to be cleared. The alarm will re-sound if a real fire is detected, and, at the end of the "Hush" period the alarm resets itself.

As well, Heller says, some types of smoke alarms are better suited for kitchen areas where steam and cooking smoke are common. "There are two types of smoke alarms on the market, ionization alarms and photoelectric alarms. Testing shows that for kitchens, photoelectric alarms are the best choice as they are sensitive to slow smoldering and other fires typical of this area in your home."

"Technology is important," Heller says in summary, "however common sense still rules when it comes to protecting your family on a 24/7 basis. Always inspect, clean and test your smoke alarms each month and change the batteries with the spring and fall clock changes. And remember, smoke alarms do not last forever. Replace them every 10-years as recommended by the National Fire Protection Association whether they are battery operated or wired into your home's electrical system."

More information on home fire safety tips is available online at SafeAtHome.ca. *- News Canada*

MOUNTAIN MOULDING LTD.

Custom, Heritage and Contemporary Wood Mouldings
10175 Clark Rd., Mountain 613-989-2415 • 888-989-2415
www.mountainmoulding.com
Specialists in Curved Mouldings
Hours: Mon.-Fri 8-5; closed 12-1; Sat. 9-12

Spring Specials
Pine Panelling
Just in time for spring projects at home and the cottage

1" x 6" V-Joint
T&G, reversible knotty pine boards, perfect for ceilings, wainscoting and walls, #1 & 2 common
$0.69/lin. ft.*

NOW SELLING
Pre-hung
Jeld Wen
Moulded Wood
Fibre Doors

Act now! At these prices stock will go quickly. Ask about our other pine specials – good selection of dressed lumber as well as red pine flooring
**While quantities last*

THOM REALTY LIMITED
BROKERAGE
105 MAIN STREET, MORRISBURG VILLAGE PLAZA
P.O. BOX 294, MORRISBURG, ON, K0C 1X0
REALTOR®
Bus. 613-543-3598
Cel. 613-930-5701 • Fax: 613-543-4076
E-mail: thomrealty@mor-net.on.ca



Charles (Chuck) Barkley
BROKER OF RECORD

FEATURED SPRING PROPERTIES:



NEW LISTING, MORRISBURG: This two (2) bedroom home is located on a dead-end street and is close to the St. Lawrence River. Living room, large eat-in kitchen with lots of room for a dining room table. The bathroom has hookups for the washer and dryer. Great starter home with many recent upgrades. **Asking $79,000.**



REDUCED IN MARIATOWN: Located in a quiet hamlet, close to St. Lawrence River. Tastefully renovated four (4) bedroom home with generous sized rooms, main-floor laundry, 1-1/2 baths. Covered rear deck, large backyard. Attractive mix of modern comforts and the character and charm of an older home. Must be seen. **Asking $169,900.**



REDUCED! SPACE AND TRANQUILITY: Six (6) bedrooms, six (6) acres, four (4) bathrooms, oversize septic tank (2002), poured concrete basement 9' high, 24' x 22' detached garage (2008), 400 amp service, two (2) phone cables (8 lines), hardwood floors, private set back, and more. **Asking $259,900.**



MORRISBURG VICTORIAN HOME: This triple brick three-storey brick home is over 6,000 square feet with over 200 feet of waterfront with a spectacular view of the St. Lawrence River. This six-unit apartment building is completely retrofitted with sprinkler system, door closures, fire separation. Unbelievable fireplaces in living and dining rooms, ornate ceilings, mouldings and staircase. **Asking $859,000.**





Home Is A Gathering Place...
A Work Place...
A Sanctuary... Who You Are...

Our homes are located in Winchester's cosiest subdivision and are designed for modern day living and convenience, featuring oak kitchen cabinets, main-floor laundry rooms, gas furnaces and fireplaces, hardwood and ceramic flooring, air conditioning and more. Our subdivision is close to the park, churches, school, hospital and shopping.

Trust us for economy, efficiency and style
For more information call
613-989-6003

These homes are sold, but we'll be happy to build one especially for you.

Distinctive Community Living
Cloverdale Meadows





Help is available, whether you want to improve the energy efficiency of your current home, or a home you plan to acquire.

CMHC makes energy-efficient homes more affordable

With the Canada Mortgage and Housing Corporation's (CMHC) insured financing to purchase an energy-efficient house, making energy-saving renovations to a property you plan to buy, or renovating your current home to increase its energy efficiency, could get you a 10 per cent mortgage loan insurance premium refund. This attractive offer is possible thanks to the environmentally friendly features that CMHC has added to its mortgage loan insurance program.

If you are thinking of buying a house, start by checking its energy efficiency. If the house does not have an energy efficiency rating, have it evaluated by an energy advisor licensed by the Office of Energy Efficiency of Natural Resources Canada (NRCan). If the house doesn't meet the minimum rating required, you may still be eligible for the refund. If, that is, you use part of the funds insured by CMHC towards the renovations recommended by the NRCan energy advisor to increase its energy efficiency and bring its rating up to the minimum required. As well, if you plan to use CMHC insured financing to make energy-saving renovations to your current home, a 10 per cent mortgage loan insurance premium refund may be available.

Apply for mortgage or refinancing loan insurance with CMHC. Then, after completing the energy-saving renovations, have the NRCan energy advisor reassess your home to confirm that the house's energy rating has improved to reach the required rating. You will then be eligible for a 10 per cent refund on your mortgage insurance loan premium.

A functional and pleasant laundry room

Renovating a laundry room is a project that focuses mainly on functionality. Yet, it is also a good opportunity to give the room some style and personality.

Start by selecting a washer and dryer that meet your needs, based on the number of people in your family. Front-loading appliances that use less water and less energy are highly recommended.

It is important that your plans include some practical cupboards to store the soaps, softeners, measuring cups, and other laundry accessories. If space allows, cabinets to store towels and, perhaps, a closet for the vacuum, mops, and other cleaning tools can also be set up in the laundry room.

Next, consider the walls and the floor. It is better to choose wall and floor coverings that can stand up to moisture, like ceramic tile. For the walls, paint that is designed to withstand moisture will also do a good job.

For a laundry room that is not only functional but nice and friendly as well, accessories like curtains, wicker baskets, a few plants, etc., will add some charm and liven it up. Match the colours for a well-balanced effect. You can give it an exotic touch, a little Zen, a modern look, or perhaps an antique feel. Why not?



Accessories like curtains, wicker baskets, and a few plants, will add some charm and liven up your laundry room.

Improve Your Home's Outlook

VANDEMHEEN CONSTRUCTION

Lubbert Vandemheen
GENERAL CONTRACTOR

TARION

2962 Lough Street
South Mountain, Ontario
Phone 613-989-2103

GARRY Munro PLUMBING & HEATING

SALES & SERVICE

• Residential • Commercial
• Installation and repairs
• In-floor heating systems
• Oil, natural & propane gas
• A/C installation
• Pumps and softeners

Wood Energy Technology Training

CHESTERVILLE 613-448-3659

WANTED FOR SCRAP

OLD CARS, TRUCKS & VANS

CALL
613-791-5677
613-448-2700

GEOTHERMAL IS THE ANSWER!

SAVE up to 70%

Ask us how?

Heating, Cooling, & Hot Water

CALL TODAY and ask about RETROFIT GRANTS up to $8000

GEOSMART ENERGY

THE STOVE STORE unmatched

Financing Available (O.A.C.)
6 Beverly St., Spencerville
613-658-3101 or 1-888-370-9859
www.thestovestore.net
thestovestore@ripnet.com

HEATMOR OUTDOOR FURNACES

Bill Hoftyzer
HeatMor
Outdoor Furnaces

Sales, Installation & Service
613-652-1211 Cell. 613-794-4078
Service and Repair to All Outdoor Furnaces

Cedarview Builders Supply

New building allows expanded product lines

WINCHESTER — Whether it's one two-by-four to fix a rotten board in your deck or several thousand to build a new barn, Cedarview Builders Supply can provide you with all your lumber needs — and anything else you may require for a renovation project.

Cedarview has been located at the end of Gladstone Street in Winchester since 1961. A fire on Feb. 4, 2005 demolished the original store, and when it came time to rebuild, the Cowell family said it was time for a change.

A new building that was completed in 2006 on another part of the property contains the supply company's offices and a bright showroom for all merchandise.

"Now that we moved here we have room to display things," Bruce Cowell said, noting that while Cedarview always offered plumbing and electric supplies, they are now better exposed. "It's about the same amount of floor space, but now it's all on one level."

The new facility has allowed the business to expand some of its product lines.

"We carry a lot more paint," Cowell said, noting that customers travel from across the region to purchase Para brand paint.

"It's acknowledged as one of the best paints on the market," Cowell explained about the Canadian product. "I can't believe how far people will come to get it."

He said that the new facility has modified the business significantly.

"We never had a building like this — we're still learning how to use it," Cowell noted about being able to display the products.

Cedarview Builders Supply provides to local industry, as well as many farms for barn repairs, expansion, and new construction — perhaps the company's biggest sector of business.

"If the farmers are doing well, then the local businesses are doing well," he noted.

Cowell assured that the business can supply lumber for any size of job.

"We can get you one two-by-four or 10,000 of them," he said.

Cedarview has supplied lumber for a large company in New England that builds hotels and retirement facilities.

"And we've delivered stuff as far away as Pickering," Cowell pointed out.

The lumber that gets shipped out of the Winchester facility comes from all regions of Canada, Cowell explained.

The site of Cedarview Builders Supply was originally Cowell's maternal great-grandparents' farm, and it was Cowell's father, Gordon, who started the independent building supplies business.

"In those days it was more of a lumber yard and they did a lot of mill work," Cowell said.

While Cowell has noticed many trends in lumber over the years — kitchens always used to be mahogany and now are generally oak or various other woods — he said the biggest thing that has changed is the variety of choices available.

"There are a lot more options now," he said, noting that whether it's the trim and moldings or the doors, there are always several designs to choose from.

"We supply it all," he noted, "from cabinets, to flooring, to lights, to plumbing."

Cowell said it's Cedarview's customer service that has made the business so successful over the last half century.

"We're always trying to figure out what it is they (the customers) want, and then we figure out how to give it to them in a reasonable time period at a reasonable price," he explained, noting that there are many loyal customers who come back to Cedarview for all their building needs.



Cedarview staff

The staff at Cedarview Builders Supply is ready to help with any renovation project. The Gladstone Street business has been a landmark in Winchester since 1961, and a new store completed in 2006 has allowed the company to expand some of its product lines. Pictured are: Bruce Cowell (back, left), John Zandbergen, Allen Hess, Janice Veley (front, left), Lynn Munro, and Stan Saddlemire. Press Photo — Duncan

ATTENTION ALL GRASS CUTTERS

TORO Z400 Commercial Rider ▶
19 hp Kawasaki engine, 52", 7-gauge deck
Starting from $155.00/month OAC

◀ Residential Time Cutter Z4200
TORO
with gas tank site, 19 hp Kohler engine, 42" deck
Starting from $73.00/month OAC

Many models and sizes in all price ranges • Great quality • Great prices

Lawn and Garden Tune-up Time
Call us to have all your lawn and garden equipment ready for spring

Serving You Since 1972 | TORO | Pickup & Delivery Available

Tom's AIR COOLED ENGINES LTD.
SALES, SERVICE & PARTS

Hours: Mon.-Fri. 8 am-6 pm; Sat. 9 am-1 pm
8634 Bank St., Vernon
613-821-1060
Fax 613-821-1119
Repairs to all makes and models

PARA PAINTS
stylish spring savings
8090 ULTRA eggshell finish 100% acrylic latex 3.78 L
976 ULTRA flat for ceilings acrylic latex 3.78 L
9090 PREMIUM eggshell finish acrylic latex 3.78 L
Save up to $5.00/gallon
Sale ends April 30, 2008

Cedarview Builders Supply Ltd.
Gladstone St., Winchester • 613-774-2416

Update your kitchen



Does your kitchen look old-fashioned and somewhat faded? Why not install new cabinets and replace the countertop? Or choose new flooring and paint the walls? For the backsplash and floor, choose natural materials with a durable finish that will withstand the accidents that can happen in this busy room.

Pay special attention to the small details that can revitalize this multifunctional room, where you share meals and good times with family and friends. Create a pleasant decor where it will be a joy to cook, to gather, and to share in a friendly atmosphere.

Remember to plan for natural light. Since sunlight greatly enhances a kitchen, don't skimp on the space you allocate to windows, skylights, glass doors, as well as high or pitched ceilings. Add structural ornaments, like moldings and built-in shelving, to brighten up the kitchen.

Do not neglect functionality; equip your kitchen with the right tools for the job and this central room is apt to satisfy the needs of every member of the family.

As you design the layout, try to minimize the time wasted getting from one place to another by creating a pleasant traffic flow and maximizing the work area. Depending on the size of the room, you can add counter space or, perhaps, an island.

Did you know?

We are how we clean

Canadians are becoming "one" with cleaning and associate it symbolically with a happy and united household, says Johanna Faigelman, a leading cultural anthropologist.

"For some people, an organized, clean home gives them a sense of fulfillment, or order in their life," Faigelman reports in her *Profiles of Clean,* a study that identifies what makes Canadians tick. In fact, "we are how we clean", she says. Cleaning profiles and styles are definitely a reflection of our individual personalities.

Faigelman has identified the Spa Seeker, the Productivity Seeker, the Warrior, and the Balance Seeker. Here, for example, is just a little glimpse at the Warrior:

The Cleaning Warrior

Cleaning Philosophy: "You need to go beneath the surface to really get a good clean – it's the dirt and grime you can't see that is the biggest enemy."

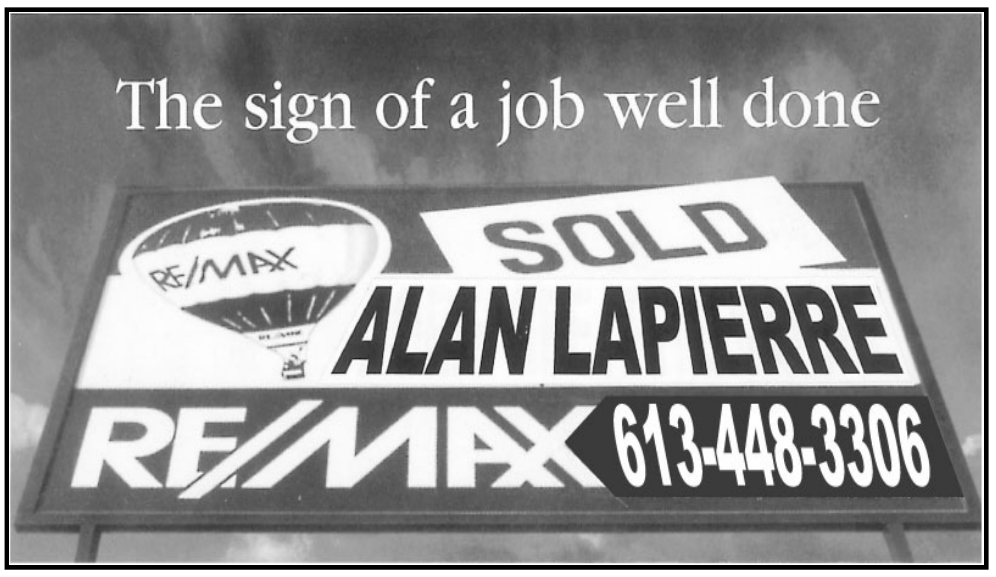
The Deeper Motivation for Cleaning: Cleaning provides a way to channel your anxieties and create a sense of order and control over your life. You think of cleaning as a constant challenge that you must conquer and will not rest until the house is spotless both on and beneath the surface.

The Emotional Significance of Cleaning: You will become anxious at the thought of a dirty or disorderly house. Cleaning provides a sense of control in your life.

The Senses that Cleaning Ignites: Cleaning is beyond a multi-sensorial experience – not only does everything need to look, smell and feel clean, but you need to ensure that the "invisible" dirt is tackled (e.g. germs and bacteria).

Their Favourite Room to Clean / Household Chore: The kitchen and bathroom are the two rooms that require extra diligence and are therefore more rewarding to clean.

Emblematic Cleaning Solution: You need a multi-purpose solution, preferably a 2-in-1 like the Magic Eraser Extra Power line by Mr. Clean. It delivers tough cleaning and everyday wiping for the deep "weekly clean" and the daily tidy up – inside and outside the house. - *News Canada*



Country Lane Fine Wood Products

PORTABLE SAWMILL ~ CUSTOM MILLING
BANDSAW LUMBER FOR SALE

Pine • Ash • Maple
Cedar • Hemlock • Spruce

Richard & Arnold Presley RR#1, Berwick

Call 613-984-2792 or 613-984-0191

ARON'S Professional ROOFING
• New Roofing and Reroofing
• Asphalt Shingles • Flashing • Repairs
Contact Aron Sherrer for a FREE estimate
613-229-7713
613-989-1534

IN LEAF LANDSCAPES
DESIGN ■ CRAFT ■ NURTURE
SERVICES IN
- Advice & Instruction
- Natural Stone Accents
- Premiun Cedar Architecture
- Pruning, Planting, Propagation
- Real Estate Curb Appeal
- Planting for Wildlife

ENRICHING YOUR LIFE, ONE LEAF AT A TIME
MARK DANIHER 613-448-2726
CERTIFIED HORTICULTURAL DESIGNER

STIGA®
Work in Harmony with the Environment

Articulated Front Mowers



13-6104-18
Park Compact 15.5 4WD HST
15.5 hp Briggs & Stratton I/C OHV/AVS engine, 4-wheel drive, 37" cutting width
$5,375

13-6185-12
Park Prestige 18 4WD HST
18 hp 1-cyl. Kohler Courage engine, 4-wheel drive, 41" cutting width
$6,885

Ride-on Mowers



13-2502-19
Garden Compact E
6.5 hp Briggs & Stratton engine, rear-wheel drive, manual transmission, 25" cutting width
$1,595

13-2512-19
Garden Combi HST
12.5 hp Briggs & Stratton engine, rear-wheel drive, hydrostatic transmission, 28" cutting width
$2,499

Brushcutters



SB425
4-stroke, 1.2 hp Honda engine, 25cc, straight shaft with tap & go head, loop handlebar with anti-vibration, simple harness and 4-teeth blade included
$475

SB426
4-stroke, 1.2 hp Honda engine, 25cc, straight shaft with tap & go head, cow horn handlebar with anti-vibration, simple harness and 4-teeth blade included
$499

SB435
4-stroke, 1.6 hp Honda engine, 35cc, straight shaft with tap & go head, loop handlebar with anti-vibration, simple harness and 4-teeth blade included
$515

PICK-UP AND DELIVERY AVAILABLE

JIM TOLL
Small Engine Repair
443 North Russell Rd.
RUSSELL
613-445-5561

Why you should stage your home?

When it comes to selling a home, first impressions are everything. The feeling the prospective buyers get will make an enormous difference. No matter what else you do to prepare your house for resale, never forget the importance of home staging.

Home staging is effective because nine out of 10 potential buyers cannot get past the decor and are unable to envision the potential of a house. While people may think they can look past ugly decors or empty rooms and see 'potential', usually they can't! That's why successful builders use model homes and model suites to sell their projects. Understanding that the same principles apply to the resale market, savvy home sellers also stage their homes.

People usually start house hunting with a logical list of criteria, but the home they actually buy is often an emotional decision. A clean, uncluttered, and tastefully decorated home gives potential buyers a frame of reference and creates a "desirability" factor. The concept works equally well in a slow market or a booming market. In a slow market, the buyers have the upper hand. They may have the choice of several properties and will negotiate the lowest price, so it becomes even more important that you differentiate yourself from the competition to capture the buyers' attention and emotional commitment.

To sell your home quickly and for top dollar, you want buyers to lose their hearts. Then, the competition doesn't stand a chance!



A clean, uncluttered, and tastefully decorated home creates a "desirability" factor.

Top rooms to stage in your home

Showcase your home with pride. Most buyers prefer a home in move-in condition and a well-maintained home inspires confidence. The more of your property you can stage the better.

Top recommendations for home staging

Even though it is not a room, curb appeal should be first on your list. Curb appeal is the appearance of the exterior of your house and your yard. Sellers often overlook this aspect of their property but, in fact, it should be a priority. Curb appeal can either inspire buyers to stop and visit your home, discourage them before they even walk through the door, or make them drive right by altogether. Make sure that your lawn is cut, the garden is weeded, and, during winter, the entrances are clear of snow. Keep your paths and home exterior clean and remove any clutter.

Next on your list should be the room that first greets potential buyers. In most homes, this is the living room. First impressions are crucial, so you want visitors to fall in love with your home as soon as they walk in. Next, because the kitchen and main bathroom are usually high on the buyers' list of priorities, it is important that you stage these rooms. Small changes often make all the difference.

Finally, make sure that every room is clean and uncluttered. Let natural light into the room and position the furniture to show off its full potential. Sometimes it is as simple as adding the right piece of art, a fluffy towel, or some fresh flowers.

Serenity Spas
PORTABLE HOT TUBS
SALES SERVICE RENTALS

Charlene & Richard Gibeault

14612 County Rd. 9
Berwick
613-984-2623

ROTOSpa

AZAR HOME & BUILDING INSPECTION SERVICE

CAHPI Ontario

DOUG AZAR, R.H.I.
'Over 20 Years in the Construction Industry'
Commercial, OAHI, WETT, CAHPI, ASHI

Tel.: 613-445-8662
Fax: 613-445-4563

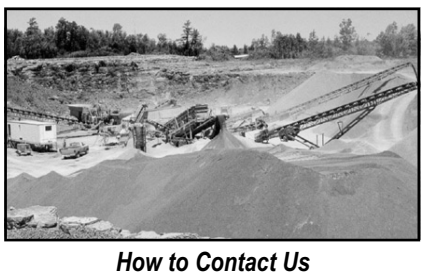
OAHI

CRUICKSHANK
CONSTRUCTION LIMITED

A family-owned, Eastern Ontario business since 1956. We offer quality paving and road building services as well as granular materials (sand, gravel and stone) and topsoil from our Kemptville and Morrisburg operations.

Our Products
Hot mix asphalt • Crushed stone *(all sizes)* • Sand
Topsoil

Our Services
Paving • Road building and maintenance
Excavation (basements, drainage, sewers, waterlines)
Equipment rentals





Why Hire Us?
We're a Kemptville business employing local people.
We offer products and services at competitive prices.
We're in Kemptville to stay and *we guarantee our work*.

Our Background
Cruickshank Construction Limited has a reputation for excellence in road building, with more than 40 years of experience.

Serving Kemptville and Area
Our Kemptville paving crew is here to serve the local community. We'll take on any size job – driveways, parking lots, streets and highways.
Our heavy equipment can handle all excavations - from home basements to large commercial buildings.
We can provide a complete package of services from start to finish – design, materials, construction and maintenance.

How to Contact Us

Cruickshank Construction Limited
Kemptville Operations
Quarry: Irishtown Road
Kemptville, Ontario
Phone: 613-258-9111
Fax: 613-258-6394

Cruickshank Construction Limited
Head Office
P.O. Box 780
Morrisburg, Ontario
Phone: 613-543-2978
Fax: 613-543-4141

www.crucon.ca

Cruickshank Construction… *We do our level best!*

SEAMLESS EAVESTROUGHING by...
R.O. Aluminum LIMITED

Seamless 5" Aluminum Eavestroughing
Custom Made On-Site
Wide Range of Colours Available

Over 35 Years in the Ottawa Area BBB

Metcalfe, Ontario 613-821-1854

Steps to make your dream renovation a reality

The lure of a stunning gourmet kitchen or sparkling spa-style bathroom may have you chomping at the bit to begin a home renovation. But if you heed the advice of experienced renovators, pre-planning and advanced preparation are the secrets to renovation success. Here's a helpful checklist to get your renovation started on the right track:



1. Decide what you want to do

For most people, this is the fun part – flipping through magazines and watching home decorating shows to get inspired. But it is also one of the most critical phases in any home renovation.

2. Prepare a realistic budget

Determine how much you are prepared to spend on your renovation. Remember to boost your budget by at least ten percent for unexpected costs.

3. Arrange for financing

Get financing in place early so that you can plan your renovation with confidence. Leveraging the equity in your home is often a good option. As a secured loan, you can usually obtain an attractive interest rate and flexible repayments. Other alternatives include refinancing your existing mortgage or arranging for a second mortgage on your home. To obtain the best possible terms, be sure to work with an independent mortgage broker who can arrange competitive financing from a number of competing lending institutions.

4. Select the right team

You'll want to entrust your project to people known for their quality of work. Ask for recommendations from friends and family; interview prospective candidates; and always check references.

5. Stick with your plan

Your contractor, who does the construction or subcontracts it to other trades people, will work with you or your designer to implement your plan. With a sound plan, reasonable budget, financing in place and a team that you trust, your renovation can get off on the right track.

More information is available online at www.mortgageintelligence.ca.

- News Canada

Spring cleaning tips

How to rid your home of odours

Spring is in the air – but over the course of the long dark winter, the air inside might not be fresh. Household smells, say home economists, should be pinpointed at the source and removed as soon as possible. Some odours do persist however, and others keep coming back. Periodic odours are often just a symptom of lots of people and pets, living together.

You may, for example, have unwanted smells from food and cooking, or from gym bags, laundry baskets, shoe racks, the dog and cat, the ashtrays, garbage cans, or from an overworked bathroom and busy kitchen. To tackle it all, try these handy little tips, courtesy of the 50-year veteran, Mr. Clean:

• **Food and fridge:** You don't have to clean out the fridge completely to keep it odour free, as long as you check it every couple of days to make sure food item (like vegetables and dairy products) are not rotting. Put an open box of baking soda on a rear shelf to help absorb odours the mix of smells.

• **Cooking:** Use an exhaust fan if cooking strong flavoured foods, such as fish, garlic sauces, and deep green vegetables. Use a citrus-scented, multipurpose spray to clean surfaces. If smells persist inside the microwave, place a dish of water and lemon juice in the centre and heat on high for five minutes.

• **Floors:** Daily foot traffic, dust and grime, cigarette smoke, pet hairs and pet accidents – add up to odour. Some floor cleaners smell good, but the effects don't last long. Do note, that the pleasing Febreze scent is now added to Mr. Clean. Used on floors especially, it will help to eliminate odours in the air.

• **Kitchen sink:** If there's odour from your drainpipe, pour one cup of antibacterial liquid into the plughole, leave it overnight, and rinse thoroughly. Coffee grinds are also good for cutting drainpipe grease. Just tip them from the filter into the drain, and flush through.

• **Toilets:** Once the toilet is thoroughly clean, put a disinfectant product inside for good measure. Keep a dispenser of thick and strong wet wipes nearby to quickly clean the rim at the end of a busy day.

• **Pets:** The hair and body oil of dogs and cats can cause strong odours. For pet accidents, clean up with either your favourite all-purpose spray, with antibacterial wet wipes, or with a disinfectant, liquid cleaner with Febreze scent.

- News Canada



EXPECT THE BEST

STEVE SUMMERS

Broker of Record

613-774-3408

24-HOUR PAGING

1-800-781-3457

Fax: 613-774-1843

SOLD

COLDWELL BANKER

COBURN REALTY

Expect the best®

If you are thinking of selling your home, get a second opinion on the market value of your property.

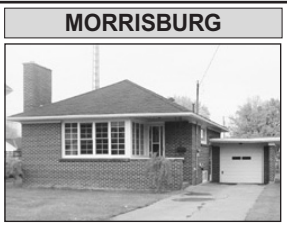
Don't be in a HURRY!

A day or more won't make any difference.

CALL STEVE AND MAKE SURE YOU ARE GOING TO GET FULL VALUE FOR YOUR HOME OR PROPERTY.

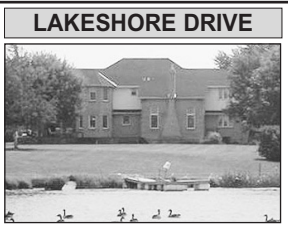
FREE MARKET EVALUATION AT ANY TIME

MORRISBURG



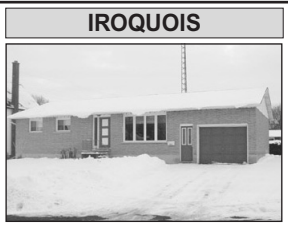
$139,000. OWNER SAYS SELL! Fantastic 2-bedroom, all-brick bungalow with bricked garage, hardwood flooring on main level, finished basement. Gas furnace and wood fireplace, eat-in kitchen. Lovely yard. Ready to move into.

LAKESHORE DRIVE



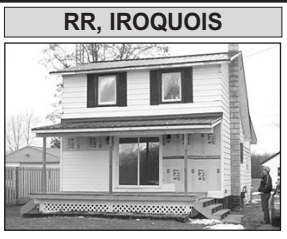
$419,000. SPRING IS COMING! Three-bedroom with 3 baths, river view and backing onto Flagg Inlet. Sheltered dock. Tastefully done throughout, cathedral ceiling in foyer and family room. New roof.

IROQUOIS



VALUE! VALUE! VALUE!, $179,900, solid brick 3+2- bedroom bungalow, single garage and workshop, finished basement with rec room, games room, 2 bedrooms and full bath. Hardwood in living room and foyer. Oak kitchen, paved drive.

RR, IROQUOIS



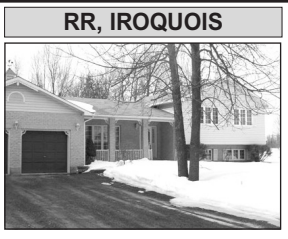
$119,000. GREAT STARTER HOME, fully renovated through insurance. New siding, soffit and fascia to be installed. New drywall, electrical, roof and flooring. Two-car garage-workshop.

BRINSTON



REDUCED! $149,000. GREAT 1 + 3 BEDROOM BUNGALOW, with deck and above ground pool on paved road ready to move in. Roof being replaced, single car garage, oil furnace, private back yard.

RR, IROQUOIS



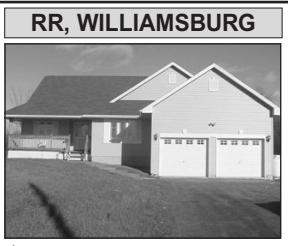
$199,900, BEAUTIFULLY MAINTAINED 3+1-bedroom sidesplit, 2 full baths, sunken living room. Oak kitchen cabinetry, private back yard, family room in lower level. Move-in condition. Paved road.

BRINSTON



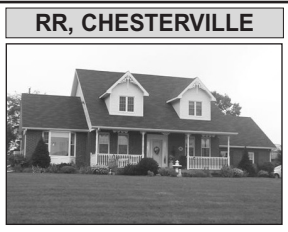
$149,000, LOVELY, WELL-MAINTAINED, picture-perfect inside. Two bedrooms with large master and large living room. Garage, workshop, landscaped, paved drive. Deck, 2-tier patio and verandah.

RR, WILLIAMSBURG



$239,000. BRAND NEW WITH WARRANTY, 3 bedrooms, full bath and en suite, hardwood and ceramic throughout. Walk-out balcony off master and dining room. Walls in full basement drywalled. Two-car garage.

RR, CHESTERVILLE



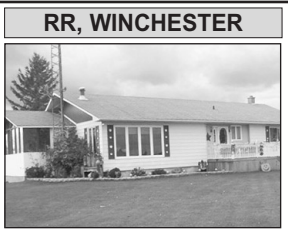
$339,000, 23-ACRE HOBBY FARM! Stunning custom-built home in rural setting. Cathedral ceiling in living room, 2 full baths. Sun room, dining room, kitchen, laundry, living room, bedroom and bath on main level. Over-sized garage. A must see! Yes, a ten!

WINCHESTER



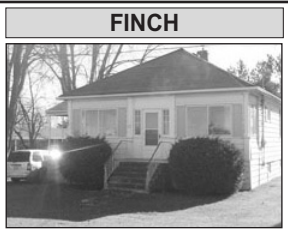
$249,000. CUSTOM-BUILT HOME, 3+1, pine walls and cathedral ceiling, finished basement, 1-1/2 baths, fenced inground pool and decking, 2-car garage, huge fireplace. Dining room, family room, living room on main level.

RR, WINCHESTER



VALUE GALORE! $184,900. 3-BEDROOM BUNGALOW, parquet and ceramic throughout, large living room with fireplace, formal dining room, 3-season sun room. Porch, patio, deck. Landscaped beautifully. Two-car garage.

FINCH



$119,000. 3-BEDROOM BUNGALOW, full enclosed porch across front, new bathroom, new windows and roof in 2005. Dry unfinished basement, corner lot. Single garage and shed.

RR, FINCH



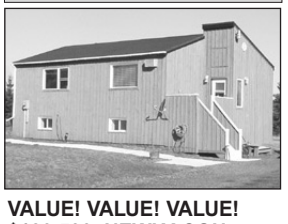
$199,000, 1,750 SQ. FT. + BUNGALOW with full basement, new steel roof, double garage, 70x25 shop, great for the boy toys. No commercial zoning. Residential only. Taxes reduced to $2,550.

NEWINGTON



OWNER SAYS SELL! $89,000, 2+1 BEDROOM BUNGALOW. Semi-finished basement with oil furnace and airtight woodstove. Large country kitchen, large lot. New oil tank. Cosy starter home.

UPPER CANADA ROAD



VALUE! VALUE! VALUE! $139,500. NEWLY CONSTRUCTED 2-bedroom with family room, workshop and utility in lower level. New septic and well, large lot, house back from road. Single car garage and storage shed. Ready to move in.

K B W PLUMBING

For All Your Plumbing Needs!

RESIDENTIAL • COMMERCIAL

613-774-3200

Brian Williams

494 Sesame St., P.O. Box 360, Winchester, Ont., K0C 2K0

Canadian homeowners get paid to go green

Canadian homeowners will be big winners now that the federal government has officially launched its ecoENERGY Retrofit initiative, offering financial incentives to Canadians who improve their home's energy efficiency.

Natural Resources of Canada (NRCan) has licensed AmeriSpec Inspection Services, Canada's leading home inspection company, to perform residential energy evaluations that identify how homes use energy and where it is being wasted.

AmeriSpec evaluators will show homeowners how to reduce greenhouse gas emissions, reduce heating and cooling costs and improve comfort in their homes, while ensuring adequate ventilation for a healthy indoor environment.

To take advantage of the program, homeowners first must complete an assessment by a licensed energy evaluator who will determine the home's current energy rating.

The service includes: a detailed energy evaluation of the home, a blower door test to find air leaks, a printed report that shows where energy dollars are being spent, recommendations on what homeowners can do to improve their home's energy efficiency and an energy efficiency rating label that shows how efficient their home is compared to other homes in their region.

Using the report's recommendations, homeowners have 18 months to complete upgrades. Grants of up to $5,000 are available based on individual retrofit initiatives. The average grant is expected to be close to $1,100. Homeowners can expect to receive their cheque within 90 days of the follow-up evaluation.

"Many provinces, such as Saskatchewan and Ontario, have recently announced that they will cover a portion of the evaluation cost and-or offer additional grant monies" said Colin Smyth, business leader for AmeriSpec of Canada.

According to NRCan, once homeowners complete their required energy evaluation and make some or all of the recommended improvements; they can expect federal grants such as:

- Furnace upgrades – up to $600
- Install a heat recovery ventilator – up to $300
- Upgrade a central air conditioner to an Energy Star® unit – $200
- Retrofit doors and-or windows to Energy Star – $30 for each unit.

17 per cent of all energy used in Canada goes towards running our homes. As many as 140,000 homeowners are expected to benefit from this national and provincial initiative.

"By completing all of the retrofits recommended by an AmeriSpec evaluator, homeowners should be in a position to decrease their average annual greenhouse gas emissions by about 4.6 tonnes per year, per house and they should also be able to also reduce their energy bills by 38 per cent – a huge win for everyone," Smyth added.

You can book an appointment or obtain additional information online at www.amerispec.ca/ecoenergy or toll-free at 1-866-284-6010.

- News Canada



MSM
MAYHEW SHEET METAL
BRAD MAYHEW
RR 2, MOUNTAIN, ONTARIO, K0E 1S0
613-989-2800 Cel. 1-613-913-9534

time to renovate
Give your home's exterior or interior an inspired new face for spring
Our professional services include
• Additions and new home construction
• Installation of hardwood and laminate flooring
• Roofing - asphalt and metal
MOBILE PHONE
613-913-8573
C & H CONSTRUCTION
RENOVATIONS
GENERAL CARPENTRY
CHRIS HELMER
613-774-1051

TEL. 613-938-7160 FAX 613-938-3062
CORNWALL COUNTER TOPS
POST FORMED – CUSTOM
700-C CUMBERLAND ST., CORNWALL, ONT., K6J 4J7

SPRING SALE
THE LATEST IN FLOORING STYLES FOR SPRING 2008
Celebrating Our 30th Anniversary
Keep an eye out for our 2008 Flooring Design Guide!
April 2nd - May 19th, 2008
Armstrong Interior Motives · Richmond Carpet · Award Hardwood Floors · Robbins · Wicanders · Wear-Dated · Pergo · Laminate
COUVRE PLANCHER Embrun FLOOR COVERING INC. (1997)
Visit our website: www.floorsfirst.com/couvreplancherembrun
Mon.-Thurs. 8 am-5 pm; Fri. 8 am-8 pm; Sat. 9 am-4 pm
*Contact dealer for full details.
781-C Notre-Dame, EMBRUN • 613-443-5538

Morrisburg Kitchen & Cabinet Refacing
www.morrisburgkitchencabinets.com
BEFORE AFTER
WE ARE A HOME DEPOT KITCHEN REFACING CONTRACTOR
Unit 133, Main St., Morrisburg
Located in the Morrisburg Plaza
613-543-0045
Prop. André Baron
Fax 613-543-0046
MONDAY-FRIDAY 9 AM-4 PM; SATURDAY 9 AM-1 PM
CALL US TODAY FOR AN IN-HOME CONSULTATION OR COME AND VISIT OUR SHOWROOM

THE DEPENDABLE CLEAN EVENT

MAYTAG®

The dependable CLEAN Event

RECEIVE A 1 YEAR SUPPLY*

Over $100.00 retail value*

Buy any pair of front-loading Washer and Dryer and receive FREE DETERGENT



*of Sunlight® Small & Mighty™ HE Liquid Laundry Detergent and Snuggle® Exhilarations® Fabric Softener with the purchase of eligible Maytag® High-Efficiency washers and dryers.



WASHER:
- 4.5 cu. ft.
- 11 wash cycles
- 5 temperature settings

DRYER:
- 7.0 cu. ft.
- 7 drying cycles
- 5 temperature settings

Special $1,698.00 pair



WASHER:
- 3.7 cu. ft.
- 10 wash cycles
- Up to 1200 RPM spin speed

DRYER:
- 6.7 cu. ft.
- 8 drying cycles
- 4-way venting

Special $1,898.00 pair

Available in white, blue or black

**Mail-in offer. Some restrictions apply. See dealer for details. Claim form April 1 to September 30, 2008.*

FREE FINANCING • FREE DELIVERY

FONDÉE 1896 ESTABLISHED
Maheu
APPLIANCES - FURNITURE

Hours:
Mon.-Wed. 9 am-6 pm
Thurs.-Fri. 9 am-9 pm
Sat. 9 am-5 pm
Sun. 11 am-4 pm

www.maheufurniture.com



1027 NOTRE-DAME, EMBRUN • Toll Free 1-888-88-MAHEU • 613-443-2191

Guildcrest offers dream cottage for a good cause

Morewood company partners for the 2008 Ottawa Hospital and CHEO lottery

by Meghan Duncan

MOREWOOD — Guildcrest Homes prides itself on creating architecturally distinctive exteriors and spacious, modern floor plans in its modular homes. It's that meticulous originality that has produced the newest model home for the Morewood company, the Frontenac, which is up for grabs in the 2008 Ottawa Hospital and Children's Hospital of Eastern Ontario (CHEO) lottery.

"We wanted to make this special," said company president David Poupore, noting that the Frontenac is a brand new cottage model — one of 35 styles, eight of which are cottage or recreational homes. "We like to add a new design every year."

Poupore said that while the design process for the Frontenac was much quicker than other Guildcrest models, it "came down the line" at the Morewood factory just like any other Guildcrest home. But unlike other models, Poupore pointed out the Frontenac has some remarkable features.

"I like the open space," he explained. "The central part (of the cottage) is essentially one big great room. There are vaulted ceilings and huge windows."

The cottage is approximately 1,800 square feet, with an optional 250-square-foot screened-in porch, as well.

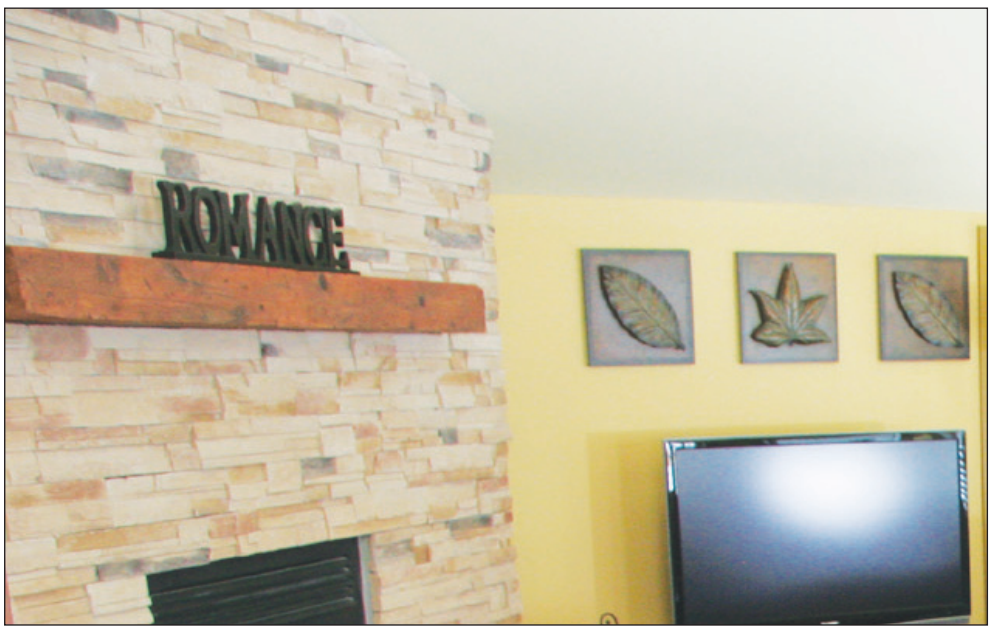
"It's a nice space, but it's not overwhelming," Poupore noted, explaining that the cottage was finished with top-notch materials like granite counter tops and slate flooring.

This year the Ottawa Hospital and CHEO joined forces for a spring lottery, instead of each running its own fundraiser. Building on the success of past dream home lotteries, organizers decided that offering up a dream cottage would be a unique new prize.

Organizers were looking for a way to have the cottage built and ready to place on a lot or lake of the winner's choice, so that it wouldn't have a permanent location.

"Hey, that's what we do," said Poupore, noting that the company has showed off its creations at trade and home shows using the same principle.





"They (organizers) approached us in late August," Poupore explained, noting that the grand prize package also includes a cash award of $1 million, which will allow the winner to purchase a lot on which to place the cottage, or money to tear down an existing building. "I thought it was a really interesting and innovative idea — a great prize package."

Guildcrest submitted a proposal to the lottery organizers, who very quickly agreed.

"Then we set to work on the design process," Poupore said, noting that the cottage was designed in a couple months between September and November, was being built by December, and was delivered in January. The Frontenac was open to the public for viewing in Kanata on March 3.

"Cottages and recreational homes have been a part of what we do for a long time," Poupore noted. "That market is already important to us."

But, he added, the lottery will generate lots of exposure for the company.

"It's a terrific cause," he said about the fundraiser. "There's really no downside. It was an easy decision for us to be involved."

Poupore said that the company is planning ahead for a suspected volume increase — the lottery has already increased traffic at the Morewood sales centre, as well as on the company's website.

Guildcrest Homes has been in Morewood since 1991.

"We saw a tremendous future for factory-built housing," said Poupore, who was one of the business's founders. He noted that the company has seen steady growth in the last 17 years.

"We continue to see real strength in this industry," he said.

While the business ships homes as far north as native communities on James Bay, most of its business remains in Southern and Eastern Ontario, as well as Western Quebec. While 2002 was a big year for the company's sales in the north-eastern United States (27 per cent), Poupore pointed out that the Canadian dollar's strong footing paired with the poor housing market in the U.S. has hindered the company's south-of-the-border business in the last while.

Poupore said that anyone wanting to know more about the company is welcome to take a factory tour or stop by the sales office in Morewood, which is open seven days a week.

"Come out and see how houses should be built," he said.

Guildcrest Homes, with 180 employees, is the third-largest employer in North Dundas Township, and one of the largest modular housing producers in Canada. The company expects to build about 300 homes this year — 20 per cent of which will be recreational homes or cottages.

If you'd like a chance to win the Guildcrest Homes dream cottage as part of the lottery, visit www.weallwin.ca for more information. Tickets are $100 each or three for $250. Only 70,000 tickets will be sold.

POOL WATER
SCREENED TOPSOIL
SEPTIC SYSTEMS
designed and installed
FRANK AULT EXCAVATING LTD.
BRINSTON • 613-652-4858

HELPS REDUCE CONDENSATION!
North Star windows use Super Spacer® technology. It reduces condensation, noise, and enhances R-values by as much as 30%. North Star also manufactures their own multi-chambered vinyl extrusions that never need to be painted. And, the corners of every sash and frame are fusion-welded for strength, alignment and a perfect seal.
NORTH STAR® VINYL WINDOWS AND DOORS
20% Off Window & Door Installations till May 15, 2008
Quality Windows And Doors. Great Service. Exceptional Value.
CALL TODAY!
Learn more about our North Star products.
Replacement Experts
New Home & Contractor Discounts
Specializing in Windows & Doors, Kitchens & Bathrooms, Sunrooms, Roofing & Siding
10616 Main Street, South Mountain
613-989-2367 • 1-800-561-4206
"Since 1986"
Visit our 2,000 sq. ft. Showroom: Mon.-Fri. 9 am-5 pm; Sat. 9 am-2 pm
CLEAR CUT INSTALLATIONS INC.
ClearCutInstallations.com
©2007 North Star Manufacturing (London) Ltd. All rights reserved.



Home inspection benefits both buyers and sellers

Whether you are shopping for a previously owned house or a brand new house, an inspection provides insight to the condition of the home you are buying. If you are putting your house on the market, an inspection helps hasten the sale and can generate a higher price.

A home inspection is a thorough visual examination of the home and property

The process usually takes two to three hours, during which time the house is examined from the ground up. The inspection includes observation and, when appropriate, operation of the plumbing, heating, air conditioning, electrical, and appliance systems, as well as structural components: roof, foundation, basement, exterior and interior walls, chimney, doors, and windows.

When conducted by a professional, a home inspection covers about 1,000 check-points in approximately 400 items around the home. Findings should be provided to you in the form of a comprehensive report. It is vital that such a report include an objective evaluation of the condition of the home, clearly relating existing defects and indicating potential problems.

A home inspection report is not a warranty

Because a home inspection is a visual examination of the home and operating systems, it is not technically exhaustive. There is no assurance, expressed or implied, that equipment will not break down at some future date. However, such protection is available when a home inspection is complemented by a home warranty. When the services are used in conjunction with one another, a home warranty covers the items that were serviceable at the time of the inspection and subsequently fail due to normal wear and tear.

A home inspection does not detect every conceivable flaw

It is an inspection of those areas and items that can be seen. Home inspectors cannot see through foundation, floors or walls, and cannot inspect areas or items that are inaccessible.

A home inspection benefits all parties involved in the real estate transaction.

Further information is available online at www.amerispec.ca.

- News Canada

RICHARD GIBEAULT
CARPENTRY SERVICES INC.
Builders of
✔ New Houses ✔ Additions ✔ Decks ✔ Garages ✔ Renovations
✔ Pine Ceilings & Floors ✔ Wainscotings ✔ Drywall ✔ Painting
For an estimate call
RR 1, BERWICK 613-984-2623

When price is an issue and quality counts
• SALES & INSTALLATION • PARTS
• OVERHEAD GARAGE DOORS • AUTOMATIC OPENERS
1-800-461-3121
Head office: 613-821-2130
THE DOOR COMPANY LTD.
Serving Ottawa and Eastern Ontario
THE DOOR EXPERTS

Coleman's
SMALL ENGINES
Time to think *Spring*...
Tractors, mowers and tillers are here!
Poulan PRO
Poulan Pro Tractors
starting from
$1,395
Highway 43 & Church Road, Hallville
613-989-2378



Plumbing tip

Keep fats and oil out of your drains

Too many people think it makes sense to pour hot cooking grease down a sink or toilet. After all, you can't pour it in the garbage bag. But when that grease cools it solidifies and sticks to the insides of your pipes. Over time, it will build up and block the entire pipe.

Rather than dumping grease into your plumbing system, pour it in a heat-resistant container, let it solidify and then throw it in the garbage.

More plumbing tips are available online at www.directenergy.com or toll-free at 1-888-334-8221.

- News Canada

Guy Fuels

Our mission is to **be there** for you, our customers, by proudly delivering friendly & dependable service

12041 Dawley Drive, Winchester, ON
Business Hours
Monday to Friday: 8:00 am - 4:30 pm

Independent Fuel Oil Supplier
Residential • Agricultural • Commercial
Serving the region for over 15 years

- Friendly, Personal Customer Service
- Dependable Automatic Fuel Oil Delivery
- Cardlock
- Water Heater Leasing Program
- Parts & Service Plans
- Equalized Payment Plans
- 10 Day Pay Discount

24 HOUR EMERGENCY SERVICE
VISA **613-774-2655** Interac **1-800-667-8132** MasterCard



Spring home maintenance checklist

As the last of the snow melts, most people's thoughts are on the warmer months ahead. Spring is the time to prepare your garden for the growing season, and it's also an excellent time to check your home for winter damage. "Proactive maintenance is always better than reactive maintenance," says Colin Smyth, business leader for AmeriSpec of Canada. "Just because its spring, doesn't mean you can't get things ready for the following winter."

AmeriSpec of Canada recommends the following activities to assess your home for winter damage, start repairs and prepare for next winter:

• Check foundation walls, floors, concrete and masonry for cracking, heaving or deterioration.

• Check the roof for any missing, loose or damaged shingles.

• Check all decks and stair railings. They should be secure and have vertical guardrails with no more than 4.5-inch spaces.

• Check your ceilings and attic for evidence of water penetration.

• Check lawn sprinkler system for leaky valves and exposed lines.

• Check flashings around all surface projections and sidewalls.

• Prune your trees and shrubs.

• Check carbon monoxide detectors

• Inside your home, check caulking around showers, bathtubs, sinks, and toilet base.

By following these simple recommendations, your property will be ready for spring planting and summer barbecues and free of maintenance problems for another year. More information about home maintenance is available online at www.amerispec.ca or toll-free 1-800-263-5928 ext. 433.

- News Canada

What's happening in your market in 2008?

Last year was a record breaking year for the Canadian real estate sector, defying the expectations of all forecasters. Canadians continue to experience the longest housing market explosion in modern history and the considerable momentum from a strong 2007 is expected to carry over into the spring where most markets will show year-over-year growth.

In 2008, average house prices are expected to rise moderately by 3.5 per cent to $317,288 and unit sales are expected to decrease by 4.0 per cent to 500,927. Despite the reduction in unit sales, the number of homes trading hands is expected to remain higher than in all years prior to 2007.

"The Canadian housing market is resilient. Consumer confidence remains strong, employment levels are high and the cost of money is still relatively low resulting in strong activity for 2008," says Phil Soper, president and chief executive of Royal LePage Real Estate Services. "This year, slowly eroding affordability will cause demand to ease, allowing the market to move toward balanced conditions, with lower levels of price appreciation, and fewer homes trading hands."

2008 Market Survey Forecast

Market	Anticipated price change in 2008
Halifax	6.9%
Montreal	3.5%
Ottawa	4.2%
Toronto	3.5%
Winnipeg	11.4%
Regina	15.4%
Calgary	4.0%
Edmonton	1.0%
Vancouver	4.0%
National	3.5%

More information is available online at www.royallepage.ca.

The year ahead presents opportunities for those who have shied away from the frenetic real estate market of the past few years. Canada's economy is strong, and the desire for home ownership remains a vibrant and attainable goal.

- News Canada

Top 10 must-haves for today's multi-million dollar homes

As demand for luxury homes continues to grow, so do the wants and needs of those looking to buy. When it comes to outfitting one's multi-million dollar pad, the bar keeps getting raised higher.

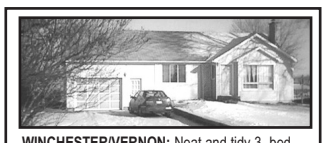
Multiple car garages and lavish walk-in closets are now a thing of the past as they make way for indoor car washes and walk-in refrigerators. "Accessorizing the property with the hottest must-haves is a natural extension of living a luxury lifestyle and a way to stand out from the crowd," says Phil Soper, president and chief executive of Royal LePage Real Estate Services.

With the help of Carriage Trade real estate agents, Royal LePage compiled a top 10 list of the most unique and sought-after accessories that Canadian luxury homes are outfitted with. From entertainers to car fanatics to yoga and Pilates enthusiasts, this list provides something for everyone:

1. Elevator car lifts, indoor carwashes
2. Walk-in refrigerators
3. Spas, gyms and yoga and Pilates studios
4. Wine cellars and tasting rooms
5. Concierge services
6. Media rooms
7. Wrapping and sewing rooms
8. Structured wiring and security
9. Home elevators
10. Heated driveways, walkways and garages

More information is available online at www.royallepage.ca.

- News Canada



WINCHESTER/VERNON: Neat and tidy 3- bedroom bungalow with big deck over-looking the backyard, which carries out over the adjoining fields. Across from the golf course, this home features an insulated garage, hardwood flooring, landscaped yard and finished basement. **$194,900**



SOUTH MOUNTAIN: A rare opportunity! This historic brick church has an open, spacious and bright interior and separate living quarters at the rear. Serviced by its own well and septic system and forced air heating system, all on 1-1/4 acres backing onto fields. Many possibilities await any buyer - Don't miss it! **$124,900**

Thinking of Selling, Buying or Investing?
Call us today!

Think 3 Things:
1. Capability 2. Knowledge
3. Integrity
24 YEARS CONTINUED EXPERIENCE

You need to know the current market value of your property

Your First Choice in Real Estate



ST LAWRENCE RIVER: Live your dream on beautiful Ault Island, only an hour to Montreal or Ottawa. Privacy in harmony and peace with nature on a mature treed lot - so nice! Walk one minute to the river, golf at world class course minutes away, bike trails, visit Upper Canada Village, all surrounded by parkland. **$249,900**



RURAL WINCHESTER: 18 beautiful acres with almost 3 acres of mixed hardwood and sugar maples surround the historic log cabin with open main and second floors. Built-to-match log garage and barn. All on a private, quiet side road that's close to a village with all the amenities. **$149,900**



CHESTERVILLE: Beautifully renovated, 3-bedroom brick bungalow. From gleaming hardwood floors throughout and tile in the new bathroom to the large main-floor family room and all new windows. Circular paved driveway and private side yard with patio doors to enter. Perfect for retired - no maintenance - or great for a family. **$199,900**



WILLIAMSBURG: Spacious and bright 2001 3-bedroom, 3 full bath bungalow, features a huge open concept kitchen and living room area with high vaulted ceilings and lots of south facing windows to let in the light. XL insulated garage/shop with tall R16 doors and almost finished basement. **$199,900**



WINCHESTER: This home is perfect for a young family or couple. 100% beautifully renovated with 2 or 3 bedrooms. Features a main-floor family room, birch kitchen, new (since '04) electrical, windows, drywall, insulation, decks, etc. A must see! **$169,900**



RURAL SOUTH MOUNTAIN: Brick century home in a country setting. Charm and personality abound with wide plank flooring, loft studio space, tongue and groove ceilings. Tasteful modernities include 2 full baths, cherry kitchen cabinets, newer flooring and attached garage. **$199,900**



WILLIAMSBURG: Cute village home has beautiful hardwood floors throughout, complemented by a nice colour palette and decor. Features 3 bedrooms, 1.5 baths, detached garage and a workshed, french doors, extra deep lot with cedars lining the rear, and municipal sewer. **$124,900**.



RURAL SOUTH MOUNTAIN: All brick 1995 home is only 7 minutes to the 416 and features hardwood floors, tile foyer, large eat-in oak kitchen, formal dining room, main-floor family room, basement rec room, and workshop/salon, 3+1 bedrooms, 2.5 baths, 1.39 acres with a large deck, sun room, and 27' aboveground pool. **$289,900**



'BUTCH' OLDFORD
Broker
DIRECT LINE
613-229-7795

ROYAL LEPAGE
GALE REAL ESTATE
BROKERAGE
INDEPENDENTLY OWNED AND OPERATED
613-774-4253
www.oldford.ca



CLAYTON OLDFORD
Sales Representative
DIRECT LINE
613-880-1880



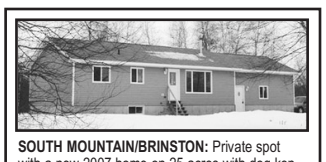
WINCHESTER: This 1,372 sq. ft. brand new energy efficient 'thermal wall' bungalow is waiting to be built for you on a 60'x100' lot with all the nice things - 3 bedrooms, 2 full baths, oak kitchen, ceramic and hardwood, double garage. Available with option to purchase larger lot. Many similar models to choose from. **$239,900**



CHESTERVILLE: Charm and character in this well-maintained century home with 3 bedrooms, 2 bathrooms, from the gleaming hardwood floors to the original woodwork, the high tin ceilings to the beautiful untouched wood banister. Enjoy the mature shade trees, enclosed upper porch and have a 2+2 car garage/shop with a loft. **$198,900**



CHESTERVILLE: Beautifully well -kept and maintained extra-large 4-bedroom, 4-bath home with superb landscaping on a quiet street. Double attached garage, large eat-in oak kitchen, dining room, large living room, main-floor family room with fireplace, and large rec room and extra-large room downstairs. Excellent value here! **$224,900**



SOUTH MOUNTAIN/BRINSTON: Private spot with a new 2007 home on 25 acres with dog kennel licence possibilities. Great for a hobby farm with its long winding driveway to this oasis of calm and privacy. Built with 2+1 bedrooms, 2 bathrooms, rec room, and 2-car garage. Mix of clear land and mature bush with birch. **$264,900**



RURAL WILLIAMSBURG: Executive quality custom home on 2+ acres. R-2000 home, 5-6 bedrooms and 2.5 baths, sitting areas, hardwood and tile floors, and full basement with extra rooms. Two-car garage and insulated shop, huge country size oak eat-in kitchen, main floor family room and sun room, and lots of mature trees. **$339,900**

Lots & Land

4-ACRE BUILDING LOT ON A RIDGE IN RURAL WINCHESTER, **$79,900**

6-ACRE BUILDING LOT NEAR INKERMAN STATION, **$69,900**

4-ACRE BUILDING LOT NEAR INKERMAN STATION, **$59,900**

1.5-ACRE BUILDING LOT IN RURAL WILLIAMSBURG, **$24,900**

Homeowner quick tip

Save on home heating



There is a lot of money to be saved with a little knowledge about furnace efficiency. Here are a few tips on this subject, courtesy of the Canadian Oil Heat Association Ontario Chapter.

Did you know?

- Modern oil-fired furnaces operate at 85 per cent efficiency.
- New ultra-modern oil-fired furnaces operate at 95 per cent efficiency.
- Direct oil-fired water heaters can pay for themselves in one to three years.
- Modern fuel tanks are safer, more durable and can last up to 50 years.
- Servicing your furnace before winter can save up to five per cent per year.

- News Canada

Use ladder safely

Using a ladder to hang pictures and decorations, change a light bulb, clean gutters, or trim overhanging tree branches is much safer than using a chair or other makeshift booster. However, every year thousands of emergency room visits – and even deaths – are caused by ladder-related accidents. Here are some issues to avoid:

- **Overreaching:** Leaning too far to the side or climbing too high on the rungs.
- **Walking the Ladder:** A dangerous practice where a ladder user decides to try to move a ladder while standing on it. The user stays atop the ladder and attempts to shuffle the ladder's legs to the desired position.
- **Inappropriate Ladder Type:** Pay attention to a ladder's ratings. Duty ratings define the load-bearing weight of ladders. They are designed to support one person plus materials and tools.
- **Insecure Footing:** Check that ladders have secure footing. This helps prevent slippage and tilting.
- **Electrical Dangers:** If you are working on or near electrical lines, use nonconductive wood or fiberglass ladders.
- **Adjustable Ladders:** If using an extension ladder, stepladder, or multi-use articulating or telescoping ladders, make sure all latches are locked in place before stepping on the ladder and use extreme care when closing to avoid injury to hands.

Remember, when in doubt, always consult a professional. More home safety information and maintenance information is available online at www.housemaster.com.

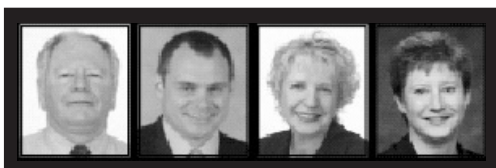
- News Canada

LOGTENS
TREE SERVICE LTD.
• Tree Removals • Pruning • Deadwooding
• Cabling & Bracing • Brush Chipping • Lot Clearing
• Bucket Truck • Stump Removal
Free Estimates • Fully Insured
JEREMY LOGTENS
RR 1, Berwick 613-984-0743

RB
Heating & Air Conditioning Ltd.
845 PRESCOTT STREET
KEMPTVILLE, ON, K0G 1J0
Phone: 613-258-1262
info@rbheating.com
http://www.rbheating.com

Lovely sight, sensational feeling
Affinity™ up to 18 SEER Air Conditioner

Over 50% energy savings never looked so good
- Choose from 7 colours to complement your home
- Environmentally friendly refrigerant
- Enjoy quiet operation
- Limited lifetime compressor warranty
- 10-year parts warranty
YORK It's time to get comfortable.


John A. Allison Broker of Record Cell. 613-360-6901
John Morrow Broker Cell. 613-330-5580
Maureen Fodrek Sales Representative Cell. 613-858-5515
Jennifer Harper Assistant 613-543-3717
JOHN A. ALLISON
REAL ESTATE BROKERAGE
MORRISBURG VILLAGE PLAZA
613-543-3717 Fax 613-543-3718


MARIATOWN: This solid brick 2-storey has excellent bed and breakfast potential or perfect for the growing family, 6 bedrooms, 2 baths, formal living and dining rooms, family room with full-wall brick fireplace, views of the St. Lawrence River from the many large windows and south deck. $299,500.


MORRISBURG: Just outside town, this renovated log home is in a tranquil country setting. Huge detached, insulated 2+ garage/workshop with loft perfect for the hobbyist, hardwood/softwood/laminate floors, new kitchen and baths, 3 bedrooms with main-floor master w/en suite. $269,000.


INGLESIDE: St. Lawrence River views from the back yard of this all-brick bungalow. Double attached garage, 3 bedrooms, 2 full baths, newer roof/furnace, new windows, 2 gas fireplaces for cosy ambiance, attached double garage with basement access, unique custom driveway and patio. $279,000.


IROQUOIS: Just outside town in a rural subdivision, this 1,900+ sq. ft brick bungalow has cathedral ceilings in the living/dining areas, a wood-burning fireplace with oak mantle, 3+1 bedrooms, and a cosy woodstove in the basement rec room. Double attached garage. Very nice indeed. $269,900.


IROQUOIS: Raised bungalow in rural subdivision has excellent curb appeal and is only 6 years old. 2+1 bedrooms, 2 baths, large lot over 0.5 acre with St. Lawrence River views from the raised rear deck. Propane fireplace in lower level family room. Double attached garage. $214,900.


WILLIAMSBURG: Country side-split brick bungalow, 1,800 sq. ft. of space, well-maintained, woodstove, above-ground pool and raised deck, 3+1 bedrooms, main-floor laundry with 2piece bath, double attached garage plus 20' x 34' outbuilding, convenient central vacuum. $247,000.

CHOOSE THE BEST TO LOOK AFTER YOUR REAL ESTATE NEEDS!


SPRING SALE
Laminate Flooring
starting at 99¢ sq. ft.
Fiberfloor Vinyl Remnants
Reg. $2.65 sq. ft.
Now $1.55 sq. ft.
Hurry in! Limited quantities!
Sale is on all in-stock merchandise only and while supplies last
• Wallpaper • Laminate • Hardwood
• Ceramic • Vinyl • Carpet
WINCHESTER FLOORING
Bob Craig: 613-223-3745
Scott Cole: 613-223-3764
2724 Cty. Rd. 31
WINCHESTER
613-774-7078
winchesterflooring@bellnet.ca

WE WILL BEND OVER BACKWARDS TO SATISFY YOUR FLOORING NEEDS

ECHO
Getting Tough on Pricing
GT-200 R Trimmers

Only $179.95* (after Mail-in Rebate)
MSRP $199.95
Price does not include applicable taxes.
5 year Consumer Warranty
PB-200 Blower
Only $179.95*
Price does not include applicable taxes.
MSRP $199.95

CS-306 Chain Saw
Only $249.95*
MSRP $279.95

PLUS get a FREE ECHO Cap!
with purchase of any ECHO power tool from a participating ECHO dealer.
ECHO is the only manufacturer that offers a five year consumer warranty on all their products including lifetime ignition. Plus, the new Power Boost Vortex™ engine is more powerful, fuel efficient and environmentally clean.
*Special pricing is in effect from February 1 until July 31, 2008 at the following participating ECHO Dealer.
Serving You Since 1972
ECHO
Pickup & Delivery Available
Tom's AIR COOLED ENGINES LTD.
SALES, SERVICE & PARTS
Hours: Mon.-Fri. 8 am-6 pm; Sat. 9 am-1 pm
8634 Bank St., Vernon
613-821-1060
Fax 613-821-1119
Repairs to all makes and models

Kitchen trends

Quartz the new "must-have" countertop surface

Thanks to increased manufacturer product development, quartz premium countertops are in high demand as a must-have in new and remodeled homes and businesses throughout the country.

This trend comes as no surprise as you've probably already seen and felt quartz surfaces in homes across the country, in your local trendy coffee shops, in banks, high end restaurants, spas, salons and hotels. Quartz surfaces have been used in upscale homes around the world for more than 15 years but have more recently entered the North American market in grandiose fashion.

"Quartz surfaces are experiencing incredible growth which is driven by the style, luxury and durability quartz delivers," explained Mark Hanna, President of Leeza Distribution Inc., distributor of HanStone Fine Quartz Surfaces.



According to the recent Freedonia Group Report on countertop industry trends, there has been a definite shift in the marketplace over the last few years as quartz has become the fastest growing market segment in the industry with 13 per cent growth compared to granite's five per cent.

Quartz has become the elegant answer for those who love the look of granite but are concerned about its drawbacks. Unlike granite, which can be permanently stained by cooking oils and grease, or etched by the acids in common household products, quartz is resistant to these stain hazards.

"Quartz surfaces are growing in popularity because they have the appearance of natural stone, but unlike granite, these surfaces never need to be sealed," Hanna said. "Quartz is a non-porous material, which means it will not promote the growth of mold, mildew or bacteria. This is why our HanStone surfaces are certified NSF 51 (with the National Sanitation Foundation)." Also of great importance, HanStone is accredited with Greenguard environmental certification.

And while granite is subject to unpredictable variations in colour or pattern between slabs, making matching of sections of countertops difficult, quartz is an engineered stone that is consistent in colour pattern and texture.

Quartz (silicon dioxide) is the most common mineral on the earth's surface. It is present in nearly every geological environment and is a component of almost every rock type and exists in an impressive range of varieties of patterns and colours.

Quartz countertops are manufactured with up to 93 per cent quartz and seven per cent pigments and resins. This prescribed mixture results in a product that is non-porous, exceedingly durable, and more than twice as strong as granite.

The top rated quartz surface in the industry by designers, architects and developers a like is HanStone because it contains a higher quartz content than the norm and includes clear and multiple quartz colours bringing greater depth, dimension and style to its surfaces.

"HanStone is the ideal surface because it offers extraordinary beauty with twice the strength and durability of granite," explained Hanna. HanStone allows the design flexibility you need with 32 dramatic colours, vibrant patterns and a more luxurious sheen. It can be used in virtually any indoor surface application in kitchens and bathrooms, including floors, countertops, island tops and backsplashes.

Backed by a limited 10-year transferable warranty, the product promises greater strength and resilience with minimal maintenance. More information on fine quartz surfaces is available at leezadistribution.com.

- News Canada



For All Your Home Building and Renovation Needs

J & R Adam L td. tée

BUILDING SUPPLIES

144 Principale Street, St. Albert • 613-987-2112

SWISS WOODWORKING



• Kitchen cabinets
• Vanities
• Custom furniture
• Indoor renovations
• Finish carpentry

Marcel Hildbrand
613-448-2547
Cell. 613-878-1685
hildbrand@hmnet.net



2 New Model Homes for Viewing!
OPEN HOUSE
by appointment only

• Just outside the city limits, enjoy the freedom of country living and lower property taxes
• A quiet enclave of custom-built homes on estate lots (minimum 1 acre) 200'x210'
• Only 2 km from the Cloverdale Links Golf Course
• Only 23 minutes/30 km from Bank Street & Hunt Club Road
• Quality construction, contemporary designs and custom options

from $269,000

Speak directly with the owners, Lori and Maurice
613-821-1281 or
613-850-0558 or 613-266-5086

Bank Street South, 4 km past Vernon, turn right on Old Carriage Lane and right on Lafortune Dr., left on Lori Elizabeth St. to 1257 or 1264.
M. Lafortune Inv. Ltd.
Specializing in custom homes built on your lot
E-mail: lorilafortune73@sympatio.ca
Visit our new web site: www.mlafortune.ca

W.O. STINSON & SON LTD.
Home Comfort Centre

Call us today... and see how we can help you with your *Petroleum Requirements*

Heating Oil • Propane • Furnaces
Hot Water Tanks
Gasoline • Diesel • Lubricants

24/7 Emergency Service • Automatic Delivery • Budget Plans

Kendall MOTOR OIL

1-800-267-9714 613-258-1826

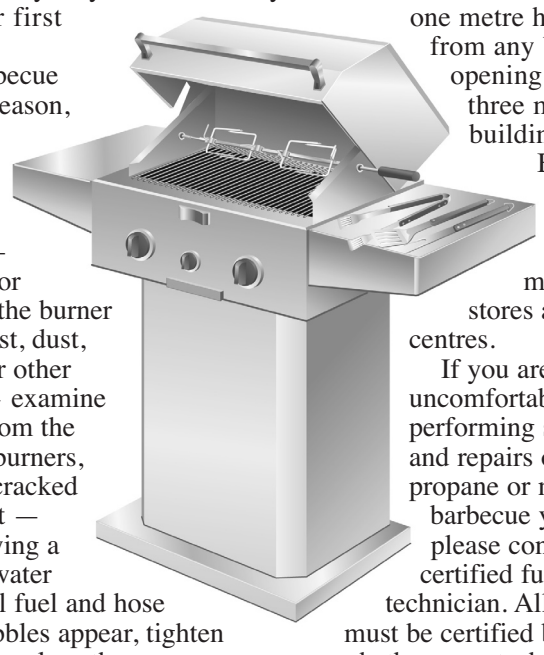
2955 Hwy. 43, Kemptville, Ontario *Office Hours:* 7 am-5 pm, Monday to Friday wostinson.com

Spring into safety

Get your barbecue in check

WINCHESTER — Spring is upon us and soon it will be barbecue season, so it's the perfect time to get your grill tuned up and ready to go.

Whether planning a little culinary flair in the backyard or getting ready to fire it up at the cottage, experts with the Technical Standards and Safety Authority (TSSA) want to put a little security in your sizzle before your first cook-off.



To get your barbecue ready for grilling season, make this three-step safety check part of your spring cleaning routine: 1) clean — use a pipe cleaner or wire to make sure the burner ports are free of rust, dust, dirt, spider webs or other debris; 2) check — examine the hose leading from the fuel supply to the burners, and replace if it's cracked or damaged; 3) test — find leaks by applying a 50-50 solution of water and dish soap to all fuel and hose connections (if bubbles appear, tighten the connections or replace the damaged parts and always re-test).

In addition to these opening season safety checks, keep you and your family safe by always using your barbecue outdoors. If barbecues are used in an enclosed space, carbon monoxide — an odourless, colourless, poisonous gas — will gather and reach dangerous exposure levels, which can lead to serious health effects, even death.

Using propane barbecues on a balcony?

Barbecue use may be prohibited by the condominium act of your building or the building owner or property manager, so ensure you have determined what restrictions are in place for your building.

If barbecues are permitted in your building, there are still some regulations you need to be aware of: the balcony must be open (no closures or walls; cylinders must be transported in a service elevator, or the person must use the passenger elevator alone to transport the cylinder; cylinders must be kept outdoors; the barbecue must be clear of all combustible materials; the cylinder relief valve must be at least one metre horizontally from any building opening below it, and three metres from a building air intake.

Barbecue parts are readily available at most hardware stores and building centres.

If you are uncomfortable performing safety checks and repairs on your propane or natural gas barbecue yourself, please contact a certified fuels-related technician. All technicians must be certified by TSSA. If unsure whether your technician is certified, ask to see their certificate number. If you are still unsure, contact TSSA at 1-877-682-8772 for verification.

Order your free safety kit by visiting TSSA's public safety website at www.safetyinfo.ca or call us at 1-877-682-TSSA.

TSSA is a self-funded, non-government organization focused on delivering public safety services. It provides not-for-profit regulatory safety services in industry sectors such as natural gas, petroleum, propane fuels and equipment, amusement devices, elevating devices, boilers and pressure vessels, operating engineers, and upholstered and stuffed articles. The organization's vision is to be the world leader in public safety services.



3-D Computer Design Service

Manufactured on premises

FREE ESTIMATES

REJ POMAINVILLE

13650 Cty. Rd. 13
MOREWOOD
613-448-2739

MOREWOOD KITCHENS
CUSTOM DESIGNED CABINETS

TORO LX Series Lawn Tractors and GT Series Garden Tractors



TORO Count on it.

LX SERIES
20 HP - 42"
$1,699
or $59.00/month for 36 months*
20 HP - 46"
$2,079
Automatic or hydro transmission

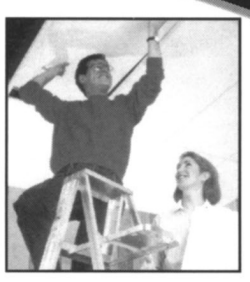
Don't Pay for 6 Months (OAC)
*See dealer for details

EASTERN ENGINES
POWER EQUIPMENT
Hwy. 31, Williamsburg 613-535-2488
www.easternengines.com

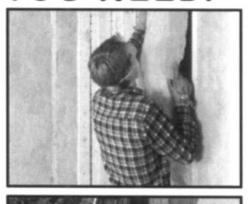
TOM'S AIR COOLED ENGINES
8634 Bank St., Vernon
613-821-1060

Start Your Next Project The Right Way...

castle building centres

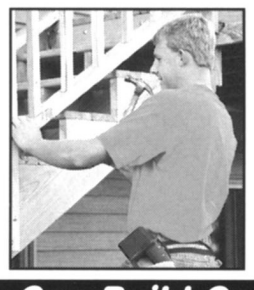


LET OUR EXPERTS HELP YOU WITH EVERYTHING YOU NEED:





- Lumber
- Hardware
- Windows
- Doors
- Roofing
- Drywall
- Insulation
- Siding
- Painting
- Kitchens



Best Value and Service You Can Build On

Black Lumber Co. Ltd.

65 Ottawa Street, Morrisburg
613-543-3777
Fax 613-543-4172

castle building centre

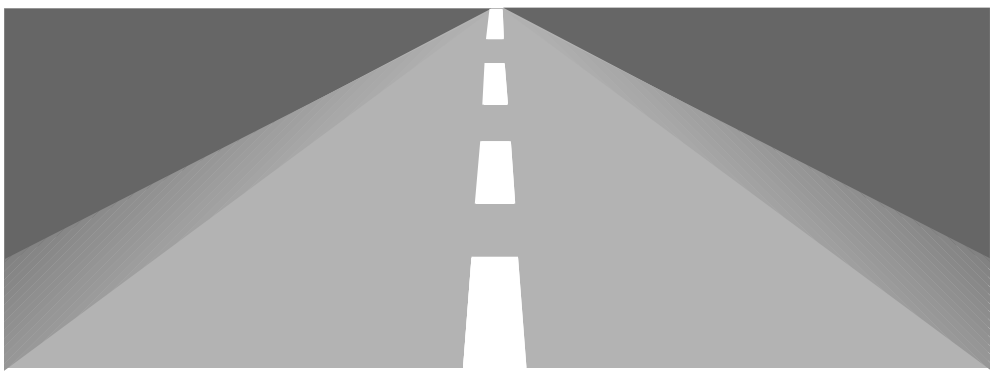
BBB H&B Contracting

ASPHALT SERVICES

Commercial or Residential • Sealing/Paving
Patching/Repair • Hot Rubberized Crack Filling
Ramps • Pot Holes

Brian Armstrong

13900 Connaught Rd.
RR 3, Chesterville
613-448-1643
Cell. 613-227-7788



Spring 2008

FOCUS ON REAL ESTATE



This is an incredible home!

This beautifully maintained 1,680-square-foot brick bungalow has three bedrooms, dining room, den, main floor laundry with laminate flooring, and an attached garage. This home is completely wheelchair accessible inside with wide hallways and doorways, including the shower in the 11-foot by 9.4-foot main bath which also has a double vanity and whirlpool tub with ceramic floor, tub surround, and shower.

The spacious lot, deck and rear yard, in a quiet location, is to die for. There is a shared bridge which crosses over Steward Creek. There is also a garden shed on the back lot. The gorgeous deck includes a natural gas hookup for your barbecue. Located in a very nice neighbourhood; you have to see this one!

The directions are south from the traffic light in Morrisburg, then west on Fifth Street, turn south and the property is on the west side of Fairholme Drive.

Asking $279,000.

REALTOR®

THOM REALTY LIMITED
BROKERAGE
105 Main St., Morrisburg
Bus: 613-543-3598 Cel: 613-930-5701
E-mail: thomrealty@mor-net.on.ca

Charles (Chuck) Barkley
BROKER OF RECORD



406 Pittston – $220,000

Fantastic 20-acre hobby farm with creek running through. Double house, two services, five bedrooms, 2 1/2 baths. Can be one home or it would make a great granny suite or a rental plus home. Outbuildings include large older dairy barn with hip roof, machine shed, shop, carriage shed, workshop with loft and garage attached to house. New pump-up septic system, well-treed and privacy with cedar hedges. Just a great horse hobby farm, all in grass and fenced.



EXPECT THE BEST
STEVE SUMMERS
Broker of Record
613-774-3408
24-HOUR PAGING
1-800-781-3457
Fax: 613-774-1843

SOLD
COLDWELL BANKER
COBURN REALTY
Expect the best®

SALES, SERVICE, INSTALLATION

Garage Doors, Rolling Steel Shutters & Dock Equipment

24-Hour Emergency Service
613-913-0097

Gateway Enterprises

Shawn Backes
613-774-6157
Fax 613-774-6627
11693 Toye Hill Road
Williamsburg, Ont., K0C 2H0

CUSTOM MADE CABINETS & FURNITURE

GLEN ROBINSON & SONS

PLUMBING & HEATING CONTRACTOR



For all your new construction, renovation, service, water treatment, air conditioning and in-floor heating needs

QUALITY SERVICE

Ron Robinson, *Prop.*

Reasonable Rates• Free Estimates

RR#2, Chesterville 613-448-2894

Countryman Electric

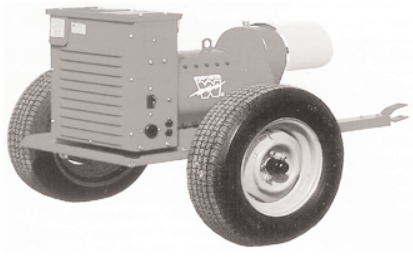
Limited

Farm, Residential, Commercial & Industrial

- New Construction
- Additions/Alterations
- Repairs & Inspections
- Computer & Telecom Cabling
- Trenching
- Generator Sales, Installation & Service for Home & Business







Serving Eastern Ontario for Over 40 Years!

ECRA/ESA #7003305
www.countrymanelectric.com
sales@countrymanelectric.com

613-448-2474
1-888-388-1117

13592 County Rd. 43
Chesterville

TRP
READY MIX LTD.

STONE SLINGER RENTALS

READY MIXED CONCRETE

CONCRETE PUMPING SERVICE

A.L. BLAIR
CONSTRUCTION LTD.

EXCAVATING CONTRACTORS

EQUIPMENT RENTALS

ALL QUARRY PRODUCTS

READY MIXED CONCRETE ASSOCIATION OF ONTARIO



Main Office, Moose Creek **613-538-2271**
Quarry at St-Albert **613-987-2006**
Ready Mix Plant at St-Albert **613-987-5377**
Quarry & Ready Mix Plant at Winchester **613-774-5277**

FOCUS ON REAL ESTATE

Spring 2008

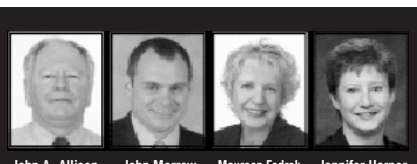


Executive brick bungalow

A paved drive and landscaped front yard welcome you to this all-brick, air-conditioned bungalow on Steward Drive. From the ceramic tiled front foyer, walk through the french doors to the attractive living room that features a gas fireplace and gleaming hardwood flooring. The kitchen has oak cupboards plus a built-in dishwasher and microwave. A garden door in the eating area leads to the back deck and the beautifully landscaped rear yard, a perfect place to spend the summer. There are three bedrooms, all with TV and phone jacks, and the master bedroom has its own en suite and plenty of closet space. The basement features a huge semi-finished family room, a wood working room, and plenty of storage space.

This home also features features a stunning 1 bedroom in-law suite that has its own kitchen with oak cupboards, bath, and living room and would also make a perfect office space for the professional. A side foyer provides entry to the suite, double attached garage and laundry.

This home is well-priced at $309,900.



John A. Allison, Broker of Record, Cell. 613-360-6901
John Morrow, Broker, Cell. 613-330-5580
Maureen Fodrek, Sales Representative, Cell. 613-858-5515
Jennifer Harper, Assistant, 613-543-3717

JOHN A.
ALLISON
REAL ESTATE BROKERAGE
MORRISBURG VILLAGE PLAZA
613-543-3717 Fax 613-543-3718

How can a real estate agent help me?

A real estate professional will:

- *Assist in determining how much house you can afford and help you get prequalified or pre-approved for a loan.*
- *Simplify your search by helping you define home and neighborhood criteria.*
- *Screen new listings daily and alert you of homes that match your criteria.*
- *Keep you abreast of local market conditions, so you can make informed decisions.*
- *Gather in-depth detail on each home, schedule tours and point out the advantages and possible drawbacks of each property.*
- *Work with you in drafting an appropriate offer and serve as your representative when presenting it to the seller.*
- *Negotiate a contract that considers your goals and leads to a successful closing.*
- *Personally refer you to proven service providers, such as inspectors, appraisers, title companies, warranty providers, insurance agencies, attorneys, carpenters, movers and more.*

KELLER WILLIAMS
SOLID ROCK REALTY INC.
BROKERAGE, INDEPENDENTLY OWNED & OPERATED

Tammy Zollinger
SALES REPRESENTATIVE



KELLER WILLIAMS SOLID ROCK REALTY INC.
1 Antares Dr., Suite 110, Ottawa, ON K2E 8C4
E-mail: zollinger@kw.com

Office: 613-733-3434
Fax: 613-733-3435

Local: 613-774-6415
Cell: 613-229-6415

Country living at its best!

Armstrong Burner Service

SERVING DUNDAS FOR OVER 30 YEARS

Call Bryant to the rescue!
Bryant Air Conditioners & Bryant Furnaces
GAS • OIL • PROPANE

uniongas

24 HR. SERVICE 613-774-3522 WINCHESTER
FREE ESTIMATES • ASK FOR DWAINE

MONAST BACKHOE & HAULAGE SERVICE LTD.

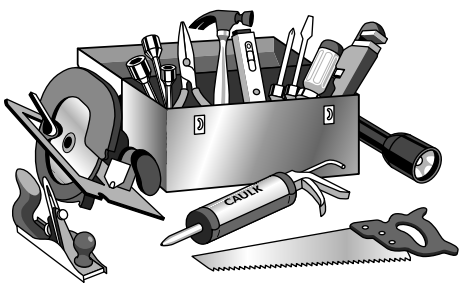
Washed Stone • Topsoil • Crushed Stone • Sand & Gravel



BACKHOE & HYHOE RENTAL
WILL DELIVER SMALL QUANTITIES: 1 YARD & UP
Call for prices • 613-448-2856
HWY. 43E, CHESTERVILLE

We're A-Customed to Building Great Homes

- **New Homes • Renovations • Additions**
- **Decks • Outbuildings**
- **Asphalt & Steel Roofing**
- **Siding • Soffits**
- **Windows & Doors Sales and Installations**
- **Hardwood & Laminate Flooring**
- **And much more!**



ERIC'S CARPENTRY SERVICES

RR 2, Mountain
Call Eric Winter for a FREE estimate at
613-989-2495
Cell. 613-913-9598
20+ YEARS EXPERIENCE

J. Devereaux & Son Ltd.
Pumping Service

P.O. Box 7, Metcalfe 613-821-2348
In business since 1963 • Joe Devereaux, Proprietor

Pumping of Septic and Holding Tanks
A household of 3-4 should pump out tank every 1 to 2 years

We unload all sewage at Greens Creek Treatment Plant, Beacon Hill, Ottawa, Ontario

REAL ESTATE INSPECTIONS



Spring 2008

FOCUS ON REAL ESTATE

Preparing your home for sale

by Butch Oldford

WINCHESTER — As realtors, we pride ourselves on offering the best to our clients — the best advice, the best communication, the best results, the best service, and the best services. Are we repeating ourselves? No. We offer as much as possible through our own service, which has been our foundation for the last 20-plus years, but we also realize and have experienced the value that can be added by professionals in related industries when it comes time to sell your home.

In today's market place, buyers are choosers. They are looking for a combination of the best home, the best price, and the best value. As the market place evolves, we have seen the emphasis that buyers place on value change by changing their very definition of what value is.

Seldom do we see a home buyer who is willing to tackle a basement renovation, wall paper removal, or a new coat of paint throughout a home. Many buyers value their time more than anything else and do not want to spend it renovating a home after purchase.

In order to attract the greatest number of potential buyers — and as a result, the most offers and the highest dollar amount for your home — it is more important than ever to make your home meet buyers' expectations.

To that effect, we have partnered with a Canadian staging professional to offer you — the seller — the best. We provide an opportunity for you to meet with a stager at your home, who will leave you with written suggestions on methods that can improve its saleability and return you a greater net sum.



'BUTCH' OLDFORD
Broker
DIRECT LINE
613-229-7795

ROYAL LEPAGE
GALE REAL ESTATE
BROKERAGE
Call us to list your home or to help find a property
613-774-4253
www.oldford.ca
INDEPENDENTLY OWNED AND OPERATED



CLAYTON OLDFORD
Sales Representative
DIRECT LINE
613-880-1880



Nestled in the pines

Welcome to 2261 Murphy Road, Morewood – your country getaway on over two acres.

Priced at $259,000, this home features hardwood and ceramic floors throughout, cathedral ceilings, two skylights, main floor family room with 12-foot brick hearth, insert woodstove, spacious living room, formal dining room, french doors. Gourmet white kitchen, island, appliances, eating area with patio doors to patio, pool and children's play structure.

Put your feet up and sit back on the front porch. Double attached heated garage. For the guy – 22-foot by 24-foot barn/shop with loft.

Great place to raise the kids. Quiet, private with trees galore.

For more information or to view this desirable property please call Alan LaPierre at 613-448-3306.

Alan LaPierre 613-448-3306
RE/MAX METRO-CITY REALTY LTD.
24-hour pager: 613-737-7200
www.remaxottawa.com www.ottawarealestate.org



Alan LaPierre
Sales Representative

PRECISION
PAINTING SERVICES

• We specialize in •
Client Satisfaction • Interior & Exterior Finishes
All Repairs, Big & Small • Custom Faux Finishes
Commercial Vinyl • Wall Coverings
Spray Applications of All Types

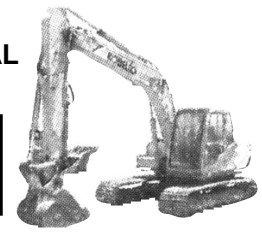
COLIN ROBERTS
613-989-2675

B & L METALS

MOBILE CAR CRUSHER • SCRAP IRON AND METAL
EXCAVATOR RENTAL (WITH OPERATOR)

DAVE BISSONNETTE
Owner/Operator
Cell. 613-551-6486

ANDY LUBBERS
Owner/Operator
Cell. 613-551-8046



Glengarry Office, Evenings: **613-527-5670** or **613-525-4946**
E-mail: bisswar@aol.com

Give an Ordinary Landscape A Fresh New Perspective...
Choose from Trex Decking and Railing or Horizon Rails





Build a Beautiful View

The Horizon Rails system builds a lasting impression from three basic components:
- Aluminum balusters with a powder-coated gloss black finish
- Cedar or pressure treated pine posts and pre-drilled rails
- High density black plastic clips to attach the rails to posts.

Optional centrepieces, baluster baskets, baluster collars and post caps can be used to customize railing sections.

Horizon balusters and centrepieces are backed by a 10-year limited lifetime warranty against corrosion, chipping, peeling and cracking.

The Deck of Your Dreams

Trex® Decking and Railing lets you create a deck unlike any other. Our innovative products allow limitless opportunities to express your individual creativity. And their low-maintenance and durable nature eliminates the need for staining and repairing. So there's more time to actually enjoy your deck. Don't settle for anything less. From start to finish, Trex® Decking and Railing is simply a better way to create the deck of your dreams.

LANNIN'S TIM-BR Mart™

Hwy. 31, Winchester
613-774-2830
Hours Mon.-Fri.
7:30 am-5 pm;
Sat. 8 am-1 pm

FLECTO PITTSBURGH PREMDOR STANLEY
ENERGRADE™

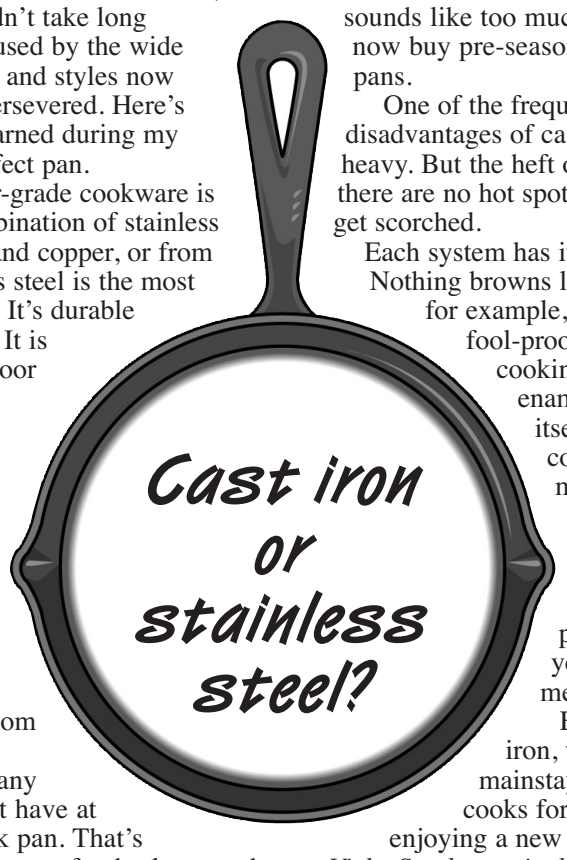
Pros and cons

Searching for the perfect cooking pan

by Vicky Sanderson

TORONTO — I recently set out to replace a beloved, but much-battered, cooking pot. It didn't take long before I was confused by the wide range of materials and styles now available. But I persevered. Here's some of what I learned during my search for the perfect pan.

Most consumer-grade cookware is made from a combination of stainless steel, aluminum, and copper, or from cast iron. Stainless steel is the most common material. It's durable and easy to clean. It is also, however, a poor heat conductor, so stainless steel cookware has one or more layers of another metal — usually aluminum or copper — either "sandwiched" between layers of stainless steel, or bonded to the bottom of the pan.



There aren't many kitchens that don't have at least one non-stick pan. That's because they offer easy food release and make clean-up a breeze. But there's another route to a non-stick surface. Cast iron pans, which provide very consistent heat, acquire a slick surface when properly seasoned, a process which requires lightly coating a clean, new pan with oil and then heating it. If that sounds like too much work, you can now buy pre-seasoned cast iron pans.

One of the frequently-cited disadvantages of cast iron is that it's heavy. But the heft of cast iron means there are no hot spots where food can get scorched.

Each system has its advantage. Nothing browns like stainless steel, for example, while cast iron is fool-proof for even cooking, and enamelware lends itself to slow cooking and moving from stovetop to oven.

Buy the best-quality you can afford. The payback will be years of delicious meals!

Enameled cast-iron, which has been a mainstay for serious cooks for decades, is enjoying a new popularity.

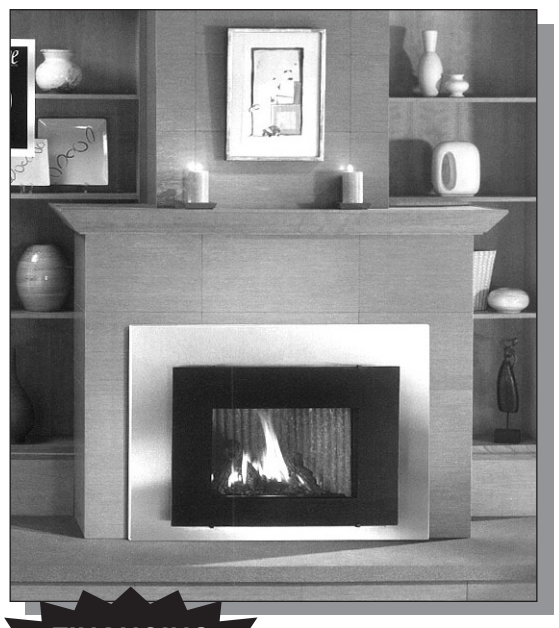
Vicky Sanderson is the editor of www.LoveMyPlace.com, Canada's first female-friendly website with information on home renovation, maintenance, ownership, design, and décor.

DARYLE ROSS REAL ESTATE LTD.
7163 Parkway Road, Greely, Ont. K4P 1N3
DARYLE ROSS, B.P.H.E., B. Ed.
Broker of Record
Office: 613-821-2369 Fax: 613-821-4597
REALTOR® MULTIPLE LISTING SERVICE

Invite Spring Into Your Home!
Planning to spruce up your house for resale?
Yearning for a fresh look in your present space?
Bogged down with clutter, drab color or confused style?
If your answer is **yes** to any of these questions,
Wavey River Interiors can help.
We will make recommendations from accessorizing, furniture placement, and window treatment ideas to lighting and color to update, freshen or declutter your space.
Mention this ad and receive a 20% discount off a Spring Walk-Thru Consultation.
We carry **Gift Certificates** -- a great Mother's Day idea for that special woman in your life.


Visit our website: ***www.waveyriverinteriors.com***
Wavey River interiors
For more information call
Marnie Fossitt
Interior Decorator
613-774-3419
waveyriverinteriors@sympatico.ca
'We create your dreams'
• Custom design services • Color consultation
• Kitchen and bath decor • Bed, table and window treatments

W.J. JOHNSTON SURVEYING LTD.
ONTARIO LAND SURVEYORS
Member, Consulting Surveyors of Ontario
WILLIAM J. JOHNSTON, O.L.S., O.L.I.P.
WILLIAM A. (SANDY) JOHNSTON, C.S.T.
2250 Hwy. 31
(at Rideau Auctions)
P.O. Box 394
Winchester, Ontario, K0C 2K0
Subdivision Planning, Cadastral, Engineering and Control Surveys Drainage Consultation
Telephone: 613-774-2414
Fax: 613-774-2356
1-866-268-6915
wjjhnstn@yahoo.com

HARBERS
FLAME CENTRE & MASONRY INC.
Building or renovating? We can help!
Heating
We offer a wide selection of high efficiency wood, gas, pellet stoves and fireplaces. Let us evaluate your heating requirements and help you to choose a system that will bing many years of efficiency and beauty to your home. We provide professional service with quality installations by certified technicians.
Masonry
Brick, block repairs and restorations. Chimney repairs, custom fireplace designs with cultured stone and brick. Quality workmanship by experienced, certified masons.

FINANCING NOW AVAILABLE! (OAC)
HPBAC Hearth, Patio & Barbecue Association of Canada
Come to the professionals for your Heating & Masonry needs
Store hours: Tues.-Fri. 8 am-4 pm; Sat. 8 am-12 noon
4385 BILLY LANE, RR 3, WILLIAMSBURG 613-535-2301

Strickly Klick
Your Laminate Flooring Specialist
Kemptville, ON (613) 327-5114
WE PAY THE GST
kronotex LAMINATE FLOORING

Shop at Home Consultation
We measure for you
We remove old flooring, carpet, etc.
We move furniture
A Variety of Colours to choose from
We supply 1/4 rounds if needed
We carry 4 colours of in stock laminate
We install all competitors laminate and ceramic tile
At A Better Price!
Book before May 1st, 2008 and WE PAY the GST
10% Seniors Discount on all Purchases

Survey finds homebuying intentions down from 2007

WINCHESTER — According to RBC Royal Bank's 15th annual Homeownership Survey, homebuying intentions in Ontario appear to be cooling.

The poll found that seven per cent of Ontarians said they are "very likely" to buy a home, down two per cent from 2007; while those who said they are "somewhat likely" to buy fell from 21 per cent to 14 per cent.



The number of Ontario residents who would "buy now" rather than wait until next year has also slipped, falling five percentage points from last year, but remains strong at 57 per cent. While dipping slightly from last year, a majority of Ontarians (88 per cent) continue to believe buying a house or condominium is a "good" or "very good" investment.

"We expect to see some softening in homebuying in Ontario this year, which may be attributed in part, to a rise in home prices and concerns about the economic environment," said Kathy Ellis, sales manager with Builder Development. "But that hasn't deterred many prospective Ontario homebuyers from purchasing in 2008, and an overwhelming majority of Ontarians continue to see good investment potential in owning a home."

Among those looking to buy within the next two years, 77 per cent said they will likely purchase a resale home, and 70 per cent said they would be looking to buy a detached house. Forty-six per cent of those polled said they plan on buying a larger home than their current residence, while 25 per cent said they would be looking for something smaller.

On average, Ontario homeowners approximate the market value of their homes at $242,262, in line with the national average of $239,560. Homeowners estimate that the average value of their homes has increased by 16 per cent over the last two years.

According to the poll, 15 per cent of Ontario residents who plan to buy a home in the next two years say they will choose a variable rate mortgage, down a percentage point from last year. Fixed rate mortgages remain the preferred choice with 51 per cent of respondents saying they plan to lock in their rate.

Thirty-four per cent said they plan to choose a combination of both fixed and variable.

These are just some of the findings of the RBC poll, which was conducted by Ipsos Reid between January 17 and 21, 2008. The online survey is based on a randomly selected representative sample of 3,023 adult Canadians. With a sample of this size, the results are considered accurate to within plus or minus 1.8 per cent, 19 times out of 20. The margin of error for residents of Ontario is plus or minus three per cent.

These data were statistically weighted to ensure the sample's regional and age-ex composition reflects that of the actual Canadian population according to the 2006 Census data.



TONY VAN GURP
CONSTRUCTION
RR#3, Chesterville, ON • K0C 1H0
Residential • Commercial
Custom Built Homes • Additions, Renovations
Office Renovations • Suspended Ceilings
Builders of ICF Insulated Concrete Block Walls and Foundations
Tel. 613-448-3249
Fax: 613-448-3133
Cell: 613-794-4679
ONTARIO NEW HOME WARRANTY PROGRAM

Great Spring Values

Poulan



PO15538LT
• 15.5 HP • 38" deck • 5 speed
$1,399.99

PO175H42LT
• 17.5 HP • 42" deck • Auto
$1,699.99

PB195H46YT
• 19.5 HP • 46" deck • Auto
$1,799.99

Poulan PRO



PBGT26H54
• 26 HP • 54" deck • Auto
$2,899.99

PB19546LT
• 19.5 HP • 46" deck • 6 speed
$1,699.99

PB22H46YT
• 24 HP • 54" deck • Auto
$1,999.99

PUSH MOWERS
starting at
$169.99

GRASS BAGGERS
starting at
$350.00

PICK-UP AND DELIVERY AVAILABLE

JIM TOLL
Small Engine Repair
443 North Russell Rd.
RUSSELL
613-445-5561

Simon Garlough
MASONRY RESTORATION
12483 TOLLGATE ROAD
WILLIAMSBURG, ON
K0C 2H0
613-978-2512

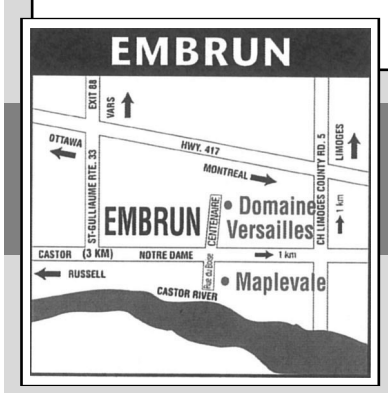
Country Living At Its Best

For Design Excellence, Choose

Maisons Lapointe Homes



• Unique and innovative designs
• Modification of plans on demand
• Fully serviced lots
• Over 35 designs to choose from
• IMMEDIATE OCCUPANCY
ONLY 25 MINUTES FROM DOWNTOWN OTTAWA
View all our models online at www.lapointehomes.com



For incredible savings in Embrun!

MON.-WED. 9:30 AM-7 PM
THURS.-FRI. BY APPOINTMENT ONLY
OPEN HOUSE SAT. & SUN. NOON-5 PM

EASTPORT



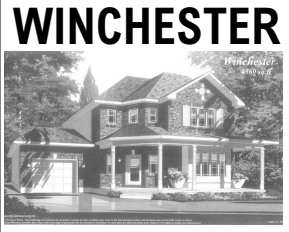
MAPLEVALE
Maplevale
From $357,900

NEWPORT



DOMAINE VERSAILLES
Domaine Versailles Phase IV
From $241,900

WINCHESTER



Maisons Camelot Homes
Camelot III
From $249,900

Sales Office: 613-443-3782 443 Centenaire, Embrun sales@lapointehomes.com

"Yank the Tank"

Switch to a tankless water heater

Never run out of hot water in the shower again ...and save money and electricity, too!

TORONTO — Consider the logic behind a traditional hot water tank: it's like keeping a kettle full of water boiling on the stove just in case someone decides they may want a cup of tea at some point during the day. Now, replace that kettle with a standard 50-gallon hot water tank.

Everyday, over three million Ontarians, many of whom have inherited their conventional rented hot water tank, are bound by this system of wasted energy and money, and is also not without other flaws.



How many Ontarians have heard the familiar line "I can't believe you used up all the hot water!" shouted from a bathroom on a busy, bustling morning?

To every family who experiences this, and pays too much for environmentally-damaging inefficiencies, EnWise Power Solutions says "it's time to Yank the Tank!"

Tankless water heaters, already the norm in many parts of the world, heat only the water that you need when you need it, which actually means you'll never run out of hot water in the shower again. They feature a highly efficient system powered by propane or natural gas to produce hot water on demand at just the right temperature, in seconds. The medicine-cabinet sized tank attaches to the wall and when the taps are turned on, the water gets hot.

"Many homeowners don't realize that with their conventional rented hot water tanks, they are paying substantially more money than they need to, and that they are inadvertently harming the environment at the same time," said Peter Hwang, chief executive officer of EnWise. "So we're asking Ontarians to stop renting and encouraging them to embrace a smarter way to save both money and energy."

Homeowners can use a new water heater calculator online at www.enwisepower.com to see just how much they could save on their home energy bills if they were to "Yank the Tank." By switching to a tankless water heater, homeowners can actually expect to see a savings of about $19 per month on their energy bills alone. They will also forgo the average monthly water tank rental fee of approximately $15 per month. This translates into an instant savings of an average $35 per month, $420 over a year, and a surprising $4,200 over 10 years.

Add $500 to that figure (which is available in government rebates) and making the switch becomes almost irresistible.

Ecologically-speaking, if you maintain your existing water consumption habits, the tankless water heater will be 44 per cent more efficient than a 10-year-old hot water tank. Making the switch from an older hot water tank to a tankless model also results in a reduction of 44 kilograms of greenhouse gases every month, or a reduction of 5.3 tonnes of greenhouse gases over 10 years.

"One of the greatest risks of having a standard hot water tank in the basement is its chance of flooding," said Hwang. "Just imagine, 50 gallons of water can cause serious damage to a home that would be very costly to repair."

Many suppliers don't protect homeowners against such incidents even though the hot water tanks are rented. With tankless hot water heaters, the risk of flooding or leakage is significantly reduced.

From March to June 2008, Ontarians can call EnWise at 1-866-484-1853 or visit www.enwisepower.com to find out just how much they can save when they replace their conventional rented water heater with a tankless model.



"WE TREAT YOUR WATER SERIOUSLY"

B. BAIRD WATER CONDITIONING

Celebrating our 30th Anniversary 1978-2008

Parts & Service to Most Makes

Serving Kemptville & Ottawa Valley

- Easy monthly payment plans
- Sales and rentals
- Water distillers
- Reverse osmosis
- Water softeners
- Chlorination
- Iron and sulphur systems

ECOWATER SYSTEMS SINCE 1925.

BBB

www.bairdwater.com
613-258-3150 • 1-866-705-6683

MEMBER Water Quality ASSOCIATION

• New Homes
• Renovations
• Additions
• Insulated concrete form homes

BRIAN VANHOOF CONSTRUCTION LTD.



RR 2, Williamsburg
613-535-2931
Fax 613-535-1350

ONTARIO NEW HOME WARRANTY PROGRAM

"Footing to Finishing"

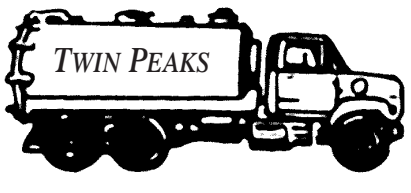
TWIN PEAKS
Sanitary Services Inc.

'#1 in the #2 Business'

DON'T GET CAUGHT WITH YOUR PANTS DOWN!

Have your septic system maintained regularly.

• Septic Pumping • Portable Toilet Rentals



Fully Licensed by MOE

RR#1, WILLIAMSBURG
ONTARIO, K0C 2H0
Business
613-448-3066

Rheem Air Conditioning

You're looking at the best you can buy in an air conditioner. A step up in design, technology and efficiency – saving you money, as well as headaches.



- High efficiency for low-cost cooling - up to 15.50 SEER in certain matched systems
- Broad range of cooling capacities from:
  - 18,200 to 59,500 BTU/HR (RAPL)
  - 18,300 to 62,000 BTU/HR (RANL)
- The quietest and most dependable scroll compressor made, featuring generous warranties

Relaxation Starts Here.

Rheem

VALLEY MECHANICAL SERVICE
Division of 2079269 Ontario Ltd.

PELLET
PROPANE
HYDRONIC
NATURAL GAS

24-HOUR EMERGENCY SERVICE

Sales • Service • Installation
Furnaces • Fireplaces • Air Conditioning
Main St. & Gladstone St. *(Facing Gladstone St.)*
613-774-HEAT (4328) or 1-800-433-8046

Friends, family, and real estate

Do's and don'ts for investing with loved ones

By Don Campbell

TORONTO — There's an old saying that goes: "The best investment on earth is earth," but there's another proverb that heralds a warning: "He that has lands has quarrels."

With the rise of Canadian real estate prices over the last five years, it often makes a lot of financial sense for family or friends to pool their resources to invest in the market. Sometimes, the joint investment is designed to help a young couple get their first home, while other times it's just a group of two or more investing together for the profit and fun of being involved in a money-making project. From wherever it may spring, one always has to exercise caution when investing with family or friends.

There's little doubt that partnerships with loved ones sound like a wonderful solution. Pooling investment resources and expertise with someone you feel you know incredibly well (possibly for your whole life) to create a strong investment team with a single-minded goal can be an exhilarating proposition. Often, you're working for the common good of a family's legacy and wealth. There are many benefits.

However, along with the positives can come downsides that you simply wouldn't have to deal with if your partners were not close family — such as intense business discussions held over the Thanksgiving dinner table. One thing to keep in mind at all times with family investment partnerships is that all the past family baggage and old "set-in-stone" behavioural patterns come along for the ride — and the partnership can get a little crowded with all these ghosts on board.

Still, family investments can lead to amazing results. The key to a family (or friends) business relationship like this is to set some very clear guidelines at the beginning and stick to them.

Here are eight tried and true tips for making your real estate partnership, with a friend or family member, a complete success — from people who've learned the hard way.

• Acknowledge upfront that differences in opinion will occur on a regular basis, and that these are healthy and need to be dealt with from a business-only perspective.

• Discussions of business should be held during scheduled meetings, not every time you get together. For instance, birthdays, Thanksgiving dinners and other family gatherings are for family, not for business. Schedule regular business meetings to deal with and update the business issues. Just like the separation of church and state, you need to segregate family time and business time.

• All parties must agree to work very hard to be "adults" and keep business disputes well apart from family relationships. Remember, these are business deals, not life or death. Family must always come before money.

• Design a dispute-resolution process for when the inevitable impasse occurs. Decide ahead of time who will act as an independent resource to help broker a successful resolution to the issue at hand.

• Acknowledge that one party will always think he or she is doing more work than the other (even if this is not the case). Schedule a regular twice-yearly meeting solely to discuss the division of labour and expertise.

• Treat it like a real business. All joint-venture agreements, cash infusions, and divisions of responsibility must be put in writing and agreed to by all parties involved — no exceptions. Remember to define rules to deal with the inevitable situation in which one partner wants to buy a property and the other doesn't. One party may decide to purchase a property on their own in such a case. Regardless of the specific details, it's important to consider the various scenarios before the situation arises.

• The older (or more forceful) sibling must agree not to "lord over" the younger (or less forceful sibling), and the younger one cannot play the role of the "poor me" victim.

• Decide in advance on an exit strategy for the partnership by determining exactly how the business venture will be terminated if and when the time comes. In this process, remember to address the key elements, such as property valuation, portfolio liquidation, partner buyout, sharing of tax liability if one partner buys out the other, etcetera. It is much easier to deal with all these details before there are large dollars on the table. Do it early and have it in writing.

Consider bringing in a clause in case one side wants to buy out the other; this ensures fairness in determining the offering price. Keep an eye to fair dealings at all times, with a workable exit strategy for either side should the need arise. Remember: you want the friendship or family relationship to come through the whole process intact and enhanced, not in tatters.

While we all wear rose-coloured glasses sometimes and want to believe that conflict is never going to ensue in our family, reality can be a different animal; in fact, there will likely always be areas for discussion. This is natural and normal. By organizing your friends or family joint venture correctly from the beginning, you will keep disputes to a minimum and fulfill your real estate investment's potential as the tried and true "best investment on earth."

Don Campbell is one of Canada's leading real estate investment educators, analysts, and investors. He is the author of the best-selling Real Estate Investing in Canada*, co-author of* 97 Tips for Canadian Real Estate Investors *and author of the recently released* 51 Success Stories from Canadian Real Estate Investors. *He is president of the Real Estate Investment Network, Canada's largest real estate research and education organization.*

Hassle Free Home Improvements
begin with one simple phone call:
613-448-9061
613-880-0022

• New Homes
• Renovations • Additions
• Seamless Eavestrough
• Insulated Concrete Forms
Contact
DMC Carpentry
LICENSED & INSURED
Darren Chambers

Featured Properties



$299,900 - BERWICK. Executive 3,500 sq. ft. home sitting on almost 7 acres. This home features 5 bedrooms, 2 baths, 2 living rooms, a potential in law suite and 24 x 28 attached double garage. Yard is fully fenced with 2 barns, dog kennel, pond and much more. Second level wrap around deck with spiral stairs. Opportunity for so much.



$225,000 - WINCHESTER. Great triplex in village setting. Live in one or rent out all three. Some renovations recently completed. 2 - 2 bed units rented, 1-bedroom vacant for renovations. A great buy in a great place, right in the heart of Winchester. Walk to school, shopping, hospital, public pool, and parks.



$220,000 - FINCH. Wow country living at its best. Completely renovated 3-bedroom bungalow sitting on 50 acres. Home is re-done with hardwood and ceramic floor and custom kitchen and bath, you will not be disappointed. There is a separate detached garage and a large barn, about 40 acres cleared and worked and the rest bush. About 40 min to Ottawa. Call today it won't last long.



$144,000 - WINCHESTER. Priced to sell in Winchester, only 25 minutes to Ottawa. A great home on a large town lot. Home features 3 bedrooms, 2 baths and main floor laundry. Walk to park, school, and shopping. Great fixer upper or flipper.

KELLER WILLIAMS
SOLID ROCK REALTY INC.
1 Antares Dr., Suite110,
Ottawa, ON K2E 8C4
E-mail: zollinger@kw.com

Tammy Zollinger
SALES REPRESENTATIVE



KELLER WILLIAMS
SOLID ROCK REALTY INC.
BROKERAGE, INDEPENDENTLY OWNED & OPERATED

Local: 613-774-6415
Cell: 613-229-6415
Office: 613-733-3434
Fax: 613-733-3435

Country living at its best!

Renovate your home today!

Kitchens and Bathrooms Custom Designed

Call us for a free in-home consultation

Specializing in Windows & Doors, Kitchens & Bathrooms, Sunrooms, Roofing & Siding



Renovations & New Homes

Visit our 2,000 sq. ft. Showroom: Mon.-Fri. 9 am-5 pm; Sat. 9 am-2 pm

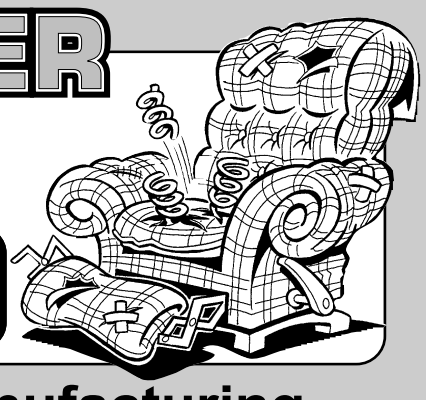
clearcutinstallations.com steve@clearcutinstallations.com

"Since 1986"

CLEAR CUT INSTALLATIONS INC.

613-989-2367
1-800-561-4206
10616 Main Street
South Mountain

RECOVER
Your Lost Treasures!
Custom Reupholstery and Repairs



Claude's Manufacturing & Upholstery Reg'd.
107 MAIN STREET, MOREWOOD 613-448-2233



Susan Robillard, home projects co-ordinator, shows off some of the products that will help make up the new project centre at Winchester Home Hardware, which will be up-and-running by late spring — just in time for the home improvement season.

Press Photo — Kelford

New project centre at Winchester Home Hardware

by Sarah Kelford

WINCHESTER — Winchester Home Hardware is opening a new project centre to help people who are planning to make some home improvements.

The centre, which will be up-and-running by late spring, will highlight kitchen, bathroom, flooring, and décor projects.

"This is a big, new thing for us," said Susan Robillard, home projects co-ordinator. "The store is in a big change-over right now, but things are coming together."

Robillard explained that the centre is directed to home do-it-yourselfers and will offer a variety of products to help anyone update, renovate, or redo their entire home or just a room.

"Everything is in the process, and not all the products are here (displayed)," said Robillard, who is also completing a consulting and design course to offer further expertise on home improvements. "If someone is interested in home improvement (prior to the project centre being completed) we can help, we have access to all the products."

Ken Boje, owner of Winchester Home Hardware, pointed out that the project centre will feature everything from cabinets to moulding, vanities to flooring, and paints to faucets.

"A lot of people are just interested in refacing their cabinets rather than entire renovations. Some kitchens just need new hardware or a new face," explained Robillard, adding that with a new coat of paint a room receives a facelift.

She suggested the Designer Series brand of paint.

"In our statistics it out performs other top brand names. It has a new formulation that is high-end, durable, mold resistant, and one of the top paints in the industry," she said.

The project centre will be located in the former sports and camping section, which has been moved to the back of the store.

The centre will be a showroom featuring kitchen and bathroom designs. It will also feature tile flooring made from the various designs carried so "people can see what it looks like installed," said Robillard.

On top of the new project centre, Winchester Home Hardware has a new Home Works Remodeling Software ($24.97). This "virtual home improvement" software allows the user to upload photos of the space being renovated or remodelled and see what colours look best, change the room colour, move furnishings, and see what their room will potentially look like.

"It's great for someone who can't visualize — we're here to help people do that," said Robillard, who pointed out that the software can show the user changes to both the exterior and interior of the home. "It allows you to remodel instantly without lifting a hammer."

Robillard also mentioned that if anyone is thinking about undertaking a home improvement project they can stop by Winchester Home Hardware to ask for advice and help.

The project centre will be opening by late spring, but the products and help are available at any time.

Help is close to home.®





LIMITED TIME OFFER - CLIP & SAVE!
VALUABLE COUPON OFFER
$7.00 OFF
Each 3.48 L Can - Max. of 6 Units Purchase
Beauti-Tone Designer Series Paint
Available in Matte, Suede and Silk Finishes. Cannot be combined with any other offer. Cat. #1858-225/742
Offer valid to May 15, 2008

LIMITED TIME OFFER - CLIP & SAVE!
VALUABLE COUPON OFFER
SAVE $75.00-$250.00
on your choice of regular-priced Flooring
Laminate, Hardwood or Ceramic Project
Product only. See store for details. Min. purchase of $1,000. Cannot be combined with any other offer.
Offer valid to May 15, 2008

NEW PROJECTS Area Displaying • Kitchen and Flooring
Options Available Through Home Hardware:
CABINETS • DOOR REFACING • HARDWOOD • LAMINATE • CERAMIC

Beauti-Tone PAINT



Designer Series.
Our finest quality paint. Designer Series is 100% acrylic and specially formulated to retain its rich luster for many years to come.



Includes $25 Gift Card offer inside
$24.97

HomeWorks Home Remodeling Software
Take the guesswork out of home remodeling! HomeWorks lets you apply new Beauti-Tone colours, flooring, siding, roofing, windows, doors and any other quality building products to actual photos of your OWN home. Includes over 2,500 quality products to choose from. See the full potential of your renovations BEFORE you lift a hammer. $25 Gift Card Offer included inside box. 2655-900

Remodel, Renovate Redecorate... Realize!

View all our items online at: www.homehardware.ca

WINCHESTER
Home hardware

THE SOURCE BY CIRCUIT CITY
613-774-1567
613-774-2700

Mon.-Thurs. 8 am-7 pm; Fri. 8 am-8 pm; Sat. 8 am-6 pm; Sun. 9 am-5 pm

12235 CTY. RD. 38, HIGHWAY 31 AT HIGHWAY 43, SOUTH OF WINCHESTER • 613-774-2700