

Frequently Asked Questions About the Building Process

- **How do I select the right Lot?** The answer depends upon several factors including the type and size home you plan to build, the orientation and views from your lot, and your budget. I have a very good understanding of the building process, topography of the area, access to the lake and golf courses, location of lots owned by the builders, and the cost to build on lots with various elevation changes. I am here to assist you with this decision.
- **Can I buy my lot and build later?** Yes. Keep in mind that you will begin paying POA fees and taxes on the lot from the day you own it, but this will ensure you get the lot you want.
- **What is the difference between building on my lot or building on a builder's lot?** Contracting on a builder owned lot has many advantages including having the builder assume all responsibility for paying for POA fees and taxes on the property until the home is complete. Benefits to building on your lot often includes the buyer's ability to negotiate a lower price on the lot by dealing directly with the seller. The homeowner may also use any builder they want to build their home as opposed to building with the builder who owns the lot.
- **I will be out of town while my home is being built. How will I get updates?** You will get regular updates through photos and videos sent by me and your builder. You are invited to be as active in the building process as you like.
- **I've never built a home before. How do I know it is as easy as it seems?** We will be happy to refer you to other homeowners who have just completed their home. They will provide great advice regarding the process and things they found helpful in building their dream home.
- **How do I pick the "right" builder for my home?** Each builder has their own style. We will meet when you arrive and I will take you to all the available models and you will get a feel for the style that suits your tastes. We can then narrow down your choices to find the model that will work for you.
- **How long will it take to build my home?** While the building process can take as little as 4 months, it is best to allow up to 7 months before your home will be ready. This allows your builder to work with you on details for your home, surveying the lot, acquiring the lot, architectural approval from SLV, etc.
- **This is my "last" home. How much may I customize my home?** Each builder will offer a different level of customization. All will offer many choices in finishes, colors, and styles.
- **How long does it take?** That depends on how customized your home will be. Some builders only offer specific plans and models and customize very little. These plans take between 3 & 4 months to complete. Other builders will build a semi-custom home. This process will take approximately 6 to 8 months. Truly custom homes may take as long as 8 to 10 months. Other factors adding to the building lead time will be whether you or the builder is providing the financing. I will happily explain the differences to you as we work through the process.