

Home Buyer Must-Have List

Use this list as a starting point — not a rulebook.

Most buyers revise their list as they tour homes and gain clarity.

Layout & Function

- 1 Bedrooms needed right now
- 2 Bathrooms needed (including half baths)
- 3 Primary bedroom location
- 4 Open vs. defined living spaces
- 5 Storage needs (closets, pantry, garage)
- 6 Generational living - is this a future need?

Daily Life & Flow

- 1 Kitchen visibility to living or play areas
- 2 Space for working from home
- 3 Laundry location
- 4 Entry or drop zone
- 5 Flow for kids, pets, or guests
- 6 Dining spaces for hospitality

Light, Feel & Comfort

- 1 Natural light
- 2 Ceiling height
- 3 Noise level preference
- 4 Sun/shade exposure
- 5 Overall feeling of the home
- 6 Smell

Location Considerations

- 1 Commute tolerance
- 2 School preferences (if applicable)
- 3 Proximity to family or work
- 4 Neighborhood feel

Outdoor Space

- 1 Yard size or low-maintenance preference
- 2 Space for kids, pets, or gardening
- 3 Covered outdoor seating
- 4 Privacy level

Practical Boundaries

- 1 Comfortable budget range
- 2 Willingness to renovate
- 3 Timeline flexibility
- 4 Short-term vs long-term plans

Personal Priorities

- 1 Spot for a Christmas tree
- 2 Big window for plants
- 3 Hosting space
- 4 Room for hobbies – music, crafts, gaming
- 5 Anything that simply makes you smile