

Buyer Brainstorm

DEFINING YOUR IDEAL HOME



COLLEEN & BYRON

McCann.



Guiding you toward your ideal home.



To ensure a successful purchase, it's vital to have a clear grasp of your "wants," "needs," and "don't cares" concerning your future home. The following pages have been thoughtfully crafted to assist you in distinguishing between these categories, offering you a clear roadmap for your home search.

It's worth noting that your home requirements may naturally evolve as we tour properties in person and gain a deeper understanding of what best suits your needs. This is a normal and exciting part of the home buying journey, one that should be welcomed.

To begin, let's first dive into understanding the different property types available to you and the corresponding responsibilities associated with each. While every situation is unique, the following page features a compiled list of common responsibilities based on the type of property that may pique your interest.

With these insights in mind, let's embark on this brainstorming journey together and work towards finding your ideal home!

HOMEOWNER RESPONSIBILITIES

For your home style



HOUSE



TOWNHOME



CONDO

LOT/LAND OWNERSHIP:

You own the lot your house resides on.

You own the lot your townhome resides on and often have shared easements for driveway access.

The condo community collectively owns the lot the building resides on.

MAINTENANCE:

You are responsible for all maintenance and repairs.

You are responsible for all maintenance and repairs, while some common areas like driveways may be shared maintenance.

While you are financially responsible for repairs of the building, you may not be responsible for managing the work. Your responsibility of maintenance of your unit typically is from the walls in.

HOMEOWNER DUES:

No dues owed unless you live in a community that has a Home Owner's Association (HOA).

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Each month you will pay the condo association dues to cover the cost of management, insurance, maintenance and often utilities.

UTILITIES:

Typically individually metered and billed based on usage.

In most cases, individually metered and billed based on usage.

Typically water, sewer, and garbage fees are included with your HOA dues while electricity, cable, and internet are metered separately based on your usage.

NEIGHBORS:

No shared walls, neighbors surround your lot.

Usually you will have one to two shared walls between townhomes.

Depending on the unit location you may have neighbors above, below, and on each side of your unit.

RULES & REGULATIONS:

Self regulation.

Your community may have a joint maintenance agreement with specific rules for the community such as paint color, yard upkeep, etc.

An HOA (run by a governing board) will determine rules that owners must abide by including quiet hours, items allowed on your deck, or what you are permitted to do in a remodel.

LANDSCAPING:

Embrace your green thumb or hire a landscaper to help, this is your oasis to manage.

Typically each townhome owner is responsible for the yard associated with their unit. Sometimes there is a joint maintenance agreement for common area landscaping.

Landscaping is usually overseen and managed by the condo management company (or the board) and the cost associated is included in your monthly dues.

Buyer Questionnaire

A vital aspect of the home buying journey involves identifying the features that matter most to you. As we dive into the intricacies, we're excited to learn more about your preferences and what makes a home perfect for you. To facilitate this, please complete this Buyer Brainstorm questionnaire (one for each buyer), then come together to compare and contrast. Don't forget to share your results with us!

ABOUT YOU

NAME: _____

MAILING ADDRESS: _____

EMAIL: _____

PHONE: _____

PETS (names & types): _____

CHILDREN (names & ages): _____

LET'S CONNECT ON THE SOCIALS:

LEASE EXPIRATION DATE: _____

 _____

PREFERRED SCHOOLS/DISTRICT: _____

 _____

What are your hobbies, what do you like to do in your free time, where do you spend your weekends?

What are your top 3 reasons to buy a home right now?

1 _____

2 _____

3 _____



NEIGHBORHOODS

I would like to live in:

But willing to consider:

LOCATION

I want to live:

No further north than: _____

No further south than: _____

No further east than: _____

No further west than: _____

EMPLOYMENT

Employer: _____

Location: _____

Work from home full time

Work in the office full time

Hybrid of both

COMMUTE

Commute should not exceed ___ minutes

I will be commuting by:

Car Bicycle

Bus Light Rail

I will be taking a commuter bus provided by:

Amazon Microsoft Meta

Expedia Other _____

TRANSPORTATION

What type and size vehicle do you drive?

What other toys will you need room to store?

(i.e. bicycles, kayaks, camping gear, ski gear, etc.)

LIFESTYLE (check all that apply)

Urban explorer in the middle of the city

Suburban fan with weekend city access

Nature lover living amongst the trees

Looking for space for our fur babies to roam

Looking for space for our human babies to roam

Looking for space for our vegetables to grow





TYPE OF HOME

	WANT	vs.	NEED	vs.	DON'T CARE
Condominium	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Townhouse	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Single Family Home	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Floating Home	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Loft/Mixed Use	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>



PARKING

1 Car 2 Car Boat/RV/Camper

	WANT	vs.	NEED	vs.	DON'T CARE
Off-street	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Carport	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Garage	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
EV Outlet	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>



BEDROOMS

1 Bed 2 Bed 3 Bed 4+ Bed

	WANT	vs.	NEED	vs.	DON'T CARE
Primary suite	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Primary suite on main floor	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
All bedrooms on same floor	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Guest room	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Walk-in closet	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>



BATHROOMS

1 bath 1.5 bath 2 bath 3+ bath

	WANT	vs.	NEED	vs.	DON'T CARE
Primary en-suite	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Bathtub	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Guest bath	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Bathroom on main floor	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>



KITCHEN

	WANT	vs.	NEED	vs.	DON'T CARE
Gas range	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Kitchen island	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Stainless steel appliances	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Eat-in kitchen space	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Open-style layout	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Updated/remodeled	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Pantry	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

WANT vs. NEED vs. DON'T CARE

Fully fenced yard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Level yard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vegetable garden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entertaining spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck/patio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sprinkler system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Covered patio/deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



WANT vs. NEED vs. DON'T CARE

Built green/LEED certification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar panels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tankless water heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Insulated windows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



EFFICIENCY

WANT vs. NEED vs. DON'T CARE

Home office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Extra storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No stairs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rec/bonus room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional dwelling unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Close to commercial zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Close to parks/playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trails/bike paths nearby	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basement rec room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wine storage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hardwood floors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fireplace	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gym space	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hot tub	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Concierge	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24 hour security/secured entry	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Laundry in unit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



AMENITIES

COLLEEN & BYRON
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FROM SEARCH TO SIGNATURE®



Whether buying, selling, or just curious about home ownership, our mission is to empower our clients from *Search to Signature*®.

We are an experienced team with a successful history with Windermere Real Estate. Colleen is a respected Windermere Managing Broker and Luxury Advisor with more than a twenty-three-year track record. Byron had a career in the technology industry as an entrepreneur with complex transaction experience, having joined Colleen full-time to form a complementary team.

Colleen served as president of the Seattle Art Museum Supporters (SAMS) and raised over \$5.5 million to support the Museum, Seattle Asian Art Museum, and the Olympic Sculpture Park. She also served as Trustee of her college alma mater. Byron was president of Broadway Bound Children's Theatre, Co-Chair of the Washington Technology Industry Association, and Co-Chair of Element 8 Angels, a clean tech investor group.

Colleen holds a B.A. in Economics and Marketing from Westminster University, while Byron has an A.B. from Harvard University and an MBA from the Stanford Graduate School of Business.

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