



French's Fine Homes

MUSKOKA'S MOST ENERGY EFFICIENT BUILDER

Newsletter

Bert French & Son Limited

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www.frenchsfinehomes.ca



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Printed quarterly



Homes Available Now!

- Ready for immediate occupancy
- You can choose your interior selections



1060 Old North Road, Huntsville
\$219,900 HST INCLUDED
1056 SQ. FT. Bungalow



696 Muskoka Rd 3N, Huntsville
\$279,900 HST INCLUDED
1208 SQ. FT. Bungalow



18 Gainsborough Road, Bracebridge
\$395,692 HST INCLUDED
1431 SQ. FT. Bungalow



20 Gainsborough Road, Bracebridge
\$388,946 HST INCLUDED
1508 SQ. FT. Bungalow

THE FALL COTTAGE LIFE SHOW
NOVEMBER 1-3, 2013
INTERNATIONAL CENTRE, TORONTO

Living The Dream!



In the last few newsletters we've been profiling the home that we built for Chuck and Josee right here in Port Sydney. Now their home is complete, and Chuck and Josee have moved from Manitoba to this charming village in Muskoka.

"When I arrived", says Josee "I felt like I'd already been living there." With the progress documented on BuilderTrend, and having a sister across the road, they already knew how everything looked, so there were no big surprises. Chuck commented that this is his fourth new home, but this is his easiest and happiest transition. They also noted that although it all looks good on BuilderTrend, it's only when you are in the home that you appreciate the quality of the tubs and sinks, door handles, bath accessories and the general finishes.

Asked to pick their favourite feature in their new home, they both chose "The Muskoka Room" without hesitation. It's a dining room, a living room, a meeting room, and generally the area that everyone gravitates toward because it makes you feel so much a part of nature. Josee gets great pleasure from her sunny kitchen, but everyone gets pleasure from the Muskoka room.

The first time Chuck and Josee walked the property with Larry many months ago, they were struck by the peace and serenity that washed over them. God's message to them was clear - this was the right location to build their Retirement Residence that would also be their new home. They even saw a deer that first day! Now their friends come to visit and they talk about how overwhelmed they are with the peace and beauty they find here. One of their Type A friends admitted "If you can't relax here, you'll never relax anywhere". In fact, two of the couples are now planning to move to Muskoka in the next two or three years.

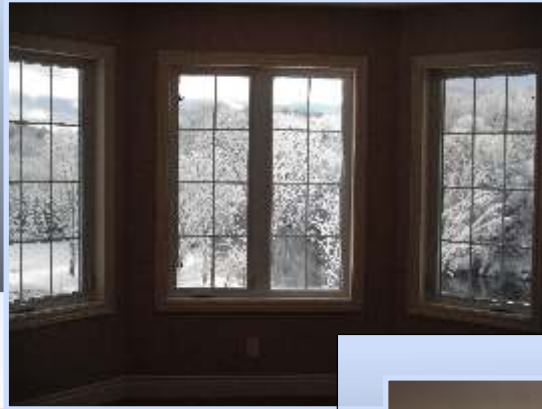
Chuck and Josee are ready for their grand opening. In their home / retirement residence Josee and her sister (who both work in that industry) can offer daily assistance to seniors who would enjoy this tranquil rural setting.

While the planning and building process was enjoyable, the website on BuilderTrend played a large role in providing them with reassurance and the ability to make decisions online. Change orders posted and approved on the site kept them up-to-date on their costs and our progress. Now that is all in the past, and they are truly enjoying Port Sydney life. In this village of 800 nice families, they tell us that a 20 minute walk really takes an hour and a half, but only because people are so friendly and relaxed.

We are thrilled that they are so happy in our community, and in their new home. We're very sure that they will be successful with their retirement residence and look forward to welcoming those new people to our village as well.



The View From Here!



Welcome
HOME!

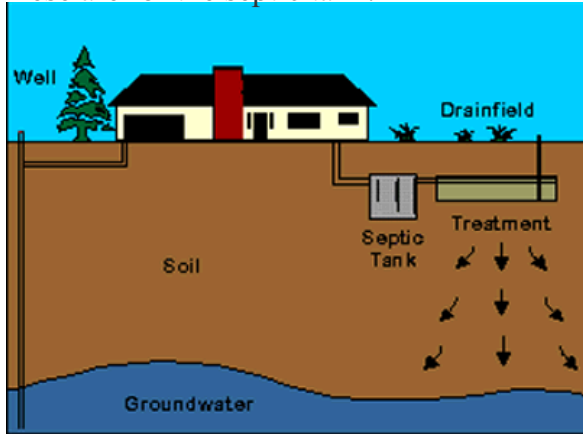


How to Clean Your Effluent Filter

If you wish to inspect and/or clean your effluent filter yourself, you will need the appropriate screwdriver to take lid off access riser and a hose. Wear full-length pants and shirt, shoes, gloves, and goggles or glasses.

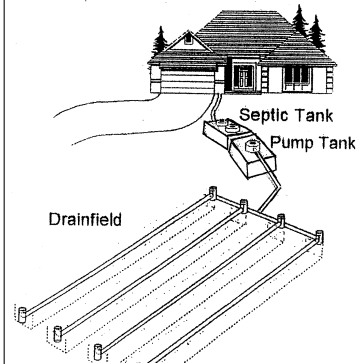
Note: Septic tanks older than 2010 will not have effluent filters.

Most systems only have 2 access risers. These are for the septic tank.

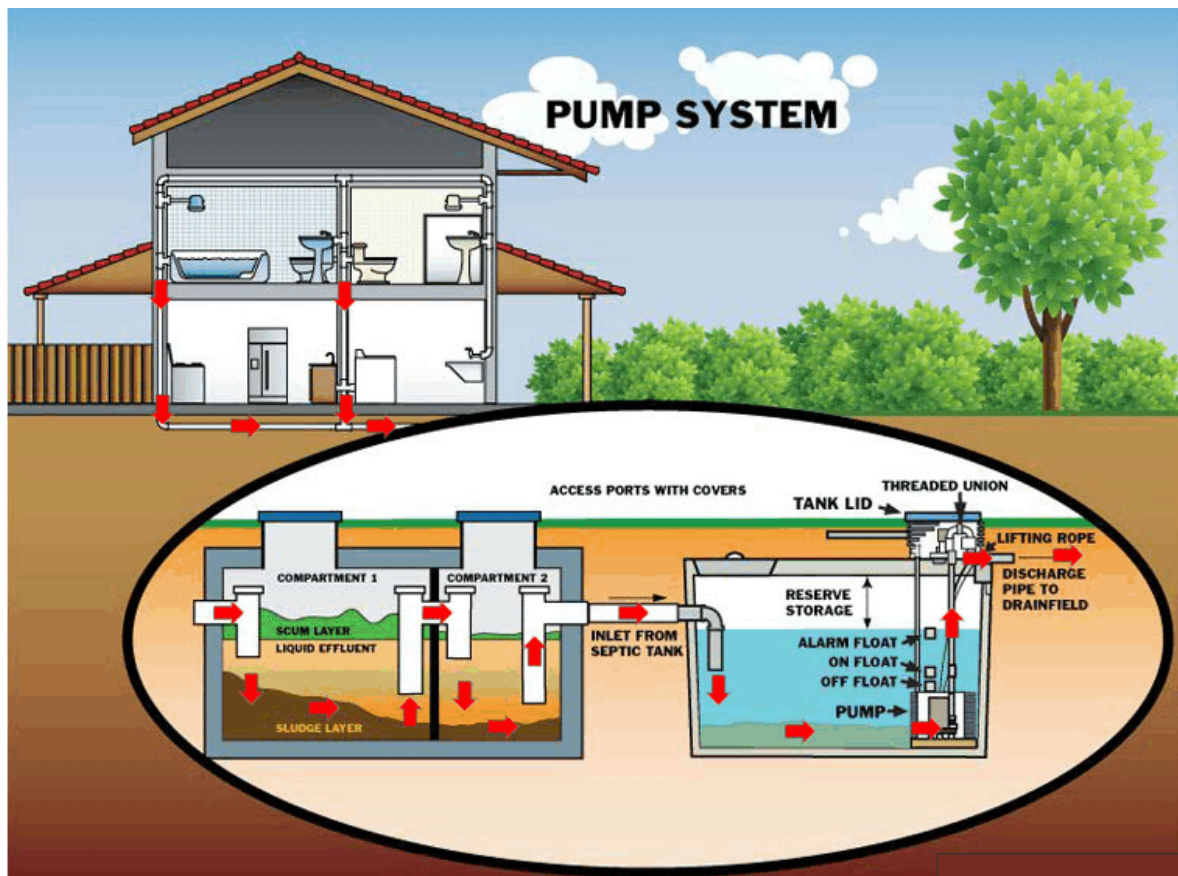


BUT some will have 3 access risers because they have a pump tank.

Distribution System

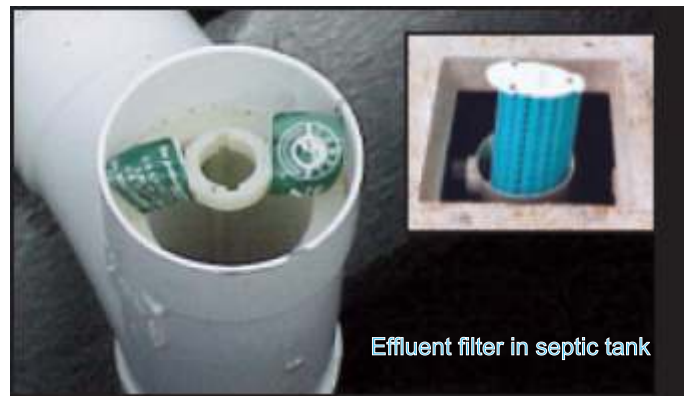
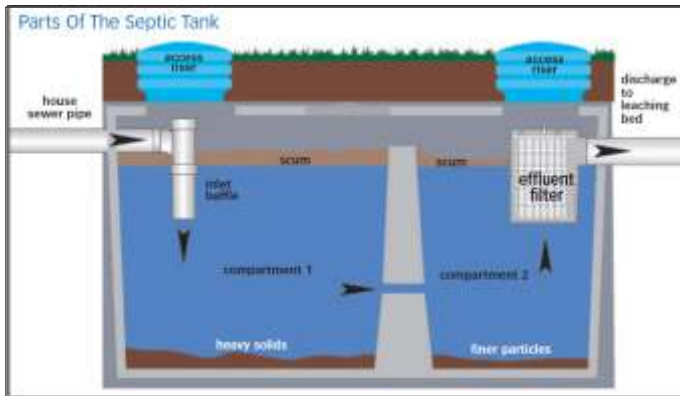


The effluent filter will be under the second access riser from the house.



1. Remove the access lid from the access riser to your septic tank by removing the screws.





Effluent filter in septic tank



Photo 1

2. First hose off the filter before removing it so you can take note of how it is positioned. Most have an arrow pointing towards the end of the tank. You want to put it back in the same position.

3. Remove the filter cartridge by grasping the tee handle and lifting it out of its housing (see photo 1).

4. Holding the filter cartridge over the tank opening gently spray the cartridge tubes with a hose to remove any material sticking to them (see photo 2). Ensure the three orifices in the optional flow modulation plate inside the filter are clear of any debris. Make sure the rinse water runs back into the tank, but do not allow solids material to fall into the open filter housing.



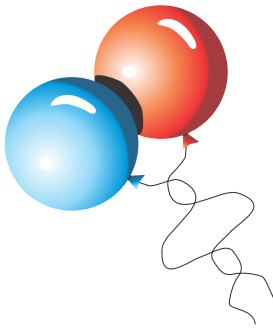
Photo 2.



5. Firmly place the cartridge back into the housing

6. Attach access lid back onto the riser.

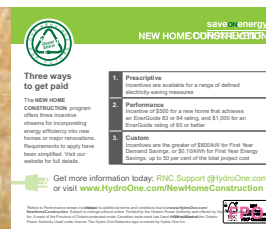
It is recommended that you clean your effluent filter once a year.



Happy 29th Jolene

After 24 years of faithful service to French's Fine Homes as the Ambassador of Bubbling Bathtubs it was our pleasure to say thank you to Jolene. And what better way to thank our squeaky clean diplomat than to celebrate her birthday. Since we didn't have access to her birth certificate we had to guess her age. But, she didn't argue so perhaps 29 is correct. Out of the tub and dressed in glad rags Jolene graciously welcomed visitors to Bend in the River on Oct 5th. Happy Birthday Jolene! We hope you enjoyed the cake and balloons!

Our very own Al Bryant was chosen by Hydro One to be in their "New Home Construction Program" brochure.



AN ENERGY-EFFICIENT HOME IS A BETTER HOME

Of course your buyers want the best purchase price, but they're also looking at their monthly carrying costs. With rising electricity prices, they'll be asking about reducing energy use through upgraded lighting, insulation, HVAC and controls. The energy-saving features you're including in their home will help you close the deal.

BUILT FOR BUILDERS

It's now easier than ever to qualify for incentives.

- ✔ Streamlined, less paperwork
- ✔ One application for multiple homes
- ✔ Receipts no longer required



"We set our own standard for construction and deliver it on every home we build. All of our homes receive EnerGuide Rating labels. This clearly tells buyers what they get for their hard-earned dollar and where their home sits in relation to a standard measure."

Al Bryant, Marketing Manager
French's Fine Homes





"Happy Christmas"

We wish our customers, associates, staff, subcontractors and suppliers a very Happy Christmas Season. May each experience the Joy, Peace, and Hope found in Jesus Christ.

May you enjoy good health and prosperity in the New Year.

Sincerely

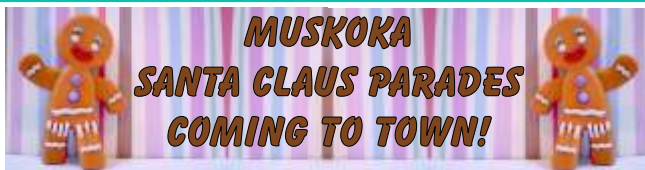
Larry and Marilyn French



Ho Ho Ho

If Santa Claus had a father, do you think there must have been a Grandfather Claus?

It's amazing how quickly the kids learn to drive a car, yet are unable to understand the lawnmower, snow blower, or vacuum cleaner.



We're putting a whole house into the Santa Claus parades!
Well, it's a gingerbread house.
Join us for one or both of these Muskoka Santa Claus parades.

HUNTSVILLE
FRIDAY, NOVEMBER 29th
at 7 p.m.



BRACEBRIDGE
SUNDAY, DECEMBER 1st
at 1 p.m.



Maintenance Checklist

October

Check windows and screens
Check roof including shingles, flashing and vents
Check weatherstripping
Check sealing around windows and doors
Check septic system
Winterize landscaping and remove leaves
Clean furnace filter and HRV
Drain exterior water lines
Shut off exterior water supply

Remove hose from tap

Check eavestroughs and downspouts
Clean humidifier
Check and reset GFCI
Test smoke alarms and carbon monoxide detectors
Inspect floor drains and all unused fixtures including toilets to make sure there is water in the trap.



November

Check attic
Inspect floor drains to ensure trap is filled with water
Clean furnace filter and HRV
Check for condensation and humidity
Check and reset GFCI
Test smoke alarms and carbon monoxide detectors

December

Check air ducts
Check for excessive snow on roof
Clean furnace filter and heat recovery ventilator (HRV)
Clean humidifier
Check and reset ground fault circuit interrupter (GFCI)
Test smoke alarms and carbon monoxide detectors

**** The 4" pleated media filters for your furnace are available at Dean's Home Hardware in Port Sydney.**

HUNTSVILLE & BRACEBRIDGE MODEL HOMES DIRECTIONS AND HOURS

Open

Wed. to Fri. 12pm to 4pm

Saturday 10am to 4pm

Sunday 12pm to 4pm

Inveraray Glen Hours: Sat 10-4, Sun-Tues 12-4

\$499,900
HST INCLUDED
REBATES ASSIGNED TO
French's Fine Homes



Huntsville Model
8 Woodstream Drive



To reach our model from Hwy 11, exit Hwy. 11 at Hwy. 60. Left onto Muskoka Rd. 3 N. Go 2 km. Watch for Muskoka Meadows sign on left.

Call 705-788-3141

\$906,900
PLUS HST



River Front Property
Bracebridge Model
135 Keith Road



To reach our model from Hwy 11, exit at District Rd 118 W (Ecclestone Drive). Turn right onto Keith Road. Watch for signs.

Call 705-645-6717

\$395,692
HST INCLUDED
REBATES ASSIGNED TO
French's Fine Homes



Bracebridge Model
18 Gainsborough Road



To reach our model from Hwy 11, exit Hwy. 11 at District Road 118 W which becomes Wellington Street. Turn left onto Santa's Village Road. Turn right on Gainsborough Road.

Call 705-637-0811

See us at the Cottage Life Show!

THE FALL COTTAGE LIFE SHOW

NOVEMBER 1-3, 2013
INTERNATIONAL CENTRE, HALL 5, BOOTH 621

DISCOUNT TICKETS

www.frenchsfinehomes.ca

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TO GET THE LINK



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