

Building a New Home? Plan Beyond the Base Price

A new build brings exciting choices - and decisions that can affect upfront costs and long-term value. Plan early to avoid surprises and move forward with confidence.

01 COSTS BEYOND THE BASE PRICE & UPGRADES

Review allowances and upgrades so your budget reflects the finished home. For example, window treatments, patios, finished basements, and fences, are just a few items that are often handled after closing and can add to the overall cost. When comparing a new build with a pre-existing home, remember these features may already be included in the existing home.

02 APPLIANCE PACKAGES & REFRIGERATORS

Appliance packages vary by builder, and refrigerators are often not included. Confirm exactly what comes with the home before you finalize your budget.

03 LIGHTING & ELECTRICAL PLANNING

Builders usually provide lighting and electrical allowances, but buyers often exceed them. Thoughtful planning can help manage costs and improve functionality. Be sure to consider options that may be important to you long-term - or for resale - such as:

- TV outlets at the proper height for wall-mounted televisions
- Floor outlets in open living areas for lamps, recliners, sectionals, or home Office needs
- Ceiling fan/light fixtures in every Bedroom
- Outlet(s) in the pantry

04 PLANNING WITH RESALE IN MIND

Even for long-term homeowners, future resale can protect overall value. Features that feel optional now may matter to future buyers. A Bedroom ceiling fan/light rough-in is inexpensive during construction and far easier than retrofitting later - even if you do not need it, it may appeal to a broader audience. The Hatley Team is here to help our clients consider this perspective.

Look at the home as a whole: how it functions today, how costs are managed during the build, and how it may be viewed in the future. Careful planning early can make the process smoother and more predictable.

Protect your financial interests. Avoid surprise costs. Create a home that functions well - and that you love.