



## Top Ten Reasons to Buy a **NEW** Bruce Williams' Home

10. Our construction schedules today are as efficient as they have ever been.
9. Purchasing from Bruce Williams Homes is often a much easier process than dealing with a private party.
8. Distress sales and foreclosures are fraught with unpredictable pricing, uncertain timelines and frustrating delays.
7. Bruce Williams includes a 1 year limited warranty and 10 year structural warranty. GE appliances carry a 5-year warranty.
6. Repair on a new home is almost non-existent compared to a resale provided a few maintenance guidelines are followed to keep your home looking like new.
5. New homes built to the latest storm and energy codes offer greater protection, cost less to insure and reduce utility bills.
4. Bruce Williams Homes is a certified **Green Builder** and we use building practices and specifications that are more advanced and efficient.
3. You will have access to Bruce Williams Homes' award-winning DesignStudio to choose the upgrades and features that best suit your lifestyle and truly make your home *yours*. You don't have to live with the previous owners' "taste". These items can often be included in the mortgage on your new home.
2. Bruce Williams Homes builds in all the most desirable areas of Manatee County and offers a wide selection of floor plans.

### **AND THE #1 REASON TO BUY A NEW BRUCE WILLIAMS' HOME...**

1. 40 years of Quality Homes and Service by a family-owned local builder to assure you the best possible home building experience.

For information regarding floor plans and locations, please visit:

**[www.bwhomes.com](http://www.bwhomes.com)**



## WHY BUY USED IN LAKEWOOD RANCH WHEN YOU CAN BUY NEW?

### Greenbrook Ravines Comparables

Address	Yr Built	B/B/Pool	Sq. Ft.	Sales Price	Per Sq. Ft. Price
14217 Sundial Place	2005	5/4/Pool	3044	\$493,000	\$161.96
14405 Silver Trout Drive	2006	3/3/Pool	2443	\$375,000	\$153.50
6623 Pirate Perch Trail	2006	4/3/Pool	2,693	\$350,000	\$129.97
			<b>Average</b>	<b>\$406,000</b>	<b>\$148.47</b>
<b>BW New Construction Pricing</b>		3/3/	2,279	<b>\$294,600</b>	<b>\$129.27</b>
<b>Cornerstone Specifications</b>		4/3.5	3,199	<b>\$363,400</b>	<b>\$113.60</b>

### Greenbrook Preserve Comparables

Address	Yr Built	B/B/Pool	Sq. Ft.	Sales Price	Per Sq. Ft. Price
6619 Chickadee Lane	2005	4/3/Pool	2,559	\$310,000	\$121.14
13335 Swallowtail Drive	2003	4/4/Pool	3,720	\$465,000	\$125.00
6665 Coopers Hawk Court	2004	4/4/Pool	3,583	\$505,800	\$141.17
			<b>Average</b>	<b>\$426,933</b>	<b>\$129.10</b>
<b>BW New Construction Pricing</b>		4/4/	3,886	<b>\$505,500</b>	<b>\$129.31</b>
<b>Advantage Specifications</b>		5/4/	3,984	<b>\$549,700</b>	<b>\$128.11</b>

## Benefits to You and Your Buyer

- Buyer has many floor plan choices.
- Buyers have opportunity to choose upgrades and finishes that suit their lifestyle and needs.
- New Homes are built to the latest storm codes for greater protection and lower insurance cost.
- Bruce Williams Homes is a certified Green Builder and uses building practices, insulation and heating and cooling products with specifications that are more advanced and efficient.
- Receive 1 year Limited Warranty on mechanical systems and 10 year Structural Warranty.
- Commission Paid at Construction Start Closing

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