



Designer FYI

By Kris Linder

Creating your dream home

BUYING A HOUSE JUST TO REMODEL



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Remodeling actually starts before you buy a house. Think about it, what are the chances of actually finding your dream house? And if you do find it, can you even afford it? In Silicon Valley, it's common to purchase a home knowing that it will need some remodeling, whether minor or major. People are purchasing homes at warp speed — and at top market prices — and tearing them apart before they even move in.

In our area's booming real estate market, the value of a home often doubles within three to five years, depending on its location and the improvements made to it. With this in mind, how can you be confident you are purchasing the best house from which to create that "dream home?"

Who has the vision, competency and knowledge to see beyond the rough edges to what the house can become? The real estate agent who shows you homes based on your stated preference and desires may not be as astute about what can be done to a property in order to transform it into a dream home or to achieve the highest value possible.

Design consultants, who today work with architects and contractors in the "re-design" of homes, can offer consulting services prior to you making the final decision to buy a particular piece of property. Their advice can help you avoid spending big bucks on a fixer-upper, only to have you find out that your remodeling plans will cost more than you want to spend, or perhaps will not recoup the money you've invested should you have to move sooner than expected.

A knowledgeable and experienced design consultant will point out what can and cannot be done, estimate the costs, and help you decide whether to consider one home over another. If you are looking at several properties and trying to decide which is the better investment, there will be someone shoulder to shoulder with you to help make this decision.

This service, which is akin that of a client/buyer advocate, can often protect you from buying a house that you are not able to turn into your dream home — or one that will not realize a good return within a reasonable budget. A word to the wise: not every designer is qualified to be a client advocate/consultant, and many Realtors don't always want a third party involved in the decision making process — so be diligent when you select a design consultant for this purpose. Most design consultants that do this type of work charge a fee to meet with you and your agent, and to tour any homes. If you subsequently use that designer to help you in your remodel, refurbish or interior purchases, they often will credit that fee back to you.

Also, there are a few interior designers who hold a valid California real estate license, so they know the market and can assist you in finding your soon-to-be dream home. ⬆

Interior Design Source owner Kris Linder consults, designs, remodels, and provides interior furnishings for a large segment of Silicon Valley. Call her at 408.395.4028 or visit her Web site, www.interior-design-source.com.