Here Are Some Things to Keep in Mind When Buying a New Home vs. Resale

New homes can be guite wonderful. Rita and I are the original owners of the home we live in now, them in advance, and the money

so I speak from experience! As with a new car, all the components in a new home are new and will, generally, require less maintenance.

At the same time, it is important to go into the home purchase with your eyes wide open and realize some of the risks and hidden costs associated with purchasing a new vs. a resale home.

For example, unless you're buying the model home (which I recommend when available), you will have a major expense in landscaping the back yard and sometimes even the front yard. That includes fencing and sprinkler system. We spent about \$40,000 to landscape, irrigate and fence our half-acre lot.

Even model homes won't come with window coverings. We spent about \$12,000 on ours.

If you want upgrades in your new home, you will have to pay for

you end up canceling the contract. (Your refundable in most cases.)

The builder will re-



By JIM SMITH,

In most jurisdictions, the builder is required to do soil tests and to adapt the foundation to meet the demands of the soil. In some cases this means physically removing

expansive soils and bringing in good soil. (This is how many berms have been given to municineed some place to take the dirt.) In some cases, the authorities will tural wood or concrete floor instead of slab on dirt, as in most homes.

Despite these safeguards, keep in mind that most movement takes place in the early years of a new home, and a 10-year-old home contract from the Colo- likely gives you some peace of rado Real Estate Com- mind that this phase is past.

> The most important investment you can make in purchasing a new home is to have it inspected. Don't assume that because it is new and because it had to pass inspection by government inspectors that your new home has no prob-

lems and no code violations. Any experienced home inspector can regale you with stories of construction flaws he's uncovered!

Golden Ready to Cave on Beltway?

Golden's mayor made a strategic mistake last winter when he proposed that Golden accept a compromise with the County Commissioners regarding the illconceived toll road north of town.

The compromise was that if Golden dropped its opposition to the toll road, it would receive planning money for a grade separated intersection at 19th Street & Hwy 6. The strategic mistake was giving over-development that enriches Goldenites a couple months to realize what a bad deal it was.

So now, after "negotiating" for a better deal following the City Council's unanimous rejection of that compromise, Mayor Jacob Smith is out against this corrupt proposal.

giving the Council just one week to approve a revised deal which ignores virtually all the demands of that Council resolution in February.

I've said it before — to the annovance of fellow Realtors — and I'll say it again. Building the toll road serves no valid transportation purpose, as numerous CDOT-paid studies have proven. It is solely a means of promoting the kind of developers and creates the kind of congestion which has spoiled other sectors of the metro area.

Join me at the Council meeting at 7 pm this Thursday and speak





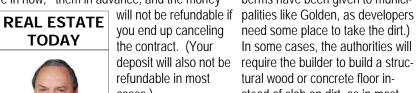






DIRECT: 303-525-1851

EMAIL: Jim@GoldenRealEstate.com 17695 South Golden Road, Golden 80401 Serving the West Metro Area COMMENT AT: www.JimSmithBlog.com



quire you to sign a contract written by the builder's lawyers, not the state mandated

Visit www.GreatGoldenHomes.com to browse all Golden Real Estate listings. Find 100 or more other columns archived online at www.JimSmithColumns.com.