

CHECKLIST FOR CHOOSING THE RIGHT FLOOR PLAN FOR YOUR NEW CONSTRUCTION PROPERTY

Trust us to guide you through the complexities of home building. We're not just builders—we're your partners in bringing your dream home to life.



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When it comes to finding the right floor plan, take all the time you need. Builder incentives and mortgage rate changes might push you to pick an average floor plan that might not suit you the best. But remember, this is your home, where you'll grow a family.

“Remember this golden rule:

your new home should support your growing family, meet accessibility needs, and fit your daily life.”

1

MAKE A LIST OF YOUR LIFESTYLE NEEDS

Ask yourself:

- Are you a couple that works from home?
- Do you have young kids or elderly parents?
- Do you entertain guests frequently?

If you answered yes, you'll need a floor plan with extra bedrooms to keep your family comfortable.

Think about a few more things:

- Do you enjoy gardening or plan to start?
- Will your parents or in-laws live with you at some point?
- Do you need a separate space for guests staying overnight?

If any of these sound like you, consider a floor plan with a finished basement featuring a one-bedroom layout. It gives your parents or guests privacy while letting you enjoy your own space upstairs. Plus, basements offer great storage and can even become your future home office or gym.

2

ACCESSIBILITY AND FUTURE-PROOFING

Ask yourself:

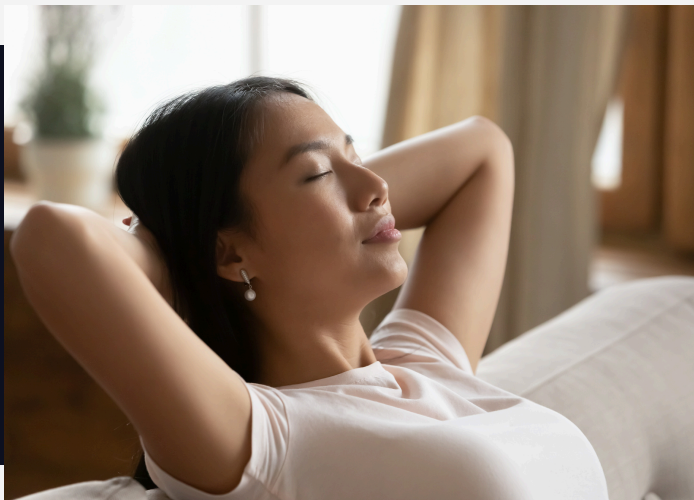
- Do you plan to stay in this home long-term, even into retirement?
- Would stairs become difficult for you or a family member later on?

Then, you'll need a floor plan with at least one bedroom and a full bathroom on the main floor.

Think about a few more things:

- Would an open-concept layout make moving around easier?
- Would a step-free entry help avoid future accessibility issues?

If you book during the project's early stages, you can ask the builder to customize features like wider hallways, no-step entrances, and spacious bathrooms.



3

PRIVACY MATTERS

A home should feel like a retreat, not a place where you constantly battle noise and distractions. If that sounds frustrating, check your floor plan closely.

Avoid floor plans where:

- Living room or kitchen faces a busy street
- Front door opens into your living room directly
- People can easily see into your home from the sidewalk

Working from home?

Make sure your home office sits at the back of the house or in a quieter corner. Privacy and quietness boosts productivity and helps you mentally separate work from home life.

4

ASSESS THE FLOW BETWEEN ROOMS

Have you ever walked into a house and felt everything just clicked? That's the power of a well-planned layout.

Modern builders often design open-concept layouts where the kitchen, dining, and living spaces blend together.

While it makes you feel more connected as a family, *there's a flipside*.

Open spaces look stunning, but they **carry sound everywhere**. When reviewing your floor plan, make sure:

- Bedrooms are away from the living area
- Hallways and entryways wide enough for easy movement
- Kitchen's easy to reach without walking too many steps

SOME MORE THINGS TO CONSIDER:

Storage Adds Value: Check for closets, pantry space, and built-in options like mudrooms or extra cabinetry. Ask your builder if they offer free décor dollars for upgrades like additional cabinets.

Natural Light Matters: South-facing rooms get bright, warm light. Pick a layout with a south-facing living area. North-facing rooms stay cool and soft, ideal for bedrooms.

Don't Forget About Outdoor Space: Many new homes have small yards, so ask for exact measurements before signing anything. Whether you plan to install a patio, deck, or plant a garden, check if it ticks all your requirements.

Future Expansion Options: If the builder's quote on a finished basement is unaffordable, choose homes with a large unfinished basement or attic that can later become bedrooms, offices, or extra storage when your needs change.

Small Upgrades Now Save You Later: Talk to your builder about small additions like extra outlets, bigger closets, or upgraded windows. These are harder and more expensive to change later.

Buying a home is a big investment;
make sure you choose a floor plan
that truly fits your life. If you ever
feel stuck or need a second
opinion, reach out to someone
you trust.
