

9 Advantages of Pre-sale Condos

Pre-sales are not for Buyers who need to occupy the property immediately, but they can be incredibly good for many buyers.

1. **Selection**– For owner-occupiers, the pre-construction purchase of a condo allows for, in many cases, a level of variety and customization not available on the resale property market. Wanting a third floor Glacier view southern exposure condo with a secure underground parkade and finishing options? Chances are you can get what you want by buying a presale condo.
2. **Simplicity** – An owner-occupier can put a 15% deposit down on a presale condo and continuing living in their existing home until the presale condo is ready for occupation.
3. **Financial Leverage** – Owner occupiers buying a pre-sale condo in a rising market also can benefit financially. The buyer may have bought the presale condo at a time when real estate prices were lower than when the property completes. This may allow the buyer who previously was a high ratio borrower to become a low ratio borrower while saving thousands of dollars!
4. **Mortgage Rate Guarantee** - Worried about rising interest rates? Ask about the special 36 month interest rate hold for The Residences at the Whistle Stop pre sale home purchases.
5. **Leverage for Non-Canadian Residents** – Normally NonCanadian residents often must put down a 35%+ payment (please confirm with a mortgage broker) when buying an existing property all at the time of purchase. Often there are special B.C. absentee and foreign buyer taxes in many areas. This is not an issue in the Comox Valley where many additional B.C fees are not applicable saving thousands of dollars. NOTE:-The Completion date of the Residences is after the expiry of the Federal Foreign Ownership restrictions. If this may be applicable, confirm your status or exemption with your Lawyer!
6. **Warranty Protection** – Owner & Occupiers can rest easy knowing that they are covered by the B.C. Government administered 2/5/10 year home warranty program. *Appliances and many other components come with their own manufacturer's warranties.*
7. **Newness** – Many buyers enjoy being the first owner of a product be it a car, a handbag, or a condo. Presale condos offer buyers who are purchasing a property the experience of living in a brand new condo. The luxury of owning a brand new condo leaves the worry of having to repair or replace items in the near future and lets you enjoy your new condo.

8. **Low Ownership Costs** – Newer properties tend to be more energy efficient than older properties, which keeps utility costs low for when the presale condos complete. Furthermore, during the 2/5/10 Warranty Period, there is a very small chance of a buyer of a completed presale condo having to pay high maintenance fees or large assessments to repair the building.
9. **Heating costs** - Heating costs are minimized with each home in the Residences having fully independent energy efficiency. Using heat pump heating and cooling climatic controlled up to date technology plus a HRV energy efficient air exchanger

Looking for Presale Condo Opportunity?
Check out the virtual tour at
[**WWW. WhistlestopResidence.ca.**](http://www.whistlestopresidence.ca)

The Residences at the Whistlestop have some incredibly unique investment advantages over anything else on the Island and indeed the province not just in location and proximity!

1. Not only are there spectacular views but within 100 feet is access to the 8th most Pristine Estuaries on the British Columbia coast.
2. Directly across the street is the Courtenay River Heritage Walk, a 7.9 km mostly paved trail that follows the river from the Ocean Bay to downtown Courtenay. Courtney is an important recreational area, encouraging physical activity, active transportation, and the overall well-being of all residents and visitors. The City has directed staff to extend the Courtenay Riverway Heritage Trail further south, with an eventual goal of connecting to the Royston Seaside Trail. The trail follows an old railway line hence the origin of the historic name *Whistle Stop*. Along the trail (approx. one block) are a number stops of interest including the Park Café for a coffee or snack and the adjacent Cities Marina used for kayaking, boating and fishing.
3. From skiing facilities, to snowshoeing to snowmobiling, the Comox Valley offers it all within approximately a 30 minute drive. Looking for an all season sport too? Courtney Golfing is an all-season sport with access in under 20 minutes to numerous Golf courses.
4. Along with the great location, Residences at the Whistle Stop features outstanding views (Depending on the unit) of the Ocean, Estuary, Glacier and Mountains.
5. Large Patios ranging from 968 SQ FT perfect to lounge away in the sun, Secure Underground Parkade, Electric car and bike charging and much more!



www.WhistleStopResidence.ca

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