

SHELTER COVE

**LAKESIDE LUXURY LIVING:
ALL THAT YOU NEED... AND WANT**



Shelter Cove is a year-round water-front community on the Shores of Lake Erie, adjacent to Selkirk Provincial Park. Nestled at the mouth of Sandusk Creek Shelter Cove has a rare location, picturesque vistas, easy access to hiking and biking trails and a charming small-town atmosphere that offers serenity and tranquility as well as a host of fun recreational activities.

Privacy and security are paramount at Shelter Cove, and controlled access provides residents with peace of mind. As a land lease gated community, Shelter Cove offers maintenance-free living. For very low maintenance fees starting at \$112 per month, the grass is cut and snow is shoveled, affording you more time to do the things you enjoy most.

The community produces its own drinking water, sourced through reverse osmosis, and there's no need for septic tanks as Shelter Cove owns a state-of-the-art water and wastewater plant. Residents also benefit from the convenience of natural gas.

Currently under construction is a residents-only club house, which will feature more than 5,000 sq. ft. of on-site amenities. In addition, there is a large outdoor swimming pool, extended walking trails, private marina and dog park with plans for future amenities.

There is an abundance of amenities surrounding Shelter Cove, including supermarkets, hospitals & healthcare, golf courses, quaint towns and boutiques and a variety of restaurants and service clubs in nearby Port Dover and Simcoe.



PRICING WITHIN REACH

Prices are very affordable at Shelter Cove. Lots range from 65- to more than 100 ft., with premium Open Space, Forest and Waterview lots still available. The completely customizable bungalow manufactured modular homes include many luxury features. Pricing starts from the low \$200,000 to more than \$300,000 with leasehold tenure. Homes can be used as a vacation and recreational property for seasonal use or permanent accommodations year-round.

Leasehold tenure provides a financial advantage because it saves purchasers the capital outlay of a serviced building lot, which can run as high as \$150,000. Investing this money wisely has the potential of paying the annual cost of the lease, while the principal remains intact.



Experience a well-deserved lifestyle living lakeside at Shelter Cove. Enjoy relaxed mornings, fun filled days and tranquil evenings by the lake at Shelter Cove.

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