

## New vs. Used - 10 Reasons Home Buyers Prefer New

More than ever before, new homes have many more benefits than used. Here is a list of 10 reasons why more buyers prefer New vs. Used.

- 1) **You're the Designer:** One of the greatest benefits of a new home is that it will reflect your style rather than a previous owner's. It is exciting to be able to select the exact appliances, flooring, fixtures and countertops you have always wanted for your dream home.
- 2) **Create Floor Plans to Meet Your Needs:** When you build your own home you can tailor the floor plan to meet the needs and wants of you and your family. You no longer have to wonder what to do with the room that you have no use for. A formal dining room isn't for you? Add that space into a separate media room or into a larger master bathroom. When you are the designer, you can have it your way.
- 3) **Energy Efficiency = Saving Money:** A new home is much more energy efficient than a home built even just ten years ago. Many new homes offer windows that are double or even triple pane. Additionally, special window coatings and inert gases between the layers of glass are available, saving you even more money on your heating and cooling costs year round.
- 4) **All New, All Under Warranty:** A used home likely has products that may need to be repaired or even replaced in the near future. Maintenance and replacement costs of a roof, appliances, countertops or a water heater can quickly add up and often hit your pocket book at inopportune times. Your new home and all of its products and appliances are under warranty and feature the latest designs and building materials. This means you are able to enjoy your home stress free for many years to come.
- 5) **Low Maintenance:** A new home has all the latest technology and products making them perform much more reliably than a home that is 20 years old. Additionally, a newer home is designed to reflect the way we live today with cutting-edge building products that do not require as much maintenance and care. Say good bye to your Saturday "Honey Do" list.
- 6) **Overall Comfort and Indoor Air Quality:** A new home has to meet stringent energy codes and standards that were not in place years ago. With state of the art air filtration and ventilation systems along with high performing energy efficiency the result is year round comfort and higher indoor air quality.
- 7) **Advanced Technology and Design:** You can update some items in an older home to make it more energy efficient such as adding spray foam insulation or replacing single-pane windows with high performance ones. However, it can get very expensive to replace appliances like your water heater, cabinets or

countertops. Little upgrades are nice but you still won't have the twelve foot ceilings you've always wanted in your older single story home. Yet another reason for you to build a home so that it reflects the way you live today.

- 8) **Community Amenities:** Many homes today are built in master planned communities with resort style pools, hike and bike trails, great schools in our near the community and easy accessibility to shopping.
- 9) **Ease Your Mind Knowing You Are Safe:** A new home is built with many safety features such as hard wired smoke detectors, state of the art circuit breakers and garage doors with infrared beams stopping the door if something is too near. Paints and carpets are using fewer volatile compounds so you can breathe easier.
- 10) **There is Nothing Better Than That New Home Feel:** You can love your home knowing it is your dream and reflects your choices, not someone else's. More and more people prefer that never lived-in feel.

After all, you stopped wearing your sibling's hand me down clothes many years ago so why would you settle for a hand me down house?

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