

French's Fine Homes

MUSKOKA'S MOST ENERGY EFFICIENT BUILDER



Newsletter

Bert French & Son Limited

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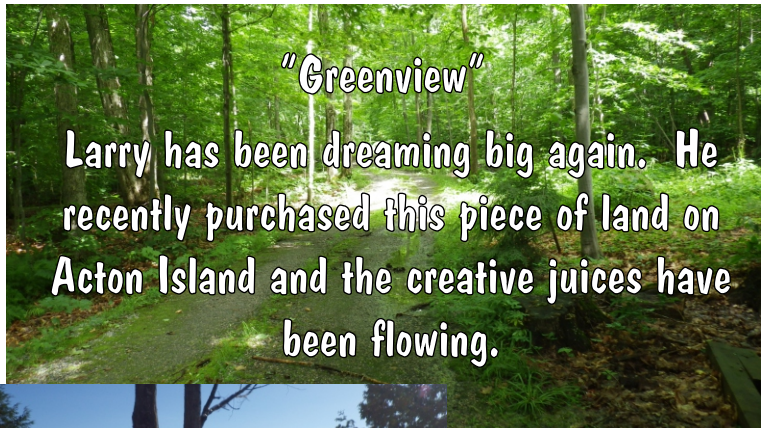
www.frenchsfinehomes.ca



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Summer or winter this prime waterfront property will be the place to enjoy friends and family for years to come.



"Greenview"

Larry has been dreaming big again. He recently purchased this piece of land on Acton Island and the creative juices have been flowing.



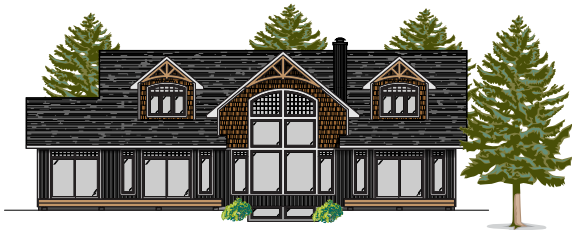
There is still time to choose your own interior finishes!

Come see us at the:

Muskoka Home & Cottage Show



April 24th to 26th, 2015
Bracebridge Memorial Arena
168 James St., Bracebridge



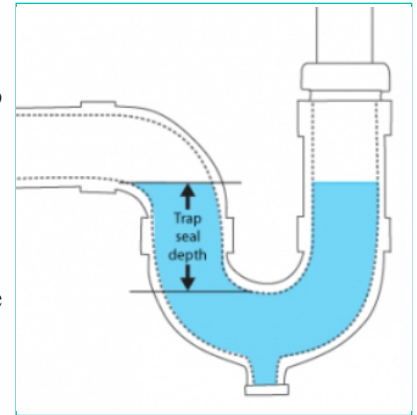
**FOR
SALE**

Greenview
\$ 2,290,000 + HST
4 bedrooms, 2 ½ baths,
160' frontage on Lake Muskoka

French's Fine Homes

HOW TO PRIME YOUR DRAIN TRAPS A COMMON HOMEOWNER MAINTENANCE ITEM

If you notice a sewer odour in your home, most likely it's just that your drain traps need to be primed. When drains are not used for a while the water in the trap will eventually evaporate which allows sewer gases to enter the home. If this occurs, you will have to prime the trap to stop the odour. It's actually a really easy fix.



All you need to do to stop the odour is to put water back into the trap. So, turn on the tap or get a bucket and fill it with about a gallon of water. Pour the gallon of water into your floor drains or any drain in the house that's not commonly used. The water in the drain will prevent the gases from coming up into the house.



It's less likely, but the water in the toilet trap also could have evaporated. Weeks of disuse could cause this. Of course, simple flushing will restore that water.

Any unused plumbing fixture can have a dry trap in as little as a month. If you haven't been to the cottage all winter you might want to do this as soon as you arrive or have

your maintenance man deal with it along the way. Don't forget to add water to the pipe that the washing machine goes into.

HUMOUR CORNER





French's Fine Homes

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Customer Comments from our Home Buyers

March 5, 2015

Mr. Larry French
French's Fine Homes
126 Greer Road, RR 1
Port Sydney, ON P0B 1L0



Dear Larry:

It was great to see you again last weekend. Thank you for dropping by with the paperwork that we had requested.

We want to share with you and your team at **BFS** some actual figures that will affirm your quest for and success in building energy efficient homes. There are many hidden details in the workmanship that **BFS** provides that might go unnoticed by many customers who have not ever built anything for themselves; however, those details - once noticed - become an "ah-ha" moment.

One of the features that resulted in the sale of our former lakeside home, which **BFS** built for us, was how economical it was to operate re hydro usage. Here are some of the figures that affirm energy efficiency in the two newer **BFS** homes that we now own:

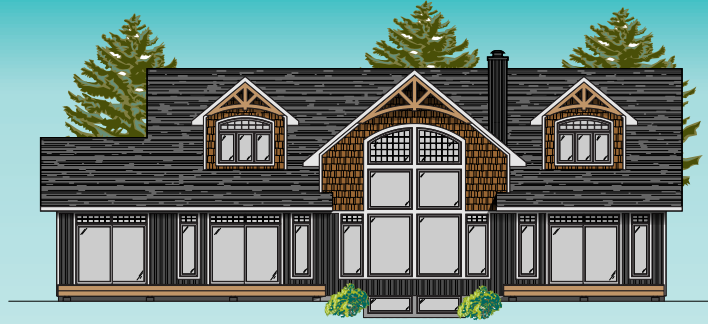
- In 2010, **BFS** built a custom 962 square feet home with "affordable housing" in mind. When looking at the invoices from Veridian Hydro and Union Gas, the annual 2014 total of those two utilities, for one person living in that home, was \$1,102 or in simple terms \$92 per month. We have to remember that consumption is not restricted to heating the house, but includes everything else that uses hydro and gas! Amazingly economical!
- In 2013, we moved from the lake home into our new 1574 square foot **BFS-built** home in town. The costs of hydro and gas combined for the 2014 calendar year came in at \$1,942 – again, that amounts to \$162 per month. The two of us live here 365 days of the year which means that we have NOT had any of the utilities shut down for holiday periods.

Thanks so much to you, Larry, and your team at **BFS** for the outstanding work done towards energy efficiency! We would be more than happy to act as references should anyone request one from an existing **BFS** home owner.

Kind regards,

Sandra & Fred

"GREENVIEW" UNDER CONSTRUCTION



From dreams to reality



Taken from the top of boathouse.



**What about this idea for an enclosed room?
The siding colour is perfect too.**

Boathouse



Spring Cottage Life Show 2015

The Spring Cottage Life Show is always vibrant and filled with anticipation. Everyone has this feeling that spring must be just around the corner. Pots of tulips adorn the aisles, and flocks of people come to the show. 2015 was no exception. The show floor hummed with laughter, and chat. The newest product is on display. The colours are bright and beautiful.

I did the tour on Saturday while Larry, Al and Joan worked at the booth. I saw lots of our "team" suppliers - Window Quilt was just across the aisle to our left; Norstar was a few spots down on our right. Cambria was there with full size breathtaking slabs. David from Davlin escorted one of his customers to our booth! Simcoe Building Supplies was in cheerful evidence.

I saw the product updates from Varathane (be still my heart! Sparkly metallic finish in varathane!), and the most current offering from Cultured Stone. The Napoleon fireplace area was a real hot spot (lol) - but by far the hottest spot for me was my little visit with Colin and Justin!!!

Our stand-out booth in white and green is easy to find, and lots of people found us. The booth was refreshed with photos of our new builds, and they were an inspiration to lots of our visitors. It's so much fun talking with people about their dreams, and about how much they love Muskoka.

I hope that everyone who visited the Spring Cottage Life Show had as much fun as I did! See you in the fall!
Mair



Maintenance Checklist

April

Check & clean eavestrough & downspouts
Clean furnace & HRV filters**
Clean humidifier
Check driveways for waterflow
Check walks for unevenness
Clean range hood filter
Landscaping (soil settlement)
Turn on exterior water supply



May

Inspect fences
Check ground slope
Check caulking
Check exterior finishes - staining, painting
Check windows and screens
Check septic system; pump tank every 3 years
Clean range hood filter
Lawn preparation
Clean HRV filters**
Test GFI's
Add water to any unused P-traps



June

Inspect air conditioning
Check roof
Check sheds and garages
Check sealing around windows and doors
Fertilize lawn
Check water heater
Check and reset ground fault circuit interrupter (GFI)
Test smoke alarms and carbon monoxide detectors



**** 4" and 5" pleated media filters for your furnace are available at Dean's Home Hardware in Port Sydney.**

About this Newsletter

We mail out this quarterly newsletter to our customers, past, present and future.

We hope you find it helpful and informative.

If you would prefer to get this newsletter by e-mail, send your e-mail address to build@frenchsfinehomes.ca

If you no longer want to receive this newsletter, simply e-mail us at build@frenchsfinehomes.ca or call us at (705) 385-2311

and we will remove your name from our mailing list.

If you have some comments you would like to share, please send them to the office or e-mail them to us.

We'd love to hear from you.

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. 10-5, Sun 11-4, Tues. 11-4

\$449,000
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



Viewing until May 15



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



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