

On fuel bills

Energy-saving renovations can net future cost savings

Home renovations can do more than change the physical appearance of a house. By working energy efficiency into renovation plans, the money saved on fuel bills could help foot the renovation bill.

Furthermore, taking these energy-saving devices into consideration will result in a home with fewer drafts and warmer walls. Not only does the house benefit from improved space, but it will stay warmer in the winter and cooler in the summer.

There are advantages to renovating with energy conservation in mind. According to the federal department of Energy, Mines and Resources Canada, many energy conservation programs are normally difficult to undertake. Effective sealing of the sill plate, for example, might involve the removal of wall coverings and insulation in a finished basement. If the basement is still under construction, however, the process becomes fairly simple.

Following are several energy conservation tips suggested by Energy, Mines and Resources Canada. Most can be easily incorporated into renovation plans of all types, and with little extra cost:

Beginning at the top of the house, a renovated attic space can be made more comfortable by sealing air leaks, installing insulation and adding an air vapour barrier on the warm side of the insulation. The best solution is board stock insulation covered with a fire-resistant barrier, such as gypsum board.

The installation of windows on the south-facing wall and skylights in the ceiling can brighten the room and provide passive solar heat. It is important, however, that windows be caulked and weather-stripped.

It may also be useful to upgrade insulation and air sealing if the ventilation system needs

work. Vents should remain unobstructed by debris, in order to improve air flow and prevent condensation problems. If insulation blocks the vents, install baffles to create air passages. Ensure joints around any new vents are properly sealed.

Even when decorating existing rooms, one can take energy conservation into mind. Oil-based paint or vinyl wallpaper helps prevent water from passing into the wall cavity or attic, where it

inherently inefficient. When making repairs to an existing fireplace, be sure the damper seals tightly, or consider installing a chimney cap damper.

Installing glass doors on a fireplace can prevent house air from flowing up a chimney when the fireplace is not in use.

Major kitchen renovations, such as new cupboards, also provide an opportunity for sealing and insulation work. If you're adding a south-facing breakfast nook, consider incorporating energy-efficient windows in the design to take advantage of passive solar heat.

In the bathroom, complete as much insulating and caulking as possible. (Insulate on the cold side of water pipes to prevent freezing.) Many caulking materials are moisture-resistant, making them ideal for the bathroom. Also, consider installing a flow restrictor shower head to reduce the amount of hot water used.

Before completing the basement ceiling, tape all joints in the hot air ducts. This will help a greater amount of heat get to its destination from the furnace. Caulk all cracks in the exterior masonry walls, install insulation and add an air-vapour barrier.

Energy-efficiency can also be incorporated into renovation work on the outside of a house. For example, if one goes to the trouble of excavating to repair leaking foundation walls, it makes sense to insulate those walls from the outside before backfilling.

Before re-siding a house, add insulation from the outside, or use insulating siding. A pool addition, or new heating system for an existing pool, can benefit from a solar water heating system.

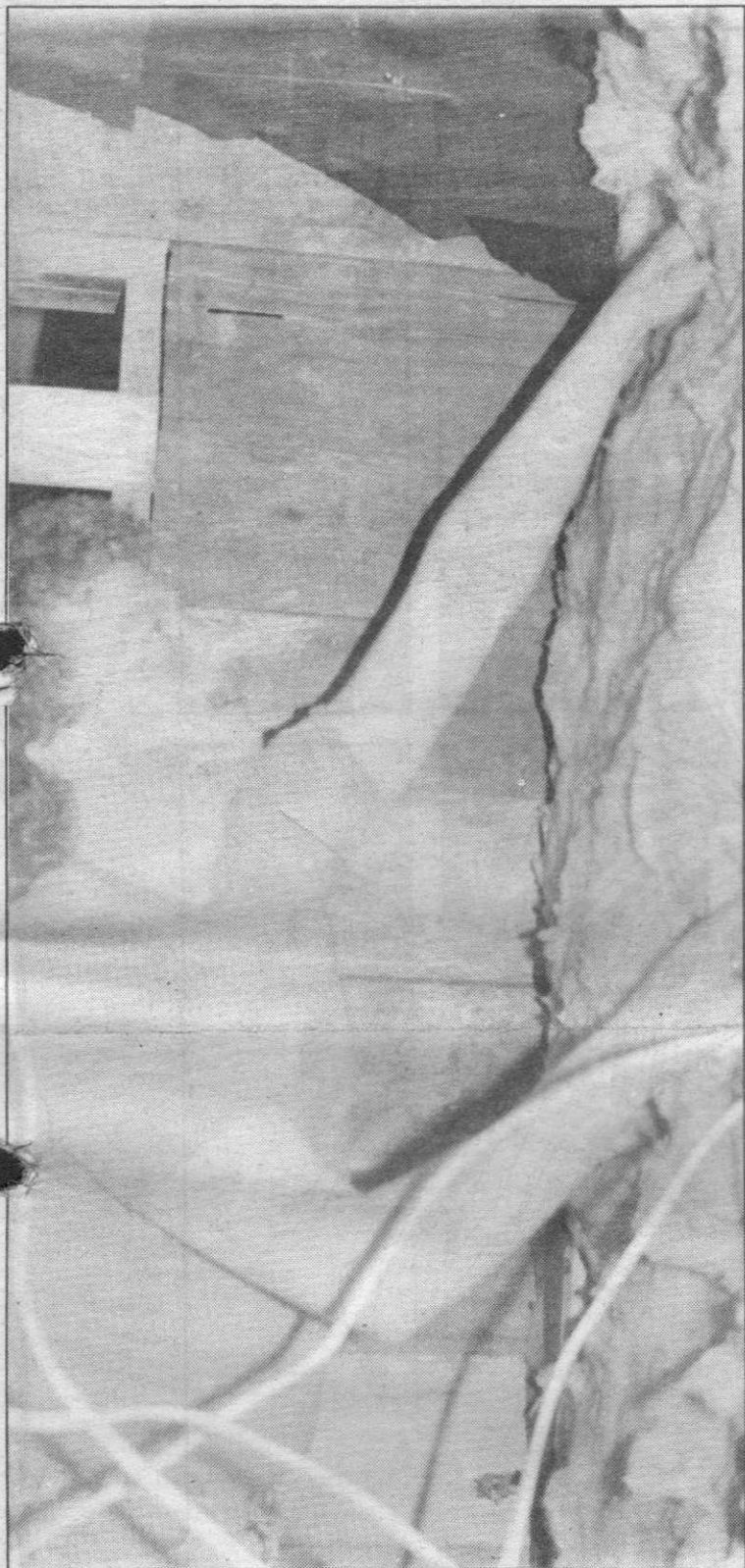
Energy-efficiency can usually be incorporated into a renovation plan at little extra cost. Savings on fuel bills, however, will continue year after year.

'Energy-efficiency can usually be incorporated into a renovation plan at little extra cost. Savings on fuel bills, however, will continue year after year.'

decreases the effectiveness of insulation.

Double-glazed windows and insulated doors can significantly reduce heat loss. Doors and windows throughout the house, should be caulked and weather-stripped. If a baseboard must be replaced, caulk the joint between the wall and floor before installing the new material. Caulking should always be applied from inside the house.

Fireplaces may contribute to the aesthetics of a room, but are



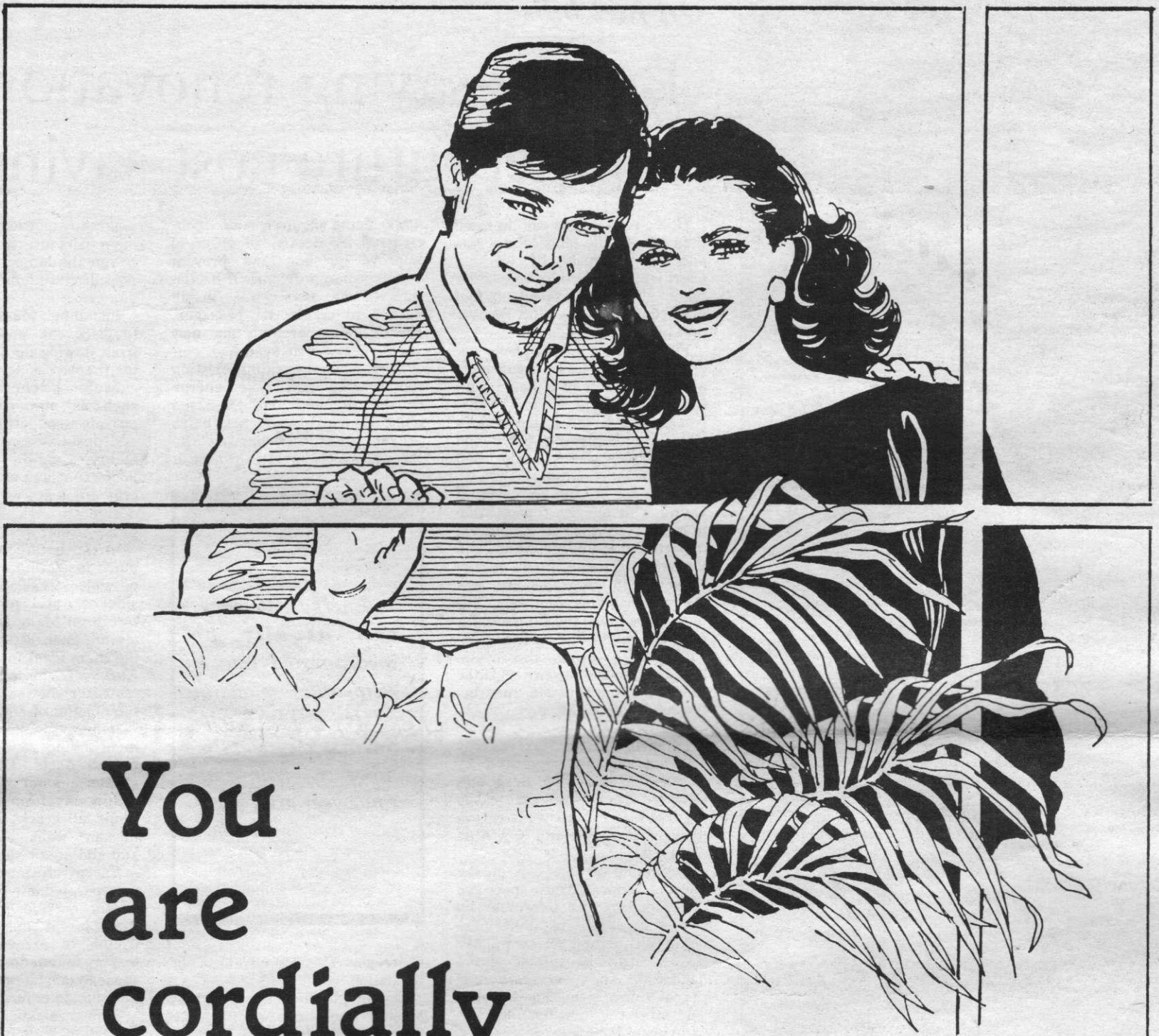
Insulating a home is one of the most cost-efficient — and energy efficient — renovations the owner

can undertake. Projects like this can save enough money in fuel bills over the years to cover the initial investment.



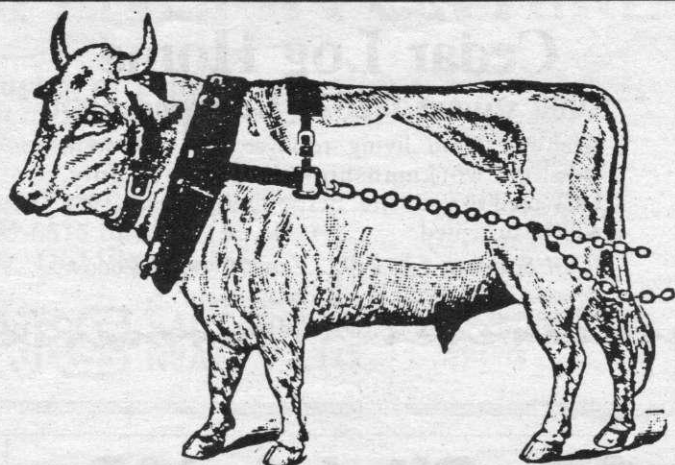
Your guide to Gulf Islands properties

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to look inside this real estate special section where you'll find a group of great, professional real estate experts advertising and offering guidance and tips to help you make a better choice when you're ready to buy your home.



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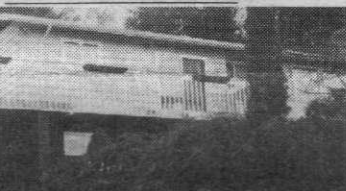
\$79,900 MLS. - Not often is one offered the opportunity to enjoy living in a well-appointed 500 sq. ft., 3 BR. townhouse unit close to shopping, doctors, hospital and a view of Ganges Harbour as a bonus.

SUPER VIEW HOME



\$74,900 MLS. - Not often is one afforded the opportunity to own a unique 2 BR. home that offers such a super view in a sunny area, fully serviced. Redecorated and ready to move in. Many other features. For more info. call **SANTY G. FUOCO, 537-2773.**

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- 2200 sq. ft.
- Greenhouse
- Double garage with loft
- Rolling hills pastoral view
- Immaculate grounds
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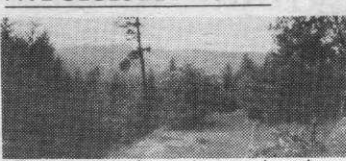
SEMI-WATERFRONT FARM



- 5 sunny acres
- 1/2 pasture, 1/2 woodlot
- 312' frontage
- Spectacular views
- Fix-up farmhouse
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At the end of a quiet road and on the top of a rocky knoll with pastoral views - an ideal building site for those looking for peace & quiet. \$37,500 mls.

STROLL TO SUNNY SANDSTONE WATERFRONT

Some 500' from this nicely treed 2 1/2 acre gently sloping parcel on the S.W. side of Thetis is a shelving sandstone waterfront access. Views of Stewart Channel from the building site will be possible. \$25,500 mls. NOW \$21,500.

GALIANO ISL. WATERFRONT

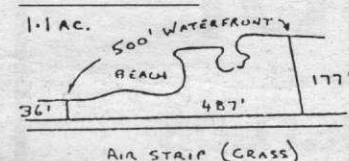


228' of lowbank sculptured sandstone overlooking Sturdies Bay and the Gulf beyond. Watch all the Marine traffic in Active Pass and fish off the rocks - a natural clearing at the water's edge on the otherwise well-treed 2 ac. property is a perfect building site - driveway roughed in. Walk from the ferry terminal. \$99,000 mls.

VESUVIUS BUILDING LOT

Driveway roughed in to level sunny building site - nicely treed and close to everything in Vesuvius. \$19,500 mls. Now reduced to \$16,800.

FLY IN! BOAT IN!



TAKE YOUR CHOICE - This exclusive 35 acre island is just off Thetis Island (you could row from ferry terminal) and has a 16 acre wilderness area plus a 2000' grass airstrip shared with only 9 others. Property is well treed with a perfect building site overlooking the gravel beach and the deep water dock site. \$39,900 mls.

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EXCEPTIONAL VALUE



Situated on a private cul-de-sac, enjoying a bird's eye view outlook towards Active Pass and the Outer Islands, this home features a gracious entry way with bevelled glass oak front door, large country kitchen or kitchen/family combo, energy efficient design & heating, spacious decks and large over-height 2 bay garage/workshop. New and immaculate. \$112,000.

10 AC. VIEW ON MT. BELCHER



Privacy and seclusion. Driveway & building site especially chosen to best advantage. Sunshine, timber & fantastic views of mountains, islands and Ganges. Best priced 10 acres - \$55,000.

INFO & FREE CATALOG, CALL JAN - 537-9894.

VIEW HOME-WALK TO GANGES - \$77,000 - AN IDEAL LOCATION FOR FERRY WORKER-COMMUTER OR BED & BREAKFAST

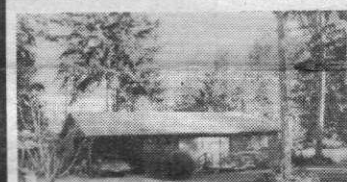
3 bedrooms, fireplace, possible artist's studio. Meticulously maintained home, with the added bonus of beautiful fruit trees, shrubs, perennials, and garden area.

PRETTY, PETITE



But complete - 1.81 super sunny acres with fruit trees, lilacs, grapes, snowdrops, daffodils and deer. This vintage 1 bdrm. cottage has all the charm of yesteryear including a front porch. Situated in Port Washington, Pender Island. Asking \$49,500 MLS.

Wait not - want not!



Take this opportunity to see this very well-maintained 2 bdrm. 1 level home. It is situated on a sunny parklike 1/2 acre. Realistically priced for a quick sale. Asking \$73,000. **PLEASE CALL AND ASK FOR HENRI 537-5577 or 537-4273.**

GANGES HARBOUR VIEW

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- Gracious south facing home with sunroom
- In-law suite on lower level
- Single car garage
- Lovely landscaped garden area with bearing fruit trees, shrubs and flowers
- Walk to Ganges Village, located on private cul-de-sac

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For a private viewing or to discuss listing your home or property, please call Gary Greico: 537-5577 off. or 537-2086 home.



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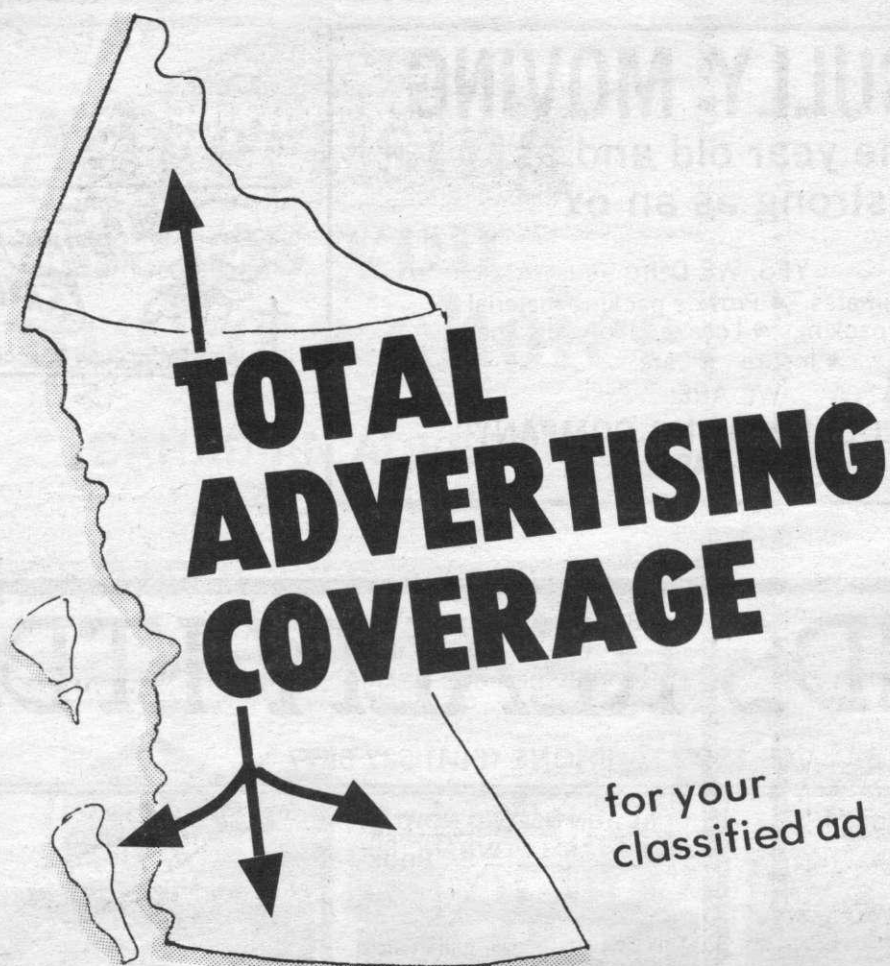
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- 1.8 acres, level, some lovely
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- 1.1 acres, sandy beach, quiet
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GALIANO ACREAGES

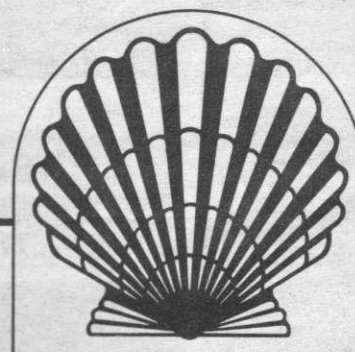
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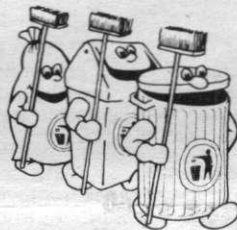
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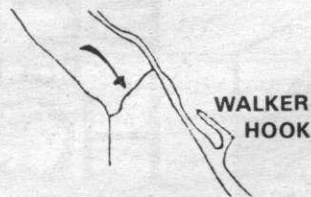
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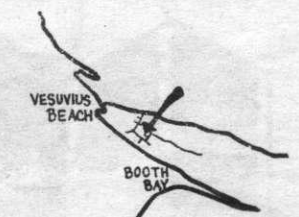
This property is over half an acre
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Here is your chance to build or
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AN AFFORDABLE HOME THAT CATCHES THE ISLAND CHARACTER

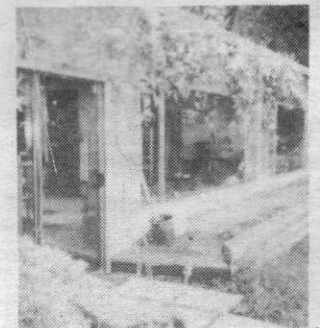
At \$79,900 this home will appeal to almost everyone! It offers generous
use of ceramic tile, the floors are beautifully done in pine, there are 2
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space. Peace and tranquility prevail in this very private area. All this and
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WATERFRONT HOME

- Sandy beach
- Very LOW bank
- Excellent moorage
- Wharf
- 2.21 acres
- 2000 sq. ft. home
- Ocean views from nearly all
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- Shake roof
- Well designed
- \$197,500

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This 3 bdrm. home is set on a spacious lot and is just minutes to town and the school. Ideal starter home. See this "cutie" before it is snapped off the market! \$55,900 MLS.



CATCHES WARM SUN DURING THE DAY AND BREEZES AT NIGHT

Cedar and stone enhance this charming easy-to-live-in contemporary design. Arbutus and fir ensure privacy and seclusion on this 10 acre, sunny, southwest exposure property. A 56' x 8' lap pool provides all the recreation you could want. Don't hesitate! Call today! \$179,000 MLS.



STRATEGICALLY LOCATED! COMMERCIAL 1 ZONE PROPERTY

On McPhillips Ave. lot size 66' x 198'. Almost 1478 sq. ft. of space with 908 sq. ft. on main. Close to Ganges bypass. Adequate space at side of lot will provide access to rear of lot for parking. Existing buildings can easily be expanded to provide for more leasable space. \$129,500 mls.



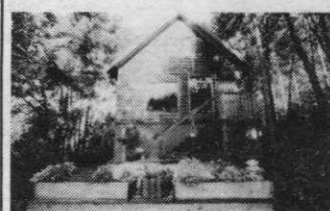
QUIET RETREAT!

Enjoy good books and music in this newly decorated 2 bdrm. plus den, west coast contemporary home. Views of ocean, lake, mountains and woods are enjoyed from the two decks. Energy efficient stove, large workshop plus a sunny secluded setting make this a "must see". \$87,900 MLS.



PRECIOUS VILLAGE HILLSIDE HOME

Gently sloping view property boasts fruit trees, gardens and lovely lawn. This one bedroom "retirement special" is within walking distance of village. Too good to miss! \$64,900 MLS.



ENJOY WATCHING SPRING UNFOLD IN THIS HILLSIDE SETTING

Only minutes from St. Mary Lake, this 2 bdrm. Cape Cod enjoys the sun, large garden area and a spacious lot. Lots of wood and glass. Don't miss it! \$71,900 MLS.

HOP, SKIP AND JUMP TO THE HEART OF TOWN

Sundrenched 3 1/2 fenced acres, with chicken house and large workshop. Newly decorated 3 BR. home has new large 3-car carport. Yard lights and duck pond make this perfect for farm animals. \$74,900 MLS.

LOTS & ACREAGES

* Southend 4.97 acres enjoying views of Outer Islands and Mt. Baker. Property has drilled well, hydro and phone at front lot line. \$59,000 MLS.

* 10 acres with creek frontage close to Blackburn and Cusheon Lakes. Ideal swimming and fishing. Hydro on the road, ready to go. \$55,000 MLS.

* All the hard work is done! Seaview acreage with cleared building site. Sunny, quiet 4.96 acres close to swimming, boating & fishing at nearby St. Mary Lake. Driveway & hydro to house site. \$49,000 MLS.

* Nicely treed lot on sunny south end in area of nice homes. Property has a potential ocean view and is just minutes from one of the finest sand and shell beaches on the island. \$25,900 MLS.

* All day sun! Great value. Over 5 acres of seclusion and just 5 minutes from Ganges village. Well treed acreage is perfect for hobby farm or hideaway. Zoning R.R.1, \$25,900 MLS.

* Fantastic view acreage - Mt. Baker, Outer Islands and sea. Creek and park at rear of property. Access to beach and waterfront by reg'd easement. \$59,900 mls.

* Acreage with lots of sun and timber! This 3-plus acres has view potential and is easily accessible from road. Stream runs through property. Close to town and ferries. \$28,500 MLS.

* Ocean view building lot with pleasant views of Ganges Harbour. Gently sloping site has driveway in and building site levelled. There are still lots of trees for privacy and seclusion. \$33,500 MLS.

SPLENDID SOUTH END WOODSY SETTING

Log cabin hideaway in the woods on 2 1/4 acres. New roof and gutters. \$59,000 MLS.



FULFORD HARBOUR

A rare find in Fulford is this 1368 sq. ft. 2 storey Swiss Chalet style home. Well built in 1979, it's on nearly 1/2 acre on a quiet cul-de-sac near Fulford Elementary School. And you can walk to the ferry! There's a large separate workshop with H.D. electric power. Ideal for the mechanic or as a studio. Great location - great value at \$88,000 MLS.

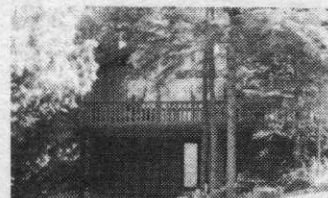
ALEX REID

537-5568 or 537-9780



SEE THIS BEAUTY BEFORE SOMEONE SNAPS IT OFF THE MARKET!

Delightful hideaway retreat, totally secluded and private. Home overlooks Trincomali Channel and looks through to the mainland. Separate studio-workshop area. Call today. \$73,900 MLS.



NESTLED IN THE TREES

If you love privacy, you'll love this beautifully landscaped 1 acre park-like setting. This quality construction 2-level, 2 bdrm. plus den 1600 sq. ft. home offers many features. A vaulted cedar ceiling enhances the living room with its zero clearance stone fireplace, wood windows and French doors. Garden shed, large garage and workshop complete the picture. See it today! \$86,000 MLS.



SALT SPRING LAKEFRONT

Waterfront property on St. Mary Lake! 1.6 acres, west facing, accessible frontage. Large grassy plateau at water's edge for storing your boats. Beautiful evergreen trees flank the winding driveway. One BR cottage provides cosy retreat with separate sleeping cabin and washhouse. \$115,000.

EVERYONE'S DREAM

Ideal mini-farm of 4.78 acres with all requirements for self-sufficiency. Cosy, tasteful 2 BR. home with family room (no steps). Large veg. garden, orchard & pasture & pasture areas. Solidly built workshop/tractor bldg., single C/P with attached guest cottage, plus barn & outbuildings. Mostly fenced with large irrigation pond & seasonal creek. Completely developed. Just move in and bring your animals. \$129,000 MLS.

ANN FOERSTER
537-5568 or 537-5156

* SUNNY SOUTH END

Large architect designed main house with south facing valley view. Separate 640 sq. ft. guest cottage. Solid hip roof barn, woodlot, pasture, gardens and orchard. All this on nearly 6 acres. \$149,000 MLS.

* CLOSE TO GANGES

50 acre farm with cottage, large barn, good water supply. 15 acres of pasture, view and southwest exposure. Zoning permits subdivision into 10 - 5 acre parcels. \$265,000 MLS.

* A WORLD OF YOUR OWN

This unique property of over 60 acres of farm and forest land offers complete privacy and seclusion. Four bedroom log house, cabin, barn, and outbuildings. Southern exposure. \$395,000 MLS.

CATHIE WILLIAMS
537-5568 or 537-9510

ARVID & KERRY CHALMERS

537-5568 or 537-2182

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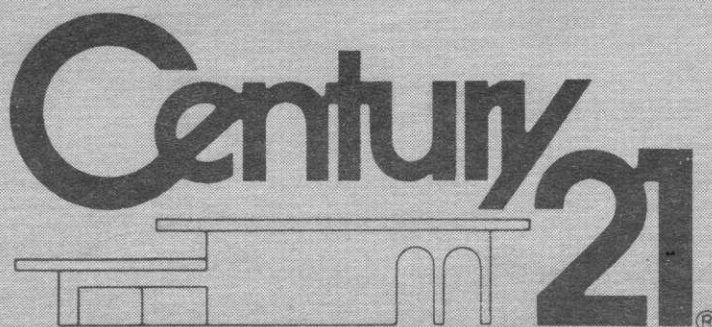
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A Driftwood Publication

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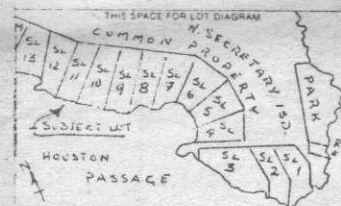
TOM HOOVER
Principal Agent
537-5918



LAKEFRONT ESTATE WITH 7 ACRES C4 ZONING

There is tremendous potential on this 22.73 acres of beautiful farm property as it has 7 acres in C4 Zoning allowing for a resort, campsites or restaurant. There is a large, comfortable 5 BR., 2 1/2 bath home with views over rolling fields to the picturesque lake. Excellent location, close to village. Asking \$450,000 MLS.

CALL SYLVIA OR ARTHUR



NORTH SECRETARY ISLAND WATERFRONT

Beautiful 1.22 acre strata lot with approx. 146 ft. of S.W. facing lowbank foreshore. Includes 1/14th share on entire 140 acre island with community water system. \$40,000 MLS.

CALL SYLVIA OR ARTHUR
REGINALD HILL BLDG. LOT

Secluded south sloping 0.93 acre strata lot in Reginald Hill. Attractively treed with glimpses of Fulford Hbr. Access to lovely beaches, miles of trails & path to nearby sandy cove. \$49,500 MLS.

CALL SYLVIA OR ARTHUR
WOODED 10 ACRES

Conveniently located on Mansell Rd. New public road permits access to quiet, sunny building site facing South over stream. About 3 ac. arable bottom land. Subdivision potential. Asking \$59,900 MLS.

CALL SYLVIA OR ARTHUR
VENDOR SAYS SELL!

Ideal sunny 0.5 acre in Vesuvius with views of V.I. Mtns. from Bldg. site. On quiet Rd. and fully serviced with hydro, water and cablevision. NOW ASKING \$25,000 MLS.

CALL SYLVIA OR ARTHUR



SUNSETS GALORE.

The incredible views from these 5+ acre parcels speak for themselves. Starting at \$67,800 MLS.

CALL EILEEN



THE MILLION DOLLAR VIEW IS FREE!

You'll never pull the drapes on this spectacular view. Spacious home in tip top condition throughout. Enjoy the SUN and VIEW as you breakfast in the glass SOLARIUM. View this special home today. \$124,000 MLS.

CALL PAT



CHICKS & DUCKS & GEESSE COME A RUNNING

Hop in your surrey and come see this delightful hobby farm. Over 3 acres of level, sunny land, fully fenced and with ducks and geese in the pond. Super home with stained glass, Dutch doors, parquet and pine. Barn/workshop with 2 box stalls. \$123,900 MLS.

CALL PAT



FORGET RENTING!

Lakeview home with potential for 4 bedrooms. Sunny exposure, just a walk to swimming & boating on Cusheon Lake PLUS your own above ground SWIMMING POOL. Berries, fruit trees & 100's of spring bulbs. \$59,500 MLS.

CALL PAT



SOUTH END HIDEAWAY

Relax in the outdoor tub in complete privacy and enjoy the sun and setting of this unique one bedroom home on 5 wooded acres. Large separate workshop or arts studio with carport - separate guest cottage. Superb value, act quickly. \$89,500 MLS.

CALL ED
OPPORTUNITY KNOCKS

Just under 3 acres of quiet forest on a dead end road. The zoning permits a house and seasonal cottage. The cottage has been started and awaits a handy man to finish. Asking \$39,500 terms available.

CALL BRIAN



TRIPP ROAD-LOVELY 1/2 ACRE

Lake & mountain view lot. Close to golf, tennis, lake & ocean beaches. Fully serviced, community water & cable TV. \$39,500 MLS.

CALL ED



NORTH END DELIGHT - IRRESISTABLE

2 BR. home in neighbourly Maliview. 1/2 acre superbly well-kept & landscaped. All the work is done, move in and enjoy. Separate garage & studio. \$94,500 MLS.

CALL ED



GREAT BED & BREAKFAST POTENTIAL ...

On Cusheon Lake. Main house has 4 bedrooms, 3 bathrooms, 2 fireplaces and a sauna! The guest cottage has 3 bedrooms, bathroom, kitchen & fireplace. List price, \$189,000 MLS.

CALL BECKY



A HOME IN THE COUNTRY ...

Complete with a reproduction of "The Old Farmhouse"! This 3 bedroom, 2 bathroom home is a pleasure to see and is beautifully finished with oak and old brick. Located on the south end of the island with 5.16 acres. List price \$126,000 MLS.

CALL BECKY



IF YOU HAVE THE FAMILY ... I'VE GOT THE HOUSE!

This large 3 bdrm., 1 1/2 bathroom home has a large family room downstairs with airtight stove, views of coastal ranges & ocean views from upper floor. List price \$81,900 MLS.

CALL BECKY



LOOK AT WHAT YOU GET ...

A great central location to all the amenities Salt Spring has to offer ...

Central to ...

- shops and stores
- golf course
- tennis courts
- hospitals & doctor's offices
- fresh water & ocean fishing

The more you look, the more you will like the new BRINKWORTHY PLACE. MLS.

For more information, please call:
BECKY, BRIAN OR TOM



NEWS FLASH ... JUST REDUCED TO \$26,500

This partly cleared 1/2 acre lot in Hundred Hills is on a paved road with power, cable TV and water. This terrific buy has an ocean view.

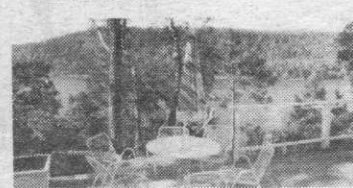
CALL BRIAN



PARADISE FOR SALE

This 1.29 acre strata lot is on the edge of a picturesque cove in a very quiet area. This property has a sunny exposure and terrific view. This lot has exclusive use of the adjoining 1-1/3 acre orchard. Asking \$148,000 MLS. A rare find.

CALL BRIAN



WOW — WHAT A VIEW!

This home is perched on a sun-drenched ridge which overlooks St. Mary Lake. The quality constructed home takes full advantage of the natural beauty of this location. Spacious decks, impressive view, and an easy care yard make this a hideaway for peaceful relaxation. Priced right at \$119,000 MLS.

CALL BRIAN



AFFORDABLE WATERFRONT HIDEAWAY

Cosy wee cabin on a beautiful waterfront lot. Fantastic views of Stuart Channel, Duck Bay and Sansum Narrows. Escape the cares of the city and relax in this super sunny setting. \$72,000 MLS.

CALL EILEEN



FULFORD FARMLAND

39.86 acres of some of the finest agricultural land on Salt Spring. Located in the Fulford Valley, the property is offered for sale \$199,000 MLS.

CALL EILEEN



EXECUTIVE SEAVIEW RETREAT

Enjoy breathtaking seaview panoramas of Active Pass & the Gulf Islands from this superb 3 BR. contemporary west coast home. Full ensuite family room, spacious living & dining areas plus detached 2 car garage. Minutes from Ganges Village. Fully landscaped, well maintained. \$189,500 MLS.

CALL TOM



MODERN COUNTRY ESTATE

2 BR. home has over 2000 sq. ft. of living space which includes a 475 sq. ft. self-contained suite. Some extras are a 2 BR. cabin, barn, pond & newly renovated pumphouse on this 14.98 acres. Asking \$159,000 MLS.

CALL JANET OR TOM



VIEW HOME

Superbly finished view home with character. Large fireplace, stained glass, polished mahogany, views of Trincomali Channel & Wallace Island. Built-in vacuum, skylights. Well sited on private 1.16 acres close to St. Mary Lake. \$129,900 MLS.

CALL TOM