



## The Benefits of Pre-Construction Homes

### WARRANTY

Your pre-construction home is under warranty, along with your new appliances. The warranty programs in Canada offer 1-year, 2-year and 7-year warranty protection for new pre-construction home.

### VALUE

You are buying real estate at the **best price point possible in pre-construction real estate**. From the minute you purchase, to during construction, to after you close, the value in your pocket continues to rise.

### NO BIDDING WARS

Bidding wars in re-sale really drives up the purchase price. The more attractive the home and neighbourhood is, the more chance you could end up paying an inflated price for a re-sale home. With purchasing pre-construction, you are buying the best market value, set price.

### CUSTOM DESIGNED HOME

With pre-construction real estate you are customizing your home the way you like. You will have an opportunity as part of your homebuying process to select all your standard finishes and select upgrades you want in your new home with a designer. You will be receiving these upgrades at wonderful price points which are far more affordable than a reno or upgrade once you've moved in. These upgrades will increase your re-sale value.

### BRAND NEW

Nothing will ever replace that "new" home feeling knowing that the minute you walk through your door for the first time, no one has ever lived in your home before. It is truly yours. Welcome Home!

### LOWER CONDO FEES

When buying pre-construction condos, the condo fees are lower in new buildings than they are in re-sale condos. The older the condo, the more maintenance is required.

### FLEXIBLE DEPOSITS

Although you tend to require more of a deposit for pre-construction, you have options of your deposit being stretched out through the length of time your new home is being constructed, to help you attain your purchase. You have time to keep saving as there is a small amount paid up front, and then the rest is paid on a schedule that leads up to final closing.

### BETTER CHOICES

You will have more choices when buying pre-construction homes compared to re-sale homes. Such as: having first choice in selecting your preferred type of home, type of floor plan, particular size of home you prefer, which floor and view you prefer, which condo has amenities that best suit your lifestyle, which community you prefer, which particular lot and size you prefer, and which exterior style of home you prefer. These choices customize the home to your specific needs and desires