

NEW HOME BUYERS GUIDE



WOW!

\$6,000 in FREE upgrades

BUILT FOR LIFE, BUILT FOR LIVING



The Morningside 1163 sq.ft. \$150,900



The Stonebrook 1607 sq.ft. \$169,400



FROM \$150,900

- 30 & 40 Ft Homesites
- 2 min to Springfield Golf and Country Club
- 5 min to the 401
- Moments from the Country
- Fridge and Stove Included
- 2 Models Now Open

Don't miss this GREAT opportunity.

Find the right home for you

When you dream of your dream home, what do you see?

Each of us has a vision of what it will be, but getting as close to that vision as possible is a practical, step-by-step process.

You've no doubt heard the phrase "location, location, location." That's because it's the most important factor in making any real estate purchase. To find the right location you must think of where you want to live both in broader terms and in more detail.

First of all, what type of area do you want to live in?

Urban. Urban communities offer the broadest range of housing types. But generally at higher prices than similar-sized homes in non-urban locations.

Suburban. The suburbs are typically made up of new neighborhoods, schools and shopping centres. Prices may or may not be lower than those of the central city, but you may often get more square footage, larger rooms and bigger lots.

Smaller towns and cities. A slower-paced lifestyle and lower taxes and housing prices are often big draws to Ontario's smaller communities. There are fewer types of homes available and the number could be limited.

Rural. A stream flowing over a few acres sounds appealing and your housing budget will often buy you more in a rural setting than any alternative above.

Features

Once you've considered the broader location options above, it's time to think about the features you need and want in a home.

Prepare a shopping list. How many bedrooms? How many bathrooms? One-car or two-car garage? Large backyard or small? List the features you are looking for as needs or wants.

Comparing homes and locations

Now you want to match the type of home you'd like with the location. Reading the real estate ads in local newspapers. These ads will give you an idea of the communities that best match your criteria for home and location. Drive through the communities that are likely candidates.

Check out the types of homes available, how well the neighborhoods are maintained, availability of schools and shopping, recreational and religious facilities.

Be aware of drawbacks: highway noise, train tracks, airports, large industrial or manufacturing centres. Drive through the neighborhoods at different times of the day.

Visit sales pavilions in the areas you are exploring. Look at different home types. You'll begin to understand which best suit your needs and which are in your price range.

Sales pavilions and open houses also provide an excellent chance to meet the realtors and builders hosting the events. They can answer many of the questions you've developed during your search.

Visit our Model Homes at 168 Clairfields, Guelph
 Sat-Sun 12-5 pm, Mon, Wed 4-8 pm,
 Other times by Appointment
 Clairfield Green - 519-763-2007

