

Condos are becoming popular for year-round pleasure

RE7—The Canadian Champion, Wednesday, December 13, 1989

Whether you are using it for a summer retreat, or winter getaway, or just because you want to enjoy various sporting activities all year round, the recreational condominium is quickly becoming hot real estate.

Although condominiums as primary homes have been very popular with the over-60 age group, they are also being widely considered by almost every age as an alternative recreational property.

Many young urban professionals and traditional empty nesters who are not prepared to take up full time residence in a recreational property, or "rough it" in a traditional cottage manner, have discovered the advantages of the recreational condominium.

By the lake, on the cross-country trail or near the alpine slopes, sophistication in the sun or snow only adds to the fun, and for this reason condominium units are popping

up all over the map in resort-style developments for weekend retreats without the maintenance chores associated with cottages and chalets.

For those considering a recreational property who are not overly fond of the cabin fever sometimes associated with the traditional isolated escape, the resort condominium offers camaraderie and friendship amid well-designed indoor and outdoor facilities. In this community setting, with year round fresh air, recreation and endless opportunity for healthy sporting activities, the summer home or winter retreat can be a new and rewarding experience.

There is added comfort in knowing your investment continues to promise a good return as you sip your brandy by the log-fire in the cozy luxury of your weekend home. Better still, you can lock the door and head back to the city knowing your investment is

being taken care of in your absence, by a property management company.

As with all condominiums purchases, the same rules apply in selecting a suitable recreational condominium property. Details such as types of residences, common expenses and property management vary from developer to developer so it is very important to review every last detail before making an offer to purchase.

Within your condominium declaration you will find regulations regarding your rights to sell, lease or rent your unit. If you plan to rent your recreational retreat during your absence, these items should be carefully considered. Another detail of great importance to the owner of a recreational condominium is the boundaries of their individual unit.

If your unit features a patio, deck or yard, your ownership rights will define whether

these areas are exclusively yours or part of common ownership. Other details such as location, security and insurance needs also require consideration.

A number of realtors specialize in condominium transactions. Becoming part of this working partnership can mean good advice and a watchful eye on the details.

The recreational condominium is proving to be a secure investment and quality form of resort housing as more and more Canadians discover its special allure. And where else can our generous snow falls (or tiresome heat waves) be the harbinger of such delight? Anyone for tennis?

□ This article is provided by the Ontario Real Estate Association (OREA) for the benefit of consumers in the real estate market. This article is reprinted from *The Homeowner* newsletter and is published by Royal LePage.

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In quaint Kilbride 30 min. from airport. Maintenance free 3 bdrm. 2 bath, country kitchen, private 1/2 ac. treed lot backing onto creek and wandering paths. Asking \$199,000. Call Heather Ashbee 878-5624 or 854-2294.



BUILT FOR GIFT WRAPPING

You'll be able to have skating parties on your own pond this winter! Down the paved drive, behind the trees, sits this 4 acre manicured estate. A 3,500 sq. ft. home including a self-contained 2 BR suite, suitable for granny or nanny. House has 3 BR's, huge eat-in kitchen, family room & formal sun-room and comes complete with Satellite TV system. Asking \$549,900. Call Sylvia 854-2294.



START THE NEW YEAR WITH A NEW HOME

Being built on 1 acre lot in Prestigious Country Meadows. Approximately 3700 sq. ft. of luxury living space. 5 bedrooms, study, beautifully appointed formal rooms, huge kitchen, family room, oak spiral staircase from 2nd floor to basement. 3 fireplaces inclusive 1 in master suite. 6 bathrooms. Walkout basement. This home is a masterpiece in design and construction. Asking \$635,000.00. Call Sylvia 854-2294.



JINGLE OUR BELLS

and you can enjoy it from this country home located in Brookville. Quality construction through out and attention to detail will please you at every turn in this 3 year old bungalow made for family living. Come see and you'll believe! Asking \$385,000. Call Kathleen for more information.



CHRISTMAS COMES BUT ONCE A YEAR SO DOES THIS BUY

Crawford Crescent, Campbellville, 2,800 sq. ft. executive estate home. Centre hall plan. Oak spiral staircase, 4 large bedrooms, 3 baths, den, main floor family room with marble fireplace. Huge Florida kitchen with built in appliances, oak cupboards. Finished basement. Oversized double car garage. 1+ acre lot surrounded by trees. Priced to sell. Call Sylvia 854-2294.



GIVE SOMETHING BIG

Quality and design are only a part of the amenities offered by this 4 bedroom estate home. The graciously landscaped 2 acre lot bespeaks the graceful interior design of this home made for fine living and entertaining. New throughout - choose carpets and flooring to your specific taste. Asking \$599,000. Call Kathleen for all details.



NEWLY LISTED & WAITING FOR YOU!

Move in condition! Situated on a huge premium lot on quiet cres. Landscaping, pond & decking compliment this 3 bed, 3 bathroom home. Neutral decor, sunken family room & rec room with wet bar are a few features. Asking \$234,000. Call Heather Ashbee to view 878-5624, 854-2294.



DON'T CALL ME - SEND SANTA

Unless you are willing to listen to why this property is a good investment for the right person with the right ideas. Almost 6 acres surrounded by more costly homes makes this a secure investment. Minutes from the 401 but definitely 'country living'. Call Kathleen for more information.



A CHRISTMAS TO REMEMBER

On a fabulous 5 ac. lot - stream, woods, meadow & groomed trails for your nature walks. Conveniently located 5 mins. from 401. Home features the warmth of kitchen overlooking family room with fireplace & adjoining sunroom. 4 bedrooms, 3 baths, main floor laundry complete picture. Asking \$429,000. Ask for Heather Ashbee 878-5624, 854-2294.



SANTA SAYS

IT'S WORTH THE DRIVE TO ORANGEVILLE To view this one of a kind property sitting high on a hill overlooking the valley on two beautifully landscaped acres. All brick contemporary multi-level open concept. Spa room, 3 walkouts, wrap around deck, lots of extras features. Only \$359,000.00. Call Sylvia 854-2294.



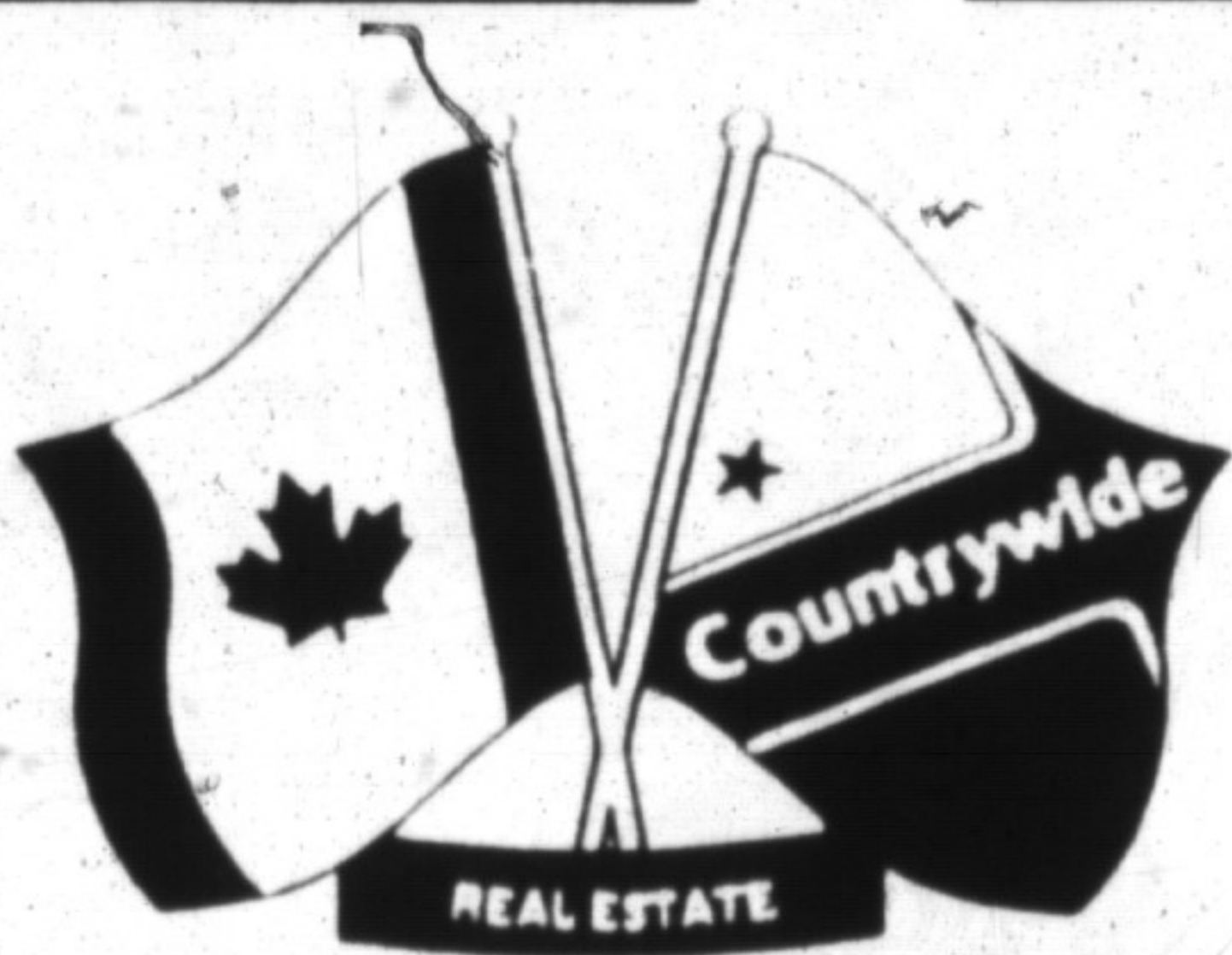
FULL OF PEACE & JOY

\$489,000 - Take a look at this excellent 10.02 acre property in Campbellville, fenced, partly treed, with pond. Spacious 4 bed, 2 bth home & hip roof barn 32x64 with 7 box stalls Hydro & water. All this 25 mins. to airport. Call Isabell 854-2294 res 854-2131.



REINDEER PROOF!

Prestige address. Custom built on a 1+ acre estate lot. The elegant interior has 4800 sq. ft. of living space plus a walkout basement. Master suite has 6 pc ensuite & walkout to balcony. 3 other large bedrooms & loft. 5 baths, 2 fireplaces, 3 garages. Priced at \$735,000. A must to view. Call Diane or Sylvia 854-2294.



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