



Advantages of Buying a New Home

Regardless of the economic climate, buying a new home will always have its advantages. Whether it is the added flexibility, efficiency or modern conveniences, there are many benefits to being a home's first owner.

Easier to Maintain

There continue to be vast improvements in the efficiency and durability of building materials. New homes simply don't require as much upkeep as older homes. Many home buyers discover they'd rather spend valuable weekend time with family and friends, instead of working on home projects/repairs. Fixer-uppers are not for everyone.

Make it Your Own

For many new home buyers, the thought of customization has a great appeal. There is no substitute for living in a home that mirrors your preferences in color, fixtures, floor coverings, appliances and all of those finishing touches. A new home allows the owner to plan the relationship between indoor and outdoor living, the flow of one room to the next and the flexibility of the rooms themselves. Whether you want the gourmet kitchen of your dreams or the family game room or theater room where you can spend quality time together, being able to choose and customize your space is key.



A Floor Plan That's Up-to-Date

Buying a resale home typically means you are stuck with the layout of a home that was appropriate for the decade in which it was built.

Today's homes emphasize flexible space and usage, which allows homeowners to tailor their living areas to their specific needs. Larger kitchens with state-of-the-art equipment and custom items from wine refrigerators to wood-burning ovens, family rooms with built-in multi-media options, closets equipped with built-in storage systems, modular walls, shared children's rooms with lofts or partitions, and outdoor rooms that can be used year-round are all possibilities.

Being "Greener"

Generally speaking, new homes offer an array of greener options for greater efficiency and comfort. The materials used in today's homes are far more effective at reducing energy costs than those found in resale homes. The savings provided in utility bills can quickly offset the price of a new home. Roof-top catchment for rainwater, gray water systems cycle wash water, solar panels, tankless water heaters and

better indoor air filtration systems are just a few options that save money and the environment. Today's new home can be customized to be more cost-effective and environmentally sound than ever. Ask your local builders association about local builders that have received certified "green" designations from the National Association of Home Builders.

Technology

Retrofitting older homes with today's technology can be frustrating ...and expensive. It is much simpler to add modern convenience to a home, such as wiring for surround-sound speakers, additional cable jacks and electrical outlets, ports for electronics and wireless internet connections, while it's being framed. The new home has endless "smart" options, including increased automation and computerized systems, for temperature, lighting, entertainment and security.



Safety

In addition to the use of less energy efficient materials, many older homes have been constructed using substances like asbestos and lead-based paint or may have wiring and plumbing that does not meet today's building codes. A new home is subject to the current codes that require more stringent safety requirements regarding materials and internal systems.

Warranties & Customer Service

New homes will often come with a warranty that covers everything – both inside and out. While warranties are available for resale homes, they're typically for one year from the purchase date and only cover specific items. A new home can have a much longer warranty that will provide more options when something goes wrong.

Community

A community of new homes allows for the planned development of the lifestyle within it. Whether it is active adults, families with young children or gold and tennis enthusiasts, new home buyers know they'll have something in common with their neighbors when they move in. Being a founding member of a neighborhood also provides opportunities for involvement and a chance to experience community growth with those around you.

Whatever your location or price range, now is an excellent time to consider buying a new home!