



New Homes in Vermont: Should You Build or Buy?

Written by **Collin Frisbie** | December 9, 2016

For prospective Vermont homeowners, it's easy to see the appeal of new construction today. There are beautiful new homes being completed every month in this state. Today's home builders take into account modern tastes, lifestyles, efficiency, and design aesthetics to create some truly great options.

Often, the hardest decision is not whether or not to move—it's whether to *build or buy* your new home. There are exciting possibilities for each option, and the decision depends on several factors. Here are four important considerations to take into account before making your decision:

#1: GETTING EXACTLY WHAT YOU WANT

You deserve to get exactly what you want from this experience—both in the final result *and* in the process itself. The first step you should take is defining your goals; they'll be a major deciding factor when you choose to build or buy.

Though building a home requires both time and effort, for people who enjoy this type of project, it can be a lot of fun. The obvious attraction to building a home is customization. Many people who choose to build would like to create a home that compliments their lifestyle and incorporates as many of their wish list items as possible. Whether your wish list includes efficiency, sustainability, layout, or low-maintenance features, building a new home allows you to get what *you* want.

Conversely, for others, the process may not be as enjoyable. At Sterling Homes, we strive to provide the easiest, most stress-free home building experience possible. Yet, for some people, being involved in all of the decisions it takes to build their new home is not a goal. They would rather purchase a move-in ready home that meets their needs.

If you choose the "buy" route, keep in mind that the inventory of houses fluctuates on the market. Are you able to find a home in your preferred location that has the features you want? In both buying and building a home, there are bound to be a series of compromises. The goal on both sides is to get as close to perfection as possible.

#2: FINDING THE IDEAL LOCATION

Typically, location is a hugely important consideration for people who are planning a move. If you have a specific location in mind, consider whether any new construction exists there that suits your needs.

If building is your direction, it may be a challenge to find land in the neighborhood of your choice. One approach is to look into existing neighborhood developments with lots available. This will give you the opportunity to work with a builder on achieving your ideal home while reaping the benefits of an established neighborhood.

#3: CREATING A LIFESTYLE YOU LOVE

Most people choose to move because they are looking for a lifestyle change. Whether you build or buy, the home you select and its location will have an impact on your lifestyle. When creating your wish list, don't forget to include location and lifestyle points that are important to you. Do you want to be closer to friends, family, or downtown? Do you want a neighborhood with a homeowner's association to handle things like snowplowing, mowing, and trash?

More lifestyle considerations center on the features of your new home. When you choose to build, you can include features that will align specifically with what you and your family need. Don't think of your ideal home simply in terms of layout and design—think of the features that are important for making your life easier. Common examples include mudrooms, central vacuums, and even a “no carpet” policy! With the right features in your new home, you can spend more time doing the things you love.

Finally, don't forget to factor in energy efficiency. With sustainable building techniques and efficient features built in to the home, your overall operating costs will be lower. Whether you're planning to build a home or buy a move-in ready home, energy efficiency and net household cost (mortgage and utilities) should influence your decision

#4: MEETING YOUR TIMELINE

Whether or not you have purchased or built a home, you probably know that neither process is considered fast. But, usually, building a new home takes more time than buying one. Be sure to consider your timeline when deciding whether to build or buy. If you need or want to move quickly, you may be better off looking for move-in ready homes instead of planning a build.

With the consideration of time comes the question of convenience. With an existing home, you can move in immediately after closing; however, often the best “deals” require extensive and invasive re-work to make the home just right for you. With building, on the other hand, you will need to consider where you will live while the construction is taking place.



Moving into a new Vermont home is an exciting endeavor. By deciding to live in Vermont, you've already made a fantastic decision. Whether you build or buy here, be sure to work with a company that has high standards for quality, craftsmanship, and client experience.