

“By choosing new construction, today’s homebuyers get far more value, style, and energy efficiency than they ever thought possible. With interest rates and new home prices at an all-time low, the time is right to make your move.”

—Michael A. Chirco
CEO, MJC Companies



If you are planning to purchase a home this year, you may want to take advantage of the new construction market. New homes offer a wide range of advantages that savvy buyers should consider:

Why New?

- Warranty protection
- Improved energy efficiency and maintenance costs
- Family-friendly design and comfort
- Ample availability and competitive pricing

New Home Warranty.

The seller of an existing home often passes the “honey do” list on while buyers in “rose-colored glasses” tend to overlook needed repairs and/or underestimate the lifespan of costly roofing, hot water heaters, HVAC and other essentials. Even lack of properly maintained caulking can cause water damage and destroy framing. These can be very costly mistakes. On the flip side, most new homes offer a warranty that protects purchasers against items they — or their home inspector — missed or thought were minor problems.

Improved Energy Efficiency.

Homes built today perform an average of 30% better than homes built from 1997-2008, and as much as 60% better than earlier home construction. The Home Energy Rating Score, or HERS index, was developed for the Energy Star Program and compares the relative energy efficiency of varying-sized homes located in different climates — the lower the score, the more efficient the home. In the 1960s, for example, homes rated about 140 HERS points.



Today’s new construction, with its more stringent guidelines — scores between 80 and 90 HERS points. That’s a dramatic difference that adds up to big savings — for your wallet and the environment.

Designs For the Way You Live and Relax.

More and more homebuilders are listening to buyers, recognizing that women make most of the buying decisions. Sheer size (aka, more work) is being traded for new and better ways to keep the house running more smoothly. So long, wasted space. Hello, added convenience, improved traffic flow, better — more energy efficient — appliances, nicer finishes and more thoughtful, open floor plans with features such as:

- Gourmet kitchens
- Deluxe master ensuites with sitting areas
- Home offices/command centers off laundry areas
- Improved natural lighting
- Designated entertainment/hobby areas

Plenty of Choices — and Best Price Points Ever.

In today’s ever-changing economy, home builders must be creative to be successful. That means offering a continuous inventory of spec and model homes in a variety of locations and price ranges — to keep serious buyers coming through the door. By taking advantage of the lowest interest rates now offered and investing in new home construction, smart buyers are investing in the American Dream and local builders are investing in the future of Macomb County.

The time couldn’t be better to make it your own.

— Provided by the building professionals at MJC Companies



— Provided by Nelson Energy Seal