

THE INFORMED Home Buyer/Seller™

Helpful Advice for Making the Right Move

Issue 6

What You Need to Know About Lots

When shopping for a new home, one of the most important considerations – yet one most people don't pay enough attention to – is the lot type. Selecting the right one can significantly increase your enjoyment of the home. Picking the wrong one can have the opposite effect.

There are three special types of lots that homeowners tend to find most desirable. Yet, even though they are considered desirable, each has its pros and cons.

Here's the rundown on each one:

1. Cul de sacs

These are lots located on dead end streets that often feature homes positioned around a large circle of roadway.

For obvious reasons, a cul de sac is a popular choice for buyers with children. There's less traffic and, often, the only cars on the street are those of neighbors.

However, homes on these lots often come with a higher price tag than other comparable properties in the area. But, from a lifestyle standpoint, that extra price may be more than worth it.

2. Quiet streets

Who doesn't want a home on a quiet street? The benefits are obvious.

However, don't dismiss properties located on or near a busy street. They often sell for less and the noise from traffic might not be as bothersome as you might expect. In fact, some neighborhoods in these areas feature special soundproof fencing.

If the home is otherwise ideal, schedule a viewing to judge the noise level for yourself.

3. Corner lots

These are often larger and therefore provide you with more space. Plus, with the look of two front lawns, there's twice the potential for curb appeal, and therefore the opportunity to increase the property's value.

On the downside, kids may shortcut across your front lawn to get to the adjacent sidewalk!

Want more tips on what to look for when shopping for a new home? Call today!

Look Underneath The Hood

As anyone who has ever purchased a used car will tell you, looks can be deceiving. To get a true picture of the quality of the product, you have to "look under the hood."

What does this have to do with shopping for a new home?

When you find a property you like on the market, it's easy to fall in love with its appearance and features. However, there may be issues you won't notice, such as foundation cracks that need repair or a furnace that's due for replacement.

That's why you need to "look under the hood" by having a qualified home inspector review the property.

Think, Act... Live!

"Never promise more than you can perform."
Publilius Syrus, Ancient Roman Senator

"Personal relationships are the fertile soil from which all advancement, all success, all achievement in real life grows."
Ben Stein

"Good is the enemy of great."
Jim Collins