

## **Top 10 reasons to choose a new home over a resale**

Interest rates are at historic lows, home prices have dropped tremendously and you need more space...sounds like perfect combination of factors to buy a new home! But, should you look for new construction or a resale home? Real estate experts and new-home buyers say that new construction has many advantages. Here are the top 10 reasons to choose a new home over a resale home.

### **1. Ease of Maintenance**

New homes don't require as much up-keep as older houses, and many are built with low- or no-maintenance materials. Who has time for maintenance these days anyway!

### **2. Personalization**

Buyers love the fact that they choose their own paint colors, cabinets, countertops, carpet, plumbing and lighting fixtures, and countless other items. They get a home that feels like their own the first day they walk through the door.

### **3. Floor Plans for Today's Lifestyle**

The floor plans of new houses are much more in keeping with the way people live today. Kitchens are more open and are integrated with living spaces to gather families together. Master suites with luxurious baths, walk in closets and sitting areas are restful retreats. Open floor plans along with flexible space can make an impact on a new or old family.

### **4. Energy Efficiency**

New construction techniques, materials, and appliances all work together to dramatically reduce energy use. Besides being better for the planet, families will save money on utility bills.

### **5. Safety**

Old homes often have hidden hazards such as asbestos, lead-based paint, leaking gas lines, or faulty wiring. Plus, they may predate current building codes for safety glass in windows, for severe weather, or for other disasters such as earthquakes. New homes are built with materials that have been tested to meet the strictest safety standards.

### **6. Technology**

It is much simpler and more cost effective to install technology options in a new home than to retrofit an old home. A major component in options and upgrades, some technologies are impossible to install in existing houses.

That doesn't mean builders have to offer a home theater system to catch a buyer's attention. It can be as simple as having plenty of outlets, phone jacks, and cable boxes in the areas where they are needed.

### **7. Warranties & Customer Service**

Resale-home buyers often purchase a one-year home warranty that covers appliances and some major systems. New homes typically come with a more complete warranty. Having the builder available if buyers need help provides an added sense of security.

### **8. Amenities**

New home communities frequently offer amenities that many older neighborhoods lack. Recently planning for swimming pools, walking paths, green spaces and parks have become part of the master planning process.

### **9. Lead Time**

Purchasing a new home gives buyers lead-time to sell their own home and to do some planning. Lead-time is much less predictable on resale houses. If you sell your house first, you might be under pressure to accept something less than what you really want in your new home.

### **10. Choice**

New homes offer the most choice for buyers. New homebuyers can choose everything from lot location to interior trim. With so many new home communities here in northern Nevada, buyers are sure to find something for every taste and budget.

The Builders Association of Northern Nevada is a great resource for new homebuyers. Visit [www.thebuilders.com](http://www.thebuilders.com) to search for builders in northern Nevada and other tips on buying a home.