

10 REASONS

To Buy a New Home vs. an Existing Home

#1. COMPETITIVE PRICING

Compare prices of existing homes to those of comparably-sized new homes! Southern Utah is home to a number of homebuilders, both large and small, who are competing for your business. When builders compete, you benefit. And most home owners looking to sell their homes cannot offer the incentives or attractive financing options builders can to move their inventory.

#2. CHOICES

When shopping among existing homes, buyers have to take the previous owners' style and tastes into consideration. Do you pay more to redecorate, or do you make do with someone else's choices? A new home, however, provides you with numerous design, color, and material options. Having the luxury to tailor a new home to your tastes can be one of the greatest features of buying a new home.

#3. NEW HOME WARRANTIES

In Utah, new home buyers are assured at least a one-year warranty on the home and major appliances. And Ence Homes guarantees the structure of your home for a full 10 years! That means every new home buyer is assured quality construction in their new home. There's no second-guessing the work a previous owner might have done (or not done!)

#4. HOME LOCATION

Location, location, location. Not only do new home buyers get to choose which beautiful new home community they want to live in, they also get to select their individual unit or home site within that community. Would you prefer your bedroom get morning sun or afternoon sun? Would you prefer to live near the park or on a cul-de-sac?

#5. CONVENIENT FINANCING

In today's market, securing financing for home ownership can be tedious and stressful. Ence Homes has simplified this process in order to provide you the best deal possible that gets you into your new home quickly and easily. And in this buyer's market, Ence Homes is happy to be working with their preferred lender, **emortgage**.

#6. LOW MAINTENANCE

Why should you worry about constantly maintaining or upgrading your home if you don't have to? A new Ence Home consists of the latest and greatest materials that technology can offer. The result? New homes that are virtually maintenance-free for many years.

#7. FLOOR PLANS

Have you ever thought about the convenience of modern floor plans? Take a tour of many existing homes and you'll find bad layouts and wasted space. New home buyers, however, have a variety of modern floor plans and styles to choose from that are suitable to any family. Plus, Ence Homes offers a variety of custom options, allowing you to alter the layout and turn a living room into an office, or a media nook into another bedroom.

#8. ENERGY EFFICIENCY

New homebuilders are required by law to meet stricter energy codes than in the past, which benefits YOU, the consumer. This is an enormous cost-saving benefit when considering the costs of fuel and energy today. Many existing homes were built when energy codes were either more lenient or nonexistent. Every Ence home can be Energy Star Certified, and upgraded to include the latest "GREEN" packages to save you up to 50% on energy costs now AND in the future.

#9. MODERN APPLIANCES

Appliance manufacturers introduce new models every year, and Ence Homes offers the latest state-of-the-art equipment at the time of completing a new home. New Ence homes come with high efficiency heating and cooling systems. And, because Ence Homes buys in bulk, the purchasing power often reduces the buyers' costs.

#10. APPRECIATION

The typical home needs remodeling after 25-30 years. Since new homes have an assured longer life, appraisals are generally higher than on comparable existing homes. That means new homes will likely sell for a higher value in the future.