

## Criteria for Buying Residential Waterfront Property

The following guideline is based on my experience in living in 3 different homes on the Portage Lakes in Akron, Ohio.

### **Lake Experience**

What type of lake experience do you want? Do you want to be able to swim, fish, ski, speed, snowmobile, or skate? What type of boat do you want and will it fit the lake that you would like to live on? Do you want restricted speed? Would you be willing to sacrifice the view for a great house with a less impressive view?

### **Sunrise or Sunset**

Do you prefer looking out over the water facing the sunrise or the sunset -- there are pros and cons for each.

### **Lot Considerations**

Is the lot level or steeply sloped? Is there a restricted or expansive view, how much water frontage, proximity of neighbors, landscaping, and entertainment areas? Is there an area suitable for swimming? What is the condition of the seawall and the dock, and how many boats can be docked?

### **Parking**

Is it adequate for your family and visitors? Is there a garage, and how big is it? Is there alternative guest parking at nearby public lots, street parking, or neighborhood overflow lots?

### **Quality of Construction and Condition**

Many waterfront homes may have started out as summer cottages and have been renovated or enlarged in stages. If the house has a well and septic system is it up to current code? Is public sewer and water available? Be sure to get a professional inspection.

View each property's potential if it doesn't quite meet your needs in its present state. If the lot and location are right, view the house for its potential. Can it be remodeled and will the zoning allow for any changes you might want to make?

Remember, much of what you are buying is the lakefront lifestyle and you may need to pay extra for that privilege.