



*presents*

## 4 THINGS YOU MUST CONSIDER WHEN LOOKING FOR A NEW HOME

**A new home is likely the largest “investment” you will ever make. Just like other large expenditures, you will want to do your research and make sure you are getting the best home for money you are willing and able to spend. As much as we all would want to, not everyone can afford to go out and build a home without regard to our budget. So we have to try and get the most for the money we are able to spend. There are several critical areas that you must consider:**

### **CONSIDERATION 1: BUDGET**

Budget is, perhaps, the most critical. Decide what this amount is to be upfront. You can go to a lender, get prequalified and find out what the bank thinks that you can afford. This figure may be higher or lower than the amount you had in mind. Just remember, they use formulas and you know exactly what you spend, so if you qualify for a larger amount than you know you can afford don't be tempted to take the

larger amount. Better to have a home and still be able to do the things you want to do than to be stuck at that home all the time for lack of money to do anything else.

## **CONSIDERATION 2: LOCATION**

Where do you want to live? Really the second most important consideration. You can build the Taj Mahal, and if it's not where you want to be, you'll be miserable. Consider things like location of schools, grocery stores, shopping, entertainment venues and proximity of friends and loved ones. I'm sure you've heard the old adage, "Location, location, location", it doesn't just apply to the monetary value of the home, but your happiness and well-being also.

## **CONSIDERATION 3: SIZE AND STYLE OF THE HOME**

Do you want a large home, small home or something in between. Consider not only your needs now, but what your needs will be 5, 10 or even 20 years from now. Unfortunately, children grow up and leave the nest and sometimes parents need to be taken care of. Do you want formal areas or a Great room and eat in kitchen. How many baths do you need? Do you need (or want) a garage. Do you like traditional, ranch, modern, craftsman or some other style home? Let your personality shine in your new home.

## CONSIDERATION 4: AMENITIES

Hardly anyone wants a home with just the basics, square box with white walls, vinyl floors, basic cabinets and fixtures and no energy saving features. You can and should personalize your home. There are so many new features that you can add to your home that the chance of anyone having the same home as you, even with the same floorplan is almost impossible. With the addition of foam insulation and low-e windows, you can cut your power bill tremendously and use that money to customize your home with granite, porcelain tile, special trim, custom showers and baths. The possibilities are endless.

## LAST THOUGHTS

As you can see, the process of building your dream home can be a daunting task. We at Infinity homes would love to be a part of your experience and help guide you through the process with as few hiccups as possible. We have the experience, knowledge and desire to see you in the home of your dreams today. Come see our model home and discuss the possibilities for your new home with us soon.

For questions or more information, contact Jim Ivy.

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