

# TALIA

Today's new homes offer more benefits than ever before. Here's a quick list of the Top 10 reasons why so many home buyers prefer to buy new:

## 1. Design Your Dream Home Your Way:

Why settle for someone else's choices when you can select your favorite cabinets, countertops, appliances, carpets and flooring? While you're at it, you can choose gorgeous bath and kitchen fixtures, lighting and other options that you love. Your new home will reflect your style, not someone else's taste.

## 2. Innovative Floor Plans:

Builders in the Wichita Area stay on the leading edge by constantly creating new floor plans and incorporating innovative new ideas in their homes.

## 3. Advanced Technology and Design:

Build your new home your way and enjoy features that include: homes that are controlled from your smart phone and wired for security features, unique ceiling treatments, top rated appliance options, maintenance free composite decking material, zero step entry and flex family living.

## 4. Energy Savings:

A new home utilizes the latest technology and is built to the most current building codes, ensuring a far superior energy efficiency rating and lower utility costs for you!

## 5. Lower Annual Maintenance:

Today's new homes are built to minimize maintenance, employing the latest, most durable products and techniques that will require less upkeep in the long run.

## 6. Warranties:

Most new homes come with something no older home can provide—the builder's limited warranty. This is your assurance that you are getting what you paid for and that you builder stands behind their product.

## 7. Communities to fit your Lifestyle:

New Home Communities throughout the Wichita area have unique features that appeal to every lifestyle. From Urban living to quiet country settings and featuring amenities that could include: pools, club houses, playgrounds, walking paths, lakes and community gatherings.

## 8. Location:

Building a new home allows you to choose the homes site that appeals to your senses. Watching the sunrise from your beautiful patio or deck, enjoying the view of the lake from your living room window or a front window that allows you to watch the children at play.

## 9. Safety:

New homes are built in compliance with the latest mandated safety codes. Emergency egress windows, smoke detectors, superior wiring, paints the contain less volatile organic compounds, no step entry options and cul-de-sac streets that contain less traffic.

## 10. The New Home Feel:

A used home was someone else's dream, not yours. It reflects their choices and family memories. You may learn to love avocado-green appliances (and you may be willing to scrub stained countertops or grease-encrusted ovens and cooktops) but more and more people prefer that never lived-in feel.

After all, when was the last time you went to a department store and selected used clothes?  
Or visited a car dealer and paid more for a used car than a new car?