

## Reshaping a Home to Fit Your Vision.

While searching for the “perfect” home it overwhelmingly works out that a truly perfect home is not a likely find. Even when building a new home, inevitably the “wish I had done this and that” creeps into the final result.

So like most things in life we must accept that the home purchase experience has its compromises. The cabinets, flooring, appliances or countertops may not be what you hoped to find. You may even have some misgivings over the floor plan design. Finding everything that perfectly fits is a very rare. But by stepping back and considering “what could be” as opposed to “what is” you can take a leap forward toward getting the dream home you envision.

Often what it takes to modify a home is not really a major or daunting project. It does require money and the time to at least shop and coordinate vendors. In the end an objective appraisal of the funds and time needed can make a lot sense. Naturally, the more effort and time personally committed - the lower the budget. Costs for changes and updating representing upward to tens of thousands of dollars when added to the sales price can make the end result stand out as an acceptable, if not great, home value.

The first step forward acquiring the vision to reshape a home to meet your preferences is determining whether the “bones” of a home have merit. That means accepting a home’s fundamental floor plan and condition as workable. Specifically, that means not being unduly influenced by superficial factors. Colors, appliances, landscaping and countertops are among the many factors that can distract from seeing a home for what it is really worth. You need to look past such elements and focus on the basic characteristics of a home. Consider the changes required to make the home yours, including removal or addition of simple interior walls.

Once you have compiled a list of what you would like to see happen you need to place a value on each basic element. Trying to get all formal bids for work within the time constraints of purchasing a home will generally not be in the cards. However, relying on personal experiences and those of savvy friends can help a budget take shape. If you are not comfortable estimating the cost of a major elements, such as cabinets, get a rough estimate directly from a vendor. Many changes such as flooring and countertops can be quickly and easily be calculated based square footage. Regardless of your approach you need to be realistic in your estimates and not rely on wild exaggerated guesses.

The process of reshaping a home to meet your needs offers much the same advantage as building a new home. It’s the opportunity to get the home you want, the way you want. By taking on the role of creator or your home you’ll assuredly will find a wider choice of options on the market and, in the end, own a home that best caters to your household needs. All you need do is start by embracing **what a home is and can be as opposed to dwelling on what it isn’t.**