

Eliminate the "Lack of Access" Problem When Shopping for a New Home!

Written by Administrator

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So, you're looking for a new home! Despite the number of homes on the market today, finding that perfect one still isn't easy. How many homes have you looked at where, you love the house, but have concerns that the stairs (inside or out) may pose a potential problem for you or a loved one in later years?

Instead of eliminating that almost perfect house, consider an alternative solution that is not only affordable, but pays for itself down the road? That is, to retrofit the home with a residential elevator - as did this client from Windham, NH:

"When it was time to purchase our "dream home" we looked for over a year, and finally found "the one". The only problem? It had three stories and my wife cannot do stairs anymore.

Advent designed an elevator that went from the basement to the attic. They did all of the construction, and did an awesome job! The best place for the elevator was through the home office, an upstairs closet and the family game room. The finished job looks like it was designed into the original home. They were very creative.

Great attention to detail, quality finish work, and a great elevator!" Windham, NH 2008

The perfect time to add an elevator is at the time you purchase your home. You can roll the added expense (figure roughly \$20-30K) into the mortgage, thus spreading it out over time. In addition, there are potential tax credits available in that first year if the elevator can be deemed to be a "medical necessity" (ask your accountant for details).

Then, when it comes time to sell the house, the presence of an elevator opens up your market of potential buyers and adds an estimated 10% to the resale value; thus repaying the cost of the elevator! How many upgrades to your home can pay for themselves, qualify for tax credits and make your life so much easier?!

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An elevator can be added either within the existing footprint of the house (if there is approximately a 4' x 5' vertical space available) or as an addition up the outside. Either method involves good planning and installation by professionals - this is definitely not for the do-it-yourselfers! Depending on the extent of the work necessary, the process can take a few weeks and, like any remodeling, will inconvenience the family. When retrofitting a newly purchased home, I always recommend that, if possible, you hold-off moving in until the work is done (then you can use the elevator to move the furniture upstairs!)

To forward-thinking homebuyers, elevators are no longer viewed as just a luxury, but as a wise investment that pays you back and gives you peace of mind. So, take a fresh look at every home you see and happy hunting!

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