



KEE PROPERTY

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Benefits Of Buying "Lived In" vs Buying Brand New:

1) Completed Landscaping & Final Touches:

- **Fully Developed Garden:** New builds often have minimal or no landscaping, and it may take time for a garden or outdoor space to reach its potential. With a resale home, any outdoor landscaping should be completed and may even have started to mature.
- **No Waiting for Finishing Touches:** New builds sometimes come with unfinished interiors or ongoing work (like decorating or installing additional fixtures). A resale home is more likely to be fully finished, saving you the hassle of waiting or finishing the job yourself.

2) Proven Performance:

- **Established Build Quality:** A resale house has been lived in for a short period, so you can gauge the quality of construction and check for any issues, such as leaks, creaks, or poor insulation. With a new build, you might have to wait longer to identify any hidden issues.
- **Settling-in Problems Sorted:** During the first year, small issues such as settling or minor structural problems will have been addressed by the previous owner, meaning you're less likely to face these yourself.

3) No Waiting Time:

- **Immediate Availability:** With a resale home, you do not have to wait for construction to finish, which can take several months or even longer with new builds. This can be especially advantageous if you're looking to move quickly.

4) Easier Financing:

- **Mortgage Availability:** Some lenders may offer more favorable mortgage terms for homes that have already been lived in, as they may be perceived as a less risky investment than newly built homes. This can sometimes result in better interest rates.

