



The Top 10 Qualities For A Dream Home

by Carol E. Levy
Carol E. Levy Real Estate

A property should have at least one, but if possible, as many of the following ten features to ensure that it will be a sound investment that will appreciate, while also affording one the enjoyment of living in an exceptional residence. The more covered attributes that the home offers, the greater it's uniqueness, desirability, and value.

1. Location

Most people have heard the old real estate joke regarding the three rules of real estate, "Location, Location, Location!" Or the saying, "It is better to own the worst house on the best block, than the best house on the worst block." As trite as those guidelines may be, both are absolutely true. Although one pays a premium to live in the finest neighborhoods, the benefits include the pleasures of living in close proximity to the best designed and maintained parks, the finest array of shops, other premier residential buildings, top-rated school districts, and the most sophisticated and sought-after cultural activities. In addition, a residence in a prime neighborhood will appreciate more than one in a less desirable location, and it will hold its value even if the real estate market softens; there are always buyers with deep pockets who are willing to pay premium prices for top quality investments in prime locations.

2. Light

Because dark apartments are difficult to sell, they are often poor investments. Not only does a gloomy and/or obstructed exposure create a depressing and claustrophobic environment, it produces a somber state of mind. Even if there are no views to speak of or the light does not pour into the apartment during the entire day, a property that has light for at least part of the day will be a smarter investment and easier to sell than one that is constantly in a shadow of darkness.

3. Space/Layout

When searching for the perfect home, I recommend that the layout be as aesthetically pleasing and gracious as possible, without a cookie-cutter feel. Some of the qualities that make a more exceptional space include a floor plan that flows and is not choppy or railroad-like, beautifully proportioned rooms and elegant foyers. Such properties will significantly increase the value of a home, making it relatively easy to sell for top dollars.

4. Views

Views add the razzle-dazzle factor to any home. Whether a residence has sweeping high-floor park, river, or city vistas, or merely has a charming tree-lined street exposure, a property with views is infinitely more valuable and dramatic than one without them.

5. High Ceilings

High ceilings instantly add an airy, light, and dramatic appeal to any space verses one with low ceilings. Whenever possible, I advise my

clients to purchase a home with high ceilings that create a more exciting and pleasing ambience, thus making it more marketable and valuable.

6. Outdoor Space

The ultimate glamour in a New York home is having one's own piece of the great outdoors! When a residence has a terrace, backyard, roof deck or balcony, the ability to enjoy additional living space outside adds an incredible gratification to one's lifestyle, particularly when living in a city where most of one's day is spent indoors. Obviously, the bigger the outdoor space, the more usable it is and the greater the value it adds to the property. The great demand for outdoor space always exceeds the availability, which makes apartments with outdoor space inordinately rare and easier to sell.

7. Wood Burning Fireplace

A working wood-burning fireplace is another highly prized feature that adds value to a property. As with outdoor spaces, the huge demand for fireplaces greatly exceeds the number of homes that have fireplaces. Homeowners love the ambience of a crackling fire, in addition to a fireplace's aesthetic beauty.

8. Building

I always recommend a top quality building as being a sound investment. There are three important aspects to a building that make it exceptional: First, it should be managed as a "tight ship" by a superior staff that provides outstanding service, immaculately maintains the public spaces, and operates a first-rate infrastructure. Second, it should have an array of amenities. Third, a building should have excellent financials and low monthly carrying costs, which will make its apartments highly marketable, since the lower the monthly charges of a property, the greater its value.

9. Windows

A feature that may greatly enhance the aesthetic appeal of any property is windows. Larger expanses of glass equate to more dramatic views, increased light filling the home, and a glamorous interior atmosphere.

10. Quiet

All buyers seek peace and tranquility when searching for their own oasis in the city. Needless to say, noise is a serious defect that can dramatically impact a property's value. In many instances, noise may be greatly mitigated by soundproofing walls and floors with added insulation, and by adding additional layers of glass with double or triple-paned "city windows".

Keep in mind that sometimes "You can't have it all". Therefore, it is prudent to try to find a property that possesses one or more of the top ten qualities that will secure a prodigious real estate investment and provide an extraordinary quality of life. When it comes to the best features of your home, "You can't have too much of a good thing." ■

Carol E. Levy
Carol E. Levy Real Estate
Tel: 212-580-7270
carol@carolelevy.com
www.carolelevy.com