

SHELTER COVE

Experience a well-deserved lifestyle



Shelter Cove is a year-round, waterfront community nestled on the shores of Lake Erie, adjacent to Selkirk Provincial Park. Surrounded by picturesque vistas, residents enjoy taking long walks to appreciate the magnificent views.

This area is part of the great Carolinian Forest. Winters are less severe due to Shelter Cove's positioning along the shores of Lake Erie.

ALL THAT YOU NEED – AND WANT

Currently under construction, is a residents' only club house, which will feature more than 5,000 square feet of onsite amenities. In addition, there's a large outdoor swimming pool, along with future plans for extended walking trails and residents' garden plots, as well as boat and RV storage.

Close by, is a plethora of amenities surrounding Shelter Cove, including supermarkets, healthcare, golf courses and quaint boutiques, as well as a variety of restaurants and service clubs in nearby Simcoe and Port Dover.

SUSTAINABLE FEATURES

Privacy and security are paramount, and controlled access into this gated community provides peace of mind. For a very low maintenance fee of \$112 per month, the grass is cut, the leaves are raked and the snow shovelled, providing you more time to do the things that you've always wanted to do.

The community produces its own drinking water sourced through reverse osmosis from an artesian well,

and residents benefit from the convenience of natural gas. Shelter Cove also has its very own state-of-the-art wastewater plant, so there are no septic tanks.

WITHIN REACH

Prices here are very affordable. Bungalows, up to 2,000 square feet, are priced from \$200,000 with leasehold tenure, on 65- to 110-foot lots. Many waterfront, water view and forest lots remain.

These manufactured homes are built indoors under strict quality control and are completely customizable. By being constructed under these conditions, the building materials are safe from the elements, ensuring that they haven't been exposed to inclement weather conditions. With strict adherence to the

Ontario Building Code, they are well insulated and come with a high-efficiency gas furnace for extended comfort all year long.

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 relaxed mornings, fun-filled days and tranquil evenings at Shelter Cove – it's definitely worth a visit. Model homes are now open. ■



CONTACT INFORMATION

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