



*Thomas Ervin*

## **Let's Talk About Real Estate**

### **“ALWAYS A COMPROMISE”**

I hope you are not still looking for the perfect home. It is not unusual for people to completely design their new home from scratch, only to be disappointed with the end result. In the final analysis, a home purchase is always a compromise. You like the house, but not the lot. You like the location, but not the house. You like the floor plan, but not the decor. It's always something. Knowing that your next home purchase will be a compromise, the issue comes down to deciding what you must have and what you can give up. Here are some suggested items you should NOT give up:

**Location:** Remember, a home purchase must satisfy your needs and tastes but also be a worthwhile investment. A good location can always make up for shortcomings in the property itself.

**Bedrooms:** The first question asked by potential home buyers is, “How many bedrooms does it have?” The number of bedrooms must accommodate your needs and appeal to a significant percentage of buyers who will consider buying your home in the future.

**Bathrooms:** The second most frequently asked question is, “How many bathrooms?” Don't include the bathrooms that may be located in the basement, if any. They do not carry the value that bathrooms have that are located elsewhere in the house. A bath off the master bedroom is usually a much sought-aft feature by most home buyers.

**ADVICE:** When you begin the search for your next home, decide in advance which features you will and will not compromise.