

RURAL & LUXURY
ADVISOR

basnet *group*
REAL ESTATE AND MORTGAGE

**RURAL
PROPERTY TOUR**

CHECKLIST

**WHAT MOST
BUYERS MISS**

GREATER TORONTO AREA
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RURAL PROPERTY BUYER WORKBOOK

Before You Buy Acreage in **Burlington**
What Most Buyers Miss — and How to Protect Yourself

Property Address:

Lot Size (Acres): **Zoning (Rural / Agricultural / Estate):**

Price: **Square Footage:** **#Bedrooms:** **#Bathrooms:**

Days on Market: **Year Built:** **Property Tax:**

Floors: **Basement:** Yes No



LAND & SITE EVALUATION

- Portion of lot usable vs conservation-protected
- Escarpment or Conservation Authority restrictions
- Drainage slope away from foundation
- Floodplain concerns
- Driveway length: _____ feet
- Driveway condition (asphalt / gravel / repair needed)
- Snow removal plan required
- Tree health (dead trees / overgrowth)
- Outbuildings condition (barn / workshop / shed)
- Fencing condition
- Privacy rating (1-5): _____

First Impression Notes:

PRIVATE INFRASTRUCTURE

WELL SYSTEM

Well Type: Drilled / Dug / Shared

Well Age: _____

Last Water Test Date: _____

Water Pressure Observed: Low / Normal / Strong

Water Treatment System Present? Y / N

Water Softener? Y / N

Any visible concerns?

Notes:

SEPTIC SYSTEM

System Type: Tank / Bed / Advanced

System Age: _____

Last Pump-Out Date: _____

Inspection Available? Y / N

Location of Septic Bed Identified? Y / N

Replacement cost discussed? Y / N

Notes:

HEATING & UTILITIES

Heating Source: Propane / Oil / Electric /
Geothermal

Propane Tank: Owned / Rental

Tank Size: _____

Hydro Service: 100amp / 200amp

Backup Generator Present? Y / N

Estimated Annual Heating Cost: _____



COST REALITY & LIFESTYLE FIT



CONNECTIVITY

Internet Provider: _____

Internet Speed (Seller claim): _____

Fibre Available? Y / N

Cell Signal Strength (On Site): Weak / Moderate /
Strong

Remote-work suitable? Y / N



COST CONSIDERATIONS

Property Taxes: _____

Insurance Quote Obtained? Y / N

Estimated Septic Maintenance Cost: _____

Water Treatment Maintenance Cost: _____

Propane Cost Estimate: _____

Compared to City Living:

- Higher
- Similar
- Lower



DAILY LIFE REALITY

Drive Time to:

Grocery Store: _____ minutes

GO Station: _____ minutes

High School: _____ minutes

Hospital: _____ minutes

School Bus Stop Location: _____

Winter Road Conditions Observed:

Noise Factors (Airpark / Farm Equipment / Highway?):

INVESTMENT & RESALE THINKING



PERSONAL COMFORT CHECK

Are we comfortable with:

- Managing a well system
- Septic maintenance
- Long driveway snow clearing
- Driving for every errand
- Limited walkability
- Smaller resale buyer pool



RESALE CONSIDERATIONS

- Is lot shape desirable?
- Is home setback strong?
- Any conservation limitations affecting resale?
- Is acreage manageable or excessive?
- Appeal to future buyer profile identified?

Likely Future Buyer:

- Luxury acreage buyer
- Rural family
- Downsizer
- Niche buyer



OVERALL PROPERTY FIT

How does this home align with your goals?

Space: 1 2 3 4 5

Privacy: 1 2 3 4 5

Maintenance burden: 1 2 3 4 5

Lifestyle match: 1 2 3 4 5

Long-term resale comfort: 1 2 3 4 5



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What do you like about this property:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____

What do you dislike about this property:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____

Neighborhood/Location:

Pros:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____

Cons:

- 1) _____
- 2) _____
- 3) _____
- 4) _____
- 5) _____



