



Thinking about Buying? Why Not Consider Building!



There are a lot of choices to make when it comes to homes... bedrooms, baths, pool, garage, location... these are all important features to consider. However, did you know that you may be able to purchase a new home for about the same cost as a used one?

New construction homes can offer many advantages over traditional pre-owned homes. For example, you make all of the decisions before the home is built. Paint color, cabinet styles, lighting fixtures, landscaping, hardware, and flooring are but a few examples of items you can customize to your exact specifications.

You can also choose the exact location for your new home. Do you want a lakefront lot? A cul-de-sac? Off the 9th fairway? The choice is yours when you build!

There are many other benefits to buying a newly constructed home. Some are:

- ◆ Homeowner's insurance—rates are normally lower with a new house
- ◆ New homes are generally more sturdy and durable because they are built according to the latest building codes
- ◆ Appliances, including the oven, water heater, dishwasher, and air conditioning are brand new and therefore, under warranty
- ◆ When it's time to sell, a newer home normally commands a higher price than an older home

We can work with most builders and can get all the information you need to make any decisions, but we will need to accompany you to the property on the initial visit.

Remember, the agents you meet at the Model Homes **DO NOT WORK FOR YOU!!!**; they work for the Builder and have the Builder's best interest in mind. We can bring our expertise to the sale, REPRESENT YOU AS YOUR REALTORS and help you with the information you need so that you do not make a costly mistake. Most builders cooperate with Realtors and IT DOES'NT COST YOU ANYTHING TO HAVE US REPRESENT YOU! Just remember, that **WE MUST** accompany you on your first visit and register you as our client -- it's that easy.

By letting us help you with builders, you get all our services and those offered by the builder as well. **You will get more, but you will not pay more for it!**

When you're ready to examine all of the benefits of purchasing a new- construction home, give us a call! You owe it to yourself to examine this exciting opportunity!



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