

Property Types

Types of Property in Florida

This topic is aimed at de-mystifying what constitutes each type of property so the buyer can narrow down their search to match their lifestyle and usage requirements.

There are many types of property catering to a multitude of Florida homeowner needs. What type of home may be right for you will be heavily influenced by your preferred lifestyle, planned usage and budget.

It's worth noting that specific types of properties are often set in communities catering to a lifestyle such as boating or golfing. A number of these types of communities are governed by specific rules, known as Home Owner Association (HOA) rules and bylaws. These bylaws and rules are clearly laid out in the community governing documentation and must be adhered to by the homeowners. To understand in greater detail the pros and cons of a gated community versus an individual property in a residential district, [Click here](#).

Single-Family Home

This is the most commonly accepted description of a detached house, sometimes known by the Europeans as a villa. Single-family homes can be 1 storey or 2 storeys, i.e. the home has an upstairs also. Typically Floridian homes are 1 storey and incredibly spacious compared to their European counter-parts. 2 Storeys are becoming more popular as families seek more living space and land becomes more expensive but they are not the norm.

Single-family homes can be located in a residential street in a district or within in a designated gated community governed by a HOA.

Condominium A condominium, or condo for short, is the term generally used to describe an apartment building containing multiple homes. Each home is owned by an individual owner and the shared common elements such as the elevators, gardens, etc. are jointly owned by all owners in the building.

The home owners manage the community much like a business with a board of directors made up of home owner elected residents who oversee the upkeep of the community and administer the yearly budget. Condo homeowners pay a set monthly fee to the community to cover the running costs of owning a home in the community. This monthly fee usually covers standard home owner bills such as cable TV service, water, sewer, trash collection, garden maintenance, pool maintenance and building maintenance to name a few. Also included will be insurance for the building structure and roof and common elements.

With the typical bills associated with home ownership being taken care of by one central party, the home owner only has to pay their personal electric bill, contents insurance and telephone separately. This ease of ownership makes condo living a great choice for home owners looking for property that pretty much takes care of itself.

Due to ownership within a condominium community being of the shared type, condominiums are subject to HOA rules and bylaws which are usually extensive and very specific.

Townhouse

A relative newcomer to the Florida property market, probably primarily driven by the escalation of land prices. Townhouses are terraced in design with the dwelling usually spanning 2 or more storeys, although not usually more than 3. Townhouses are great at providing lots of living space, usually at a lower cost than a single-family home. They are usually situated within gated communities and subject to HOA rules and bylaws.

Coach Home

A bit of a confusing description as a coach home can also be known in the real estate business and on MLS as a villa. Coach homes usually feature 4+ units in a building with ground floor and second storey coach home units, each with

their own private entrance and garage. Coach homes are usually found within gated communities and subject to HOA rules and bylaws.

Duplex

If you come across a property described as a duplex, it usually means a property divided into 2 residences, each with their own private entrance. Duplexes can be located in a residential street in a district or within a designated community, although it is more common to find them in a residential street.