



# Choosing the Perfect Location in 5 Steps



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A house is not simply a building where you live; it is the place you call home.

While homeowners can make changes to the external and internal appearance of a house (which will affect the re-sale value), other characteristics are not in the homeowner's control. For this reason, it is imperative to choose the location of a home carefully. Taking time to research the perfect location for your home ensures that it is not only the right house now, but also in the foreseeable future.

Learn what research needs to be done by following these six easy steps to choosing the perfect location for your home.



## 1. Know What Setting Suits You: Rural Vs. City Vs. Suburbs

Once you have decided the geographic location, the next step is to determine what type of setting you would like your home to be located in.

A rural setting can give the homeowner peace and quiet, but could pose a challenge in terms of access to services and transport. A city home can potentially pose the opposite challenges. An alternative to both is a property in the suburbs, which can provide you with plenty of space while allowing you to be closer to amenities.

## 2. Explore the Neighbourhood

Different neighbourhoods will have different qualities that appeal to different people. What your potential neighbourhood looks like on paper may not be what it is like in real life. Visit the neighbourhood to get a real feel of its various aspects to ensure they suit your tastes. Drive by at different times of the day to gauge traffic patterns and how the neighbours interact with one another. It is important to get an accurate picture of the neighborhood's character to be comfortable both during the day and also at night.

## 3. Research Proximity to Work and Schools

Researching the proximity of your neighbourhood to your workplace, potential schools, and leisure activities is extremely important in choosing the right location for your home.

If you are interested in living in the city, keep in mind the commute to your workplace. Sometimes it takes just as long to get to work within the city than living just outside of the city. The latest figures from the Federation of Canadian Municipalities' [National Household Survey](#) show that urban gridlock costs Canadians an average of 32 working days of lost productivity per year. A longer commute will have increased costs and could potentially mean less time spent with your loved ones.

RE/MAX has recently launched a Travel Time calculator on the search page to help take the guess work out of choosing the perfect location. Simply click the "Show Travel Time" feature in the upper left corner of the map and calculate your expected commute depending on your distance traveled and mode of transportation.

Similarly, if you are a potential homeowner with children, or a potential homeowner looking to start a family, school district and proximity to schools are important factors to consider. It is a good idea to consider the quality of neighbourhood schools in order to maximize your investment.

## 4. Research Proximity to Family, Friends, and Leisure Activities

The best way to immediately feel at home is to be located near family and friends. Already knowing people within the area will make transitioning homes easier. However, it is important not to solely base the location of your home on this, as family and friends also have the opportunity to relocate and may end up doing so over time.

Just as you may enjoy spending free time with family and friends, you may also enjoy spending it participating in leisure activities. Consider whether or not easy access to social activities is a priority, and explore what each neighbourhood has to offer.

## 5. Look into Crime Rates

Crime is, unfortunately, a fact of life, but it can be worse in some neighbourhoods compared to others. While housing prices are generally more affordable in areas with higher crime rates, it is important to understand that safety should be a major priority for homebuyers to consider.

It is important to consider not only the crime rate, but also assess how safe you feel in the neighbourhood and gain a better understanding of what the city is doing to help eliminate crime in that area.

## Bonus Tip: Meet the Neighbours

Different neighbourhoods attract different types of people, and it will be worth your time to talk with other homeowners in the area.

Getting to know your potential neighbours is not about making value judgments regarding the way people choose to live or the company they keep. It is to determine your potential comfort level with the people you will be interacting with on a daily basis.

Choosing the perfect location for your home is not research that should be rushed. It is important to take the proper steps, as you will potentially be spending years in the location that you choose.



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