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THE VILLAGES® BUYER FIELD GUIDE

# A HOME THAT WELCOMES EVERYONE.

## THE GUEST-FRIENDLY HOME GUIDE

What to check if family and friends visit often.

10 SMART THINGS TO CHECK



**BRIAN WILLIAMS :: REALTOR®**

Local knowledge. Better buying decisions.

**CALL / TEXT: (352) 978-1284**



FIRST, THINK BEYOND THE FLOOR PLAN

## Your home. Their favorite place to visit.

A guest-friendly home starts with how you really live.



Many buyers moving to **The Villages®** are also picturing adult children, grandchildren, friends and golf buddies coming to stay. That is part of the dream—but a house can look perfect for you and still feel awkward when guests arrive. **Will the space work when everyone is here?**

01

### Guest bedroom comfort

A guest room should be more than a place to squeeze in a bed. Picture a queen mattress, nightstands, luggage, and a little space to walk around. Guests will appreciate a closet, privacy, and somewhere to settle in for a few days.

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CHECK: Bed fit • Nightstands • Closet • Privacy

02

### Easy bathroom access

Think about the path from the guest bedroom to the bathroom—especially at night. Look for convenient access, enough counter space, practical storage, and privacy so everyone feels comfortable.

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CHECK: Nighttime access • Counter space • Privacy

MAKE VISITS EASY

## The little things guests notice.

Look beyond the number of bedrooms.



### 03 Parking and arrival

When family comes to town, where will everyone park? Some driveways are tight, and a golf cart may take up space you were counting on. Picture holidays, weekend visits, and visitors carrying luggage through the front door.

**CHECK:** Guest parking • Driveway • Golf cart access

### 04 Living room layout

Does the space invite conversation? Can several people relax together, watch a movie, or enjoy a game without feeling crowded? A room can look spacious in listing photos but feel very different with furniture and guests.

**CHECK:** Seats for everyone • Comfortable flow

### 05 Kitchen and dining flow

Visits mean coffee, snacks, meals and celebrations. Look at pantry and cabinet space, island seating, traffic flow around the cook, and whether the dining area can accommodate extra chairs when family is in town.

**CHECK:** Dining seats • Pantry • Kitchen circulation

## OUTDOOR LIVING + PERSONAL SPACE

# Where good visits happen.

A few practical details make a big difference.



06

## Lanai and outdoor living

Florida visitors want to be outside. Imagine four people enjoying coffee or an evening conversation. Is there room for furniture? Shade? Privacy? A grill nearby? The right lanai can feel like another living room.

CHECK: Seating • Shade • View • Privacy

07

## Storage for guest essentials

Visitors bring luggage, sheets, towels, toiletries, golf clubs and sometimes grandchildren's gear. Check closets, linen storage, pantry shelves, laundry storage and garage space so those items have a home.

CHECK: Linens • Luggage • Towels • Equipment

08

## Privacy for everyone

A thoughtful floor plan lets guests enjoy themselves without disturbing your routine. Consider separation between guest rooms and the primary suite, access to bathrooms, morning noise and privacy in the outdoor areas.

CHECK: Bedroom separation • Quiet zones • Lanai

LOCATION + BALANCE

## Guests matter. So do you.

Buy the home that works on an ordinary Tuesday.



09

### Lifestyle and golf cart access

Guests often want to explore town squares, restaurants, live music, golf, recreation and shopping. Consider the actual routes and how convenient those experiences will be during a visit—not just the drive time on a map.

**CHECK:** Town squares • Activities • Golf cart routes

10

### Do not overbuy for visitors

The goal is not to buy a house for people who visit a few times a year. It is to find a home that fits your everyday life and still welcomes the people you love. Balance guest space with your budget, maintenance needs and personal comfort.

**CHECK:** Your daily needs • Budget • Guest comfort

#### BRIAN'S ADVICE

**Do not just count bedrooms.** Walk through guest comfort, bathrooms, parking, gathering space, kitchen flow, lanai, storage, privacy and location. A guest-friendly home does not have to be huge—it just has to work well.

SAVE THIS PAGE

# THE 10-POINT TOUR CHECKLIST

Use this as you tour homes in The Villages®. Check what works and flag what deserves a second look.

- |                          |                         |                                  |
|--------------------------|-------------------------|----------------------------------|
| <input type="checkbox"/> | <b>Guest bedroom</b>    | Bed size, closet & privacy       |
| <input type="checkbox"/> | <b>Guest bathroom</b>   | Easy access & storage            |
| <input type="checkbox"/> | <b>Parking</b>          | Driveway, vehicles & golf cart   |
| <input type="checkbox"/> | <b>Living room</b>      | Comfortable gathering space      |
| <input type="checkbox"/> | <b>Kitchen + dining</b> | Seats, storage & flow            |
| <input type="checkbox"/> | <b>Lanai</b>            | Privacy, shade & seating         |
| <input type="checkbox"/> | <b>Guest storage</b>    | Linens, luggage & gear           |
| <input type="checkbox"/> | <b>Personal privacy</b> | Separation & quiet space         |
| <input type="checkbox"/> | <b>Lifestyle access</b> | Activities, routes & convenience |
| <input type="checkbox"/> | <b>Right-sized home</b> | Your life first; guests too      |

BUYING IN THE VILLAGES®?

**Let's find a home that fits.**

Message me "GUEST" for help comparing homes.

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