

# Short Checklist for Buying a Home in Sequim or Port Angeles

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1. The very first step is deciding where you want to live. For most people this is a matter of starting with the region or state, then drilling down to the county or city. Before you spend a lot of time looking at homes, first determine if Sequim is for you. Maybe you prefer Port Angeles or Port Townsend, or some other state, but if you don't know where you want to live, this creates chaos for everyone trying to help you.
2. What kind of view would you prefer from your living room or dining room windows? Water, mountains, fields, valleys, trees?
3. Do you need a shop building (or special facility), and if so, how would you describe it?
4. Finally, we get to your ideal home. Notice this is the 4<sup>th</sup> step, not the first. Define your ideal home, the general floor plan, square footage, and other features. This will help you filter your home search and organize your favorites.
5. How would you describe your ideal kitchen, the layout, the countertops, the cabinets? For many buyers, this is one of the top three considerations.
6. How important is it that you be within the Sequim Blue Hole or Rain Shadow? Do you know where the outer boundaries are? [Do not believe the myth that rainfall increases one inch for every mile you drive toward Port Angeles.]
7. Should your home be all on one level with no stairs, or would you consider a second level or a daylight basement if everything you needed was on the main floor?
8. Is Internet speed important to you? Not all areas have high speed Internet.
9. What is your financial budget? What is your maximum price?
10. Find an online MLS site for the Sequim and Port Angeles area that includes all listings (Olympic Listing Service, OLS, and Northwest MLS, NWMLS), one that has good navigation and is powerful, and one that you enjoy using. I recommend one or both of these free sites:

[Sequim4Sale.com](http://Sequim4Sale.com) (This site includes 100% accurate Sequim and Port Angeles OLS info. I recommend this site for all your Sequim and Port Angeles searches.)

[SequimForSale.com](http://SequimForSale.com) (This site includes OLS and NWMLS listings. You can use this site to search Port Townsend and all areas outside Clallam County, including most of the State of Washington.)

11. Find the best Buyer's Agent in the area for you. The Internet is the gateway to doing your due diligence on agents, and since you can do it free, why not do a serious search for your buyer's agent? After all, what buyer would ever want to hire an agent with little or no experience, or an agent who doesn't know how to negotiate, or an agent who doesn't know how to protect a buyer during the due diligence process? You don't have to hire me, but you do owe it to yourself to do your research on agents. It doesn't cost anything now, but if you don't, it could cost you later.
  
12. Learn as much as you can about Sequim and Port Angeles, about buying your home here, and about the issues that are unique to this area. All of this will equip you to ask the right questions and to seek out the best answers to be sure the Sequim or Port Angeles area is your best choice. The largest online free resource with over 1,600 articles written specifically for buyers planning to move to Sequim is free to read (and you don't have to register):

[SequimRealEstateNews.com](http://SequimRealEstateNews.com)