

## Draftproofing closes air escape routes

If you're interested in improving the energy efficiency and comfort of your home, draftproofing should be your first priority. This low-cost home improvement project is ideal for skilled and novice do-it-yourselfers but requires some care in product selection and application.

Draftproofing involves sealing unwanted cracks and penetrations in the exterior walls, foundation and roof of your home. Sealing the routes by which warm indoor air can escape from your home will eliminate a costly source of heat loss; as much as 30 per cent of the total heat loss can be traced to warm air leaking to the outdoors. Sealing air leaks will also make your home more comfortable by eliminating cold drafts caused by incoming winter air.

### FINDING THE AIR LEAKS

Draftproofing begins with a careful examination of the inside surfaces of your exterior walls and ceiling to identify the areas through which air can enter and leave your home. Common air leakage sites include:

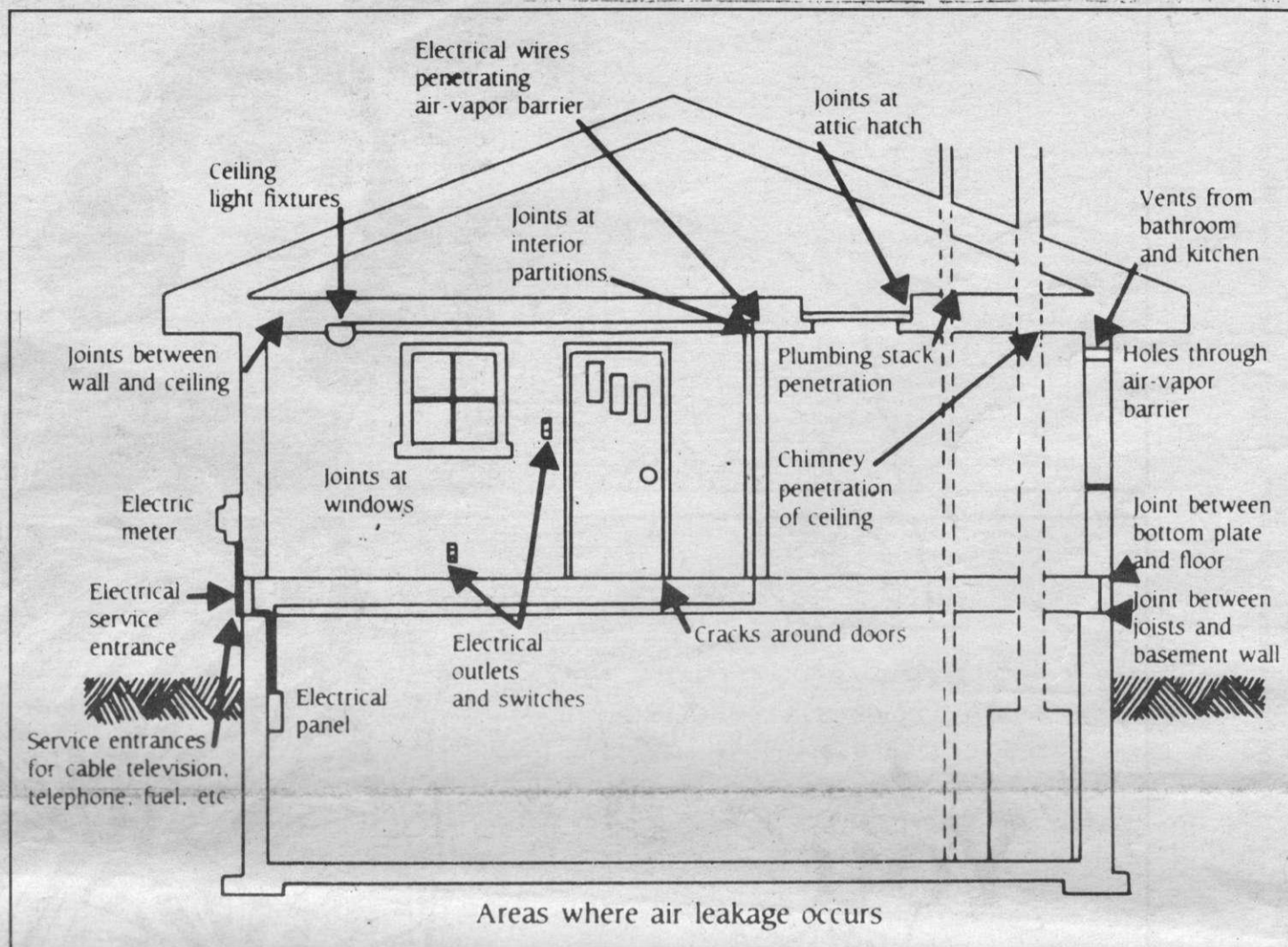
- where the exterior walls meet the foundation (sill plate);
- where electrical, plumbing, or heating service lines penetrate the building shell;
- around door and window frames;
- around electrical outlets on exterior walls;
- around the joints between walls and the ceiling;
- along baseboards;
- around attic hatches and lighting fixtures;
- around fireplaces and exhaust fans; and
- around chimneys and plumbing stacks.

A thorough visual inspection will usually be sufficient to identify most of the cracks which need to be sealed. However, you can also use what is called a flutter test to identify less apparent leaks. Simply take a tissue, candle, or smoke source such as an incense stick and move it slowly around the interior of the outside walls, preferably on cold windy days. A flutter in the tissue, flame or smoke indicates an air leak.

Once you've located the air leakage sites, the next step is to determine which sealing material is appropriate for the draftproofing job. Caulking, weatherstripping, or both may be required.

### CAULKING

Caulking is used to seal joints or cracks where two surfaces meet but do not move relative to each other, such as at a sill plate or a plumbing penetration. It's a low cost



energy conservation measure which should pay for itself in reduced heating costs within a year or two, especially if you do it yourself.

Caulking to reduce air leakage should be installed on the inside of your house. This will help prevent warm, moist air from getting into the attic and wall cavities, where it can condense and cause moisture damage to insulation and building materials. Leaving the outside surface of the wall unsealed (except to prevent water entry) also provides an escape route for any moisture which enters the building shell from inside your house.

Once you determine where and when you're going to caulk, the next step is to purchase the required materials. Compare the relative merits of a variety of materials.

The product you choose should be durable and suitable for indoor use. Make sure it will adhere to the surfaces involved, and that it can be painted over if necessary. A high quality material may cost slightly more, but it will also be easier to apply and should last longer than cheaper materials.

Caulking materials come in three broad categories: semi-liquid, solid, and foam.

Semi-liquid caulking, the most common material, comes in tubes and is applied with a caulking gun. It is appropriate for sealing joints of varying widths, depending on the type of sealant, backer requirements and the amount of movement the joint is likely to experience. Read the label for the manufacturer's recommendations.

Solid caulking comes in a roll of rope or

cord and is designed for hard-to-caulk areas such as the corners of windows and gaps which are too wide for semi-liquid caulking alone. Installation usually involves pressing the rope or cord into the crack to be filled as the rope or cord is unwound. When the job is finished, the roll is broken off.

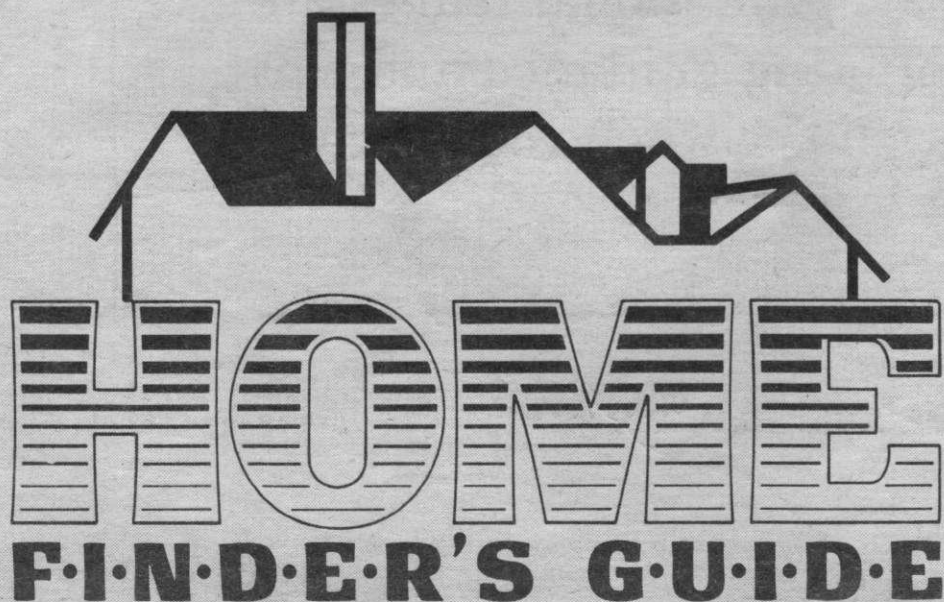
Foam sealants are sold in aerosol cans and are similar in appearance to shaving cream. They are useful for sealing sill plates, shim spaces around windows and exterior doors, and other openings that are too large for conventional caulking. Because they are pressurized and expand rapidly when applied, they can be difficult to use.

Foam sealants deteriorate when exposed to sunlight, so they should be suitably

Turn to page 6

## Your guide to Gulf Island properties

COMPLIMENTS OF:





# You are cordially invited ...

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.

**By HUBERT BEYER**

Here's one for Forest Minister Dave Parker's scrapbook. Last week, Thailand's government announced it was banning all logging to save whatever forests the country has left.

For the past 40 years, Thailand's forests have been utterly decimated. It's estimated that at the end of the Second World War, 70 per cent of the country was covered by forest; today that figure is about 12 per cent.

Not that such drastic action is necessary in British Columbia, but enough experts warn that we will run out of trees before the next growth is ready for logging.

**WOOD SEMINARS**

The provincial and federal governments are hosting a series of seminars throughout British Columbia on how to add value to solid wood forest products.

**capital comment**

**ROAD SHOW**

To bolster his sagging popularity Premier Vander Zalm is going to take his show on the road. On February 14, the premier and the cabinet committee on regional development will meet in Nanaimo. Another meeting is scheduled for February 21 in Kamloops.

Since the government doesn't have an MLA in Nanaimo, the honour of announcing the meeting went to Terry Huberts, so-called minister of state for Vancouver Island and the coast.

Huberts said this would be a great

opportunity for the premier to discuss community issues face-to-face with the people who live in the area.

Attorney General Bud Smith and Social Services Minister Claude Richmond, both Kamloops MLAs, said they invited the premier to their town to give him a "personal look at the important economic issues in Kamloops."

**HIGH RENTS**

Robin Blencoe, NDP housing critic, urged the government last week to bring back rent review legislation.

Blencoe said the increase in affordable rental accommodation, predicted by the government when it scrapped the rentalsman's office, failed to materialize.

"As the vacancy rate falls, tenants are facing unaffordable rent increases. What new units have been built, have been well beyond the affordability of most renters," Blencoe said.

**CANCER STUDY**

Health Minister Peter Dueck announced last week that his ministry will fund a \$25,000 study into the incidence of cancer in the Powell River RCMP detachment.

According to media reports, 13 people associated with the detachment developed cancer during a 15-year period. Cancer types include leukemia, cancer of the eye, cervix, testes and bowel. The study will be done by Dr. Chris van Netten, a toxicologist at the University of B.C.'s faculty of medicine.

**GULF ISLANDS REALTY LTD.**

P.O. Box 750, Ganges, B.C. V0S 1E0 — PHONE (604) 537-5577

**TIDAL WATERFRONT ON THETIS**



This sunny 11 1/4 acre parcel is located at the north end of picturesque Thetis Island, has 510' of tidal waterfront on Cufra Channel. The property is basically level for approx 500' from the road, then drops down to the water in a series of benches. The land is well treed throughout, has some rocky moss covered outcroppings and enjoys excellent southerly views to the Vancouver Island mountains from the upper level home site. \$39,000 MLS

**PUT YOURSELF IN THIS BOAT BECAUSE:**



- \* It's attached to a substantial dock complete with diving board and ...
- \* It's attached to some 130' frontage on Cusheon Lake on a part natural, part landscaped in rock terraces .84 ac. lot and ...
- \* It's attached to a large 3 BR. (2375 sq. ft.) family home which has a West Coast flair on the outside and an old world charm on the inside and there's a fully self-contained suite as well and ...
- \* For \$133,000 you and your family can become attached to it too! (MLS.)

**THIS IS THE PRIVATE BEACH...**



... that you can enjoy and is just a short easement path from this one of a kind one acre view building lot, which has all the benefits of being in Reginald Hill. Just \$39,500 MLS.

CALL DAVID DUKE  
653-4538

**WATERFRONT WITH SHELTERED MOORAGE**



This is the last property in the Long Harbour area priced under \$129,000. Don't miss out, \$57,000 MLS.

**BACK TO THE LAND WITH ALL THE COMFORTS**



If the life of a part time farmer appeals to you, this is the property that would surely fit your requirements. A well constructed 3 bedroom home with cedar siding and shakes on a manageable 5 acres that comes with a 40 gallon per minute well, a fenced garden and a sturdy storage shed and barn. \$127,500 MLS.

**A SMALL ACREAGE IN A CHOICE AREA**

Lately, a lot of properties which have been taken for granted have been selling suddenly, and those people who have been planning a specific purchase are shocked and saddened. Don't miss out on this lovely 1.66 acre parcel in the Maracaibo neighbourhood. \$35,000 MLS.

**NEW LISTING**



With such a short supply of view homes on the market today, this one comes with over 2500 sq. ft. of living area that includes 4 bedrooms and a guest suite; in every respect a rarity. Built in the mid-seventies, this house combines contemporary styling with sound construction. Located on an acre in St. Mary's Highlands, it enjoys privacy, sunshine, plus the servicing of piped water and cablevision. \$143,500 MLS.

**5 ACRES WITH A VIEW**



This photo is taken from a neighbouring property to show the view that can be had from the sunny 5 acre parcel now for sale in the North End. Take note: good wells have been drilled in this area. \$50,000. MLS.

For further information, contact  
**FRANCES EIDE**  
at 537-5577 or 537-9350

**"I'M LISTLESS!"**

Don't be fooled because it's January, take advantage of this busy market. I have qualified purchasers looking for a small, private and sunny home. If you've been considering selling please call and ask for a courtesy market evaluation.

**HENRI PROCTER 537-5577 (o), 537-4273 (h)**

**DEVELOPMENT PROPERTY PLUS**



Zoned multi-family on 2.32 ac. Zoning permits 10 units per acre with 25% site coverage. Property features large pond, old orchard, older 5 BR home plus views of Ganges Harbour, private yet close to village, hospital and doctor's offices. \$235,000.

**NEW LISTING SIDE BY SIDE DUPLEX**

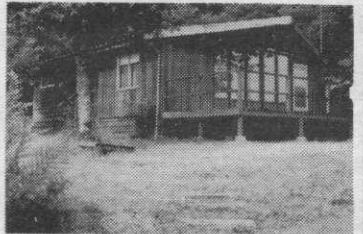
Brand new, with finishing touches being applied. 1156 sq. ft. on each side, 3 bdrms, oak kitchen cabinets. On water and sewer. Great investment, live on one side, rent the other side and let it pay the mortgage. \$126,000 MLS.

**SUPERIOR VIEW LOT**



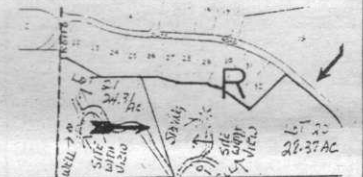
Ocean views in Vesuvius sunbelt. Easy access, several building sites, very desirable. \$49,500 MLS.

**ISABELLA PT. RD. COTTAGE \$69,000 MLS**



Near walk-on beach, this well built cottage offers recreation, retirement or starter home possibilities on .44 ac. with large sunny deck, easy care grounds.

**EXCEPTIONAL ACREAGE \$85,000 MLS**



**VIEWS - Your choice of several sites.**  
**WATER - 15 gpm well or spring**  
**ACCESS - Easy off Garner Road - sunny, private, treed.**  
See this property now, or call for more information.

**EXCEPTIONAL ACREAGE \$85,000 MLS**



**VIEWS - Your choice of several sites.**  
**WATER - 15 gpm well or spring**  
**ACCESS - Easy off Garner Road - sunny, private, treed.**  
See this property now, or call for more information.

**3 BEDROOM HOME IN GOOD RESIDENTIAL AREA \$89,900 MLS**



On .45 ac. Quiet street, landscaped easy care grounds, fireplace, rec room, good deck space, carport and more. For appointment to view or more information call:

**SANTY G. FUOCO**  
537-2773

**WATERFRONT FARM**



- \* 22.21 acres
- \* Approx. 1000' shoreline
- \* Large gracious home in excellent condition
- \* Abundant domestic & irrigation water
- \* Orchard, barn, pastures, timber, cabin, garden.
- \* Fabulous views

A rare opportunity to enjoy Salt Spring living at its best.

\$375,000

**DONNA REGEN, CGA**  
537-2845

**"EXPERIENCE MAKES THE DIFFERENCE"**

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Sales Rep.  
537-5618



**SYLVIA GALE**  
Sales Rep.  
537-5618



**ED DAVIS**  
Sales Rep.  
537-2626



**EILEEN LARSEN**  
Sales Rep.  
537-5067



**BECKY LEGG**  
Sales Rep.  
537-5870



**BRIAN BETTS**  
Sales Rep.  
537-5876



**JANET MARSHALL**  
Sales Rep.  
537-5359



**PAT JACQUEST**  
Sales Rep.  
537-5650



**GARY GREICO**  
Sales Rep.  
537-2086



**SCOTT POINT WATERFRONT**  
Available immediately, 3 BR post & beam designed home with large den or artist studio. Suitable for easy development of year-round protected moorage. \$189,500 MLS. **CALL ED**



**WEEKEND GETAWAY!**  
A short stroll to the nearby beach from your small 2 BR home located on 1/2 acre with seasonal creek on property. \$49,000 MLS. **CALL BEV**



**SUPER NATURAL OCEANFRONT**  
2.33 acre waterfront spectacular — featuring an expansive outlook of Sansum Narrows, Stuart Channel, the marine traffic and sunsets. This beautiful property is fully enhanced with a sunny south west exposure and privacy. Situated on a shore that offers hours of walking, beach-combing, clam digging, swimming and boating with an access road provided so you can drive to the beach. \$130,000. **CALL ANNE**



**WATERFRONT PRICE REDUCED**  
Have you ever thought of having the sound of the surf lull you to sleep at night? You'll appreciate this cosy one level home with its sandy cove, superb view, glassed-in sitting room, fireplace & airtight heater. Experience it today. \$249,000 MLS. **CALL BRIAN**

**.66 ACRE IN VESUVIUS**  
A choice build... situated on quiet cul-de-sac... with cable & water to property... located in the very desirable... Vesuvius. Asking \$23,900. **CALL BECKY**



**GORGEOUS GRACE POINT TOWNHOME**  
Unit #17 is one of four custom-designed waterfront townhomes still available in this exclusive 21-unit complex. Features include: sunny south-facing site overlooking the private marina; 1873 sq.ft. of living area embracing living room, dining room, kitchen, breakfast bar, downstairs den, master bedroom with ensuite, second bedroom, second full bath, downstairs bath with shower, utility room, walk-in closet, feature entry, main floor deck, upstairs deck. Five top-grade appliances included. Many choices available in quality floorings, cabinetry, lighting, etc. Extra-cost upgrade options available. Price \$236,500.

To view or reserve this or other available units, or to obtain our information package, please call: **ARTHUR, SYLVIA OR TOM**

**SUNNY ACREAGE**  
Located on the sunny side of Mansell Road is this 2.09 acre property. With a roughed-in driveway, building site and well. \$34,900. **CALL ANNE**



**LOOK MA ... NO STAIRS!**  
This cosy 3 BR, 2 bath rancher is close to town, shopping, schools etc. It boasts fruit trees, rose bushes, shrubs & lots of privacy on this 0.67 acre property. \$89,500 MLS. **CALL JANET**



**SUNSETS BEYOND YOUR IMAGINATION**  
4.2 acres of privacy with 100' of walk on beach, in ground oval pool, 2500 sq.ft. renovated home, circular driveway and plenty of out buildings to store your belongings. Asking \$425,000 MLS. **CALL EILEEN**



**A NATURAL WAY TO LIVE!**  
5 acres of wooded seclusion with a 3 year old cedar home enjoying pretty sea views into Captain Passage and Ganges Harbour. Lots of room for family and pets. \$147,000. MLS. **CALL PAT**



**BRINKWORTHY PARK — \$88,000**  
Immaculately maintained modular home with vaulted ceilings, 3 bedrooms (large master with whirlpool bath) and a completely modern kitchen with built in appliances. One of the most private areas of the park, backing onto pastoral fields. This house is sure to sell quickly. **CALL GARY**

**DEVELOPMENT ACREAGE**  
Southwest exposure, good building sites. Quiet rural area. Zoned for 5 acre lot development. \$125,000. MLS. **CALL BEV**



**WATERFRONT WONDERLAND**  
A magnificent nine acre low-bank waterfront property with approximately 900 feet of shoreline enjoying ever changing seascapes and sunsets. The house is 1945 vintage, a comfortable, spacious, architecturally designed classic. There is subdivision potential. All offers will be carefully considered. \$750,000 MLS. **CALL ANNE OR EILEEN**



**VESUVIUS WATERFRONT**  
South-facing ONE ACRE with spectacular views down Sansum Narrows. Roughed-in driveway, part of old orchard. Water, hydro, cable at lot line. \$150,000 MLS. **CALL SYLVIA OR ARTHUR**



**IF ROLLS ROYCE BUILT HOMES . . .**  
... they simply could not surpass this elegant, custom 2 level masterpiece on 5 acres. Tremendous master bedroom & bathroom. Spectacular ocean view. Listed at: \$450,000. MLS. **CALL BRIAN**

**EASY BUILDING**  
On this level & sunny building lot. 1/2 acre with hydro, water & cablevision to property line. Located on paved road in sunny Vesuvius area. Properties are starting to sell in this area so don't miss this one! Asking \$25,000 MLS. **CALL BECKY**



**SUNNY VESUVIUS**  
Great 0.52 ac. lot in a peaceful and quiet area. Serviced with cable TV, water, power & phone. Level and gently treed building site. Close to store, ferry and beach. Asking \$29,900. MLS. **CALL JANET**



**BELLE ISLAND**  
ISLAND just minutes from Ganges, this rare Gulf Island is 4 acres in size with magnificent firs, cedars and arbutus trees. Sea carved sandstone shoreline with clamshell beach. Good moorage potential. \$265,000. **CALL ED**



**LOWBANK RETIREMENT HAVEN**  
Sitting in the sun looking upon the Islands of Ganges Harbour is this 2 BR open plan home. Well built and aesthetically pleasing with vaulted cedar ceilings, old brick fireplace and woodstove. Almond & oak kitchen cabinets and much more. \$259,000 MLS. **CALL ANNE**

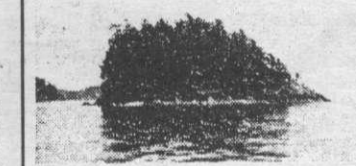


**SCOTT POINT WATERFRONT**  
This 3 level home has 3 kitchens, 3 bathrooms, 3 bedrooms and 3,000 sq.ft. of deck. Situated on 0.75 acre of land with walk on beach, deep moorage and a 3 minute walk from Long Harbour. \$285,000. **CALL EILEEN**

**SEE THESE HIGH QUALITY VIEW LOTS!**  
Walking to the back of this lot and glory in the views. Outer Islands, Mount Baker, Active Pass and Mountains. \$49,000. **CALL PAT**



**VESUVIUS BAY ROAD LOT .68 ACRE \$24,500**  
A very desirable building lot.  
\* Level  
\* Fenced all sides with driveway in place  
\* Sunny, with St. Mary Lake across the road  
\* Piped water  
\* Close to ferry access. **CALL GARY**



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Sales Rep.  
653-4386



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Sales Rep.  
537-2564



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Sales Rep.  
537-2284



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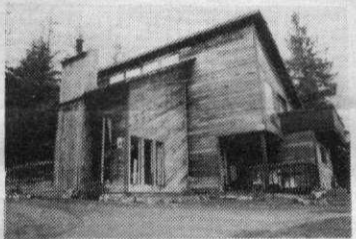
**KATHY CARTWRIGHT**  
Receptionist  
537-9981



**TOM HOOVER**  
Principal Agent  
537-5918



**11.75 ACRES - 180° VIEW**  
Beautiful 180° of views as far as the eye can see! Looking out over Active Pass, Galiano Island, the San Juan Islands to Mount Baker. Very unique! Asking \$79,000 MLS  
**CALL BECKY**



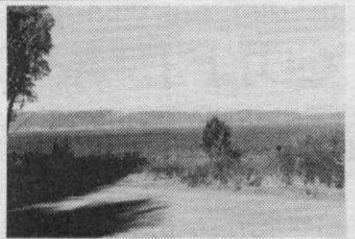
**JUST LISTED - OCEAN VIEW**  
High vaulted ceilings and clerestory windows give this 3 bedroom home a spacious and appealing atmosphere. Captivating ocean and island views are yours to enjoy from your master bedroom balcony. Call now for viewing. Realistically priced at \$115,000 MLS.  
**CALL BRIAN**



**COZY IN WINTER .... COOL IN SUMMER**  
Stay warm around the LR fireplace or snuggle close to the airtight insert in the family room while days & nights are chilly. In summer you can wander from the heat outdoors into a home which is cool and well shaded from your tall cedars or have a refreshing dip in the indoor swimming pool. This 3 BR home on acreage has a lot to offer. Asking \$149,900 MLS.  
**CALL JANET**



**20 ACRES ON PRIVATE LAKE**  
Approx. 20 acres of gently rolling property with extensive lake-frontage on Ford Lake. Pastures, a stream and stands of trees makes this property an ideal retreat for the hobby farm or recreational enthusiast. List price \$175,000 MLS  
**CALL BECKY OR TOM**



**SEA VIEW ACREAGE**  
5.19 acres of arable land with views of Trincomali Channel and Galiano Island, easily transformed into a Hobby Farm or Gentleman's Estate. \$45,000.  
**CALL EILEEN**



**YOU CAN'T MISS OUT ON THIS!**  
Looking for good return on your investment PLUS great future development potential. See this Vesuvius C-1 zoned property - 2 lots with 4 plex and 2 commercial places. \$175,000 MLS



**MODIFIED MOBILE -**  
The interior has been re-done in this older but well taken care of mobile, with integrated addition. Located in a private area of Cedarview Park. Features a sun room and deck with privacy. If you have never purchased a home before, use your B.C. Govt. 2nd. Mortgage.  
**CALL GARY**

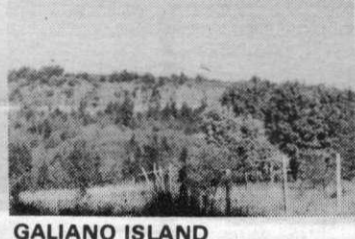


**GARDENER'S DELIGHT**  
A very cosy 2 bedroom cottage on 1.03 acres in private area near Vesuvius Beach. Quiet and a garden filled with shrubs and trees. \$73,000  
**CALL SYLVIA OR ARTHUR**

**DRIVEWAY NOW IN**  
5.17 acres in Fulford, only a few minutes from ferry and Ruckle Park. Sunny secluded property, gently treed with arbutus, fir, etc. A great buy for the sun worshipper. \$33,500 MLS  
**CALL JANET**



**WATERFRONT - PRICE REDUCED**  
If you're looking for a very large home or 2 homes in one, see this appealing Ganges Harbour beauty. Easy care property, with a perfect little beach right in front. Hot tub with a view. Asking \$315,000 MLS.  
**CALL BRIAN**



**GALIANO ISLAND**  
Farm acreage just minutes from Sturdies Bay ferry. 108 acres. Older home with cabin and garage. Approx. 83 acres farm zoned. 25 acres rural zoning. Potential for some subdivision, possible seaviews. \$280,000 MLS  
**CALL ED**



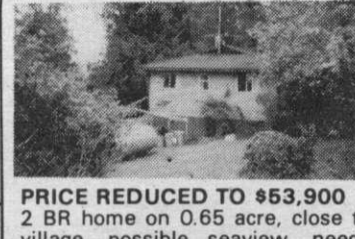
**PARK SETTING**  
Peaceful parklike setting with seasonal creek. This 2 bedroom home is located close to town in quiet and peaceful setting. Very quaint & unique. Asking \$83,000 MLS.  
**CALL BECKY**



**COMMERCIAL OPPORTUNITY**  
Former Legion building in downtown Ganges core. Great location with approx 3400 sq.ft. of building and on sewer system. If you have the business, we have the spot. Listed at \$175,000 MLS  
**CALL BRIAN**

**POLISH YOUR SPECS!**  
You don't want to miss out on this low priced high class lot. Popular Don Ore seaviews into the harbour. Maxwell Lake water. \$27,000 MLS.  
**CALL PAT**

**ECONOMY PRICED BUILDING LOT**  
Walker Hook lot in close proximity to beach access. Roughed in driveway and site. \$17,000 MLS.  
**CALL ANNE**



**PRICE REDUCED TO \$53,900**  
2 BR home on 0.65 acre, close to village, possible seaview, needs some TLC. Good revenue potential, cable TV, 2 wells. MLS.  
**CALL JANET**



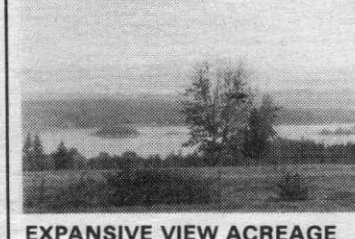
**GREAT FAMILY HOME**  
Large 4 BR family home with 1 1/2 baths. Newly renovated kitchen & utility room, new carpets throughout upper floor. 0.60 acre with some distant ocean views. Located on dead end road within walking distance of town. List price \$79,500 MLS  
**CALL BECKY**



**SENSATIONAL VIEWS**  
Try your offer on these exceptional view acreages. Located on Sunset Dr., these properties have an environment that is second to none, with private access, piped water, hydro to your property line and cleared building sites. Starting at \$64,700  
**CALL EILEEN**



**RETIREMENT SPECIAL**  
New 2 BR, 1300 sq.ft. rancher on easy care lot. Located in Brinkworthy Adult Park, minutes from Ganges Village, with all the amenities of Island living. Exceptional finishing throughout. \$85,000 MLS.  
**CALL ED**



**EXPANSIVE VIEW ACREAGE**  
6.37 acres located on Ganges Hill. An outstanding view site, strategically located close to Ganges. \$120,000.  
**CALL GARY**



**MAKE HAY WHILE THE SUN SHINES!**  
Our vendor must sell this superb 22.73 acre LAKEFRONT farm property with added bonus of 7 acres of C-4 Resort zoning to really make hay. Large comfortable 5 BR, 2 1/2 bath home with pastoral views to the lake. Near village. Asking \$395,000 MLS  
**CALL TOM, ARTHUR OR SYLVIA**



**SCOTT POINT OCEANFRONT**  
Attractive family home of almost 3000 sq.ft. 3 BR, 4 bath, den, family room with wet bar, built-in sound system, many extras. Outstanding south facing private acre with steps to beach. Also, separate 2 BR guest house! Very rare. \$368,500 MLS.  
**CALL ED**

**JUST UNDER 3 ACRES**  
Nicely treed property with drilled well, framed cottage, roughed-in driveway. Zoning permits guest cottage and main residence. Asking \$39,500 MLS  
**CALL BEV**



**THE CHARM OF YESTERYEAR**  
Carefully renovated older 3 BR farmhouse on 20.53 arable LAKEFRONT acres. Creek, pasture, old orchard, lilacs, original out-buildings. Sunny exposure - altogether delightful! Asking \$195,000 MLS.  
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**QUICK POSSESSION**  
On this sunny, 1200+ sq.ft. home. Large living-dining room, separate family room, and full basement for workshop/storage. NOW \$65,000.  
**CALL JOHN OR SUE**

**!!PRIVACY!!**  
2 bdrm home on 2.45 ac. It's a solid home on a new foundation in a high, sunny area . . . for someone handy with tools & paint brush. \$65,000.  
**CALL JOHN OR SUE**

**METICULOUS RANCHER**  
2 bdrm rancher . . . ideal for retirement, and within walking distance to 3 beaches in Trincomali Estates . . . on quiet no thru road. \$65,000. **CALL JOHN OR SUE**

# Sealing houses curbs heat loss

From page B1

protected after application. As well, these materials are a fire hazard if not covered by a fire resistant material such as gypsum board. Beware of contact with surrounding furnishings and clothing, as the foam is very hard to remove. Read the manufacturer's instructions carefully before using foam sealants.

## WEATHERSTRIPPING

Weatherstripping is used to reduce air leakage at joints formed by movable parts of the building shell such as windows, doors, and attic hatches. Applied properly, weatherstripping should make movable units airtight when closed, but allow them to open freely. Like caulking, weatherstripping is a good investment in terms of improved comfort and energy savings.

A variety of weatherstripping can be purchased, depending on the type of door or window on which it will be installed and the size of the gap to be sealed. The three main types are:

- Pressure seal weatherstripping, which relies on the force of the door, window, or attic hatch to effect a seal. It is used for all hinged doors and windows, and both hinged and unhinged attic hatches.
- Sliding seal weatherstripping, which is always in contact with any closed part of the sliding door or window on which it is installed.
- Sweep-style weatherstripping, which is fastened to the bottom of a door and moves with the door when it is opened and closed.

In making your purchase, don't go on cost alone; like caulking, less expensive weatherstripping materials may also be less effective and less durable. Look for weatherstripping that has good cold-weather performance if installed on the exterior, doesn't shrink or disfigure over time, is compressible and can be installed without distorting. Manufacturers should be able to provide information on their product's performance in these areas.

Sliding windows can be sealed with weatherstripping applied between the frame and sash at the side, top or bottom, and where one sash meets another. When sealing hinged windows, apply weatherstripping to all edges of the frame in which the moving section fits. Caulking should be used to seal all edges of fixed windows or windows that are never opened.

When sealing a door, all sides of the unit, including the hinged side, should be weatherstripped. In some cases, it may be

necessary to install weatherstripping on both the edge and face of the door to achieve an effective seal.

The bottom of a door warrants special attention. Weatherstripping can be attached either to the door itself or to the threshold. Ensure that the material you use is durable enough to handle lots of traffic.

Attic hatches are another area where weatherstripping can significantly reduce air leakage. In this case, compressible tubes or strip weatherstripping should be applied along all sides of the unit. Depending on the weight of the hatch, fasteners may be required to ensure a tight seal.

## ENSURING ADEQUATE VENTILATION

It's difficult to caulk and weatherstrip your house so tightly that fresh air supplies are inadequate. However, it's still advisable to monitor ventilation levels after draftproofing to ensure that they are adequate to maintain indoor air quality, avoid moisture problems, and permit the safe operation of combustion appliances like furnaces and fireplaces.

Insufficient fresh air from outside the home can result in stale or stuffy indoor air and lingering odours. If these symptoms occur after draftproofing work has been done, it may be advisable to increase ventilation by adding kitchen and bathroom fans. You should also ensure that potential sources of air pollution, such as paints and solvents, are well-sealed and stored in areas with adequate ventilation.

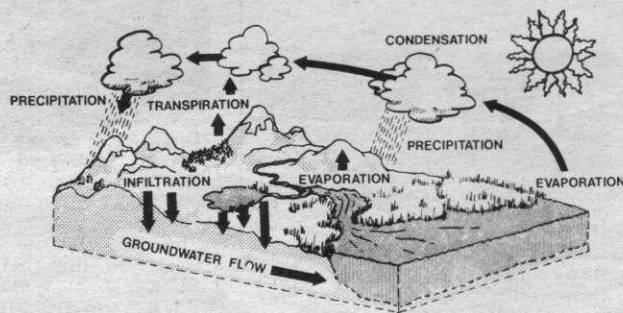
High humidity levels in the home are another potential side-effect of draftproofing work (since there will be less cold, dry air entering the house). If excessive condensation begins to appear on the inner-most pane of the windows after draftproofing, you should reduce unnecessary moisture production. Clothes dryers which lack exterior vents are common problems. In some cases, additional ventilation may be required.

Finally, combustion appliances such as furnaces and fireplaces need an adequate air supply to operate effectively. Have your heating service technician check the operation of these appliances after extensive draftproofing has been undertaken.

## PERIODIC CHECKS

Both caulking and weatherstripping may lose their effectiveness over time. To ensure that these materials continue to maintain a good seal, you should perform the air leakage flutter test, outlined at the beginning of this article, on a regular basis. This is particularly important for materials installed on or around warp-prone doors and windows.

## Marsh World



**THE WATER CYCLE** — The earth's water is in a continuous cycle which starts and ends in the oceans. Water evaporates from the surface of the oceans and lakes, then is carried aloft over the land, where it cools, condenses and falls as rain or snow. Upon reaching the land, the water begins its inevitable return to the seas either as surface runoff or groundwater flow. Inland lakes and marshes play a vital role in this cycle, because they serve as collecting basins from which groundwater reservoirs are recharged.



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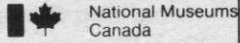
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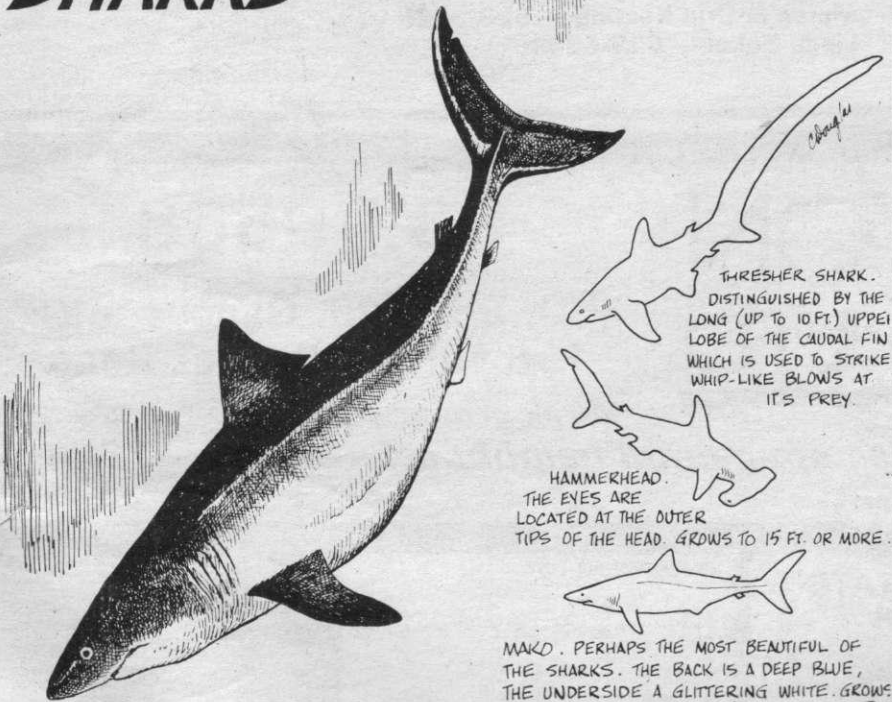
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# NATURAL HISTORY NOTEBOOK

PRESENTED BY: THE NATIONAL MUSEUM OF NATURAL SCIENCES, OTTAWA



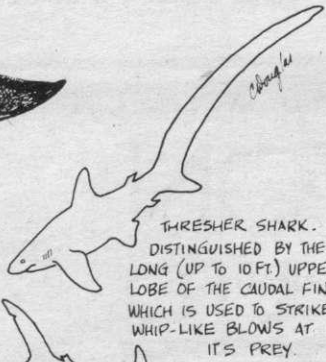
## SHARKS



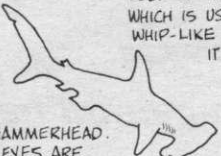
### PACIFIC MAKO SHARK

ISURUS GLAUCUS

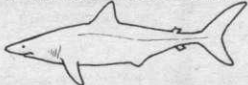
One of the most active sharks, leaping repeatedly when hooked, which makes it a popular quarry for shark fishermen. The Mako is involved in attacks on boats more frequently than any other species.



THRESHER SHARK. DISTINGUISHED BY THE LONG (UP TO 10 FT.) UPPER LOBE OF THE CAUDAL FIN WHICH IS USED TO STRIKE WHIP-LIKE BLOWS AT ITS PREY.



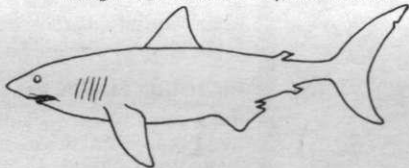
HAMMERHEAD. THE EYES ARE LOCATED AT THE OUTER TIPS OF THE HEAD. GROWS TO 15 FT. OR MORE.



MAKO. PERHAPS THE MOST BEAUTIFUL OF THE SHARKS. THE BACK IS A DEEP BLUE, THE UNDERSIDE A GLITTERING WHITE. GROWS TO 1000 LB. AND UP TO 12 FT. LONG.

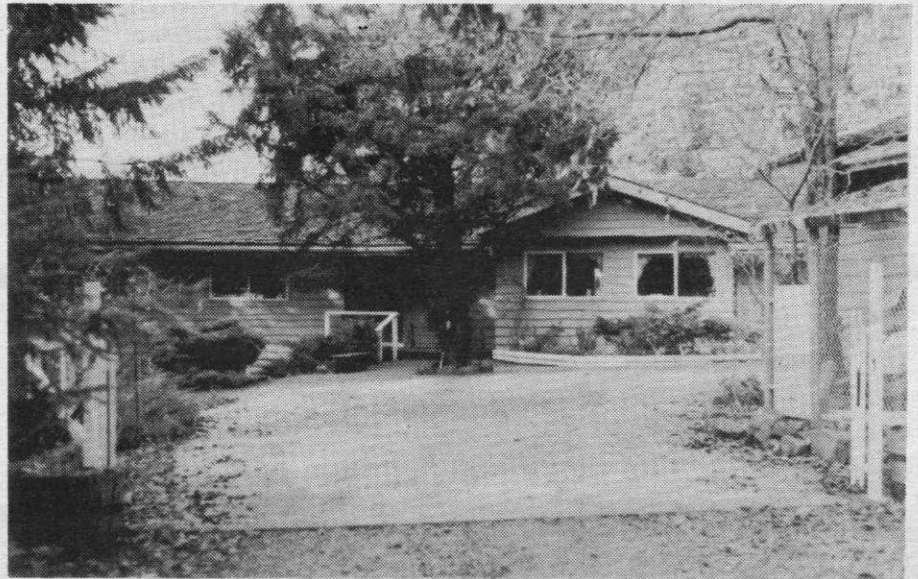


GREENLAND SHARK. A VERY LETHARGIC CREATURE AND ONE OF THE FEW SHARKS TO INHABIT POLAR WATERS YEAR-ROUND.



GREAT WHITE SHARK - THE MOST DANGEROUS OF ALL THE SHARKS - THE LARGEST TAKEN TO DATE MEASURED 21 FT. AND 7,302 LB. VERY AGGRESSIVE.

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- Furness Road - \$167,000
- Beaver Point Road - \$225,000
- Weston Lake - \$495,000



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**EXCITING NEW LISTING**

Pleasant .68 acre wooded lot on quiet cul-de-sac. Short walk to shopping complex and hospital. Good soil and large deciduous trees. Good terms. Offer at \$22,900 MLS.



**WALK DOWN MEMORY LANE**

This refurbished spacious character home done in the 'arts and crafts' tradition (William Morris) sits on 2 oceanview acres. To return it to its 1912 glory, the old woodwork was uncovered; floors were stripped and finished and new wiring, plumbing plus a new roof and gutters were done. Private, yet minutes from town. Curl up in front of the original fireplace. \$139,900 mls.

**PERFECT REMEDY FOR  
"BARGAINITIS"**



Owners have moved east and this price reduction puts it below reproduction cost! Attractive woodwork, lots of windows to bring in all day sun, a pond and 5 acres with good arable area. \$107,900 MLS.



**CHARACTER HOME IN  
GANGES CORE AREA**

Ideal for commercial-residential mix, this 2 bdrm. house is an ideal holding property. Long frontage on the Ganges bypass. \$115,000.

**COSY LOG HOUSE**



Log home on just under 2 acres with well-built log home. Nicely finished with 4 bdrms and a lower frame level with recreation room. Close to ocean and town and has a separate studio/workshop. \$77,900 MLS.

**DO YOU NEED A WORKSHOP  
OR STUDIO?**



Private 1.46 acres with frontage on two roads. This character 2 bedroom home just minutes from St. Mary Lake has separate studio and garage to suit the artist. Nicely wooded with mature trees, and on piped water. SEE IT TODAY! \$82,500 MLS.

**WATERFRONT COTTAGE  
ON FULFORD HARBOUR**

Ideal holding property in the growing Fulford community. This nicely finished 3 bedroom home is close to shopping, ferries & school. Could be rezoned commercial. Don't miss it \$150,000 MLS.

**JUST LISTED!**

Cabin on secluded acreage on south end of island. Ideal opportunity for weekend retreat. Heated by wood, there is hydro and enjoy the sauna. Only \$45,000 MLS.

● Nicely treed lot in area of nice homes. Potential ocean view just minutes from sand and shell beach. \$25,900 MLS.

● Ocean view building lot with pleasant views of Ganges Harbour. Driveway in and building site levelled. \$33,500 MLS.

**REAL ESTATE  
NEWS**



**PETER GRANT**  
is not a real-tor but he serves up real-food at Luigi's.

**RENTALS**

3 cabins and a comfortable view semi-waterfront home on over 3 acres. Make an offer on asking price of \$134,500. MLS.

**VIEW — LOW PRICE**

Half acre lot with good ocean view. Driveway in. The new sleeping cabin with cedar deck is free. Priced for a quick sale at reduced price of \$19,900. MLS.

**FARMSTEAD**

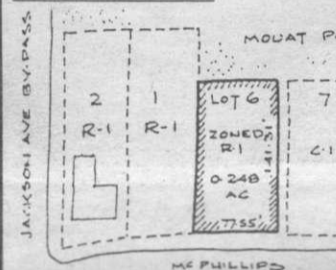
50 sub-dividable acres (10 lots) with 4 bedroom cottage, large barn and southerly views. Good group purchase, holding property or estate development. Close to Ganges yet quite secluded. \$265,000. MLS.

● Acreage with lots of sun and timber! This 3-plus acres has view potential and is easily accessible from road. Close to town and ferries. \$28,500 mls.

● Sunny south end 5 level acres. Good arable potential. Hydro on road. \$37,900 mls.

**KERRY & ARVID CHALMERS**  
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**INVESTMENT LOT**



\$40,000 - Downtown Ganges ¼ acre zoned Rural, has great Commercial possibilities.

**RICHARD FLACK ROAD**

4.96 acres. Cleared building site has ocean view, driveway, well & hydro poles already in place. Your home in this location would be screened and well above the road in QUIET, YEAR ROUND SUNNY POSITION. A very private place. Look for Lot 9. Asking \$49,000 MLS.

**VIEW - PRICE REDUCTION**

The view from this 10 acre parcel is outstanding. The road is in and a site has been cleared. Owner is anxious to sell as soon as possible so the price has been reduced to a low \$48,500. MLS. Owner says to bring an offer.

**LAND**

3.11 acres on FULFORD HARBOUR ROAD, with \$36,900. MLS.

**DAVID WILLIAMS**  
537-5568, 537-9510,  
384-0230



**ISLAND PARADISE**

Situated in beautiful Vesuvius Bay, this is the ideal property for a vacation home. On the west side of Salt Spring Island, the lot has 192' of frontage on Stuart Channel. The property affords a sweeping view of the channel with its fascinating boat and ferry traffic, Vancouver Island and spectacular sunsets. Excellent building sites exist. An access driveway has been excavated, but the property remains in its virgin state.



**OCEAN VIEW HOME**

\$8,750 down and a B.C. 2nd mortgage would move you into this \$75,000, 2 bedroom, 1050 sq.ft. home. Very AFFORDABLE at \$787/month. Water tested this month, certified pure. OWNER ASKING \$75,000. MLS.

**PENDER ISLAND**

10 acres choice south facing OCEAN FRONTAGE. Owner will install driveway to site selected by purchaser for his or her home. Call me for more description. This is a beauty if you need not stay on Salt Spring Island. Asking \$97,000 MLS.

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- 1.42 acres
- 192 ft. waterfront
- electricity and water available at property line
- excellent building sites
- quiet cul-de-sac location
- lovely native trees
- View! View! View!
- Septic field for 3 BR home
- \$130,000

**ENJOY A SPACIOUS 1-LEVEL  
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Side-by-side strata duplex with sea views and only a block to the beach! Great investment as 2 rental units or live in one and rent the other. Each home has 3 bedrooms, with 1400 sq.ft. of floor space, and one has a large finished loft area as studio space or extra bedroom. Level sunny back yard with large fenced vegetable garden area & two garden sheds. Could be sold to 2 separate buyers but need to be sold at the same time. Just listed at \$143,500 MLS as package.

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