

When Bigger Isn't Better

Housing Options for Today's Late in Life Mover -- Part II

The year 2011 marks an important event, the first wave of baby boomers will turn 65, continuing a growing trend geared toward senior housing. Many options exist for today's late in life mover. But how do you know which one is right for you? Last time we looked at building a new home, moving to an existing home and remodeling your current home. Back issues of the Spring 2005 issue of *Sticks & Bricks* can be found on the Your Towne Builders' web site at yourtownebuilders.com.

In part two we will investigate the differences in condominiums and town home communities and take a look at the hottest trend in senior housing, the active adult community.

Condos & Town Homes What's the Difference?

Moving to a condominium complex is a popular option. The number one reason is less maintenance and up keep of the property. Purchasing a condominium means that the buyer owns their individual unit and a share in any public space.



The fastest growing trend in senior housing is Active Adult or Lifestyle Communities.

This public space could consist of community buildings, swimming pools, tennis courts and golf courses just to name a few of the many amenities.

Purchasing a condo, as they are often called, allows the owner to build equity. Annual, quarterly or monthly condo

association dues are collected and typically cover exterior maintenance to the structure and grounds. These services usually include snow removal and lawn care offering buyers attractive maintenance free living.

Town home communities also allow buyers to build equity in their units, but unlike condominium complexes owners are responsible for all structure maintenance and usually up keep of their lawn. Homeowner association dues are popular in such communities and would typically include such items as street snow removal, trash collection and maintenance of any common grounds such as parks or walking trails.

A third option in the complex arena is moving into an apartment community. While apartments do not allow for the build up of any equity they do offer inclusive exterior and interior maintenance. Many also offer various amenities such as laundry facilities, community rooms and swimming pools. The down side is that renters must comply with all complex rules and regulations.

Continued on Page 3

Top Ten New Home Trends

Every home is a collection of the owners' own personal preferences. But when buying a new home, the 2004 Housing Facts, Figures & Trends, National Association of Home Builders Survey says buyers want:

- ① **Spacious garages.** They may include a workshop and lots of storage space.
- ② **Extensive wiring.** High-tech entertainment and computer networks require it.
- ③ **Unique kitchens.** A walk-in pantry is preferred by 78 percent of buyers.
- ④ **Traditional exteriors.** Consumers now favor traditional exteriors based on earlier American and



The Georgetown model shows an example of a popular traditional exterior.

- ⑤ **No living room.** A third of homebuyers say they will buy a home without one and use the space for special interest rooms.
- ⑥ **Lower ceilings.** Not many huge, two-story rooms are being built today.

European architectural styles.

- ⑦ **Activity rooms.** These include home offices, dens, exercise rooms, game rooms, and home theaters.
- ⑧ **Fewer open floor plans.** Semi-open arrangements are preferred with columns and partial walls to separate the space.
- ⑨ **Smart storage.** Favored are walk-up attics, walk-in pantries, butler's pantries, and special interest cabinets.
- ⑩ **Planning for the future.** To stay in the home later in life, many want main-floor master suites, lots of natural light, wide hallways, and walk-in shower stalls. 🏠

Real Estate Reality

The Key to a Successful Negotiation



Thinking about buying a new home? When you find the perfect one, with the help of a skilled REALTOR®,

your real estate professional will help you determine a fair offering price and should prepare a CMA (Comparative Market Analysis) comparing similar sold properties

and active listings on the market. Your REALTOR® will make certain that your offer isn't too high or too low. This will increase your chances of a successful negotiation.

A CMA is the same type of report the seller receives when deciding on an asking price. Isn't it important for you, the buyer, to have access to the same information as the seller?

Thinking about making a move this summer? I can help you

find the perfect property, negotiate a fair offer, sort through the red tape and paper work and make sure you have a stress free and successful closing. *Give me a call anytime!* 🏠

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Continued from Front Cover

Are you 55 or better?

The "new retirement community" is the active adult or lifestyle community and is the fastest growing trend in senior housing. These new communities often offer a mix of single family, town homes, condominiums or duplexes and are often advertised for those aged 55 or better (older) and bring people together with common interests and lifestyles. Since 2001 when the first baby boomers became qualified for this housing option the demand has been staggering. According to the National Association of Home Builders (NAHB) the active adult market contributed to over \$51 million dollars in new home sales



in 2003. There are over 1200 active adult communities nationwide with many more in the planning stages.

Offering super luxurious amenities in a smaller home makes these communities the way to go for those with discerning tastes and an active lifestyle. Many also offer community rooms, coffee shops, hobby centers, walking

trails, computer labs or golf courses. And a surprising fact is that they are not only located in the Sunbelt but in your own back yard. Four Seasons at Elm Tree, Village Grande at Miller's Run, Regent's Glen and The Crossings at Rocky Springs are just a few of the new active adult living options in Central Pennsylvania.

To find out more about these communities "head to the Internet or turn to a skilled real estate professional" suggests Lori Artz a Sales Associate with RE/MAX Associates of Lancaster.

No matter where your later years take you it's good to know there are many housing options to suit your individual needs. 🏡

Did you know...Some interesting PA Facts

Nickname: Keystone State - During colonial times Pennsylvania was the middle colony of the original 13 colonies. It held the colonies together like the "keystone" in a window or door arch.

Background: PA was settled in 1643. Philadelphia was our state capital during the Revolutionary War and York was the first capital of the United States.

State name's meaning: Penn's Woods (after Admiral William Penn's father)

The Pennsylvania state motto is: Virtue, Liberty and Independence

Highest point: Mt. Davis, Somerset County 3,213 feet.

Lowest point: Delaware River

Largest County (in size not population): Lycoming County with its county seat of Williamsport (the Home of Little League Baseball) is larger than the

State of Rhode Island. Bradford County is second in size.

Counties with NO traffic lights: Forest County and Perry County

And the **official state beverage** is...MILK! 🥛



Coming July 2005
New Homes in Mountville Area!

Beautifully affordable, single-family homes with stunning views and a natural recreation area, Cedar Chase has it all! Many available models with tons of custom options. Children living in the community will attend Hempfield School District. Prices starting in the low/mid \$200,000s.

Call 717-390-3080 now to be among the first to receive information about this exciting new community.

In This Issue...

- Late in Life Movers Part II
What exactly is an active adult community any way?
- Top Ten New Home Trends
- Ashton Model coming to Cedar Chase

Coming Next Time...

- A brand new look for *Sticks & Bricks* and Your Towne Builders
- Cedar Chase Progress Report
- Look for the Fall 2005 issue in September!

YOUR TOWNE BUILDERS INC

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Introducing One of Our Newest Models



Charming and spacious The Ashton is the perfect family home. The 2nd floor boasts a generous owner's suite, large laundry room, double bowl vanity in the hall bath and a cozy reading niche. A large first floor study can be enjoyed as a children's playroom or 5th bedroom.

The Ashton features over 2,600 square feet of

living space, an open floor plan and full two-car garage.

The Ashton is one of seven models being featured in Your Towne's newest community, Cedar Chase. Located in the Mountville Area of West Hempfield, Cedar Chase will open in July 2005.

For more information call 717-390-3080. 🏠

