

Royal LePage Recreational Property Report Summer 2007



Helping **you** is what we do.™

www.royallepage.ca

2007 Royal LePage Recreational Property Report

Table of Contents

Recreational Property Regional Summaries

Newfoundland	Page 2
Prince Edward Island	Page 3
Nova Scotia	Page 4
New Brunswick	Page 5
Quebec	Page 6
Ontario	Page 7
Manitoba	Page 20
Saskatchewan	Page 23
Alberta	Page 24
British Columbia	Page 25
Contact Information and Regional Spokespeople	Page 29
Recreational Property Price Overview	Page 32

Recreational Property Regional Summaries

Newfoundland:

Consistent with the past five years, recreational property prices in **Deer Park, Ocean Pond** and **Brigus Junction** have increased by a moderate two per cent year-over-year, and are expected to continue to rise as people move to the fringes of the city with highway improvements facilitating a more pleasant commute.

A wide variety of properties are available; from traditional cabins to luxurious waterfront properties with exclusive amenities including a pool, tennis court and guesthouse. A standard waterfront, land access cottage¹ ranges from \$71,000 to \$102,000, compared to \$70,000 to \$100,000 in 2006. A water access only cottage ranges from \$56,000 to \$61,000, compared to \$30,000 to \$60,000 in 2006.

“In Newfoundland, \$380,000 – the average price of a Canadian cottage in 2006 – can purchase the best of the best. For this amount, a 2,500 square foot, year-round waterfront property with a boathouse, a storage shed and attractive landscaping can be purchased,” said Glenn Larkin, broker/owner, Royal LePage Atlantic Homestead Ltd.

Buyers can expect a balanced market with a bulk of listings running through the summer period. Multiple offers occur occasionally on unique cottages and on properties that are situated on a great piece of land or that feature a pond.

Buyers today are taking out mortgages to afford recreational properties compared to the past trend of taking out personal loans. Purchasers want substantial, permanent homes that offer access to a variety of activities such as snowmobiling, fall hunting and fishing. Waterfront properties within an hour of St. John’s continue to be the most popular. Year-round road access and adequate cell phone reception are features that buyers place at a premium.

Increasingly more common in recent years is the trend of building year-round properties with concrete foundations. Another notable trend is the purchasing of older cottages and replacing them with new, modern ones, as there are no new developments in the works for this area.

Added Larkin: "Typical buyers are double-income couples over 40 who have nearly paid off their homes, and now want a slice of local paradise where they can sit back, relax and enjoy a drink."

Atlantic Canada has the highest percentage of cottage owners out of all the provinces who say they would consider selling their recreational property if the price of gas continues to rise.

Prince Edward Island:

Stunning views, rolling landscapes, miles of sandy beaches and the friendly hospitality of local residents gives **Prince Edward Island** its unique feel. With the island's variety of waterfront properties and golf courses, many established families as well as semi-retired couples are seeking vacation homes in the area. Former residents who migrated west are also returning with the desire to settle in their hometown.

"The market in Prince Edward Island has been steady with prices increasing considerably over the past five years," said Ken Peters, broker/owner, Royal LePage Peters & Lank Realty Inc. "We expect healthy conditions to prevail with prices inching up as the year progresses. With banks offering mortgages of up to 75 per cent, owning a recreational property is becoming increasingly more affordable."

A standard land access waterfront property has increased to \$100,000 to \$350,000, compared to \$80,000 to \$150,000 in 2006, while a standard land access property has increased to \$70,000 to \$150,000, compared to \$60,000 to \$140,000, year-over-year.

Waterfront properties and properties with water views within a 25-minute drive north of the city of Charlottetown are the most sought after. **Park Corner**, **Rustico** and **Stanhope** are trendy areas to consider while **Cape Travers** near the Confederation Bridge is also attractive. New developments scattered through the area are underway

with the emergence of duplex cottages allowing families or friends to share. Renovations are also popular, including cosmetic changes and the addition of features such as decks.

Added Peters: "For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Prince Edward Island can buy a new 2,000 square foot, waterfront cottage on a desirable lot."

Nova Scotia:

The south shores of **Lunenburg, Queen's, Shelbourne** and **King's County** provide a unique recreational haven with an abundance of lakes, sandy beaches, year-round facilities, and proximity to Halifax's Airport and ferry access. Other trendy areas include the remote cottage areas of **Chester, Chester Grant, Molega Lake**, which boasts a variety of lakes, and **Dalhousie**, the upper edge of King's County.

"Waterfront properties are the most sought after by baby boomers looking to downsize and settle into a permanent home," said Cathie Billings, broker/owner, Royal LePage People First. "In the past, buyers were most interested in lakefront properties for boating purposes; however, today they prefer quiet lakes where they can canoe and paddle."

Activity has softened over the last year; however, occasional slowdowns are typical of this market. Property prices have been fairly stable and are expected to increase into 2008 as demand increases.

A number of emerging areas and new developments are underway throughout the area with year-round lakefront properties being erected. Many young buyers from Ontario, British Columbia, Alberta and Halifax are purchasing properties as future investments.

Waterfront properties from 700 to 1,000 square feet range in price from \$59,900 to \$239,500, while non-waterfront properties range from \$38,000 to \$79,000. These prices reflect an increase in recreational properties that require major fixes and upgrades thereby providing buyers with a variety of options.

Added Billings: “For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Nova Scotia can find an extremely charming, year-round home on a lake within an hour’s drive from Halifax. Attractive features may include in-floor heating, hardwood floors, two bathrooms and three to four bedrooms in an average of 2,400 square feet of living space.”

New Brunswick:

Characterized by natural wonders, a mosaic culture, authentic experiences and four-season travel, New Brunswick is a unique destination for seasonal recreation or permanent living. **Cap Pelé, Cocagne, Shediac and Richibucto River** are coveted areas for their proximity to Moncton, great beaches and available land.

A tiny, bustling town, Shediac is a great place to vacation. A well-established, traditional cottage area, Shediac’s waterfront properties range from \$80,000 to \$180,000, while non-waterfront properties range from \$40,000 to \$105,000.

Although further from Moncton than other recreational areas, Cap Pelé is popular for its more affordable properties. A standard waterfront property ranges from \$110,000 to \$209,000, while a non-waterfront property ranges from \$100,000 to \$169,000.

Cocagne, which is a greater distance from Moncton yet increasingly more affordable, offers standard waterfront properties in the price range of \$54,000 to \$110,000 and non-waterfront properties in the price range of \$20,000 to \$60,000.

Richibucto River offers waterfront properties ranging from \$140,000 to \$290,000, while non-waterfront properties range from \$20,000 to \$80,000.

In Atlantic Canada, 12 per cent of residents currently own a recreational property.

“Most buyers today are no longer interested in traditional cottages but are looking for a sophisticated finished product. When purchasing older properties, buyers are inclined to convert them into year-round residences which they will eventually use for retirement purposes,” said Carla Bouchard, broker/owner, Royal LePage Metro

For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in New Brunswick can buy a very nice home on a waterfront lot, or a modest home on a large piece of land.

Added Bouchard: "With an increasing lack of inventory and no new developments in the works, prices are rising and are expected to continue to increase into 2008. In addition, sales of high-end properties have increased dramatically. Listing periods in this area run from about six months to one year, similar to that of rural properties."

Quebec:

Eastern Townships

Recreational properties with access to sporting amenities, waterfront and ecological sites continue to attract a mix of young professionals, baby boomers and eco-friendly cottage seekers to the areas of **Lake Brome**, **Bromont** and **Sutton**. Properties in areas with infrastructure and access to a wide range of activities are highly valued by those who enjoy an active lifestyle.

Lake Memphremagog is the most sought after area in the Eastern Townships as it boasts year-round properties with waterfront access, beaches, golf and skiing.

Property prices range from \$200,000 to \$1 million, with a standard waterfront land access cottage starting at \$350,000 and a non-waterfront land access cottage starting at \$200,000.

In Quebec, 81 per cent of recreational property owners are unlikely to sell their properties in the next two to three years.

"After years of significant price increases, prices have been holding steady since 2004," said Peter Reindler, broker/owner, Royal LePage Action Courtier. "We expect prices to remain steady and balanced throughout the year."

In this area there is an increasing trend of buyers seeking out wholesome, non-polluted, spacious environments with access to mountains rather than lakes, allowing for privacy and charming views. Buyers looking for tranquility are drawn to Sutton for its mountainside amenities including over 170,000 km in hiking, mountain biking and “Arbre en Arbre / Tree Link” – a wilderness adventure park with an aerial obstacle course.

An abundance of new condominium developments catering to professional couples can be found in Bromont. With close proximity to Montreal, these properties are ideal for those looking for maintenance-free facilities with access to office space, Internet and luxurious amenities.

Other emerging areas are those with eco-friendly amenities such as **Mount Sutton** or smaller lakes with affordable properties under \$300,000. **Lake Selby**, for example, is one of several ecological lakes that do not allow large motorboats. Only an hour drive from Montreal, approximately \$250,000 buys a standard 1,000 square foot cottage with 100 feet of waterfront. **Trouser Lake**, **Lake Malaga** and **Lake Nick** are also popular areas that do not permit large motorboats. Located within an hour of Montreal, cottages are available starting at \$250,000.

With 15 per cent of Quebec residents currently owning a recreational property, it ranks as the province with the most cottage owners.

Ontario:

Bruce Peninsula

With over 500 miles of stunning shoreline from the warm sand shores of **Sauble Beach** to the rugged limestone cliffs of **Georgian Bay**, **Bruce Peninsula** is a natural wonder drawing those looking to ‘get in tune with nature’. Attracting buyers in their mid 40s to mid 50s from southwestern Ontario, **Bruce Peninsula - Georgian Bay** and **Bruce Peninsula - Lake Huron** boast stunning views, an abundance of privacy, spectacular sunsets and two unique federal parks.

“The current healthy and balanced market has seen recreational property prices levelling off since 2006,” said Paul Annett, sales representative, Royal LePage Water’s Edge Real Estate Services.

In **Ontario**, **seven per cent** of people are likely to purchase/planning to purchase a recreational property within the next three years.

For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Bruce Peninsula can expect to find a large, year-round, waterfront home situated on an attractive setting. A standard land access, waterfront property sells from \$250,000 to \$450,000, while land only properties range from \$100,000 to \$250,000.

Newer, high-end properties, ranging from \$400,000 to \$800,000, that offer all the bells and whistles are becoming more common. Older cottages situated on prime lots remain in high demand for those who prefer to renovate or tear down and build new homes.

Added Annett: “Despite a shortage of vacant, quality, waterfront lots, there are some new developments emerging.”

East Kawarthas

Situated one and a half hours north east of Toronto, the diversity of the **East Kawarthas** provides endless opportunities for outdoor recreation. Within close proximity to Peterborough, the area is popular amongst those looking to purchase properties within two hours of the GTA.

Buyers range from young families seeking the traditional recreational property to baby boomers preparing to retire on the lake. The latter tend to purchase older properties that can be converted into four-season homes and those that are within close proximity to the amenities of Peterborough. Most buyers focus on features such as boathouses,

Wired in Ontario. When it comes to having Internet access at their recreational property it is the cottage owners or those who plan to or are considering purchasing a recreational property from Ontario that want it most – reporting that having Internet access at the cottage is a deal breaker for them – as they conduct work from the cottage.

fireplaces, septic systems and Internet access.

The market over the last year has been strong; however, prices have increased marginally compared to five years ago when prices increased at 15 per cent per year. Listings last between 30 to 90 days with multiple offers occurring frequently.

“Demand is strong particularly on **Stoney Lake** and **Clear Lake** where sales have increased in the high-end market for properties listed over \$1 million,” said Bruce Switzer, manager, Royal LePage Frank Real Estate. “Waterfront properties priced under \$400,000 are also coveted. However, these properties are hard to find and many require renovating or updating.”

For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in the East Kawarthas can buy a standard, three-season cottage with a septic system on a favourable waterfront lot.

A standard waterfront land access property ranges in price from \$250,000 to \$300,000, while a standard, waterfront, water access property ranges from \$300,000 to \$400,000. Land access only properties sell from \$150,000 to \$200,000.

Haliburton Highlands

The numerous lakes, stunning views and affordable recreational property prices of the **Haliburton Highlands** continue to draw young couples, double income families and retirees to the area. The area is accessible from a variety of routes and is located only two and a half hours north of Toronto.

“With demand slightly higher than supply, multiple offers occur on occasion. Listing periods run anywhere from three to six months,” said Anthony vanLieshout, broker/owner, Royal LePage vanLieshout Realty Ltd. “Buyers today are knowledgeable and more selective, taking their time to make an informed decision. They are specifically looking for properties with attractive views, year-round capabilities, fireplaces and kitchens overlooking the water.”

To help satisfy demand, a new development with 40 lots on Haliburton Lake and 60 lots on Percy Lake can be expected in the next two years, while other developments are currently ongoing on the smaller lakes and throughout the area.

In order to afford a recreational property, some current owners are renting out their cottages for a portion of the year to help offset the expense. In addition, buyers are also joining together to share ownership. Consequently, new buyers may purchase older properties and perform renovations on their kitchens, washrooms, decks, docks and add in cathedral ceilings. Upgrading to year-round usage remains one of the most popular renovations among current owners; however, tearing down old properties and building more modern cottages is becoming increasingly more common.

Kingston and Gananoque

As one of the most popular Canadian retirement destinations, the **Kingston and Gananoque** area boasts access to over 1,000 small lakes north of Kingston and the St. Lawrence River on the border between Canada and the U.S. Due to its convenient location, the area tends to attract buyers from Toronto and Ottawa who are in their 50s. Properties in the area have year-round access and potential for permanent residence, which is appealing to those who are retired, or close to retiring.

“Over the last year, prices have remained steady and in most cases are in the seller’s favour. Prices are expected to increase moderately into next year as supply and demand is well balanced,” said Wayne Carrothers, sales representative, Royal LePage ProAlliance Realty.

For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Kingston and Gananoque can find a year-round home with three to four bedrooms, two-car garage, and favourable road access with 200 feet of water frontage. A standard waterfront, land access cottage has increased to \$180,000 to \$250,000, from \$169,000 to \$220,000 in 2006. Due to a shortage of waterfront properties, buyers are resorting to land access only properties.

Co-ownership with friends and family is becoming more popular, as is buying an old property and replacing it with a new structure.

Added Carrothers: "Potable water, levelled land, access to water and accessibility by roads are highly sought-after features that buyers consider when purchasing a recreational property in this area. Properties that are off the power grid are coveted, as many buyers want to create their own power sources such as solar power."

Midland-Penetanguishine

As a result of limited supply and strong demand, prices for recreational properties in **Midland-Penetanguishine** continue to increase. Baby boomers looking to semi-retire or retire on the shores of Georgian Bay have pressured prices upwards since the beginning of the year.

"With prices ranging from \$200,000 to \$1.5 million, waterfront properties remain the most coveted; however, many buyers are also looking at more affordable back lots with water access," said Dave Bridgeman, manager, Royal LePage Midland Real Estate.

A standard waterfront, land access property ranges from \$350,000 to \$950,000, rising from \$300,000 to \$750,000 in 2006. A standard waterfront, water access property ranges from \$250,000 to \$600,000, up from \$200,000 to \$500,000 in 2006, while a land access property ranges from \$200,000 to \$300,000, up from \$150,000 to \$250,000, year-over-year.

For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Midland can buy a three-season cottage with 50-feet of waterfront on Georgian Bay. **Bluewater** and **Balm Beach** particularly attract those who are interested in sand beaches and sunsets, while **Coutnac** and **Clearwater Beach**, known for their deep and sheltered water, attract those interested in boating.

A new waterfront condominium project with a private marina slated for 2008 will offer an alternative to traditional properties ranging in price from \$250,000 to \$880,000.

Most buyers in the area are looking for simple, rustic properties that offer a relaxed lifestyle away from the city. The area boasts great accessibility to Georgian Bay, proximity to large shopping centres and box stores, rich history and culture, and sporting activities such as golf, skiing, boating and fishing.

Muskoka

As one of the most coveted Canadian recreational destinations, the trendy area of **Muskoka** boasts over 1,000 lakes, stunning waterfalls, granite cliffs and pine forests. Charming villages and grand lakeside vacation resorts within close proximity to golf courses and historic walking trails define the region. Muskoka is popular for its affluent properties on **Lake Muskoka, Lake Joseph, Lake Rosseau, Lake of Bays**, as well as in the **Almaguin Highlands** and **Huntsville**. Recreational property prices in Muskoka range from \$200,000 to \$6 million – attracting a mixture of buyers.

For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Muskoka can purchase a modest older cottage on a small lot. Standard waterfront properties on Lake Joseph and Lake Rosseau range from \$500,000 to \$700,000, while waterfront properties on Lake Muskoka range from \$420,000 to \$650,000.

A standard waterfront property in **Bracebridge** ranges from \$250,000 to \$450,000 while a standard waterfront property in **Gravenhurst** ranges between \$215,000 and \$425,000. In the township of **Muskoka Lakes**, standard waterfront properties range from \$240,000 to \$475,000.

“Muskoka is truly a gem. Waterfront cottages are always in demand, the difference from a residential market being that keen buyers are willing to wait two years or more to find just the right property,” said John O’Rourke, broker, Royal LePage Lakes of Muskoka.

Muskoka has experienced a 16 per cent increase in property prices since 2005. The average price of a recreational property in this area has more than doubled since 2000 with sales of properties over \$1 million increasing dramatically.

Added O'Rourke: "We have seen a surge of activity as banks are making it easier for people to enter the recreational market by offering new mortgage services, as well as providing accessibility to equity and assets."

Due to the area's diversity, the Muskokas attract a mixture of buyers including young professional couples, baby boomers who have acquired inheritances, and affluent business owners interested in high-end properties. With the variety of properties available and new resorts underway such as Red Leaves, Muskoka is an area not to be missed.

North Kawarthas

The tranquility, natural surroundings and ample recreational opportunities of the **North Kawarthas** continue to attract visitors year-after-year. The superior quality of the water and the proximity to Peterborough attracts young families as well as baby boomers. Trendy areas to consider include **Jacks Lake** and **Chandos**.

In the last two years, prices in **Apsley** and **Bancroft** have increased dramatically due to a lack of inventory and improved access from the highway. Consequently, the market continues to perform well with property prices increasing at a healthy rate of three to five per cent, compared to five years ago when the area was experiencing an annual increase of 20 per cent. Demand continues to surpass supply, with listings last from 30 to 90 days.

"For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in the North Kawarthas can buy a charming cottage on an attractive lot," said Bruce Switzer, manager, Royal LePage Frank Real Estate.

The average price of properties in this area ranges from \$200,000 to \$300,000, with low-end cottages selling for \$125,000 to \$140,000, while high-end cottages are available in the \$500,000 to \$600,000 range. A standard waterfront, land access property ranges from \$125,000 to \$175,000, while a standard waterfront, water access property ranges from \$250,000 to \$300,000. Land access only properties range from \$125,000 to \$140,000.

Added Switzer: "With a new condo complex of 25 units expected for the fall of 2007, newcomers should definitely consider the affordable recreational property prices of the North Kawarthas."

Parry Sound

Parry Sound is coveted for its access to **Georgian Bay**, its reputation as the true gem of the North, and its proximity to amenities such as a local hospital and super centres. In addition, a new four-lane highway provides a pleasant commute to the area. **Lake Manitouwabing** is also a trendy area to consider.

"The recreational property market in Parry Sound has been performing steadily with prices increasing marginally over the last year. Prices are expected to level off into 2008. In general, listings last between 30 and 90 days," said Bill Kingshott, broker/owner, Royal LePage Team Advantage Realty.

In Ontario, 45 per cent of those who plan to purchase or would consider purchasing a recreational property said that they would move into a smaller, more affordable primary residence in order to afford a recreational property.

For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Parry Sound can find an attractive cottage on a fair sized lot. A standard land access, waterfront cottage ranges from \$200,000 to \$400,000, up from \$175,000 to \$350,000 in 2006. A standard water access, waterfront property ranges from \$150,000 to \$200,000, up from \$100,000 to \$150,000 in 2006.

Added Kingshott: "Buyers today are well educated, looking for features such as year-round road access, winterized homes, favourable shorelines, at-cottage offices and Internet access."

In Ontario, 32 per cent of those who plan to purchase or would consider purchasing a recreational property said that they would take on a second job in order to afford a recreational property.

Rideau Lake

Rideau Lake offers a variety of recreational activities including fishing, boating, swimming and golfing. The area's proximity to Ottawa and the U.S., as well as convenient access to general amenities, attracts a variety of buyers from young families to baby boomers. The Rideau Canal Waterway lock stations are a popular attraction, as are the **Lanark Highlands**, a rural destination where 'cute' cottages with good frontage can be purchased for \$200,000.

Pristine waterfront properties continue to be the most coveted; however, an emerging trend finds purchasers looking for properties with marginal waterfront access, used specifically for boating activities as opposed to swimming.

"Owning waterfront is considered to be the great Canadian dream and property prices will continue to rise. New housing developments can easily be created; however, waterfront cannot. Buying waterfront is the best investment one can make," said Pauline Aunger, broker/owner, Royal LePage Pauline Aunger Real Estate.

Prices have stabilized over the last year and the rate of appreciation has slowed from the fast pace that characterized the past five years. With demand surpassing supply, listing periods can last as briefly as 48 hours and as long as 90 days. As a result, multiple offer situations continue to appear. Property prices in this area range from \$300,000 to \$500,000 and are in line with what buyers are willing to pay.

For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in the Rideau Lake area can buy a small, year-round, three-bedroom waterfront property. A standard property with waterfront access ranges from \$175,000 to \$275,000 while land only properties range from \$80,000 to \$150,000. Water access properties range from \$95,000 to \$185,000.

While no major multi-unit developments are slated for the area, there are a few new construction developments emerging on remote lots. In addition, summer cottages are constantly being renovated into year-round properties for more permanent use, as

tearing down existing cottages and building completely new structures on the same footprint has become increasingly difficult due to municipal regulations.

South Muskoka

Located one and a half hours north of Toronto, **Orillia** is coveted as a four season recreational destination with an abundance of lakes and a reputation as a safe community that is affordable and uncrowded. Traditional cottages range in price from \$200,000 to \$1 million depending on location. Farm properties range from \$225,000 to \$600,000 depending on size and availability.

Popular recreational property styles include traditional cottages, year-round waterfront properties, hobby farms, skiing chalets, condominiums on the water or near golf courses, and lifestyle communities catering to golf, skiing and hiking.

The recreational property market has experienced consistent growth year-after-year. Property prices have increased by over 26 per cent between 2002 and 2006. In 2007, recreational property prices are expected to increase by three to five per cent, as supply is limited. Listing periods run from 60 to 90 days with occasional multiple offers, and very few bidding wars.

“Orillia is attracting the attention of a new demographic of cottage buyers. There is an increase of purchasers aged 40 to 55 years old who have built up equity and who are also taking advantage of attractive interest rates,” said Josie Manna, broker of record, Real Quest Realty Ltd. “High on purchasers’ wish lists are recreational properties situated in good locations that offer privacy. Easy access to major highways is also important.”

For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Orillia will have several different property options to choose from depending on interests and needs. The properties can range from a 15 to 50 acre lot with a house and a barn to a year-round retirement community on the waterfront, to a year-round 1,000 – 1,500 square foot lakefront or riverfront property to a condo on a golf course or a ski chalet.

A standard waterfront, land access property ranges from \$250,000 to \$1 million. Non-waterfront properties range from \$200,000 to \$350,000.

Added Manna: “The areas of **Tributary Rivers, Trent Severn, Severn River, Coldwater** and **Big Chute**, are increasing in popularity as purchasers recognize their potential. Many cottage seekers are purchasing older properties with the intention of renovating or completely tearing them down and replacing them with new structures.”

Southwestern Ontario

Known for its beautiful sunsets and beaches, **Southwestern Ontario** boasts spacious lots, proximity to popular amenities and accessibility to the U.S. border. Other attractions of the area include salmon fishing, arts and culture including the Stratford Theatre, and the pleasant drive through Mennonite country. **Bayfield, Goderich** and **Grand Bend** are the trendiest recreational spots on Ontario’s west coast.

“We have seen steady price increases over the last five years, which are just now starting to moderate,” said Fred Lobb, broker/owner, Royal LePage Heartland Realty. “Lakefront properties continue to be the most sought after, but with high prices, many buyers are opting for second row properties with lake views and lake access instead.”

For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Southwestern Ontario can find a lakefront property with an adequate cottage and access to most amenities.

A standard waterfront access cottage in Bayfield ranges from \$350,000 to \$750,000, while a standard waterfront access cottage in Goderich ranges from \$350,000 to \$550,000. A standard waterfront cottage in Grand Bend ranges from \$550,000 to \$950,000. Standard second row cottages with access to lake range from \$192,000 to \$475,000.

The majority of buyers are baby boomers preparing for retirement; however, the purchaser pool has now extended itself to younger buyers looking to get into the market

and business professionals looking to work from the cottage. Some buyers are seeking a decent lot with an older cottage that they intend to tear down in order to create a more permanent home down the road. Priced correctly, listing periods range from three to eight months depending on the time of year.

Sudbury

Clean, fresh water on a variety of lakes and an abundance of undeveloped wilderness defines the **Sudbury** area. Waterfront properties, whether land or water access, remain the most popular, particularly in the coveted areas of the **French River, Lake Nippissing, Lake Penage** and **Lake Wahnapiatae**. The area is particularly favoured by baby boomers, many of whom are refinancing their homes in the city in order to afford recreational properties.

“Property prices in Sudbury have increased steadily since 2006, leading to a buoyant and strong market. In the next year, prices are expected to increase even further due to improved access on highway 69 from Toronto,” said Alex Dumas, broker/owner, Royal LePage North Heritage Realty. “Demand is stronger than supply and listing periods typically last 30 to 60 days. Multiple offer situations occur frequently resulting in bidding wars.”

For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Sudbury can buy a luxury, year-round waterfront residence.

A standard waterfront, land access cottage ranges from \$175,000 to \$225,000, while a standard waterfront, water access cottage ranges from \$150,000 to \$175,000. A non-waterfront, land access cottage ranges from \$100,000 to \$150,000.

Short supply and few new developments are forcing buyers to look at alternatives such as purchasing and renovating run down properties or upgrading to year-round or residential homes.

Wasaga Beach

Touted as the country's fourth fastest growing community in 2007, and the fastest growing community in Ontario, **Wasaga Beach** offers cottage seekers city amenities, beachfront properties on the world's longest freshwater beach and golf course communities combined with the lakefront activities of **Georgian Bay** and the **Nottawasaga River**. New subdivisions and environmentally conscious areas attract young families from Brampton, Mississauga and the GTA.

"The recreational property market in Wasaga Beach is strong with prices increasing steadily at five per cent year-over-year. This momentum is expected to continue into 2008," said George Watson, broker of record, Royal LePage The Beach & Beyond Realty. "There is a healthy balance of supply and demand with a number of new developments underway; however, there is a surplus of buyers seeking waterfront properties."

A standard waterfront property ranges from \$650,000 to \$1.25 million, compared to \$575,000 to \$1 million in 2006. A standard, non-waterfront property ranges from \$250,000 to \$450,000, compared to \$250,000 to \$400,000 in 2006.

For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Wasaga Beach can buy a beautiful estate home, backing onto a golf course on three quarters of an acre to one-acre lot.

West Kawarthas

Just over an hour northeast of Toronto, the **West Kawarthas** boast over 250 lakes and waterways. The Trent-Severn Waterway system and its 600 km of trails create a wonderful landscape for a variety of recreational activities including boating, fishing hiking and cycling. Waterfront properties with land access are the most sought after by baby boomers preparing to retire from the metropolitan area.

"Baby boomers seeking retirement properties are heating up the market and driving prices upwards," said Cameron Balmer, sales representative, Royal LePage Kawartha

Lakes Realty. "Buyers know what they want and in some instances are willing to pay more than the list price. With financing already in place, most are purchasing recreational properties with the intention of later selling their home in the city."

The price range of a standard waterfront, land access cottage increased to \$257,000 to \$1.25 million, from \$250,000 to \$1 million in 2006. The price range of a standard waterfront, water access cottage increased to \$185,000 to \$457,000, from \$275,000 to \$400,000 in 2006. The price of a non-waterfront, land access cottage has increased to \$180,000 to \$340,000, from \$185,000 to \$285,000, year-over-year.

Added Balmer: "For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in the West Kawarthas can buy a luxury, year-round waterfront residence."

Manitoba:

Lac du Bonnet

Lac du Bonnet is known as Manitoba's natural playground – because of its lengthy waterways and large lakes for fishing and swimming. Its natural beauty, great accessibility to water, and flat, levelled land attract a mixture of buyers ranging in age and lifestyle needs.

"The market in Lac du Bonnet has been performing well in 2007 with a marginal increase in recreational property prices from last year. Prices are expected to continue to increase by approximately five per cent in 2008," said Marilyn Komar, REALTOR®, Royal LePage Top Producers Real Estate.

For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Lac du Bonnet can find a lakefront or riverfront property with a modest, three-bedroom, 1,500 square foot cottage.

Cottage owners in Manitoba/Saskatchewan, versus cottage owners in other provinces, are most likely to reduce the number of trips they take to their recreational property this summer, if gas prices continue to rise.

A standard waterfront, land access property ranges from \$169,000 to \$500,000, compared to \$200,000 to \$550,000 in 2006. A standard non-waterfront, land access property ranges from \$82,500 to \$220,000, compared to \$70,000 to \$250,000 in 2006. Water access only properties sell in the range of \$120,000.

Lake of the Woods

Conveniently located near Minnesota and on the shared border of Manitoba and Ontario, **Lake of the Woods** boasts one of the largest freshwater lakes in Canada and some of the best fishing in the world. Spanning over 110 km, both long and wide, with 14,552 islands, Lake of the Woods draws upper middle class families between 35 and 50 years of age to its coveted waterfront properties. **Black Sturgeon Lake** and the **Winnipeg River** are becoming increasingly popular due to their surge of new and affordable properties.

“Over the last year, the market has been performing well, with prices increasing steadily between five and 10 per cent. Prices are expected to continue to increase into next year,” said Loren Knopf, CRA, real estate appraiser, Royal LePage Landry's For Real Estate Kenora. “As a result, many buyers are purchasing properties as an investment opportunity. With demand outweighing supply, listings that are priced appropriately last from 60 to 90 days, and up to 120 days during the winter months.”

A standard land access, waterfront cottage on Lake of the Woods ranges in price from \$350,000 to \$750,000, up from \$300,000 to \$650,000 in 2006. A standard water access cottage has increased to \$250,000 to \$600,000, up from \$200,000 to \$550,000 in 2006. A land access only cottage off Lake of the Woods ranges from \$175,000 to \$250,000 plus.

Features buyers place at a premium include quality of waterfront and privacy from neighbours. Nice kitchens and bathrooms are also on the list of sought after features, and when it comes to high-end properties, buyers seek at-cottage offices with Internet access and luxurious amenities.

Added Knopf: "For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Lake of the Woods can buy a partially renovated, 1,150 square foot home with three bedrooms, one to two bathrooms situated on 200 feet of waterfront with a deck, a shed, a fireplace and a boat docking."

Lake Winnipeg

Located within one hour of Winnipeg and boasting a wealth of widely available amenities, **Lake Winnipeg** is a popular destination among those looking for year-round and seasonal properties. The area attracts both young families looking for affordable cottages in the \$50,000 to \$150,000 price range, and baby boomers, looking to retire in high-end properties ranging from \$200,000 to \$300,000. Residents from Alberta and British Columbia are migrating to Lake Winnipeg looking to downsize and retire in an affordable market, which will allow them to head south in the winter.

"Recreational property prices in this area have experienced annual increases of 15 to 20 per cent since 2004," said Jim Muir, sales representative, Royal LePage Dynamic Real Estate. "The market has been performing well over the past year and we expect this trend to continue as the number of baby boomers purchasing cottages continues to rise."

Prices range from \$40,000 to \$400,000, but on average a land access cottage without waterfront ranges from \$90,000 to \$125,000, while a waterfront access property ranges from \$225,000 to \$300,000. For \$380,000 - the average price of a Canadian cottage in 2006 - buyers in this area can find a spectacular, turn-of-the-century, all-season cottage with waterfront access.

As demand continues to surpass supply, listing periods last from two weeks to 30 days, with occasional multiple offers and bidding wars. It is becoming increasingly common for purchasers to convert seasonal properties into all-season retreats. Another noted trend finds purchasers tearing down century-old homes and replacing them with modern structures.

Added Muir: "Buyers in this area place move-in conditions at a premium, looking for properties that require no work. Features such as at-cottage offices, Internet and luxury amenities are increasingly popular as people look to have access to work from the cottage."

Saskatchewan:

Regina

Regina's unique landscape and down-to-earth residents attract recreational property buyers to popular areas such as **Regina Beach** on **Last Mountain Lake**. Last Mountain Lake has new developments that have been emerging over the past few years. Buyers are typically in their 40s and have substantial acquired wealth.

"Over the last year the market has been performing well, with prices increasing significantly compared to the previous three years when prices remained steady," said Mike Duggleby, general manager, Royal LePage Regina Realty. "Prices are expected to continue to increase into 2008."

A standard waterfront property on Last Mountain Lake, Regina Beach and **Qu'Appelle** averages \$250,000, up from \$155,000 to \$160,000 in 2006. Land access properties range from \$80,000 to \$150,000, up from \$60,000 to \$100,000 in 2006. Straight demand and pressure on waterfront properties has forced prices upwards.

For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Saskatchewan can find a nicely appointed lakefront property with a 1,400 to 1,500 square foot year-round home.

Buyers in the area remain interested in seasonal cottages with waterfront access; however, some settle on a permanent basis. Home-like amenities such as full baths are coveted features. In turn, the building of larger structures similar to a primary residence, rather than a traditional cottage, is increasingly more popular.

Alberta:

Lac St. Anne

Just 60 km west of Edmonton, the sparkling blue waters of **Lac St. Anne** attract many Albertan residents who seek a recreational property – many of whom plan to buy as an investment. A standard, waterfront property in Lac St. Anne ranges from \$250,000 to \$500,000 while non-waterfront properties range from \$150,000 to \$400,000.

“The market has been performing well over the last year despite a shortage in supply and an increase in demand,” said Bob Morrison, broker/owner, Royal LePage Westgate Real Estate. “Multiple offers and bidding wars are occurring frequently. Prices have increased up to 60 per cent year-over-year compared to 200 per cent over the past five years. Prices are expected to stabilize as we head into 2008.”

For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Lac St. Anne can buy a nice cottage on a lake or a year-round home off the lake.

Lakefront properties remain the most sought after despite a lack of inventory. With no new developments underway, many buyers are tearing down older homes and building new structures. The average buyer in Lac St. Anne is between 35 and 45 years old.

Added Morrison: “**Pigeon Lake** is another trendy area for buyers to consider, with lakefront lots starting at \$500,000. This popular fresh water lake vacation destination boasts sandy beaches, cabins and resorts just 50 minutes southwest of Edmonton – where plenty of recreational activities can be enjoyed including swimming, boating, water skiing and fishing.”

Sylvan Lake

Situated in Central Alberta, only an hour and half from both Edmonton and Calgary, **Sylvan Lake** continues to attract many wealthy Canadians including senior executives and professional athletes. As Alberta’s most affluent recreational haven, property prices in Sylvan Lake are on the rise again this year.

A standard waterfront cottage with land access sells for an average of \$1.1 million, with some properties selling in excess of \$3.5 million. A standard water access cottage sells for \$800,000 and a standard non-waterfront cottage sells in the range of \$300,000 to \$800,000.

*Tuning out: **More cottage owners in Alberta** than in British Columbia report they take a complete break from checking their Blackberry when they are spending vacation time at the cottage.*

“A lack of inventory coupled with hot demand has pressured prices upwards once again this year,” said David Stinson, broker/owner, Royal LePage Endeavour, Sylvan Lake. “High price tags for waterfront properties have encouraged many buyers, especially those with young families, to consider the more affordable lake back properties.”

Multiple new developments are underway which will help satiate some pent up demand. Another option to secure a waterfront property is to buy an old property in a prime spot, tear it down and replace it with a more modern structure.

British Columbia:

100 Mile House

Overwhelming demand continues to drive prices upward in the recreational property area of **100 Mile House**, located on British Columbia’s Fraser Plateau. With very little inventory available, waterfront properties are a hot commodity.

Prices for standard waterfront cottages with land access have increased to \$380,000, compared to \$285,000 in 2006. The average price of a standard waterfront cottage with water access starts at \$237,000, compared to \$110,000 last year.

“The recreational market has been nothing short of phenomenal,” said Melvyn Grahn, sales representative, Royal LePage 100 Mile Realty. “Prices continue to skyrocket, with no signs of slowing down.”

A mixture of purchasers seeking recreational properties both for leisure and investment purposes are attracted to the area. The most coveted areas include **Bridge Lake**, **Green Lake**, **Horse Lake** and **Sheridan Lake** – which all boast large water systems and easy access.

Some of the smaller lakes including **Stack Lakes** and **Ruth Lakes** are becoming increasingly sought after.

***Cottage owners in British Columbia** are the most likely when compared to cottage owners in other provinces to report that part of the reason they spend time at a recreational property is to ‘unplug’ their kids and have them spend time outdoors.*

Added Grahn: “**Deka Lake**, one of the area’s best-kept secrets, has experienced phenomenal change over the last couple of years. The area boasts very affordable properties – some in the \$30,000 range – but significant price increases have been observed.”

Cranbrook

Located in the southeast corner of British Columbia and only a four-hour drive from Calgary, **Cranbrook** continues to attract semi-retirees, retirees, investors and recreational buyers from Alberta. The area is recognized as the ‘economic hub of the Kootenays’.

“Strong demand and limited supply continues to characterize the market, and this level of activity is expected to prevail,” said Philip Jones, broker/owner, Royal LePage East Kootenay Realty, Cranbrook. “As a result, prices continue to escalate year-over-year.”

The price of a land access, waterfront cottage has increased to \$500,000 to \$800,000, from \$400,000 to \$650,000 in 2006, while the average price of a standard, non-waterfront cottage has increased to \$200,000 to \$300,000, compared to \$150,000 to \$200,000 last year.

The **Invermere** area, a one and a half hour drive north of Cranbrook/Kimberley has the distinction of having the highest priced waterfront in Canada at \$2.5 million for a bare

lake lot. The Cranbrook/Kimberley area prices are substantially less and therefore are attracting a lot of attention from buyers.

Kimberley

A unique, four-season resort area with first class amenities, **Kimberley**, is a popular recreational destination with Canadian purchasers from Alberta and Saskatchewan and foreign purchasers from the United Kingdom.

Standard land access waterfront properties range in price from \$700,000 to \$1 million – as a rule of thumb, the closer the property is to Calgary, the higher the price will be.

“Strong demand coupled with very limited supply continues to drive prices upwards,” explained Philip Jones, broker/owner, Royal LePage East Kootenay Realty, Cranbrook. “Kimberley offers a wide variety of recreational activities and boasts three world class golf courses located on the ski hills – attracting a plethora of purchaser groups.”

Vernon

In close proximity to Calgary and Vancouver, **Vernon** attracts a variety of buyers seeking a seasonal recreational haven with access to a wide range of facilities and activities. Seasonal homes are the most coveted, particularly properties near golf courses in the trendy areas of **Silver Star Mountain, Predator Ridge and the Rise**. Predator Ridge and the Rise – an 18-hole championship golf course coming this fall – are new developments where properties range from \$400,000 to \$700,000.

“With strong demand, the market remains in the seller’s favour,” said Riley Twyford, broker/owner, Royal LePage Downtown Realty. In the last five years, prices have doubled in the recreational property market and prices are expected to continue to increase into next year.”

A standard waterfront property ranges between \$999,000 and \$4 million in Vernon while waterfront properties on Okanagan Lake can be obtained for as low as \$350,000 for leased First Nations land to as high as \$1 million. In Kelowna, waterfront properties range from \$800,000 to \$1.2 million.

*When asked, "If the price of gas continues to rise, would you consider selling your recreational property?" cottage owners in **British Columbia and Ontario** are the least likely to consider selling their recreational property, compared to cottage owners in other provinces.*

The majority of buyers in Vernon are baby boomers and retirees; however, young couples with children beginning to purchase recreational properties in the area. Many residents from Alberta are also seeking properties in this part of the province.

Added Twyford: "For the price tag of \$380,000 - the average price of a Canadian cottage in 2006 - a buyer in Vernon can buy a nice apartment-style condo in Predator Ridge or a two-bedroom townhouse at The Silver Star Resort."

- 30 -

ⁱ Standard Cottage – Three bedrooms, 1,000 square feet on a 100 foot-lot

For further information, please contact:

Selena Fiacco
Manager, National Communications
Royal LePage Real Estate Services

416.510.5699
selenafiacco@royalpage.ca

Tiffany Fisher
Mansfield Communications

416.599.0024
tiffany@mcipr.com

REGIONAL SPOKESPERSONS

East Coast

New Brunswick

Carla Bouchard, Broker/Owner
Royal LePage Metro

506.857.0555
cbouchard@royalpage.ca
www.monctonroyalpage.com/

Newfoundland

Glenn Larkin, Broker/Owner
Royal LePage Atlantic Homestead Ltd.

709.579.8106
glennlarkin@royalpage.ca
www.royalpage.ca/glennlarkin

Nova Scotia

Cathie Billings, Broker/Owner
Royal LePage People First

902.543.0136
royalpage1st@eastlink.ca
www.royalpage.ca/people1st

Prince Edward Island

Ken Peters, Broker/Owner
Royal LePage Peters & Lank Realty Inc.

902.892.5355
kenpeters@royalpage.ca
www.lank.com

Quebec

Eastern Townships

Peter Reindler, Broker/Owner
Royal LePage Action Courtier

450.266.7711
preindler@royalpage.ca
www.royalpage.ca/peterreindler

Ontario

Bruce Peninsula

Paul Annett, Sales Representative
Royal LePage Water's Edge Real Estate Services

519.793.3544
pannett@bmts.com

East Kawarthas

Bruce Switzer, Manager
Royal LePage Frank Real Estate

705.748.4056
BSwitzer@royalpage.ca

Haliburton Highlands

Anthony vanLieshout, Broker/Owner
Royal LePage vanLieshout Realty Ltd.

705.457.2414
anthony@royalpage.ca
www.royalpage.ca/Anthony

Kingston/Ganonoque

Wayne Carrothers, Sales Representative
Royal LePage ProAlliance Realty

613.384.1200
wayjo@sympatico.ca

Midland

Dave Bridgeman, Broker/Owner
Royal LePage Midland Real Estate

705.526.4271
royallepagemidland@bellnet.ca

Muskoka

John O'Rourke, Broker
Royal LePage Lakes of Muskoka

705.645.5257
johnorourke@royallepage.ca

North Kawarthas

Bruce Switzer, Manager
Royal LePage Frank Real Estate

705.748.4056
BSwitzer@royallepage.ca

Parry Sound

Bill Kingshott, Broker/Owner
Royal LePage Team Advantage Realty

705.746.5844
rylpage@vianet.on.ca
www.royallepage.ca/teamadvantage

Rideau Lake and Surrounding Area

Pauline Aunger, Broker/Owner
Royal LePage Pauline Aunger Real Estate

613.283.6666
paulineaunger@royallepage.ca
www.royallepage.ca/PaulineAunger

South Muskoka - Orillia, Severn Lake

Josie Manna, Broker of Record
Real Quest Realty Ltd.

705.327.9999
josiemanna@royallepage.ca

Southwestern Ontario

Fred Lobb, Broker/Owner
Royal LePage Heartland Realty

519.482.3400
fredlobb@royallepage.ca
www.rlpheartland.ca

Sudbury

Alex Dumas, Broker/Owner
Royal LePage North Heritage Realty

705.688.0007
AlexDumas@royallepage.ca
www.royallepage.ca/sudbury

Wasaga Beach

George Watson, Broker/Owner
Royal LePage The Beach & Beyond Realty

705.429.2222
gwatson@royalbeach.net
www.royallepage.ca/georgewatson

West Kawarthas

Cameron Balmer, Sales Representative
Royal LePage Kawartha Lakes Realty

705.878.3737
realestaterep1@yahoo.ca

Manitoba**Lac du Bonnet**

Marilyn Komar, REALTOR®
Royal LePage Top Producers Real Estate

204.989.6900
marilynkomar@mts.net

Lake of the Woods

Loren Knopf, CRA, Real Estate Appraiser
Royal LePage Landry's For Real Estate Kenora

807.468.9871
lorenknopf@royallepage.ca

Lake Winnipeg

Jim Muir, Sales Representative
Royal LePage Dynamic Real Estate

204.389.2384
JimMuir@royallepage.ca
www.royallepage.ca/winnipeg

Saskatchewan

Regina

Mike Duggleby, General Manager
Royal LePage Regina Realty

306.359.1900

mikeduggleby@royallepage.ca

Alberta

Sylvan Lake

David Stinson, Broker/Owner
Royal LePage Endeavour

403.887.2286

davestinson@royallepage.ca

www.royallepage.ca/davestinson

Lac St. Anne

Bob Morrison, Broker/Owner
Royal LePage Westgate Real Estate

780.962.4950

bobmorrison@royallepage.ca

<http://www.bobandjan.ca/>

British Columbia

100 Mile House

Melvyn Grahn, Sales Representative
Royal LePage 100 Mile Realty

250.395.3424

mel@melgrahn.com

www.melgrahn.com

Cranbrook

Philip Jones, Broker/Owner
Royal LePage East Kootenay Realty

250.426.8211

philip@ekrealty.com

www.ekrealty.com

Vernon

Riley Twyford, Broker/Owner
Royal LePage Downtown Realty

250.545.5371

riley@royallepagevernon.com

www.royallepagevernon.com



Cottage Price Summary

Prince Edward Island

Area	STANDARD COTTAGE*		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Brackley Beach, Cavendish, Rustico, South Shore	\$100,000 - \$350,000	N/A*	\$70,000 - \$150,000

Newfoundland

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Deer Park	\$71,000 - \$102,000	\$56,000 - \$61,000	N/A
Ocean Pond	\$71,000 - \$102,000	\$56,000 - \$61,000	N/A

Nova Scotia

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Liverpool	\$59,900 - \$239,500	N/A	\$38,000 - \$79,000
Lunenburg Area	\$59,900 - \$239,500	N/A	\$38,000 - \$79,000
South Shore - Bridgewater	\$59,900 - \$239,500	N/A	\$38,000 - \$79,000

New Brunswick

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Cap Pelé	\$110,000 - \$209,000	N/A	\$100,000 - \$169,000
Cocagne	\$54,000 - \$110,000	N/A	\$20,000 - \$60,000
Shediac	\$80,000 - \$180,000	N/A	\$40,000 - \$105,000
Richibucto River	\$140,000 - \$290,000	N/A	\$20,000 - \$80,000

Quebec

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
EASTERN TOWNSHIPS			
Lake Brome	\$400,000 - \$600,000	N/A	\$200,000 - \$300,000
Lake Champlain	\$350,000 - \$550,000	N/A	\$200,000 - \$300,000
Lake Memphremagog	\$500,000 - \$750,000	N/A	\$200,000 - \$300,000

Cottage Price Summary



Ontario

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Bayfield	\$350,000 - \$750,000	N/A	\$192,000-\$475,000
Bracebridge - Small Lake	\$250,000 - \$450,000	N/A	N/A
Bruce Peninsula - Georgian Bay	\$250,000 - \$450,000	N/A	\$100,000 - \$250,000
Bruce Peninsula - Lake Huron	\$250,000 - \$450,000	N/A	\$100,000 - \$250,000
East Kawarthas	\$250,000 - \$300,000	\$300,000 - \$400,000	\$150,000 - \$200,000
Ganonoque/Kingston	\$180,000 - \$250,000	\$169,000 - \$220,000	\$50,000 - \$85,000
Goderich	\$350,000 - \$550,000	N/A	\$192,000-\$475,000
Grand Bend/St. Joseph's	\$550,000 - \$950,000	N/A	\$192,000-\$475,000
Gravenhurst - Small Lake	\$215,000 - \$425,000	N/A	N/A
Haliburton Highlands	\$185,000 - \$800,000	\$126,000 - \$288,750	\$89,250 - \$183,750
Lake Joseph	\$500,000 - \$700,000	N/A	N/A
Lake Muskoka	\$420,000 - \$650,000	N/A	N/A
Lake Rosseau	\$500,000 - \$700,000	N/A	N/A
Midland - Penetanguishine	\$350,000 - \$950,000	\$250,000 - \$600,000	\$200,000 - \$300,000
North Kawarthas	\$125,000 - \$175,000	\$250,000 - \$300,000	\$125,000 - \$140,000
Orillia	\$250,000 - \$1,000,000	N/A	\$200,000 - \$350,000
Parry Sound	\$200,000 - \$400,000	\$150,000 - \$200,000	N/A
Rideau Lake Area	\$175,000 - \$275,000	\$95,000 - \$185,000	\$80,000 - \$150,000
Sudbury	\$175,000 - \$225,000	\$150,000 - \$175,000	\$100,000 - \$150,000
Sutton	\$500,000 - \$1,000,000	N/A	\$200,000 - \$1,000,000
Township of Muskoka Lakes	\$240,000 - \$475,000	N/A	N/A
Wasaga Beach	\$650,000 - \$1,250,000	N/A	\$250,000 - \$400,000
West Kawarthas	\$257,000 - \$1,250,000	\$185,000 - \$457,000	\$180,000 - \$340,000

Manitoba

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Lac du Bonnet	\$169,000 - \$500,000	\$82,500 - \$220,000	\$120,000
Lake of the Woods	\$350,000 - \$750,000	\$250,000 - \$600,000	\$175,000 - \$250,000
Lake Winnipeg	\$225,000 - \$300,000	N/A	\$90,000 - \$125,000

Saskatchewan

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Last Mountain Lake	\$250,000	N/A	\$80,000 - \$150,000
Regina Beach	\$250,000	N/A	\$80,000 - \$150,000
Qu'Appelle	\$250,000	N/A	\$80,000 - \$150,000

Alberta

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
Sylvan Lake	\$1,100,000 - \$3,500,000	\$800,000	\$300,000 - \$800,000
Lac St. Anne	\$250,000 - \$500,000	N/A	\$150,000 - \$400,000

British Columbia

Area	STANDARD COTTAGE		
	Land Access (Waterfront) Cottage	Water Access Cottage	Land Access Cottage
100 Mile House	\$380,000	\$237,000	N/A
Cranbrook	\$500,000 - \$800,000	N/A	\$200,000 - \$300,000
Kimberley	\$700,000 - \$1,000,000	N/A	N/A
Kelowna	\$800,000 - \$1,200,000	N/A	N/A
Vernon	\$999,000 - \$4,000,000	N/A	N/A
Vernon- Okanogan Lake	\$350,000 - \$1,000,000	N/A	N/A
Vernon- Predator Ridge	N/A	N/A	\$350,000 - \$1,000,000

