

SHELTER COVE

A nature lover's paradise



Shelter Cove offers a serene lifestyle surrounded by natural beauty on the shores of Lake Erie. Controlled access to this gated, waterfront community ensures privacy and security for all residents. The name, Shelter Cove, relates to the natural harbour that it's on, which means that the private, on-site marina is protected from the wave action of the lake – ensuring that your watercraft is also secure.

Shelter Cove's on-site amenities will include a 5,000-square-foot, residents-only clubhouse, in addition to a large outdoor swimming pool, planned walking trails and residents' garden plots, as well as provisions for boat and RV storage.

Outdoor maintenance is taken care of with a low monthly fee. Fresh drinking water is sourced through reverse osmosis from an artesian well, and a state-of-the-art wastewater plant does away with septic tanks at Shelter Cove.

Amenities surrounding the community include supermarkets, healthcare, golf courses and a variety of restaurants, as well as quaint boutiques and service clubs in nearby Simcoe and Port Dover.

The homes at Shelter Cove are priced from as low as \$169,000 with leasehold tenure, and are referred to as manufactured homes, which means that they are built indoors under strict quality control and safe from the elements. Built to the Ontario Building Code, the homes are well insulated and come with high-efficiency gas furnaces.

Leasehold tenure comes with substantial financial advantages, because there's no 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. For instance, if you sold a home in Hamilton for \$504,000 and moved to Shelter Cove, you could take out a mortgage for \$184,000, and then invest the proceeds from the sale of your home and have an average annual return of just over \$31,000. After paying the mortgage, leasehold fees, taxes and maintenance fee, you'd be ahead by more than \$13,000 per year. Accurate figures, as it relates to your particular scenario, are available through the sales office.

Lake Erie is one of Ontario's best lakes for sport fishing, with an abundance of walleye and perch. It's customary to see a magnificent bald eagle soaring through the sky, a flock of wild turkeys browsing the edge of the woods, and deer meandering throughout the community. ■

CONTACT INFORMATION

The Shelter Cove Sales Office and Model Homes are open from 11 a.m. to 4 p.m. Monday to Wednesday, Saturday and Sunday; and by appointment on Thursday and Friday.

866.416.8848 / sheltercove.ca