



## Waterfront Property Considerations

If you are considering buying a waterfront property, there are several important factors you should keep in mind:

1. **Location:** One of the most important factors to consider when buying a waterfront property is its location. Make sure you are comfortable with the location and its proximity to other amenities like shops, schools, and hospitals. Some types of water types are Ocean, Lake, and Rivers/Creeks. Additionally, it is important to be aware of the risks such as: flooding, hurricanes, and other natural disasters that may affect waterfront properties.
2. **Property type:** Waterfront properties can come in many different types such as condos, townhomes, single-family homes, or vacation/2nd homes. Consider your lifestyle and budget when choosing a property type.
3. **Water access:** Consider the ease of water access from the property, as well as the distance. If you plan on using a boat or watercraft, make sure the property has a dock or slip nearby, or if a new one can be built.
4. **Views:** The view from a waterfront property can be a major selling point. Consider the view and how it may affect the property's value. Remember, the sun rises in the east, and sets in the west.
5. **Maintenance:** Waterfront properties typically can require more maintenance than regular homes. Saltwater, sand, and other factors can potentially cause wear and tear on the property, as well as, potential erosion on a dock or boathouse. Consider the additional maintenance costs and time required for upkeep.
6. **Insurance:** Insurance costs for waterfront properties can be higher than for regular homes due to the increased risk of natural disasters and flooding. Consider talking to an Insurance Agent about any specific properties you may be interested in.
7. **Environmental regulations:** Waterfront properties may be subject to environmental regulations and permits. Be aware of any regulations that may affect the property, and what specific entities are responsible to regulate the body of water.
8. **Investment potential:** Waterfront properties can be a good investment opportunity. However, it is important to consider the long-term potential appreciation, and the possibility of fluctuations in the housing market versus the costs, and maintenance of the property.
9. **Home Inspection:** It is always a good idea to get a home inspection, professionals will know what to look for and can point out any defects or possible repairs needed. You may need to contact multiple inspectors who specialize in marine or water based equipment.

Overall, buying a waterfront property can be a rewarding experience, but it is important to consider all factors carefully, do the research, and hire professionals to ensure you make an informed decision.

Ultimately, the best way to choose a waterfront property is to consider your own needs and interests. If you're not sure where to start, you can always talk to a real estate agent who specializes in waterfront properties. The Sprengel Group, Realtors