

The advantages of Buying New in Metro Verde



Most people would agree that a house is the sum of its parts—a dishwasher, an oven, carpeting, windows, a roof, and more. But . . . when you need a dishwasher, do you buy a 5-year-old used one? And when was the last time that you bought 10-year-old used carpeting? How comfortable would you be buying a 15-year-old roof for your house? No one would buy these things, yet that's exactly what people are doing when they buy a used house.

Instead, they could purchase a new home in the master-planned METRO VERDE community and enjoy these advantages:

The Smart Living team at Steinborn & Associates Real Estate can provide more details about the new homes in Metro Verde:

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HIGHER ENERGY EFFICIENCY

Better insulation, Energy Star appliances, tighter windows and doors, highly efficient heating and cooling systems—these and other features in new homes in Metro Verde reduce energy consumption and save up to 70 percent in operating costs month after month.

ADVANCED TECHNOLOGY

In addition to the latest advances in Smart wiring and home security systems, new homes in Metro Verde have the advantage of being in the first new community in Las Cruces to be served by CenturyLink's "Fiber to the Premises" fiber optic system, giving homeowners access to the latest advances in home entertainment and communications technologies.

HOME WARRANTY PROTECTION

Instead of the unwelcome surprises that often come with a used home, enjoy the peace of mind of a new-home warranty.

NEW INFRASTRUCTURE

Metro Verde includes new roads and utilities, new neighborhood parks, and new schools—all without HOA fees. In fact, Metro Verde's neighborhood parks—with basketball, tennis, table tennis, picnic areas, and creative play systems for children—are the newest in Las Cruces.

AVOIDING THE "YUCK" FACTOR

It's not very pleasant, but think for a minute of the years—or even decades—of accumulation of germs, bugs, and even mold that can be hidden in the kitchens, bathrooms, and carpets of used homes.

BEST VALUE

With all of the advantages of a new home, you might be surprised to learn that prices of new homes are often comparable to those of used homes.

RED HAWK GOLF CLUB

Las Cruces's new championship golf course—Red Hawk—is the major recreational amenity in Metro Verde. If you like a challenge, you will love Red Hawk, ranked by *Golf Digest* as "Best in State" and selected for U.S. Open local qualifying for 2013 and 2014. If you are a beginner, the PGA professional staff holds free clinics and has a full range of special activities during the early evening from late spring till early fall. Best of all, a free one-year membership at Red Hawk is included with the purchase of a new home in the first phases of Metro Verde.

CONVENIENT LOCATION

Metro Verde is just a mile from Sonoma Ranch Blvd. north of Highway 70. Featuring a mixed-use master plan that includes a full range of housing choices, as well as neighborhood restaurants and businesses, a large part of the future of Las Cruces is here.

