REAL ESTATE EDUCATION SERIES

RE/MAX Properties

# Choosing the Right Neighborhood

Look beyond the house to the life around it

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The right neighborhood fits your routines, budget, and plans for the years ahead. Compare locations using your own priorities and verified information. A beautiful home can still be the wrong fit if its surroundings do not work for you.

## 01 Start with your everyday priorities

List your must-haves: commute, nearby services, outdoor space, walkability, or a quieter setting. Separate essentials from preferences. Decide which tradeoffs you can accept before touring homes, and use the same checklist for every neighborhood.

## 02 Test the location in real life

Drive your usual routes during commute hours. Visit on weekdays, evenings, and weekends to assess traffic, noise, lighting, parking, and activity. Check access to groceries, health care, parks, and transit. For remote work, verify internet service at the exact address.

## 03 Research schools and community resources

If schools matter to you, confirm attendance boundaries, enrollment rules, programs, and transportation directly with the district. Boundaries can change. Review libraries, recreation facilities, and other services using current official information and your personal needs.

## 04 Look closely at surroundings and future changes

Observe sidewalks, drainage, road upkeep, nearby uses, and vacant land. Ask local planning staff about zoning, proposed development, and road projects. An open view or undeveloped parcel may change. Use official public-safety data with context rather than relying on labels or rumors.

## 05 Compare the full cost of living there

Budget for taxes, utilities, transportation, maintenance, and insurance as well as the mortgage. Check for metropolitan-district taxes or fees. If there is an HOA, review dues, rules, reserves, assessments, and restrictions that could affect pets, parking, rentals, or improvements.

## 06 Check Colorado hazards and practical access

Research wildfire and flood exposure, drainage, and terrain. Check winter access, snow removal, and emergency access. Get insurance quotes early; coverage and cost vary. For rural homes, verify water, septic, access rights, and services.

## 07 Think ahead and use local expertise

Consider changing household needs and a future sale. Ask Doug Petersen to help compare recent sales and identify questions for local officials or specialists. His Colorado real estate and construction experience can help focus your due diligence.

### A SIMPLE COMPARISON TOOL

Score each location from 1 to 5 for commute, convenience, surroundings, total cost, and long-term fit. Give your must-haves extra weight. Let your own priorities guide the choice, and verify important facts before committing.