

# How long do You Plan to Live Here ?

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The most common phrase I hear when I ask this question... “this is my last home !” It reminds me of the time I told my wife that the Jeep Pioneer that her Dad was driving would last him the rest of his life. Well.... 20 years and 4 vehicles later he is still driving (age 90).... He is looking forward to a new Camry soon.

Never plan on staying in this home forever. Things change... you will definitely move into a different phase of life eventually. The day of passing the family manor to the heir is an anachronism. Your heirs are likely to sell the home if you don't before them. The children grow up and carrying a large home for the infrequent use of guests is an expensive proposition. A three or four bedroom home to retire in is about as big as anyone can normally justify... most want something even smaller. So, take into account that taking care of five kids and the two of you is a stage that shall eventually morph into an empty nest. It is true that children (and grandchildren) do return to the safety of your home more often than not. A six bedroom home is still a lot of real estate to maintain.

The modern home building codes are becoming very stringent (costly). The building code economics are forcing homes to be built more expensively therefore smaller. It is easy to fall into the trap of trying to be off of the grid (no power consumption) in a new home. The cheaper the home is to operate, the more it cost to build if you have to meet municipal building codes and want all of the amenities of modern living. There is a balance of your ROI (return on investment) that should keep you from spending too much on any feature; if it takes longer than seven years to pay for itself.

## *Summation*

Do not go overboard. This is where having a good Builder work with you from the beginning, prior to creating house plans is important. The project budget is a very difficult thing to create and maintain. It requires balancing your needs, desires and pocketbook with a look to the future.