



WHY SHOULD
FIRST-TIME
HOMEBUYERS
CONSIDER
**BUYING A HOME
IN CORNWALL?**

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Charm of Cornwall

Ideal for First-Time Homebuyers

Cornwall is an excellent location for first-time homebuyers who work in Ottawa. One of the biggest advantages you'll find is significantly lower prices for homes in Cornwall, which means that you can get more for your money compared to looking in Ottawa. According to the Canadian Real Estate Association (CREA) in February 2021, the average price of a house in Ottawa was \$599,005 while home prices in Cornwall were approx \$400,000 on average.



What Is The Real Estate Market Like In Cornwall?

The real estate market in Cornwall is a bit more relaxed compared to Ottawa, with fewer bidding wars in the past year or so. This can be an advantage for first-time homebuyers who may find themselves going up against more eager buyers in a more competitive market. However, it can also mean that there are fewer options available, so it's essential to work with a real estate agent who knows the Cornwall area well.

What Are Some Potential Challenges Of Moving To Cornwall?

Some residents of Cornwall may find the commute to surrounding cities challenging. It's only about an hour's drive between the two cities, but it can still feel like a long time in your car, especially during rush hour. However, with more organizations adopting flextime and remote work options, you may find that the travel isn't so bad. It's also important to remember that moving anywhere will probably involve a significant life change, especially if you are moving to a smaller city. Although, options for dining and entertainment are more limited, you'll find these local business owners are much friendlier than those of bigger cities. It makes for a much tighter community. It's important to consider both the practical & emotional aspects of relocating. Although, there are many great local restaurants and entertainment to enjoy right here.





What Are Some Tips For First-time Homebuyers In Cornwall?

First and foremost, it's important to get your pre-approval in place! Second, it is just as important to work with an experienced real estate agent who knows the local market well and can help you find a home that meets your needs and budget. Put together a list of the features you want and identify them as *need-to-have* versus *would-be-nice* to have. While the housing and property prices are lower than in Ottawa, you may get even more for your money if you are flexible about your requirements. You may even want to consider homes that need some renovation or updating and build quick equity this way by coordinating the renovations yourself.

How Can First-time Homebuyers Finance Their Purchase In Cornwall?

As a new homebuyer, you may be eligible for various government programs and incentives, such as the First-Time Home Buyer Incentive or the Home Buyers' Plan. It's essential to research these options and work with a financial advisor or a mortgage broker to determine the best financing strategy for your needs. You may also qualify for a land transfer rebate, if still applicable at the moment of purchase.



What Is The Quality Of Life Like In Cornwall?

Cornwall is known for its high quality of life, as well as for its beautiful natural setting, which includes the St. Lawrence River, view of the Adirondack Mountains, and numerous parks and nature trails. If you enjoy outdoor activities like atv, snow-mobile, hiking, bicycling, boating, fishing, or skiing, you'll find plenty of opportunities in Cornwall. When you're not enjoying those outdoor activities, there's a vibrant downtown area with shops, restaurants, and art galleries. Cornwall also has an exciting arts and culture scene, with numerous festivals and events throughout the year. **It was rated the no 8 best city to live in Canada by the acclaimed MacLean Magazine.**

How Can First-time Homebuyers Get To Know The Community In Cornwall?

Cornwall is an extremely welcoming and inclusive community, with a diverse population that includes immigrants and refugees. There are a variety of community organizations, from sports clubs to environmental groups, that welcome new members. These groups are a great way to meet new people and get to know the area. Attending local events and festivals, such as the Cornwall Food Fest or Winterfest, is also a great way to connect with others and experience the community.





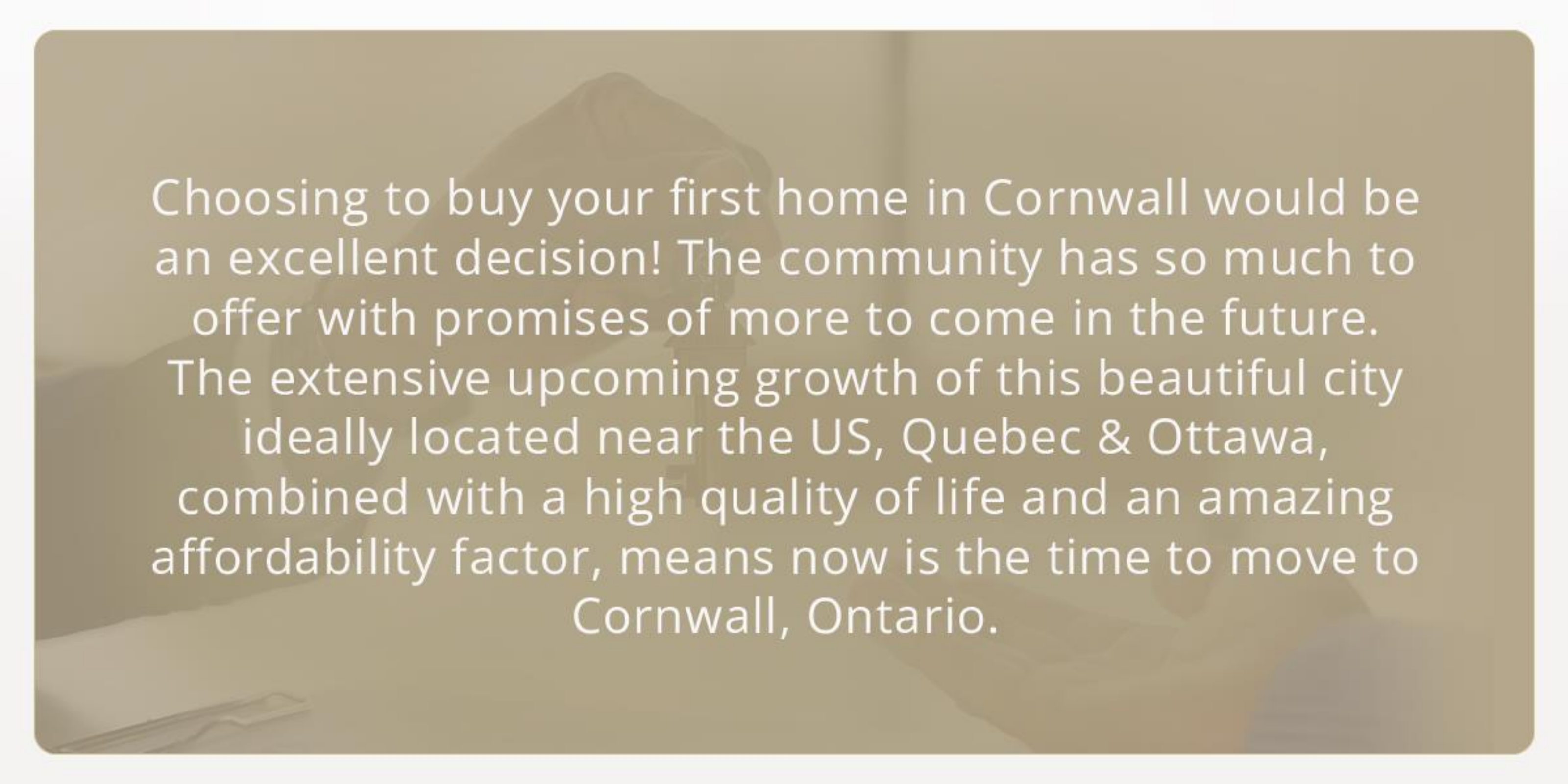
What Is The Job Market Like In Cornwall?

Cornwall has a diverse economy with opportunities in various sectors, including healthcare, manufacturing, and technology. The city is home to several large employers, including Cornwall Community Hospital, Walmart logistics and Kraft Heinz Canada. The Great Wolf Lodge Indoor Water Park has announced plans to come to Cornwall, Ontario and several other mega investors have big projects in the works. Cornwall offers a range of career opportunities with even more coming.

How Can First-Time Homebuyers Find The Right Real Estate Agent In Cornwall?

Working with a local real estate agent who has experience working with first-time homebuyers will help to reduce stress and make the whole process of buying a home in Cornwall or surrounding areas enjoyable. Look for an experienced honest agent who has your best interest at heart with a good success track record, search, read up on their profile & their reviews. When speaking to an agent, ask them about their experience, knowledge of the market, and approach to working with first-time homebuyers. Most importantly, It's important to find the person that you're comfortable working with one-on-one, with the largest, or one of the largest purchases of your life.





Choosing to buy your first home in Cornwall would be an excellent decision! The community has so much to offer with promises of more to come in the future. The extensive upcoming growth of this beautiful city ideally located near the US, Quebec & Ottawa, combined with a high quality of life and an amazing affordability factor, means now is the time to move to Cornwall, Ontario.



Work with Sophie Goudreau, your award-winning knowledgeable real estate agent in Cornwall and SDG.

She will work tirelessly to ensure that your real estate needs are met and exceeded. Contact Sophie now to start the journey to finding your perfect home!



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