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JUNE 2023



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- Southern exposure
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- Valor propane fireplace
- 9 x 12 bunkie



Dagmar Boettcher
BROKER

Direct: 705-457-5968
dagmar@interhop.net

A new addition to the BALL Real Estate Team, John was introduced to the Highlands region in the mid-1980s and immediately fell in love with all Haliburton has to offer. Since then, he has developed lakefront lots in preparation for building for himself and others. His first cottage was designed with short-term rental in mind, and he teamed up with one of the top rental agencies in Ontario at the time. After several seasons success led to an interview on HGTV's "How to Own a rental property."

His experiences in investing and planning have led to being a licensed realtor, and he is very excited to have joined Haliburton's BALL Real Estate Team. John has always been passionate about working and helping others and looks forward to sharing his experiences. He would be pleased to assist you as your sales representative, whether buying or selling.



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Direct: 416-529-8816
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Salerno Lake Log Masterpiece

Simply put, one of, if not the most unique and stunning structures you will ever walk into. So breathtaking and overwhelming to look at. The craftsmanship and unique design with so much detail you need to visit twice or more to take it all in! 3 floors in total with all open concept, vaulted ceilings, cedar structural posts and beams, stone showers and so much more. Pictures just don't do it justice. To watch the video go to www.vinceduchene.ca. Make an appointment to view today!

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VACANT LOT

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Ontario bolsters protection for new build homeowners



■ BY MIKE BAKER

Ontario's home building regulator is updating its customer warranty and protection program, providing additional coverage to homeowners who run into issues with new-build properties.

Tarion is the provincial non-profit watchdog that works to ensure buyers of newly-built homes in Ontario receive the coverage they are entitled to under their builder's warranty. While the vendor of the home is considered the warranty provider, Tarion helps resolve disputes and works directly with owners if the vendor fails to honour the terms of warranty.

Under rules outlined in the New Home Construction Licensing Act, introduced in 2017, all new residential builds in Ontario come with a seven-year warranty effective from the time the owner moves in. All builders are mandated to enrol in the program, which, since implementation, has provided coverage up to \$300,000, for a wide range of structural issues and deficiencies.

Next month, that coverage is increasing to

\$400,000, further protecting homeowners who sign a purchase agreement on, or after, July 1.

What's covered?

In Ontario, home warranties are divided into three coverage periods. In year one, owners are protected against defects in work or materials throughout the home, including violations of the Ontario Building Code (OBC) and unauthorized substitutions of items outlined in the pre-sale agreement.

One example Tarion uses is, if your bathroom vents to the attic it may contravene the OBC. If granite countertops are specified in the purchase order, but the order installed a different material without approval, that would classify as an unauthorized substitution. A warranty claim could be filed with the builder.

Two-year warranties cover a home's major systems such as plumbing, heating, and electricals, an OBC violations affecting health and safety, including cladding defects and water penetration.

The final coverage protects against major structural defects for up to seven years. This is for issues that seriously threaten the structural integrity of a home, such as a shifting foundation, cracks in basement walls, or toxic mold that renders the home uninhabitable.

Tarion is also enhancing its temporary relocation warranty, providing homeowners with \$150 per day if any repair causes them to vacate their home. This change also applies to those who sign a purchase agreement any time after July 1.

Local spotlight

While you won't find many newly-built subdivisions in Haliburton County, these rules do apply to companies completing custom cottage or home builds – a popular trend in the Highlands, particularly on the water.

Tarion recommends people do their research and select accredited contractors. The Home Construction Regulatory Authority (HCRA) hosts an online database

that provides information on approximately 6,000 home builders and vendors across the province. The database can be used to see how many homes a builder has completed, outlines their claims history, and displays any disputes or convictions that have taken place in the last 10 years.

While there are some exceptions, most Ontario new home builders are required to hold an HCRA license and enroll in Tarion's warranty program. Failure to do so could lead to fines ranging from \$50,000 to \$250,000 and potential jail time.

To view the database, visit obd.hcraontario.ca.

If you bought a home that is less than seven years old, but aren't the original owner, Tarion notes warranties do carry over. Protections last from the original date of possession, regardless of who owns the home. To ensure you're covered, contact Tarion after purchasing to find out more about any existing warranty. Visit tarion.com.

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Start planning your new country home on this spectacular, private property! Well-treed level building lot minutes to a Redstone Lake boat launch! 1.5 acres on a on a quiet, private year-round road. Hydro at lot line.

Little Redstone Lake \$699,000



0 Coleman Lake Rd \$109,900



1016 Turret Ln \$1,350,000



Beautiful and charming describe this 4-season cottage/home on Kennisis Lake. 4 bedrooms, an attached garage, and a clean sandy shoreline with deep water off the dock complete this amazing package!

HALIBURTON'S LOCAL REAL ESTATE TEAM



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4 X BATH
3437 SQ. FT.
108 FT. FRONTAGE
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3 X BATH
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2 X BATH
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KENNISIS LAKE \$975,000



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2 X BATH
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1 X BATH
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3 X BATH
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330 FT. FRONTAGE
MLS# 40386211

SOYERS LAKE \$2,695,000



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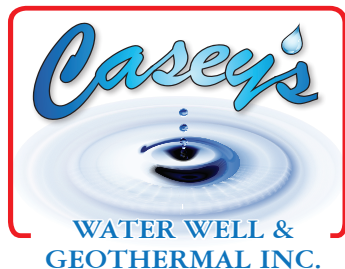
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\$3,475,000



Little Redstone Act Now

This level, private, well-treed property, features 136 ft of Southeast exposure on the Redstone Lake, with over an acre of level property this listing is perfect for the whole family! The 3 bdrm 2 bath year round cottage has loads of room to spread out, multiple decks, including a private deck off the master! Even a lakeside gazebo allowing you to enjoy the views without the bugs! Also includes a garage!

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Kennis Lake Building Lot

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\$1,100,000



Spectacular Percy Lake!

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Level Lot Green Lake Road

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- 3 bed • 2 bath
- 4 season
- 101 ft on 2 lake chain
- Turn key

SOUTH PORTAGE LAKE \$1,049,999



- 3 bed • 1 bath
- Quiet lake • 159 ft waterfront • Deep clean off dock • ICF unfinished basement with high ceilings

MINDEN HOME \$799,000



- 3 bed • 3 bath
- Sunroom • Custom kitchen
- Over 3000 sq ft
- Private pond

MOUNTAIN LAKE \$895,000



- 4 bed • 2 bath
- Sandy shoreline • Dry boathouse
- 2 lake chain

SOYERS LAKE \$875,000



- 3.2 acres • Well treed
- Private • Driveway cleared • Level
- 242 ft sandy shoreline
- 5 lake chain

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