



Heritage Village

A Pacific Development Community

WHY BUY NEW?

Advanced Technology

State-of-the-art appliances are typically offered as standard or as an upgrade in our homes. With all of the advancements that have been made in the design and functionality of appliances - the difference between today's appliances and those of yesteryear are immeasurable. Many of our homes are wired to support digital home theatre systems, high speed internet access, multiple telephone lines, alarm systems, time controlled sprinkler systems and many other convenient features - all of which may be included or can be added into your mortgage.

Customer Care

With a pre-owned home, it may be difficult to tell the quality of components that are behind the walls or the level of maintenance that occurred to the home over the years by the previous owner. With a new home, you can find out exactly what materials were used in the home and watch the construction of your home occur - giving you a higher level of comfort for the overall quality of your home. Having the comfort of knowing exactly what your warranty program is at the point of purchase and having a builder that will stand behind the warranty program can be a big stress reliever when making such a large purchase.

Energy Efficiency

New homes often consume much less energy than pre-owned homes due to energy efficient features, such as high grades of insulation in walls and ceilings; double-paned, thermal-insulated or Low-E windows; advanced heating and cooling systems with high SEER ratings. With many of today's homes being designed with large expanses of windows, integrating these energy saving features is a real benefit.

Engineered Designs and Products

Concrete foundations, higher insulation and roof venting are just a few items being used today in many new homes. Durable products such as vinyl siding and truss beams are other products that may be used in your new home to improve the overall structure and durability. Many of our builders are finding new and better ways to protect the environment while at the same time strengthening our homes through using products that are safer for the environment.

Financing Your Mortgage

With a new home, many times you have the option of including your upgrades and options into your purchase price so you don't have to pay for added features out of pocket. Many flexible and attractive financing options are available to you.

Health and Safety

Over the years, health hazards have been an issue in older homes. Lead and asbestos, which can cause illnesses, including physical and mental problems and respiratory diseases, have now been eliminated or greatly reduced in new homes. A new home is safer than ever before with: building codes requiring more electrical outlets, preventing the need for excessive extension cords; improved wiring systems less likely to cause fires; central heating systems eliminating the need for space heaters that can start fires; and tempered glass in exterior doors and bathtub enclosures allowing glass to crumble upon impact instead of breaking into jagged pieces causing serious injury.

Low Maintenance Products

Features requiring less maintenance than those built in the past are being used, such as vinyl siding, windows and trim that rarely need painting or replacing, windows that are less prone to leakage and roofing products that are better designed for the weather than ever before.

Modern Designs and Features

Today's homes often include: open kitchens and family rooms, private master retreats separate from secondary bedrooms and double-car garages.

Features and surfaces such as granite or solid-core surface kitchen countertops, whirlpool tubs, stainless steel appliances, glass block windows, fireplaces, and an array of designer flooring are just a few of the new items available today that were not available or affordable in the past.

Personalize Your Home

When you purchase a new home, it can often be personalized to your tastes. With Pacific Development as your home builder, you may have the opportunity to select cabinetry, flooring, lighting, plumbing fixtures, decorative hardware, appliances and more. And if your new home is purchased in advance of a predetermined selection stage, you can take pride in fine-tuning the details and choosing colors that will match your own furnishings and tastes.

Personalizing your home during the construction process is much easier than going backwards and making repairs, remodeling and living in a construction zone for months at a time.