



# REAL ESTATE CORNER

By Lynn and John Drewry



## BOOMERS AND SENIORS

### CHOOSING YOUR NEXT ADVENTURE/DOWNSIZING

In our previous article you had developed a financial plan so you know how much you can spend and you have acquired the services of a Realtor® in whom you trust. Now you need to explore the housing options open to you.

If you are a senior in the pre boomers generation you have probably lived in the same house for a long time so this is a new experience for you. If you are Boomer you have probably moved several times and facing your next decision to downsize is not so daunting. Assuming you are in good health, your choices are likely one of the following: bungalow or smaller 2-storey, townhouse or condo/apartment. You would be wise to consider a newer or completely renovated home to minimize costs for utilities and maintenance. And if you have pets you want to make sure they are permitted.

Bungalows or smaller 2-storey – modern bungalows are great because they are more energy efficient than those of 30 plus years and everything's on one floor. Smaller 2-storey usually offers smaller lot and square footage to maintain. These offer space for those who want gardens and grass.

Townhouses – there are many townhouses which are newer and most provide a small yard and minimize maintenance. You can replace any grass with shrubs, periwinkle and beach rock and flowers are kept in planters. There is a wide range of choice from upscale complexes like Village Terraces, Barber Glen or Daniels Town Manors to larger complexes such as Niagara Trail in Georgetown south. Different locations offer downtown, close to shopping or suburban living. There are number of new units being offered and new developments are planned.

Condo apartments – there are only three larger condo buildings in Georgetown; the Sands, Royal Ascot and Victoria Gardens. For example, the Sands offer a good selection of activities: indoor pool, tennis court, gazebo, picnic area and forest view, spa, woodworking shop, library, games room and party room. It is a very social place and meticulously maintained.

There are other choices – too many to be explored in one article. Perhaps they will help you get started in your thinking and help you with your education. Your Realtor® (who must be experienced in the issues facing you) can help you develop your criteria and narrow down your options.

This is the third of a series of articles on Boomers and Seniors and Downsizing. We encourage you to send us your questions and ideas for future articles to [lynn@lynnandjohn.ca](mailto:lynn@lynnandjohn.ca) or 905 873-0440.

Lynn is a qualified **Accredited Seniors Agent**. John is a Real Estate Broker and Chartered Accountant (FCA). Lynn and John work and live in Georgetown. They are sales representatives with Re/Max Realty Specialists Inc., Brokerage.



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\*\*Broker

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NEW

**DON'T WAIT  
TILL SPRING  
TO BUY  
\$263,000**

When you can have the perfect home right now. A 3 br, 2 bath sun-filled home with a walkout from kitchen to rear deck. All nestled on a large irregular pie-shaped lot on a quiet cul-de-sac. Walking distance to schools and amenities.



**ONE OF A  
KIND  
LOCATION  
\$447,900**

Close to the Glen on a quiet cul-de-sac backing onto trees. Bright open concept design, beautifully decorated sun drenched rooms. Huge maintenance free deck and large backyard with above ground pool. Professionally finished basement - great house for entertaining at any time of year!



**AMAZING BUNGALOW**

**\$255,000**

For Investment or Living In. In Law suite already set up ready to go. New Basement. Huge Lot. Call L.A. for more information. All Hardwood Floors and Ceramics. (Almost all New Windows)



**ONE OF A KIND!**

**\$399,999**

This 1,978 sq ft 3 bedroom beauty is the only one like it in prestigious Rockwood Ridge - double lot, ex/lrg double garage, gorgeous wrap-around porch, fantastic stone landscaping and so much more!

**GTA Power of Sale Lists Available!**



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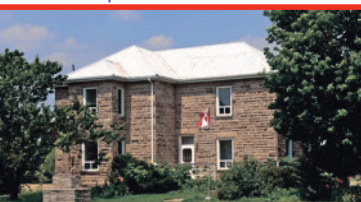
<http://maureen.ca>

Town & Country



Michael Baron  
Sales Representative

Maureen Plucinsky B.Sc.  
Sales Representative



~134 Ac

**Halton Hills: 13215 Hwy 7**

Silver Creek runs through 134 ac! 5 min to GO. 15 to 401. Trails through woods! **Majestic 5 bdrm home.** High ceilings on 3 levels. **Recent:** geo-thermal furnace, FP, windows & doors, w/o from basement. **Mun water!** Near Bruce Trail. Seller will consider a take back mortgage. \$1.89M

**Milton**



~25.2 Ac

**\$3.5M**

**Future growth area (1120.19ft x 989.25ft).** Adjacent to 300 acre Piper's Heath Golf Club. 6 min to 401; 2 to 407! Natural gas! 2 wells! 2 driveways! **Magnificent new 5800+ sq ft stone clad home:** 4+1 bdrms, 7 wshrms, 6+ FPs. 10' ceilings. High quality.

**Erin**

New



**SALE or LEASE: ~2,500sf**

**5395 Wellington Rd 52**

Attractive, free standing, commercial brick building. On 1 acre at S end of Main St, Erin. Intersection of Well 124 & Well 52. **Zoned (MU) mixed use.** Paved parking for > 25 vehicles. Reception area & waiting rm. **8 offices with windows & sink.** Kitchenette. Storage rm. 3 washrooms. \$15/sqft. +TMI.



41 Ac

**Erin: 4970 Trafalgar Rd.**

**Spectacular 41 acres.** Rolling arable land, huge pond with fish, stream & forest. Less than 10 min to Georgetown. ~ 25 min to 401. Paved road. Just N of Ballinafad. Private site prepared for your dream home. Underground hydro to the home site. \$849,000



New

**Georgetown: 106 Atwood Ave**

Gracious, detached, raised bungalow! Private yard. 2+1 bedrooms. 2 full washrooms. Hardwood floors on the main level. Garden doors walk-out to the deck. Family rm with 4 piece washrm & storage rm. Media rm/den with pot lights. 3rd bdrm. Professionally landscaped. Interlocking brick walkway & front steps. Fenced yard. \$359,000.



New

**\$507,000**

**246 Barber Dr. G'Town**

Gracious, brick Fernbrook, in "move in" condition. ~10 yrs old. Large premium, fenced lot. Prof landscaped front & rear. Interlocking brick walkways & patio. **Open concept. Kit (with walk-out to patio) overlooks Family Rm.** Main fir laundry rm. No pets. Non smoking. Go to: maureen.ca



New

**\$424,900**

**12705 Sixth Line Milton**

Attractive, all brick bungalow on secluded, private 2.79 ac lot. On paved rd. ~ 20 min to 401. Lovely pond. 3 bedrms. Renovated kitchen. Vinyl windows. Recent shingles. Finished basement with FP. 348 x 348ft lot. 2 car garage (25 x 25ft). Privacy plus! Call Michael: 416-888-0767



~ 46Ac

**214128 10th L Amaranth**

46 acres suitable for your dream home or hobby farm. North of Grand Valley & Waldemar. West of Orangeville. ~ 44 ac of arable land. ~2 ac EP. The land can be rented to a local farmer until you are ready to build. Culvert for driveway is on N frontage of property. Condition of well is unknown. \$209,900



New

~21.2 Ac

**\$599,900**

**Erin: 5660 Third Line**

**Rare, stunning & private** o/l spring fed, stocked pond with fountain. 3+ bedrms. Renovated. **Cathedral ceilings!** FP. Pebble stone walkways. **Huge tiered deck with hot tub o/l pond, gardens & hill to S.** ~ 20 min to GO train!