

Residential

A residential property is a type of property that the applicable municipality has designated for use as a single-family detached dwelling, townhouse, apartment or condominium.

Properties that should be listed under Residential:

Fully detached single-family homes, semi-detached properties such as half duplex (only one unit for sale), full duplex (both units for sale), rowhouse/townhouse (one unit), condominiums (one unit), acreage with residence (if no farm component), 3 season recreational properties (NOT VACANT LAND), and mobile, modular or manufactured homes for sale on titled land (not in a rental community).

VACANT RESIDENTIAL LOTS DO NOT GO UNDER THE RESIDENTIAL PROPERTY TYPE – ALL LAND IS TO BE LISTED UNDER THE LAND CATEGORY. Only residential properties deemed condemned by AHS can be listed under Land and you must select the 'Condemned Residence' option. If your property has not been deemed condemned by AHS it should be listed under Residential and disclosed in the remarks that is it land value only.

Structure Type:

Apartment: A unit within a building where the entrance to the unit is accessed by an interior hallway.

- High Rise (5+ stories)
- Low Rise (1-4 stories)

Row/Townhouse: A multi-story unit in an attached building where there are 3 or more living units. Each unit typically has a private entrance directly to the outside.

- Five Plus: in a row of 5 or more units
- Fourplex or Quadruplex: 4 units together
- Triplex: 3 units together

Duplex: a detached property (either back split, up/down or side by side) divided into two units, each with a separate entrance. This option is reserved for if you're selling both sides of the Duplex. If you're selling one side only, the Property Subtype should be Semi-detached.

Detached: a stand-alone, single family dwelling unit that does not share a common wall with any other structure.

Semi-detached: A property that is attached to another by at least one common wall and there are exactly 2 living units. A half-duplex is a semi-detached property.

Recreational: A property typically designed for leisure that does not have year-round living and is primarily used for seasonal recreation.