



Key questions to decide before purchasing a home

Congratulations on taking this first step toward buying a home. Pride of home ownership is indeed one of life's greatest joys and biggest accomplishments. It is an exciting time and my hope is that this guide will bring clarity and peace of mind during your home buying journey.

Let's get started! The first step is deciding where you want to live, what type of home you are looking for and what features are "must have's" or "would be nice to have's" in a home. Invariably, there will be tradeoffs, but rest assured I am here to help sort through the options to find you the best house, at the best price and with as many of your wants and needs as possible.

- What type of home are you looking for? Single family, semi-detached? Apartment or townhouse?
- What about the age of the home?
- How many bedrooms and bathrooms do you need?

Dexter Realty Yaletown
1399 Homer Street
Vancouver, BC V6H 3V3

Dexter Realty South Granville
560-2608 Granville Street
Vancouver, BC V6H 3V3

dexterrealty.com

- What are you looking for in a kitchen, family room? Do you want a separate dining room? What is your preferred layout?
- What are your high priority features? Appliances, ensuite, fireplace? View?
- What other types of rooms do you need? Main floor laundry room, home office?
- What about parking & storage space?
- Are proximity to transit & school important?
- Is energy efficiency important? Newer windows or a high-efficiency furnace?
- How is your daily commute? How easy is it to get to the places you need to go?
- How close do you need to be to transit, shopping, schools, hospitals?
- Are there any important location factors? Backing on to parks, road traffic?
- What size of yard or balcony are you looking for? Is the backyard important? Or is a side yard okay? What about the front yard?
- What other landscaping features are important? A fenced yard, play areas, pool, gardens?
- Is it important what direction the house or condo faces?
- How much do you want to invest beyond the purchase price of the home in terms of financial or sweat equity, if you can't find all the features that you want?

- How long do you plan to live here? That can impact the type of home, the location and how much you will spend.
- If you are looking for a condo, is the possibility of having a pet important?