



2008 Homearama demonstrates the not so obvious benefits of buying a new home

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There has been good news this week. Housing starts in the Midwest were up 5.1%. It is proven by the visitors positive response to the Homearama in northern Warren County. And today is your last chance to visit the 2008 edition of Homearama at beautiful Country Brook North. The magnificent million dollar homes have been very well received by those attending the show. The ability to spend valuable time in each of the distinctive homes to absorb the details and experience the feeling of being in a home as well crafted as these, has been the biggest comment.

The potential home buyers attending have the choice of two types of houses on the market: resale or new.

Home buyers planning to buy a brand-new house or condominium often cite energy-efficiency, open layout, a warranty, and being able to select appliances, flooring, paint colors and other design elements as factors driving their choice.

But we builders say that buyers can be drawn to a new house for reasons that aren't so obvious. Below are a few more benefits of a brand-new home that you may not see in our sales brochures.

Building a Community Together

A brand-new community is one of the built-in benefits of many new homes. When families move in to a subdivision at the same time, often lasting bonds of friendship and

neighborliness are formed right away. Nobody is the “new kid on the block,” and many home builders host community block parties in new developments to help owners meet and connect. Popular amenities like pools, walking trails and courts for tennis and basketball offer additional opportunities for interaction among neighbors of all ages. Often new communities are comprised of home owners in the same stage of life, such as young families or active retirees, so neighbors can get to know each other through carpools, PTA meetings, tennis matches or golf games.

Entertaining

Throwing a party in an older home can be a challenge because smaller, distinct rooms make it difficult to entertain guests in one large space. Builders are responding to today’s homebuyer preferences with layouts featuring more open spaces and rooms that flow into each other more easily, like the popular great room. This is very evident with the Homearama designs. While you are in the kitchen preparing dinner, you can still interact with guests enjoying conversation in the family room without feeling closed off. The feeling of spaciousness in today’s Homearama layouts is enhanced with higher ceilings and additional windows that bringing in more light than you would find in an older home.

A Clean Slate

For some buyers, parking the car in a sparkling-clean garage or being the first to cook a dinner in a brand-new kitchen is part of the appeal of new construction. In addition, you won’t have to spend time stripping dated wallpaper or repainting to suit your own sense of style. You can create your own home décor from the get-go!

The advantages of being the first owner of a home extend to the outdoors. Instead of inheriting inconveniently or precariously placed trees, or having to tear up overgrown shrubs, you can design and plant the lawn and garden you want.

Outlets, Outlets Everywhere!

Homes built in the 1960’s and earlier were wired much differently than houses today. Builders had no way of anticipating the invention of high-definition televisions, DVRs and computers that we enjoy today—and the very different electrical requirements they would introduce. New homes can accommodate advanced technologies like structured

wiring, security systems and sophisticated lighting plans, and can be tailored to meet the individual home owner's needs.

Anyone who has ever lived in an older home can also attest to the fact that there are never enough outlets, inside or out! New-home builders plan for the increased number and type of electronics and appliances used by today's families, so you can safely operate a wine cooler, Christmas lights or your computer.