



VS



Detached House or Condo: 7 Things to Consider When Making Your Decision

One of the biggest decisions homebuyers face when buying a home is choosing between a detached house and a condo. To help make the decision a little easier, here is a list of key factors to consider when evaluating these two options.

Before you make a decision on which type of home is best for you and your family, take a look at the following detached home versus condo pros and cons.

Privacy: A detached home has the benefit of offering the most privacy for you and your family.

There are no shared walls, no shared parking lots, and no shared on-site property spaces – your home and yard are yours and yours alone.

Exterior maintenance: One of the biggest selling features of a condo is the convenient lifestyle that comes with it. Condos offer owners the benefit of not needing to worry about exterior home maintenance, which means no shoveling is required during the cold winter months. All of your home's exterior needs are usually taken care of by the condo association, making emergency repairs a lot less stressful.

Price: Buying a condo will usually save you some dollars in comparison to buying a detached home. However, the biggest and most significant difference you will see when comparing the two is the condo association fee. When comparing home options, be sure to understand how much your monthly fee will be and exactly what it includes in regards to exterior maintenance. Detached homes require exterior maintenance and if you budget for those items, it is less stressful, that is what the reserve fund of a condo association does. It puts the money away for those bigger projects such as shingles. Once you have a thorough understanding of the costs, you will be able to effectively compare and evaluate your options.

Size: Generally speaking, the size of a condo is usually less than that of a detached home. If you love a big yard, then you may be disappointed with what you get in a condo – yards are usually small or non-existent. A growing family may find a condo has too many stairs and not enough backyard to accommodate its lifestyle, so consider your family needs (present and future) when making your decision.

Amenities: Condo developments typically win when it comes to the amenities they offer residents. On-site gyms, charming green spaces, and even club houses that can be booked for large gatherings are just a few of the on-site benefits condo owners can take advantage of.

Location: If you're looking for a home in the heart of the city, it's likely you're going to find many more condo options than detached homes on the market. Urban centres typically feature more condo-style homes than detached options, so keep that in mind if you hope to have a home in the city's downtown core. The further from the city centre you go, the more detached home options you will find.

Property control: When it comes to condos, you will need to get permission to make most changes to the outside of your home – this includes landscaping or changing any pre-existing exterior colours. By owning a detached home, you're in control of your property, so you can change your mailbox or paint your door to whatever colour your heart desires. Condos have bylaws that are for the betterment of all owners, however these 'rules' may affect your current lifestyle or future plans. Be sure to ask about such things as age or pet restrictions.

Are you debating between a condo or a detached home? Let me guide you towards making the best home choice for you and your family.



Doris Wyatt

Mobile: (780) 982-2325

Office: (780) 458-8300

Office Address: 12 Hebert Road, St. Albert, AB T8N 5T8

Email: doris@doriswyatt.com

www.doriswyatt.com

www.doriswyatt.com