



Discover the advantages of New Construction

Weary of wading through listings, only to have them disappear hours later? If you have a flexible move-in timeline, consider new construction! Find a homebuilder you like with the help of your REALTOR®, and they'll help you pick your favorite floor plan, choose your homesite and take your new property from empty frame to full-on dream home.

- **An established timeline**

Many builders will give you an estimated "delivery date," which is a projection of when you'll close on your home. This typically ranges from 7 to 12 months and is subject to change with weather conditions and other factors, but the wait is worth getting what you want, especially when the home you want is overpriced (or doesn't exist) on the resale market.

- **Sought-after features**

Homebuilders want their products to be competitive, and that frequently means a focus on in-demand features. Unlike a resale home, everything in a new construction home is brand new, so expensive items like your HVAC system, plumbing, electrical, and other maintenance items are just beginning their useful life and less likely to need costly repairs. Resale homes can be poorly maintained, leading to hidden expenses and robbing you of peace of mind.

- **Opportunities for personalization**

Once you close on a resale home, the only way to add a bedroom or customize your kitchen is by taking on the project yourself. Renovating a home can be expensive and time-consuming, and at the end of process, you might still find yourself disappointed. With new construction, your floor plan starts as a blank canvas. Depending on the homebuilder, you'll have the chance to select the design and layout options you've been dreaming of. If building from the ground up, typically you can choose your paint palette, lighting fixtures, flooring styles, home technology and more. Exciting structural components may also be available, such as covered patios, home offices, 3-car garages, walk-in showers and more (per plan).

- **Location, location, location**

A low-inventory market might convince you that you need to sacrifice a desirable location in order to snag a new home, but that's probably a big mistake. Location is one thing you can't change about a property, and factors like a long commute, a lack of nearby schools and no close amenities could quickly dim your enthusiasm for your new home. New construction homebuilders are well-known for selecting prime locations for their communities, which are often in close proximity to employment hubs, newer schools, popular retail, and dining options most with beautiful natural surroundings.

Overview of new-build benefits:

- Your homesite is reserved as soon as you go under contract—no more worrying if another buyer is going to make a better offer.
- An estimated timeline lets you plan for the future, instead of constantly wondering when/if you'll contract on a home and how that impacts your move-in timeline.

- High-dollar items like your HVAC system and plumbing are brand new.
- Some builders offer interior and exterior options, so you can design a home that complements your lifestyle.
- Many homebuilder communities are in prime locations where resale homes are scarce.
- Using the preferred lenders can potentially save you thousands in closing costs.

Homebuilders also have options for tight timelines.

If you find a homebuilder community you adore but can't wait months for a new construction home, be sure to check for spec homes. These are listings that are complete or at a later stage of construction and may be available on a shorter timeline. Most 2-5 months. Some may not even be listed on a MLS yet.

Contact **The Sprenkel Group, Realtors®** for a list of the available builders and homes.



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