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Tips when Searching for a Plot to Build a Home

Finding the perfect plot of land for your dream home involves a lot more than just stumbling upon something that happens to be up for grabs. It takes time and effort to get a place that really suits your needs, so it's worth thinking about it properly and, if required, enlisting the help of a professional.

To start your search, beyond simply looking at active listings, consider asking local brokers for their take or networking within community organizations to uncover potential opportunities. Look beyond simply active listings and keep in mind pending or expired ones: they may reveal some hidden gems.

Furthermore, just going for a drive around your desired areas can help you identify empty properties. From there, researching the owners and exploring purchasing options is easier than you may think.

Once you've found potential land, it's crucial to research the property thoroughly. Check zoning regulations to ensure your building plans align with local requirements and regulations. Check the utility hookups, considering factors such as water access, phone service, power availability and sewage disposal.

Assess the lot's condition and any necessary preparation, such as clearing and grading, which can impact construction costs. Finally, consider your timeline: building a custom home can take years, from permitting to construction completion.

With careful research and planning, you can find the perfect piece of land and start the journey to build your dream home.

Learn more about First Commonwealth Bank's Construction Loan Programs:
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Revamp Your Home without Breaking the Bank

You don't need a full remodel to give your home a fresh, updated look. Making small, manageable updates can make a big difference without the cost or hassle of a major remodel, and a few strategic changes can completely transform a space without breaking the bank. Here are some simple yet effective ways to update your home.

Repaint walls and cabinets. A fresh coat of paint is one of the easiest and most impactful updates. Consider modern neutral tones like soft grays, whites or earth tones for a clean and updated feel. Don't stop at walls, though. Repainting kitchen cabinets, for example, can breathe new life into your kitchen without the expense of a full renovation.

Swap out hardware. Replacing cabinet handles, drawer pulls and doorknobs is a small change with big results. Choose modern finishes like brushed nickel, matte black or brass to instantly elevate the look of kitchens, bathrooms and even closets.

Upgrade lighting fixtures. Outdated light fixtures can make any room feel old. Replace them with contemporary styles to add brightness and a touch of modernity. Consider adding statement fixtures in the dining room or entryway for extra flair.

Refresh flooring. While new flooring can be pricey, simple rugs are an affordable option for updating your space. A stylish patterned rug can bring color and texture to a room, hiding dated floors and making everything feel more cohesive.

Add smart home features. Smart technology, such as smart thermostats, light dimmers and keyless door locks, adds both convenience and a modern touch. They're often easy to install and bring your home into the 21st century.

Update window treatments. Replacing old heavy curtains with lighter airy options or sleek blinds can give rooms a fresh and open look, allowing more natural light to brighten the space.

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