

Choosing the Right Floor Plan for Your New Home

A new home can provide flexibility and comfort you can enjoy for many years. Building your dream home can be an exciting prospect and one key step in the process is selecting a floor plan that fits your needs. A floor plan is an aerial view of the layout of a home. Selecting a floor plan will also give you a sense of the flow of the home from room to room. A builder can recommend floor plans with flexibility, functionality and maximizes the space available on the lot. If you're not sure which floor plan to select for your new home, consider the following steps.

Make a List of Must-Haves

Making a list of must-have features will help you stay focused. The best place to start is by thinking about the features you're missing in your current home and would be ideal in your new home. Would you prefer a bigger bedroom or kitchen? A builder can make recommendations based on the structural and design elements you prefer.

Assess Your Daily Needs and Lifestyle

Beyond bedrooms and bathrooms, think about the other spaces you would like to have in your new home. For example, a home office, media room or a laundry room might fit your lifestyle needs. There are also spaces and features you don't think about, but you might use often such as a mudroom, storage closet or large kitchen island for entertaining. You also want to think about your preferences with the level of noise and privacy, your home layout will have an impact on both. Exterior needs are important considerations as well. If you enjoy entertaining outside, a patio, water feature, pool or outdoor kitchen are other items you should discuss with your builder.

Consider Your Future Needs

It is important to consider how your lifestyle and needs can change, such as space for children, pets or aging parents. If you want to have different ages of individuals living comfortably under one roof, it might be a good option to select a floor plan design to accommodate multigenerational living.

Take a Tour of Homes

Even with a detailed floor plan, sometimes it can be challenging to visualize the layout of your new home. A walk-through of a model home or home under construction can give you a better idea of the actual home size and flow. A home tour can also help you decide if you need more space or amenities depending on your budget. Invite family and friends along for the tour for support and recommendations.

To learn more about the new homes or for a list of builders, contact Mid-Shores Home Builders Association or visit www.midshoreshomebuilders.com.

