

EVALUATING YOUR HOMEOWNERSHIP NEEDS

Question: What is the most important factor to consider in choosing a home?

ANSWER: Choosing the best location for a home is probably the most difficult decision a buyer must make, other than the choice of the home itself. But answers to a few questions by family members should make the decision easier. I suggest that the family answer the following questions before deciding where they would like to live and the type of home they would like to buy.

1) Is the distance to your place of employment an important consideration? It would be, especially if one or more members of the family must rely on public transportation, car pool, or the train for getting to work, school, or play.

2) Is the family more city, suburban or rural oriented? It sometimes proves difficult to acclimate yourselves to a lifestyle you are

unfamiliar with. If rural is a consideration, will the family require an extra car? Is someone prepared to take others to and from work, recreation or health care facilities?

3) Would the family be unhappy with a tiny lot without any mature trees and neighbouring houses surrounding the home, or does it need space and mature landscaping?

4) Are the city's cultural advantages important to your family? Some families might feel 'deprived' if it took a trip of an hour or more to get to theatres, museums, libraries, or cultural centres...or the waterfront.

5) Is commuting by car, train or bus something the family would prefer not doing? For some, an hour or more going to work would prove a great inconvenience.

6) What is the family's attitude toward older 20th century designed homes? Many local homes are 30 years or older and do not have 9 foot ceilings and open concept

design. If that and the possibility of having to make some alterations is a problem for the family, then perhaps seeking a newer subdivision or infill home would be best. After you discuss, call and we will help you get the right home!

Also, I was asked this week if one should rent or buy a new furnace before selling. Always buy, for if you rent the buyer will want you to pay out the rental on closing and that can be very expensive. The only common acceptable rental items are hot water tanks, security systems, and water softeners.

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You
were Asking



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