

Your Next Home Needs & Wants Guide

A practical way to narrow the search around what matters most

Who this is for	Buyers who want to separate true needs from preferences and identify where they can be flexible.
When it is used	After the buyer consultation and before, or early in, an active home search.
What to do	Complete only what is useful. Leave uncertain items blank. Use “must have” sparingly.
What happens next	Rob will use this to focus the search and revisit priorities as real homes are viewed.

THE GOAL

A good search is not a wish list. It is a clear picture of what must work, what would be nice, and what you are willing to trade.

1. Start with the life you want the home to support

What should your next home make easier?

What do you want more of?

What do you want less of?

What would you most like to keep from your current home or lifestyle?

2. Your starting search boundaries

Comfortable purchase range

Preferred communities / areas

Property types or styles you would consider

3. Space and layout priorities

Use MUST for true non-negotiables and LIKE for preferences.

	MUST	LIKE
One-level living or minimal stairs	☐	☐
Primary bedroom on the main level	☐	☐
Bedroom count that fits the household	☐	☐
Bathroom count that works well	☐	☐
Guest space	☐	☐
Home office or flex room	☐	☐
Laundry location that is convenient	☐	☐
Good everyday storage	☐	☐
Garage or covered parking	☐	☐
Extra parking / RV / trailer space	☐	☐
Workshop or hobby space	☐	☐
Useful outdoor area / private yard	☐	☐
Elevator or step-free access	☐	☐
Space that works well for pets	☐	☐

Minimum bedrooms / bathrooms or other layout notes

4. Condition and upkeep

Check any that fit. These can be preferences rather than deal-breakers.

- ☐ Move-in ready
- ☐ Cosmetic updates are okay
- ☐ Larger renovation is acceptable
- ☐ Newer home preferred
- ☐ Lower yard / exterior maintenance
- ☐ Lower overall maintenance
- ☐ Lock-and-leave convenience
- ☐ Energy-efficiency features

What work or upkeep are you comfortable taking on?

5. Location and day-to-day lifestyle

Mark what truly affects how you want to live day to day.

	MUST	LIKE
Close to family or friends	☐	☐
Shopping and everyday services	☐	☐
Medical services	☐	☐
Transit	☐	☐
Work or commute	☐	☐
Walkability	☐	☐
Parks or trails	☐	☐
Recreation, golf or fitness	☐	☐
Quiet street	☐	☐
Privacy	☐	☐
View or natural setting	☐	☐
Community or social opportunities	☐	☐
Easy highway access	☐	☐
Convenient travel connections	☐	☐

Areas you would avoid or location deal-breakers

6. Ownership and monthly-cost preferences

Select any that fit your search.

- | | |
|--|--|
| ☐ Detached home | ☐ Non-strata preferred |
| ☐ Townhome | ☐ Strata is fine |
| ☐ Condominium | ☐ Prefer strata for lower maintenance |

Comfortable strata-fee range

Monthly-cost considerations

7. Strata and practical needs

For strata properties, identify the features or rules that matter most.

- | | |
|--|---|
| ☐ Pet rules must work | ☐ Elevator |
| ☐ Parking rules / spaces matter | ☐ Outdoor-space rules |
| ☐ Storage locker or extra storage | ☐ Amenities matter |
| ☐ EV charging | ☐ Building age / maintenance history |
| ☐ Guest parking | ☐ Lock-and-leave convenience |

Pet, vehicle, hobby or other practical needs

8. Possible deal-breakers

Check anything that could rule out an otherwise appealing home.

- | | |
|---|--|
| ☐ Too many stairs | ☐ Too far from key people or services |
| ☐ Busy road or traffic noise | ☐ High monthly strata / maintenance costs |
| ☐ Major renovation required | ☐ Rooms or layout feel too restrictive |
| ☐ Little or no outdoor space | ☐ Limited natural light |
| ☐ Insufficient parking | ☐ Pet rules do not work |
| ☐ Insufficient storage | ☐ Other - note below |

Anything else that would make you reject an otherwise good home?

A USEFUL DISTINCTION

A deal-breaker should be something you would not accept even if the rest of the home is strong. Keeping this list short helps the search stay realistic.

9. Know your trade-offs

If budget, location and property type cannot all line up, which one comes first?

What are you most willing to adjust?

What would you pay more for?

What would you not pay extra for?

10. Your top 5 priorities

1.
2.
3.
4.
5.

Three things I can be flexible about:

A good next home would feel like...

USE THIS AS A LIVING GUIDE

After several viewings, revisit these priorities. Real homes often make the important trade-offs much clearer.

11. Search adjustment / next action

What should we change, confirm or explore next?

EXPLORE YOUR OPTIONS Clear priorities make it easier to recognize the right fit when you see it.