

Use Universal Design to Attract Buyers

Whether you are selling your home this month or several years down the road, it always pays to be ahead of the curve in meeting the needs of your potential buyers. Incorporating the principles of universal design into your new home or remodeling project will make your home more comfortable to live in now and more attractive to buyers when you decide to sell.

And just what is universal design? Universal design includes work simplifying machines, ergonomic design features, and efficient, comfortable and convenient homes that make living easier.

Just a few examples of universal design:

- Sloped sidewalks without steps
- No-step entries
- Wider doors and hallways
- Lower cabinets and countertops
- Levered handles on doors and appliances

Universal design homes accommodate wheeled devices such as baby strollers, wheeled luggage, dollies for moving furniture, wheeled walking devices and wheelchairs. Lever door handles make it easier to open the door — even when carrying sacks of groceries, a small child or other "hands-full" parcels. Lever faucet handles make it possible to adjust the water temperature easily when hands are slippery with soap.

Universal design can be included in almost all remodeling projects you undertake. From lowering countertops during a kitchen remodel, to installing a no-step shower in your bathroom, these features add value to your home and increase its resale value.

Many developers think UD features are unattractive. In reality, well-done UD actually enhances aesthetics by creating brighter, open and user-friendly floor plans.

Universal homes truly have universal benefits! Incorporating universal design during the initial phases of new home design will lead to optimal results. Including universal design into already existing homes during remodeling projects can also have you reaping the benefits of a well-designed home.

Many builders and remodelers in the Rochester area are trained in aspects of universal design, and can implement these features into your next home or remodeling project. For information on these builders and their qualifications contact the Rochester Home Builders at www.rochesterhomebuilders.com.