



## 7 Things to Look For In a New Neighbourhood

Whether you're seeking solace, activities, schools, churches, or green space, every homebuyer looks for a different combination of attributes in a new community. Choosing a neighborhood that suits your needs is one of the most important decisions you'll make in the home buying process; your choice of environment will affect the way you experience your new home. This is a very personal decision, influenced by countless unique factors, but you should always keep the following in mind. While there's not always a concrete answer to what you're looking for, it helps to think big picture first, before you find the perfect home.

1. If you're considering buying a home in a community that is unfamiliar to you, get to know its lay-out, amenities, and overall feel. Take some time to drive or walk through the neighborhoods, both during the day and at night – familiarizing yourself with the sights, sounds, and smells.
2. What amenities does the neighborhood have to offer? Is public transport readily available? Are there churches, parks, restaurants, or grocery stores within reach? Consider visiting some of the schools in the area as well if you have children.
3. What is the nature of the job market in the area? Keep in mind that if employers are producing more jobs, you can expect values to increase, especially if these positions are drawing in higher earning individuals.
4. Speak with the neighbors. Ask questions. They can offer you a wealth of information from an insider perspective.
5. How will you be affected by a new commute to work? Drive (or bike) the route between the new neighborhood and your office during the appropriate times to properly gauge the volume of traffic you could expect to encounter, and the amount of time you'd need to put aside for daily travel.
6. Contact the local land-use and zoning officials to determine future development plans in the area. A strong agenda for neighborhood planning and local zoning will increase the value and draw of a neighborhood. Keep in mind that any large, centralized lots may be the target of future development in popular communities.





7. Determine whether financial resources have been put in place to support infrastructure projects in the area. These construction projects might include building, replacing, or improving anything from schools to roads to community centers, and are usually part of a municipality's long-term plan. While disruptive, construction could also be a benefit to your own experience within a community and can potentially influence property values in the long run.

These are all points to keep a pulse on when looking for a new property in a novel area. My job as a Realtor is to help you navigate through this learning curve, using my knowledge of each neighborhood to find you your next home. I encourage all buyers to ask as many questions as possible for areas they don't know – you need to ensure you feel absolutely comfortable on your choice of community.