

The Citizen Homes and real estate

HELP YOUR SALESPERSON

Here's how to find a new home . . .

Purchasing real estate is a great learning experience that includes finding out how best to work with the real estate salesperson you approach for help.

Preparation for your initial meeting with the salesperson makes good sense. By first answering several straightforward questions yourself, you'll be ready to tell your salesperson what he or she needs to know to be of assistance in finding the right house in the right location at a price you can afford.

By communicating clearly and extensively and describing your tastes and preferences, you will equip your salesperson with information that helps him or her select properties worth viewing. Potential buyers often hamper the salesperson by saying little or

nothing, hoping he or she will recognize "the right property" when it comes along.

Invite your agent into your present home to discuss your needs. In this way, the salesperson learns much about your family and your lifestyle, whether you enjoy formal living and traditional furnishings or informal casual family life and contemporary design. You also can outline the type of property you will want to see, describing location boundaries, property style preferences and living features you regard as mandatory.

Your salesperson will want to know how much you have set aside for a down-payment and how much money the family receives annually from salaries, bank interest and other

incomes. This enables the salesperson to calculate how much you can afford to spend and to select a price range of homes to investigate on your behalf. Also tell him about any bank or car loans that reduce your disposable income.

Discuss alternative methods of financing. If you cannot buy with cash — and that includes most of us — your salesperson will watch for properties that have mortgages already in place below the current interest rate that you can take over or assume. On the other hand, your employer may offer you mortgage funds as a fringe benefit below today's lending rate. If this is the case, your salesperson will want to find properties that are "free and clear" of any mortgages so you won't be charged the

three or more month's interest as a penalty for paying off a mortgage before its completion time.

If your present home must be sold before you can buy another, list your property for sale. By selling first and knowing how much cash you will have on hand and on what date, you know how much you can afford to spend and can make firm offers. Otherwise, you must make offers conditional upon your ability to sell your existing home, and that weakens the appeal of your offer to the owners of the property you wish to buy. Sometimes a competing unconditional offer may be accepted over yours, even though your conditional offer may be for more money.

Geographical locations that you will consider are

determined in part by the amenities of the neighborhoods involved in your area. The general appearance of nearby homes, the number of shopping centres, churches, hospitals and playgrounds will affect your enthusiasm for one area over another. Parking facilities, noise levels from traffic, airports, railway yards or industry, and existence of nearby industrial plants will all affect the way in which you feel about various communities. By thinking seriously about location and expressing your preferences, you will help your salesperson look in the best area and save time for all concerned.

Be prepared to tell the salesperson about your needs and preferences in terms of style and space. Let the salesperson know how many bedrooms you need, whether you need a family room and recreation room, and decide what you prefer in terms of housing style (bungalows, two-storey homes, and townhouses.) Explain whether you prefer rustic or modern homes, Tudor or Georgian, Spanish or contemporary. Explain why you are buying.

In discussing your family's reasons for moving, you often pinpoint the kind of property you will end up buying. Remember that the salesperson sees many homes every week, and learns to associate properties with different buyer preferences. Your comments probably will remind the salesperson of two or three homes already on the market that are worth seeing.

Two inexpensive answers. . .

by AL CARRELL

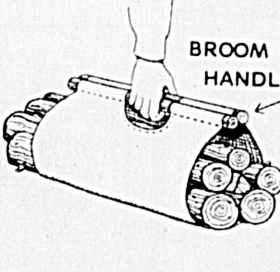
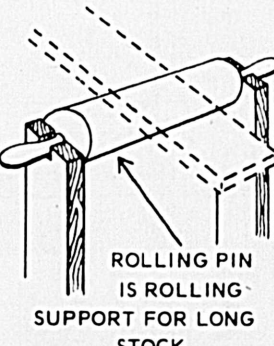
I recently ran into a friend in the variety store, and he was buying a wooden rolling pin. I asked if he'd taken up baking, and he said I'd probably like to see just what he was cooking up. When I dropped by, he took me out to his shop where he had converted the rolling pin into a rolling support for long pieces of wood that he'd been ripping on his table saw. He made a stand at the same height as his saw. The arms of the stand had a pair of arms sticking up, and each arm had a U-shaped slot. The handles of the rolling pin fit loosely into the slots. Now the boards could be fed out

from the table saw and would ride on the rolling pin as it provided support.

Bringing fireplace wood into the house isn't a back-breaking chore, but sometimes it has to be done when you have on your good clothes. That's where a log tote comes in handy. Why not make one? If you have a couple of broom handles and a piece of canvas from an old lawn chair, you're in business. You need about a yard of canvas. The broom handles are cut to the width of the canvas. Turn each end of the canvas and stitch it together to form a loop through which the broom handle will go. Then cut out

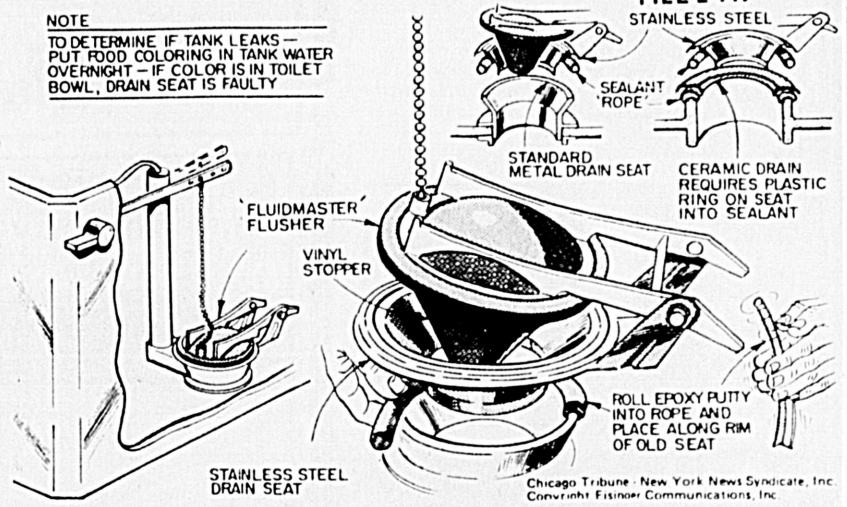
a half circle in the center of each end as a hand hold. This has to extend far enough down so your hand can reach around the wood. Stitch around the cut edges

for reinforcement. Now you can get other members of the family to bring in wood without their having an excuse about messing up their clothes.



Larry Eisinger's HOME WORKSHOP FILE PLUMBING

NOTE
TO DETERMINE IF TANK LEAKS —
PUT FOOD COLORING IN TANK WATER
OVERNIGHT — IF COLOR IS IN TOILET
BOWL, DRAIN SEAT IS FAULTY



A sure cure for a leaky toilet tank

BY LARRY EISINGER

Editor-in-Chief, Eisinger Home Owner Handbooks

A TOILET TANK that constantly leaks not only produces annoying sounds but can waste literally thousands of gallons of water a year. When a tank leaks water into the bowl, the water is either coming via the overflow tube or else is escaping around the drain seat. If water comes from the overflow tube, bending the arm that controls the valve will usually close the valve. If that does not do the trick the valve requires replacement.

However, if the water is leaking from the drain seat, one of three conditions exists: either the rubber (or plastic) ball stopper has deteriorated, the rubber ball is not guided to accurately fit the drain seat, or the drain seat itself is corroded.

The sound of running water constantly filling the tank makes the problem obvious, but in many instances the leak may not be too noticeable. If you suspect a leak, place a few drops of food coloring into the tank and wait overnight to note if the water in the bowl becomes colored. Rather than fiddle around installing a new ball and guide assembly, we have found a better solution is to replace the entire

flusher assembly. The Fluidmaster unit shown is absolutely foolproof and can be easily installed in less than five minutes. The kit, available at home centers, hardware stores, or wherever home repair products are sold, contains a strip of non-toxic epoxy sealer tape, half of which is yellow and the other half blue. The tape is kneaded until it turns green (which indicates it is thoroughly mixed) and then formed into a 1/4 inch-diameter "rope" that is carefully pressed over the existing metal drain seat. Naturally, the water to the tank should be turned off and what little water in the bottom remains should be sponged out. With the "rope" pressed in place around the drain seat, position the new flusher assembly. Press firmly around the perimeter so the sealant fills any corroded areas that may be present. Hook up the chain provided to the flushing arm, turn the water on and you are done.

Some tanks are manufactured with molded drain seats of vitreous china, and when these permit water to pass, a plastic ring provided with the kit is first set over the drain with the same epoxy sealant. Then the flusher assembly is set into another bead of sealant.

CUT OUT AND PASTE ON CARDBOARD

113 HOUSES FOR SALE

NEW 2040 sq. ft. home with 4 bedrooms, 3 baths, 2 fireplaces, all on 2 storeys plus full basement, with 10 1/2% mortgage. \$64,900. No agents. Phone 564-9252 or 562-3859. D121

1323 CONNAUGHT DR. Best offer to \$72,000 will accept trades or assist in financing. Phone Spike Enemark at Yellowhead Realty, 563-8177 or 562-7156. CDTFI

113 HOUSES FOR SALE

3 BEDROOM, fresh air fireplace, ensuite, spacious kitchen, large sundeck, full basement, with outside entrance, carport. Close to school. \$63-5026. D1716

3 BEDROOM, 1,126 sq. ft., F-C fireplace, ensuite, carpeted throughout, sundeck, basement insulated & drywalled, 10% 1st mortgage due Oct. 1982. 819 Blair Cres. Asking \$60,900. Phone 564-0192 after six. C516

113 HOUSES FOR SALE

MOVING south - Heritage Sub. 2 years old, 4 levels, split, house for sale. Completely finished. Must sell for \$81,000. Phone 562-3811. D12215

LARGE 5 bdrm. 4 level split, family room off kitchen, carport, sundeck, paved driveway, landscaped, treed lot on quiet cul-de-sac close to school. 564-1399. SKTF6

113 HOUSES FOR SALE

3 BEDROOM, full basement with garage in College Heights on corner lot close to elementary and secondary schools, nicely landscaped, fireplace, built-in vacuum, system, built-in dishwasher, garburator, humidifier, water softener, sauna. 10% assumable mortgage of approximately \$45,000. Due 1983, asking \$61,000. Phone 964-6626. C1013

113 HOUSES FOR SALE

THIS INVESTMENT Is as good as gold, up-down duplex on Carney. Good revenue from excellent tenants 12 1/4% assumable mortgage \$47,000. Phone 564-6085 after 6 p.m. CD-2-18

113 HOUSES FOR SALE

Sten's CONSTRUCTION LTD. Offers: 7695 ST. PATRICK AVENUE 1235 sq. ft., 3 bedroom, double garage, sundeck, ensuite, eating area in kitchen, heatilator fireplace. Price in low eighties. Mortgage at 11 1/4%. 8151 PRINCE EDWARD CRES. 1110 sq. ft., 3 bedrooms, fireplace, carport, eating area in kitchen, living room, carpeted thru out (except kitchen & bathroom). \$65,500. Mortgage at 12 1/4%. TO VIEW CALL 964-9221

113 HOUSES FOR SALE

7695 ST. PATRICK AVENUE 1235 sq. ft., 3 bedroom, double garage, sundeck, ensuite, eating area in kitchen, heatilator fireplace. Price in low eighties. Mortgage at 11 1/4%. 8151 PRINCE EDWARD CRES. 1110 sq. ft., 3 bedrooms, fireplace, carport, eating area in kitchen, living room, carpeted thru out (except kitchen & bathroom). \$65,500. Mortgage at 12 1/4%. TO VIEW CALL 964-9221

NORTHERN LOG HOMES

PRINCE GEORGE, B.C.

"KEY-LOC" SYSTEM
We will build for you or you can do it yourself!
We Specialize in Fireplaces Fully Guaranteed.
LARRY WILLIS Marketing
Bus. 563-4912

BUY THIS BEFORE PRICES GO UP

RADCLIFFE DRIVE PRIVATE SALE

Spacious 3 bdrm. bungalow, 2 fireplaces, 2 bathrooms, plus ensuite off master bedroom. Completely developed basement. Beautiful park like setting. Assumable \$13,000 mortgage at 7%. For appointment to view phone 563-5176. CD-7-16

MORE IMPROVEMENTS

Lady Made HOMES LTD.
"A Woman's Touch... Family Comfort"

RENOVATING & REPAIRS
Gen. Contracting — Custom Bldg.
944-4th Ave. 564-3707

REAL ESTATE INDEX

Correction in Classified Advertisements should be ordered before the second insertion. Allowance can be made for one incorrect insertion only. Corrections can be phoned in between 8:30 a.m. and 5:30 p.m. Monday thru Friday.

OFFICE HOURS
Monday — Friday 8:30 a.m. to 5:30 p.m.

REAL ESTATE	RENTALS
Home Building Lots	Halls for Rent
Houses for Sale	Business Locations
Duplexes	Commercial Property for Rent
Houses Wanted to Buy	Duplexes for Rent
Listings Wanted	Garages for Rent
Houses for Trade	Houses Furnished
Mobile Homes	Houses Unfurnished
Acres	Housekeeping Rooms
Apartment Property	Partly Furnished
Apartment for Sale	Room & Board
Building Lots for Sale	Sleeping Rooms
Buildings for Sale	Suites Furnished
Business Opportunities	Suites Unfurnished
Commercial Property	Trailers for Rent
Industrial Property	Trailer Spaces for Rent
Investment Opportunities	Wanted to Rent
Country Home & Acres	
Farms & Ranches	
Lake Frontage	
Property for Sale	
Property Wanted	
Property Exchange	

FINANCIAL
Money to Loan 144
Money Wanted 145
Mortgages & Agreements 146

Published Every Friday.
If you wish to have your ad included in this section phone . . .

562-2441

EXCLUSIVE IN RESIDENTIAL HART HIGHLANDS



Spanish style home and attached garage (basement entrance) on over 1/2 acre treed view lot backing onto Park/Ski Hill. 4 bedrooms, 3 up, 1 very large down, 1 1/2 baths; formal dining room; large kitchen with eating area, dishwasher and in-sink erator. Feature ceilings etc. Tiled foyer, 2 feature fireplaces and partially developed basement. 1250 square feet.

Full Price - \$73,900. 00 Phone 962-8512
4162 Montgomery Crescent
Assumable mortgage at 10 1/4% CD-SK-2-13



A Guide to Home Buying in the Metro Area
REAL ESTATE NEWS



FREE PHOTO HOME GUIDE - available at:

ALAND REALTY LTD.	1525 Victoria	563-3332
BERT MORGAN REALTY LTD.	670 Victoria	562-2191
BUCHANAN BENSON & CO. LTD.	1276 4th Ave.	563-8811
CANADA TRUST	500 Victoria	563-1544
CENTY 21 FORT GEORGE LAND	601 Victoria	564-4888
CENTY 21 WESTSIDE REALTY	2666 S. O'Sway	562-2121
METRIC REALTY LTD.	1563 2nd Ave.	564-0631
NECHAKO REALTY	770 Brunswick	562-4165
PRINCE REALTY LTD.	1591 4th Ave.	563-9201
RLTY WLD PACE REALTY	1240 5th Ave.	562-6671
RLTY WLD WESTERN HORIZON	1576 7th Ave.	563-1683
ROBERTSON NEFF & ASSOC.	No. 4-1268 5th	563-8822
RON CARSON REALTY LTD.	1560 3rd Ave.	564-4434
SPRUCELAND REALTY LTD.	1657 Victoria	564-1533
VISA REALTY LTD.	743 Victoria	564-1131
YELLOWHEAD REALTY LTD.	1448 6th Ave.	563-8177

DENNIS AND PEGGY ARE OUR CONCERN



Dennis and Peggy needed a larger house and looked to classified for help. They found our ad that described what they were looking for and gave us a call.

We were happy to show them the home and answer all their questions. They bought the house. But to buy their new home, they needed assistance in selling their old one. We took care of that, too. We offer fast and full service to homeowners who list with us. By the end of the month Dennis and Peggy were all set to move into their new home. We like to make it easy. List with us . . . We know it will be the best move you make!

When you list with us, your concern becomes our concern.

internet

THE "HOUSE SOLD" WORD IN REALTY

"This is a typical sequence that happens many times . . . It could happen to you."

\$43,000.00 Is the price for this six year old cozy, three bdrm. home, with parklike setting on a large treed fenced lot. Permanent aluminum siding. Large sundeck, separate tool shed. Terrific starter home. Phone MAURICE 563-6335

A GREAT START A home located in Heritage Sub. with good assumable mortgage and 3 bdrms. To view call LLOYD 563-9589. MLS 29978.

BUILD YOUR DREAM HOME On this beautifully treed six acre lot with 2 acres cleared in Beaverdell. Comes with well. Call HEATHER 563-0833. MLS 97211.

TERRIFIC BUY Price reduced to \$57,900. This home has 4 bdrms., 2 fireplaces, carport, sundeck, and large lot. To view call GLENN 562-4635.

FOUR LEVEL SPLIT Under construction, executive calibre. When complete, it will be \$99,500, but you can pick your price, carpets, and finishing if you act soon. Call Brian Pearson or Bruce Long. Exclusive.

OPEN HOUSE 8101 ROCHESTER JANUARY 27, 1980 1:00 - 3:00 p.m.



Make a point to view this lovely new home. LINDA WARREN in attendance.

OPEN HOUSE SUNDAY — JANUARY 27, 1980 1:00 - 4:00 P.M.



909 KERRY STREET BRIAN PEARSON in attendance. INTERNET REALTY LTD. 563-1205.

BE A PROUD LANDLORD And rent out 1 or both sides of this well kept 2 bdrm. duplex. Both sides are owner occupied and have been well taken care of. New MLS. Call CINDY 564-5828 or HEATHER 563-0822.

UPPER COLLEGE HEIGHTS UNIQUE 1600 sq. ft. finished up and down — dble. garage, double sundecks, wired music, intercom, and a kitchen your family will love! For further details, call HEATHER 563-0822. MLS 30054.

WHAT A KITCHEN! Large, cheery & bright kitchen is one big feature in this 3 bdrm., 1410 sq. ft. home. New MLS. Call CINDY 564-5828, eve.

WALK TO WORK Located on 9th Avenue. This 4 bdrm. home has been completely renovated. Priced in the low fifties. Won't last long. Call GLENN to view, 562-4635.

ELEGANT DUPLEX HOME All the luxurious extra's can be yours in either side of this custom designed & built executive duplex. Call BEN 562-5667 or LLOYD 563-9589.

IF YOU WANT ANIMALS? I have 13 cows, 1 bull, and 14 pigs plus almost 12 acres of good land south of town. Some outbuildings. Asking \$50,000.00. Try your terms & offers by calling HEATHER 563-0822. MLS 97369.

BUILDING LOT Where can you buy a fully serviced lot for \$12,000.00? Call LINDA for details on this excellent lot. MLS. Call 563-1205 or 964-6333

FIREPLACE 2 BATHS Only \$54,900.00 for this 4 bdrm. home in College Heights with large landscaped lot. Room for carport. Call HEATHER COOK 563-0822. New MLS.

HOME ON MINNOTT DRIVE Excellent 12x66, 2 bdrm. trailer with dble. garage on large lot. MLS 29827. To view call LLOYD 563-9589.

COUNTRY — SETTING



Highway 16 West, new home \$57,900. Quality built, treed lot, fireplace, sundeck, w-w carpeting. Call ED LIGGETT 964-9209.

OWNER ANXIOUS! OFFERS PLEASE, asking price \$52,900.00. 3 bdrm. full basement home. Excellent location. Call ED LIGGETT 964-9209.

POTENTIAL GALORE! On this 160 acre farm west of town. Formerly operated as market garden. Suitable for hay farm, riding area, trail rides, etc. Lovely new home in a beautiful setting. If you want country living at its best, call LENA at 563-6521. MLS.

BEGINNERS LUCK! Clean, extra nice, 4 bdrm., 1 1/2 storey home in the Central area. Asking \$48,900.00. Call BEN 562-5667 or LLOYD 563-9589.

STEP SAVER If you don't like steps, view this immaculate 1248 sq. ft. home in Lakewood. 3 bdrms. ensuite, utility room and more. Also heated double garage on large landscaped lot. Asking \$56,800. Call LENA at 563-6521. MLS.

NOT MANY AT THIS PRICE Only \$38,500 for this 1248 sq. ft. mobile home on a lovely 1/4 acre lot. Price includes appliances and a heat saving Show fireplace. Call CINDY or HEATHER. MLS 30100.

QUALITY THROUGHOUT This lovely new home. It is located in College Heights and features a lovely F-C brick fireplace, ash kitchen cabinets, wooden spindles, and lowered closet doors. A must to view. Priced in the 50's. Call LINDA 563-1205 or 964-6333.

DOUBLE WIDE — DOUBLE COUNTRY Double your pleasure in this well maintained trailer with lovely landscaped lot and asking only \$33,500. Vendor moving and wants action. Call HEATHER 563-0822 or CINDY 564-5828. New MLS.

BEN CHOW 562-5667
DON COLLINS 562-3200
Heather COOK 563-0822
GLENN GOODWIN 562-4635
FERNIE JACKSON 564-2389
LENA KRAHN 563-6521
ED LIGGETT 964-9209
Bruce LONG 562-1960
LLOYD MERRITT 563-9589
Warren NEUFELD 563-1898
Cindy O'NEILLY 564-5828
Leon PARKER 562-4300
Brian PEARSON 562-6979
Maurice SMITH 563-6335
Linda WARREN 964-6333
Beverly CARLSON 997-6589
Wilma VETTER 997-6561

intermet realty - 563-1205
the "house sold" word in realty