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## 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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