

Patio homes offer convenient lifestyle

One of the most popular styles of homes being built today are patio homes, and one of the major reasons for this growing popularity is Baby Boomers.

Those of us who are "50 and older" don't necessarily want to have to concern ourselves with the maintenance and upkeep of a home, and low maintenance patio homes are the ideal solution. After all, who wants to mow a lawn or shovel a walk when leisurely pastimes or great adventures await!

Some of the features and amenities of patio homes include:

ONE-FLOOR LIVING

Most of today's patio homes are being designed in a single story, ranch style. With all of the home's square footage on a single floor, including the master bedroom, people can enjoy their entire home without having to climb stairs. While it may not seem to be an important feature at the time, health issues and aching joints make stairs the last thing a person wants to negotiate. Patio homes eliminate this future concern.

SMALL AND LARGE FLOOR-PLANS

While some people might have the preconception that patio homes don't offer large square footage options, it's not unusual to find homes with as much as 5,000 square feet of space. The size range of patio homes, anywhere from 1,000 to 5,000 square feet on average, which provides buyers with plenty of options and design styles. If a small, medium or large home is your style, home builders can build to your desires.



By David and Jon Tschetter
FOR THE COLORADOAN

for people interested in buying a patio home. Numerous existing communities and new developments are making patio homes a key part of their neighborhood, and are doing all they can to address this growing demand. With all of the products to choose

Home builders are required to provide much of this information, including covenant information and budgetary information, and can be a helpful resource in the research process.

AMENITIES AND UPGRADES

Because the patio home market is competitive, many builders offer numerous upgrades and amenities to attract buyers. However, many of these upgrades and amenities aren't included in the final purchase price. It's crucial that a buyer understands exactly what's included in the bottom line price.

Some of the key things to ask include energy efficiency design features and products, some of which can save a buyer hundreds of dollars a month in energy costs.

Patio homes are a tremendous segment of the housing market, providing buyers with features that are a perfect fit for their mature lifestyle. As long as a person understands all that's new in patio homes, they can feel confident they're making the best decision possible.

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MAINTENANCE FREE

Patio homes are the answer to maintenance free living, with Home Owner Associations taking care of your "honey do" list. Lawn care, snow removal, exterior maintenance, painting and minor repairs are a thing of the past and another reason patio homes are growing in popularity.

SPECIAL FEATURES

Some home builders are finding ways to add special features to home designs. For example, for people who appreciate the architecture of a two story home, some builders are creating "stacked closets" that can serve as an elevator shaft if a buyer decides to upgrade their home with an elevator in the future (to better meet their personal needs).

The local home market is providing tremendous options

from, there are a number of things that people should consider prior to making their final decision.

HOA

It's important for a person to understand exactly what a Home Owners Association will do for them, and what the cost will be in exchange for those services. If the fees don't seem to be in-line with the level of service, more research should be done. A potential buyer should also research the stability of the HOA, its management team and overall dependability.

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MORTGAGE RATES

	Nov. 2, 2006	Nov. 3, 2005
U.S. Fixed-rate 30 year	6.31%	6.31%
U.S. Fixed-rate 15 year	6.02%	5.85%
Southwest Fixed-rate 30 year	6.30%	6.29%
Southwest Fixed-rate 15 year	6.02%	5.84%