

Falcon Realty Things to consider when buying a Cottage

- Insurance costs – Road Accessible vs Boat Accessible (more expensive)
- Actual Accessibility – Boat access properties offer limited access during freeze up and thaw. Are the roads to the cottage ploughed? Covid.... Covid.... Covid. Manitobans have easier access to Manitoba properties
- Is the cottage a 4 season usable?
- Maintenance Costs – Generally higher for a cottage as you are not at the property on a continuous basis – Grass cutting, Storm cleanup
- Is the water supply drinkable? Water testing costs, or having to bring in drinking water on a regular basis from a local government monitored source
- Hydro prices – Compare Manitoba rates to Ontario Rates. It a great reason to stay on Manitoba
- Understand the differences Government Lease vs Private Leases vs Native Band Leases
- Understand the amenities you are looking for. Property Values generally increase as the number of amenities offered increase.
- Understand the type of property you are looking for or that fits you budget. Lakefront, Lakeview, back lot, back lot with water access
- Lot Elevation- Low profile - Middle profile - High profile lots will dictate how easy it is to get down to the water's edge. When you are getting up in years, you may not be able to handle going up and down 120 steps to the water. Is parking located close to the cottage for easy loading and unloading ?
- Understand the septic system. If there is a field and it fails, in the Whiteshell, it is unlikely that a permit would be issued to replace failed field. Consider the costs associated with a newer system
- Are you considering renting your property? You will likely be faced with additional insurance costs and the local authorities may have additional requirements.