

# Top 10 Reasons to Buy New Construction

1) **Warranties** - New homes come with a builder warranty that covers workmanship, materials, structure and mechanical systems as well as manufacturer's warranties on carpeting, heating and cooling systems, roofing materials and appliances. If something needs repair or replacement in the first few years it's probably covered.

2) **Energy Efficiency** - New homes are built in compliance with new energy conscious building codes. Advanced heating and cooling systems, improved windows and insulation techniques reduce energy costs. New homes consume about half as much energy as a home built prior to 1980.



3) **Safety Features** - New homes are built in compliance with the latest mandated safety codes. Emergency egress, smoke and carbon monoxide detectors, safety glass and superior wiring greatly reduce the chances of serious injury.

4) **Low Maintenance Costs** - Everything is new and probably under warranty! Up to date technology in construction using today's building materials require little maintenance and virtually no care for many years.

5) **Simplified Financing** - Most home builders have very experienced "preferred lenders" who make financing a breeze. Many times upgrades such as landscaping or even swimming pools can be wrapped up and packaged into a single mortgage making qualifying for a loan and home appraisal a simple matter.

6) **Floor Plans** - New homes have improved room and "flow" designs to accommodate the way we live today. More windows, open space, closets and storage areas, numerous bathrooms and larger kitchens and garages help to create a sanctuary for everyone in the family to enjoy.



7) **Appreciation** - Most real estate professionals tend to agree that the first seven to eight years in the life of a home are the years with the greatest appreciation. It is during this time that a home has the most appeal to those looking for a used home. The demand for a "newer" home drives demand and results in higher values.

8) **Modern Amenities** - New homes offer the latest technologies that will pamper you, save you time and even make you a better cook! All are designed to make life a little simpler and more enjoyable.

9) **Availability** - New homes are ready when you are, there's no need to wait months for completion or vacancy. Whether you need your new home today or months from now, builders in your area will have unsold inventory homes at various stages of completion to meet your needs.

10) **Location** - Developers and home builders choose up and coming areas. Community schools, infrastructure and services are more likely to be modern and convenient. Neighborhood amenities such as parks, open space, walking trails, community rec centers and swimming pools are more likely to be found in new home developments.

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