

NEW OR USED? THE CHOICE IS YOURS.



NEW 2010
Warranty: 5 Years
Mileage: 33 mpg
0-60 mph: 9.1 sec

USED 1998
Warranty: Expired
Mileage: 24 mpg
0-60 mph: 11.2 sec

Which would you choose; NEW or USED? A new high performance Knez Home costs no more and in many cases less than a used house of comparable size. We build in many of Lake and Geauga Counties' most desirable communities. Visit one of our models or log on to our web site to learn more about the features and benefits of a new Knez high performance home which makes other houses obsolete.



B.R. Knez Construction Co., Inc.
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Why Buy a New Home Instead of a Used Home?

10 Valid Reasons to Consider a Newly Constructed Home.

1. BETTER VALUE

Competition among homebuilders makes new homes less likely to be overpriced. New homes are easy to compare with other homes in the market equating value to value. The homes are the same age and options are declared up front with a price breakdown for comparative shopping.

2. ENERGY EFFICIENCY

Today's homes are built to meet stricter energy codes than homes built in the past. Top homebuilders use materials and techniques to qualify for the Federal Government's ENERGY STAR program which represents the state of the art in high efficiency homes saving homeowners thousands of dollars.

3. CHOICE OF FINISHES

With a new home, it's possible for the buyer to be the decorator before moving in. Choices of carpet, hardwoods, wall coverings, paint color, lighting fixtures, trim details, etc. enables the new homeowners to live with their personal selections and not be restricted by the taste of previous owners.

4. LOWER MAINTENANCE

It is given that all manufactured products have an expected life span. Daily use, weather, and quality of care all play a role in longevity. Buying a new home eases the nagging questions, "How long before it breaks down?" With a new home the answer is simple, "A substantially longer period."

5. NEW HOME WARRANTIES

New homebuyers are assured of at least a one-year warranty on the home itself and generally many years beyond on major systems like air conditioning and heating systems. Top builders use premium siding, roofing, windows and doors, etc. covered by manufacturers warranties extending up to 30 years, or more.

6. LATEST MATERIALS

Low maintenance is one of the most important features of the new homes being built today. New technology in building materials has made new homes virtually maintenance free on the exterior. No longer does a homeowner have to worry about painting every 3-5 years. Top builders often employ GREEN BUILDING standards that improve the quality of the environment as well as the home.

7. MODERN APPLIANCES

Appliance manufacturers introduce new models every year and homebuilders are able to offer the latest state-of-the-art equipment at the time of completing a new home. And, because the homebuilder buys for his entire production of new homes, his purchasing power can reduce the cost to the buyer.

8. FLOORPLAN OPTIONS

Builders of new homes offer a wide variety of functional floorplans to fit your lifestyle. If it's not an inventory home, homebuilders also offer the opportunity to include unique details and trim options featuring a variety of materials, enabling you to personalize the home to your individual preferences.

9. COMPATIBLE NEIGHBORS

In most new communities, buyers will be moving in with neighbors in generally similar circumstances. Often with pre-owned homes in established neighborhoods, the homebuyers may find themselves in a difficult position as the new kids on the block, unable to quickly fit into social situations.

10. VALUE APPRECIATION

Statistics say that the typical home will need remodeling after a life expectancy of 25-30 years. Since new homes have an assured longer life, appraisals will be generally higher than on comparable existing homes, making conditions more favorable for future resale at appreciated prices.