



happy homes monthly

November 2017

Vol. 15 | Issue 11



FindHomesUSA CynthiaHashTeam with KELLER WILLIAMS REALTY
Office Phone: (434) 218-0221 Mobile Phone: (434) 531-5351

If your home is currently listed for sale with another real estate professional, please disregard this offer.

Pros and Cons of “New” versus “Used” Homes

People are two times more likely to prefer new homes over existing properties. When you consider the benefits that come with newly built houses, it’s easy to understand why. However, there are two sides to every coin. Here are a few of the advantages and disadvantages of buying new versus pre-owned homes.

The Pros of New Homes

Most people love a good mystery, except when it surrounds the biggest investment of their lives. By purchasing new, you enjoy the peace of mind that comes with knowing your house is free of pests, rot and other issues that can come with existing properties.

With a new home, you can also have a builder customize the property based on your unique needs and preferences. Likewise, all the work is done for you, meaning you won’t need to swing a hammer or lift a paintbrush. New homes can also be designed with modern elements that meet today’s lifestyle demands, including walk-in closets, open kitchens and smart, energy-efficient appliances.

The Cons of New Homes

While they do come with a host of benefits, brand new properties also have a few drawbacks. For one, they can cost up to 20 percent more than a similar home built just a few years before. They may also lack some of the architectural detail and charm found in older properties.

Lot scarcity has also forced builders to maximize land by forgoing big backyards. With a new home, you may also find a scarcity of space between your house and that of your neighbors. New home buyers also find that there is very little room for negotiation, especially if their new properties are governed by tight subdivision restrictions.

Finally, while older homes have had years to demonstrate their structural integrity, 25 percent of new homes suffer some type of structural distress at some point in time. This is one big reason why so many homeowners ask builders to acquire ten-year structural warranties to protect against unmanageable repair costs.

Whether you buy new or used, protect your investment with a 2-10 HBW [Home Warranty Service Agreement](#). 2-10 HBW offers the industry’s most comprehensive coverage for homeowners.



Garlic Red Potatoes

- 2 pounds red potatoes, quartered
- ¼ cup melted butter
- 2 teaspoons minced garlic
- 1 teaspoon salt
- 1 lemon, juiced
- 1 tablespoon grated parmesan cheese

Instructions

- 1) Preheat oven to 350 degrees.
- 2) Place potatoes in an 8x8 inch baking dish.
- 3) In a small bowl combine melted butter, garlic, salt and lemon juice; pour over potatoes and stir to coat. Sprinkle parmesan cheese over potatoes.
- 4) Bake, covered, in preheated oven for 30 minutes. Uncover and bake until golden brown and tender when pierced with a fork, about 10 minutes more.

Recipe courtesy of allrecipes.com

**WARRANTY
WISDOM**

The average replacement cost for a furnace is \$3,881.

A Home Warranty Service Agreement from 2-10 Home Buyers Warranty gives homeowners protection against unexpected systems and appliances breakdowns.

2-10.com



LONG LIVE HAPPY HOMES®