

ARTICLES OF INTEREST

What are the pros + cons of purchasing a newer condo?

If you're looking to purchase a newer condo – one that's less than 5-years-old – it's important to consider the pros + cons. Purchasing a newer suite is not a matter of right or wrong – simply keep in mind that newer isn't necessarily better. Making an informed decision means looking at the pros + cons.

Pro: New Appliances and Modern Finishes

It's a nice feeling to walk into a condo and see that everything is shiny and new. Not only is it aesthetically pleasing, but it also means that you won't need to be replacing any big-ticket items in the near future. Nor will you need to endure a huge renovation to modernize the unit.

Con: Size and Layout

Newer units tend to be smaller when compared with their older counterparts. They also tend to have open-concept layouts where the kitchen, dining room – and often, living room – are not separated by walls. It may be a good thing, but consider whether this layout reflects your lifestyle.

Pro: Energy-Efficient Building Systems

A newer condo may offer the latest energy-efficient technologies. The builder might have installed energy-efficient windows, water-conserving appliances, energy-saving LED lighting, and more. All of this could mean a lower monthly utility bill or maintenance fee.

Con: Price Comparison

You might end up paying more for a 5-year-old unit than you would a 20-year-old unit that is otherwise equivalent. Many factors are responsible: construction costs, high demand, and market uncertainty.

Pro: Lower Maintenance Fees

One good thing about newer condos is that you'll probably be paying a lower Maintenance Fee – at least in the short term. Since – in theory – the building and its mechanical systems are in good working order, you won't need to worry as much about breakdowns and costly repairs.

Con: Rising Maintenance Fees

On the other hand, low fees aren't always a good thing, especially when they're too-good-to-be-true low. It could mean that increases are on the way as the condo rebuilds its Reserve Fund to finance anticipated repairs and/or equipment replacement. Or it could mean that you'll be saddled with a Special Assessment in the not-too-distant future.

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