

New Construction vs. Resale Homes in SWFL

by Chip Krespach, Luxury Home Realtor®

Southwest Florida continues to grow and the respective values of homes and communities grow along with it. Just like other parts of the country, waterfront properties or those close to the water seem to be the most desirous. With this basic tenet as the backdrop, the growth of Collier and Lee counties began along or near the water and moved east and north in general terms with various architecture and design trends evolving over the years. Hence, one now finds older, more mature homes and condos along the water with more contemporary communities and architecture to the east.

Homes with separate living rooms and formal dining space seem to be less popular while open concept great room floor plans featuring design elements that maximize the warm SWFL sun, endless skies and outdoor spaces, especially in the winter months are on the rise. The latest design changes seem to have the old world Tuscan influence giving way to more casual Coastal Cottage or Mediterranean style spaces. The home choices are endless and ever changing.

Now, for those homeowners in the more mature areas in SWFL the question becomes, “do you move to another home to take advantage of the newer designs or do you change your space?” In the same way, if you are currently searching for your first SWFL property to buy, the question is the same. “Do you select a more recently built home or choose one in a mature area that can be updated to make it your own?”

Some home seekers are opting to update and enhance their homes to provide the more modern surroundings they desire. Let’s call it a home facelift that creates function and relaxed living spaces. We can provide valuable insight about new construction homes currently on the market versus the numerous areas where one could purchase an older home with the intention of doing anything from a minor renovation to a complete teardown and rebuild. It can be easier than you might think.

In exploring the types of things that can be done let’s look at one example. A truly unique design challenge, what could possibly be done with a gulf shore high rise ostensibly limited to the defined space of a condominium?

To maximize 140 degree views of the Gulf of Mexico, this high-rise unit was stripped to its bones and reconfigured with exacting architectural details. Walls that blocked a direct view of the Gulf were removed, and reclamation of outdoor space to living space created the expansive view from the main living areas. The addition of heightened ceilings, ceiling coffers and improved lighting provided both form and function to the space. Selecting color choices from muted teals and bright blue to warm, vivid palette of sunset colors, the interior elements masterfully accent the changing tones of the gulf. The stone and tile choices in the kitchen and baths along with the artwork and fabrics pay perfect homage to the natural beauty of coastal living in Florida.



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While over-improving can always be a concern from a financial perspective, your home is typically a reflection of you and your lifestyle. Especially when it is a place that you and your family spend time and entertain friends, shouldn't it really be where you want and what you want?

Now let's contrast and consider the newer communities, many of which are located east of I75 with nicely appointed community amenities and the newer open concept floor plans. The "wow" factor is huge! If you have come to the conclusion that a new construction home is your preference, then the remaining questions are "Which community do you want?" and "Do you know about all of the new ones out there?" Time and research can help get the answers.

Comparing this to mature homes located nearer the beaches, buyers should understand the inherent value of the location and what it would take to remodel as we overviewed earlier. Also realize that the end product will be an updated home closer to the water with your personal style added.

Having assisted numerous clients in accomplishing this, I can tell you that licensed local contractors have made the remodeling process much easier than you might expect. New flooring, re-designed kitchen and bath selections are done in a convenient timeframe that works for you and in many cases the work is performed during the summer months while you're away. Technology enables contractors to maintain constant communication throughout the process. And there is nothing quite as exciting as returning to your "new" home near the beaches and all that SW Florida has to offer.

If all of this sounds a bit overwhelming, call or email us to take advantage of our experience in both new construction and mature resale homes nearer the beach. It costs you nothing and we can save you months of investigation and some hard earned money by getting the very best deal possible.

New construction versus resale home with remodeling? The value potential is high. Get the facts and start enjoying the SW Florida lifestyle!

For more information, we can be reached on our direct cell lines. Chip 239-823-6768 or Deanna 239-980-4262. We look forward to talking with you!



Chip Krespach is a luxury home Realtor® in SWFL
and can be reached at 239-823-6768 or
Chip@LuxuryHomesSWFL.com

www.LuxuryHomesSWFL.com

