So you’re thinking of buying or selling waterfront? And you’re wondering, ”What exactly do people look for?” Well, everyone is different, but here’s some insight into the world of waterfront! To start with….

**What’s the difference between Water Access, Water View, and Water Front?**

Realtors throw those terms around like we should all understand instantly what they mean. But let’s look a little closer.

* *Water Access* means that the property has access to water in some way. That DOES NOT mean it is Water Front. While almost all Water Front property has Water Access - many, many properties that have Water Access are NOT Water Front. It could be that the community has a Home Owner’s Association (HOA) that controls a shared property several blocks away that you could use. Look a little closer to see if there is a dock, a ramp or a swimming area. There may be none, one or more of those features. And if there’s a dock, is a slip available now for your boat? Does it cost extra? How much? If there’s not one currently available, how long is the wait? Is the HOA mandatory or voluntary and how much are the dues?
* *Water View* means what it sounds like. You can see the water from the property. But there are many variations on Water View. Is it seasonal? In the winter do the leaves fall off the trees opening up the view across the street and down the hill if you’re standing in one corner of the living room? Or is it a panoramic Water View from multiple windows on both floors that looks westward towards the pink and blue sunset? You get the idea. Guess which one is more expensive.
* *Water Front* probably combines all three of these ideas and the price tag reflects that. But again, there are many variations on Water Front.
* First, is the water Riparian? That is, if you own the house do you own the Water Front too? Do you have the right to use the water? If it’s Non-Riparian, you don’t.
* Next, how much Water Front is on the property? Five feet or 500 feet, measured along the property line. And how much fun is it to walk 10 minutes down a little winding path to the boat dock when all of your friends are enjoying the barbeque back at the house? Optimum is lots of water frontage with easy access from the house.
* How deep is that water? Deep enough for your sailboat with a 6 foot draw? Or are you happy with 3’ for your powerboat or even 1’ or 2’ mean low water for your kayak? Deep water costs more. Don’t overpay for your kayak or visual enjoyment.
* Don’t forget about your boat’s journey through the water to and from the property. Are the water channels deep enough and wide enough for you to comfortably pass through? Are there nice destinations nearby? If you’re not sure, take your boat out and give it a try!
* And finally, is the property in a cove protected from the weather or directly on the Chesapeake Bay? They both have their benefits and their drawbacks. Protection or expansive views?

These are just some of the ideas to get you started in understanding water aspects in your search for a great house or a proper price to sell your home! As a Water Front Specialist and a Kent Island Expert, I can help you understand these and so many more aspects of owning a home here on the Chesapeake and it’s tributaries.

Don’t hesitate to contact me if I can help you!

- DeeDee