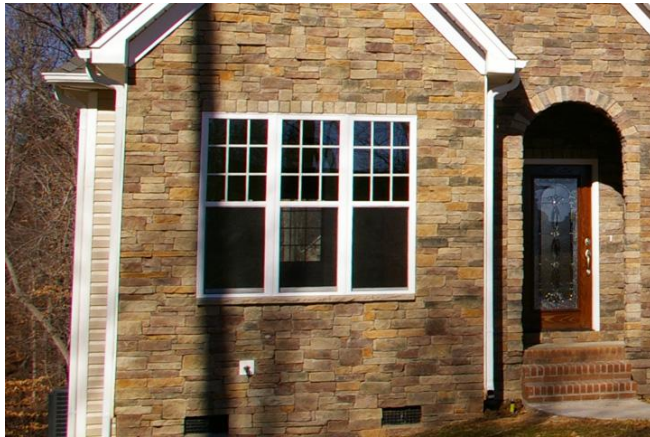


# Top 9 New Home Features in '09

## Recommended Renovation Projects Important in New Homes Too

Buying a home with long-lasting value is always important. A recent article focused on the [top recommended home improvement and renovation projects for 2009](#).

When buying a home, you'll want to consider each of these factors. They may be features you'll need to consider renovating yourself. Or if you're leaning towards a new home, you'll want to know how many of these Top Features are included!



### 1. Siding and Windows

The quality of the siding and windows in your home are both important. North Carolina now requires low-E windows, or more energy efficient windows, so a home built even a few years ago may require more energy to heat and cool.

The three main kinds of siding in the Raleigh area are vinyl (or a vinyl siding and vinyl shakes combination), Hardiboard, or

brick, with or without stone accents, depending on the price point. Ask about the warranty and maintenance required for the type of siding on your new home.

### 2. Energy Efficiency and Green Features

**Most energy efficiency programs should be integrated into the home during construction, for maximum effectiveness and minimum cost.**

The most common energy efficiency program in North Carolina is [Energy Star](#). An Energy Star certified home usually costs only 1% more than a standard home - but is 15% more energy efficient than a home built to minimum codes, and qualifies Triangle area buyers for a 5% monthly discount from Progress Energy.

An [EnergyWise home](#) is another great energy option. EnergyWise technology has been time tested to provide a guaranteed 50 to 70% savings on heating and cooling costs. Not all builders are EnergyWise certified, so ask about this program.

A new home can be [green certified](#) (must happen during the construction process), or can incorporate greener features like [tankless hot water heaters](#), [solar hot water heaters](#), low flow faucets and toilets, energy efficient appliances, or a multitude of other options.

### 3. Decks

Having an area in the backyard to retreat during the many Carolina seasons is an added benefit. Consider a patio, deck, or screen porch, depending on your budget.

### 4. Cosmetics - Paint, Carpet, Tile, and Hardwood

When comparing several homes, look at the features of each home. It's becoming expected over a certain price point to see hardwood floors in at least a couple of rooms, a great full tile master bath, quality carpeting with 8 lb padding (instead of basic 6 lb), and a paint scheme that includes a coordinating accent color in a key room like the formal dining or the master bedroom.



### 5. Pizzaz Factor - The Extras

A home with extensive crown moulding and multi-tiered tray ceilings will stand out dramatically next to their simpler cousins. Same for rounded corners in the living areas, archways, built-in plant shelves and display shelves, and barrel vault ceilings.

### 6. Kitchens That Count



A home with a ten year old kitchen will contrast vividly with today's kitchen.

Cabinetry colors are lighter now, with many homebuyers opting for maple or painted maple. Extra details go far here too. Bright brass fixtures were very popular fifteen years ago, but today, classic chrome or brushed nickel are the way to go.

Countertop options have changed too - today's Corian has tremendous depth and color, as well as integrated, one piece sinks. For the green customer, pressed paper countertops have increased in popularity, but are still pricier than granite. Look closely at quality and the overall package before focusing on a single feature.

### 7. Bathrooms - Bold Retreats without Breaking the Bank

Master baths with the best resale value tend to have a great soaking tub and a separate shower, ideally a custom tile shower with some detail work and a full glass enclosure. Lots of tile work makes the difference here, as do lighting, ceiling treatments, and choice of fixtures. Laminate countertops in bathrooms have become less popular, except at entry level price points.



## 8. Reinventing Space

For some homebuyers, a formal dining room and a breakfast room are redundant. A formal dining can easily be converted in the early construction stages to a downstairs office, often with full French doors or other details. Great rooms and open living areas are more important, and smaller formal living rooms are becoming less popular. Experienced builders can work to expand living areas or rearrange space to offer a more ideal arrangement.

## 9. Electric Radiant Heat

This isn't something commonly requested in the Raleigh area - we're more likely to need some extra cooling power! But anyone intent on radiant heat should definitely request it early in the building process, so that it can be integrated into the structure.

## How Much Does it Cost to Build a New Custom Home in the Raleigh, NC area?

We've gone over the Top 9 for 2009 - now what's the going rate for a new home with these top-ranked features?

Cost depends on the size of the home, the amenities desired, and other factors. For a free building cost estimate, [contact Stanton Homes](#), or call us at **919-278-8070**.



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