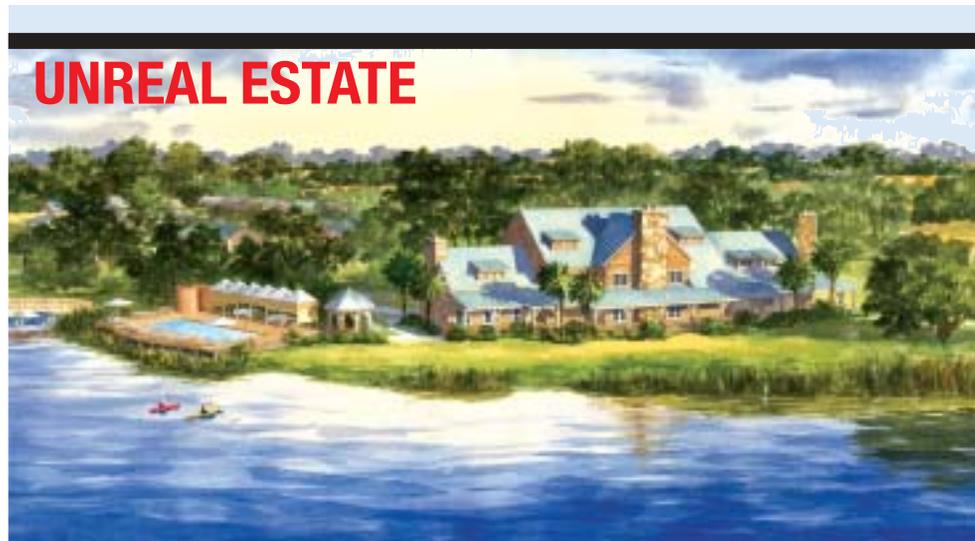


## UNREAL ESTATE



# Sportsmen's special:

**P**ine Creek Sporting Club is a 2,424-acre members-only, champions clays and wing shooting community located just over an hour from Palm Beach, in Okeechobee, Florida.

There are currently 22 40-acre ranch sites and 23 custom cabins being offered for sale. The introductory price for the three different cabin designs ranges from US\$545,000 to \$695,000, depending on square footage and location. And the 40-acre lots range from US\$800,000 to \$1,200,000, with planned price increases in the future.

The residences will be set among over 1,000 acres of world-class quail fields, with a 13-station sporting clay course designed by Mick Howells, a championship five-stand, dog kennels, horse stables, miles of horse, biking and nature trails, spa services, and a

70-foot tower for English high-tower shoots. Members also share a 7,000-square-foot lodge and pool complex and enjoy guided hunting, concierge service and more.

Jack Nicklaus, Nick Price and Italian gun maker Tullio Fabbri are among the founders of the community. Their aim is to preserve the culture of "Old Florida" — the way it was prior to the proliferation of golf courses and strip malls — and for members to safeguard a legacy for future generations.

Yearly dues are \$25,000 and include ammunition, birds, maintenance of lot and guided hunting.

*Listing and photos provided by Pine Creek Sporting Club. For more information, visit [www.pinecreeksportingclub.com](http://www.pinecreeksportingclub.com).*



MARK SALERNO  
CMHC

# Review before you redo

A poorly planned renovation can lead to later problems

**R**enovations can make your home more pleasant, attractive and better suited to your lifestyle.

Many homeowners decide to renovate their home to convert unused space, such as an attic or a basement, into living quarters. They may also choose to upgrade outdated or deteriorated systems like a furnace or windows. Repairing structural elements of a home, like replacing a roof or siding, are also typical renovations.

If you are planning a renovation project, it's important to assess the condition of your home in order to determine if there are any significant issues that need to be addressed before you begin. Failing to deal with these problems could cause trouble not only during your renovation project but down the road, as well.

The best place to start the assessment of your home is in the basement, because that's where most problems in the house originate. Look for cracks, damp spots, white, chalky stains or blistered paint on the concrete, finished walls or floors. These warning signs could mean that you have a moisture problem, and you need to find the cause and correct it. Are there signs of high humidity, condensation or visible mould? Unresolved water issues will cause your renovations to deteriorate quickly, whether the water comes from building envelope leaks, plumbing leaks or high humidity.

Continue your assessment throughout the rest of your house by checking for moisture or air leaks and search for problems with the mechanical, plumbing or electrical systems. Although you can carry out much of your home assessment yourself, depending upon the size of your project, you may want to ask a qualified home inspector or a pro-

fessional renovator to help you assess your house and develop a plan.

As you plan your renovation project, take into account how changing particular components will affect the performance of the whole house. For example, as part of a bathroom renovation you may want to add a hot tub that will generate large amounts of humidity. Your existing ventilation system may be inadequate to handle the increased moisture levels. It will be important to provide proper ventilation to avoid mould growth, indoor air quality problems and damage to the structure or finishes.

Renovating is also an ideal time to make your house healthier for you, your community and the environment. Try to incorporate the five key elements of Healthy Housing — occupant health, energy efficiency, resource efficiency, environmental responsibility and affordability — into your renovation plans. When selecting building materials, choose energy-efficient and water-conserving fixtures, appliances, heating, ventilation and air conditioning equipment.

Undertaking maintenance and repair projects such as correcting structural flaws, fixing leaks and making sure that all services are safe and adequate will make your home safer, more efficient and more durable.

To help you, the CMHC has an assessment checklist in its free About Your House fact sheet called Assessing the Renovation Project. To obtain your copy visit us online at [www.cmhc.ca](http://www.cmhc.ca) or call our toll-free number, 1-800-668-2642.

*Mark Salerno is district manager for the Greater Toronto Area at the Canada Mortgage and Housing Corporation. You can reach him at 416-218-3479 or email him at [msalerno@cmhc.ca](mailto:msalerno@cmhc.ca).*

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