

Prioritizing your Home Budget

Building a home is one of the largest investments most people ever make. So how do you allocate your resources for the best bang for the buck?

LOCATION

The old saying ... What are the three most important items in Real Estate..“location, location, location.” I see this old saying violated all of the time, even by professionals. If you find a cheap location... guess what... it’s a cheap location! No amount of great house is going to turn that cheap location into a great location. Normally it takes a great house and makes it a poor re-sell prospect. I recently watched several of my builder/developer friends make this mistake multiple times. Some of them did it over and over... losing hundreds of thousands of dollars! This is not rocket science.

If you have to drive through a very low socio-economic area filled with trailer houses, junk cars, trashed out fields to get to that fabulous sub-division on the lake... guess what. It’s not a good location! I don’t care how pretty the water is or how nice the home is... sooner or later the first bloom will be off the rose and your spouse will start noticing how everyone says nice things about the home and the lake view... but no mention of the school district or the general area! No... your friends are not dying to move out next to you. You bought it or built it.... now try re-selling it.

Quality of home starts with a great location! You think that is for rich guys? Ok... I will tell you that the maximum you can spend of your total budget is about 20% for the land; unless you are a high net worth family and dropping any amount; \$1,000,000 check for the lot is not a concern (or more). A \$500,000 home should be on a lot of \$100,000 or less. Ideally 15% of the total project would be a more desirable number (\$75,000). If you can find a better deal or need us to provide that better deal, that is what we are here for! Buy the best location that you can afford !



Design Services

You can add enormous value to your home by creating a great Home Design and use of an Interior designer! A great building plan with superb coordination of colors and materials run about 3% of the project. The return on a home that has a floor plan with superb eye candy is hard to overstate. It is a pleasure to live in. When you are entertaining it is functional and when you are ready to market the home; the “it” factor will be there. Most people will walk into a home and instantly love it; or... it leaves them with that “just another house” feeling. That’s no real response at all. It is hard for most of our Owners to create a great home. Everyone knows what they like when they see it... but can they create it from a blank canvas on a budget? Unless you have the experience of building and designing millions of dollars worth of homes, leave it to us. Interior design services are provided as part of our build on every job. It is a necessity. If you allow us to, we also provide the architect, the shopping trips necessary for us to understand your likes and dislikes so we can create the “it” factor custom interior for your home within your budget. We are here to help bring your design concept and home expectations to fruition.



Your Powder Bath is a public space. Your guest will see it often. Make it interesting !

Kitchen

This is normally the heart of the house. It is hard to make a kitchen too nice. It can be done, but it is rare to hear a complaint about how the Kitchen is too large or too well appointed. The normal here is less than 10% of the overall budget for flooring, tiles, plumbing, cabinet, appliances and finish work. We will explore kitchens in more detail later. Kitchens are very important in the resell of a home. This can vary greatly though due to Owner choices. A less expensive kitchen is possible in a more expensive home as well as the reverse. I do recommend that using our interior design services will be extremely important. The normal and customary minimum for a home is required to create resell value. You do not want your kitchen to be a drawback later. We work with our clients to select the design and appliances that fit their lifestyle, experience and expectations.



Great Islands, wonderful prep areas, ventilation, lighting and panache.

Family Room

Create as much space as you can comfortably afford here. Everyone uses the kitchen and family room. Try to create as much space as you think you need here (and then add some more)! Whether you have TV in here or not, book cases, a fireplace, views to the outside, access to the kitchen, etc.... this is the public room everyone will use. We will talk more about family rooms. Just make it large!



This Great Room is a family room that can double as a Ballroom straight out of the Movies!

Master Suite

The Master bedroom is a very important area. It is your place of repose. It should not have anything built over it, it should be on the ground floor and privately accessed. The bed wall in a \$500,000 house should be about 16 feet approximately as a minimum standard. This allows for a king size bed with modern large nightstands on each side. If you can get a more space in your design ... great! A walk in closet is a minimum! His and Her vanities, a great tub and a separate shower would be very nice.





Master Suites are individual to each Home Owner. Build your Retreat!

Room Size

If you are on a budget that is small for a large family allocate your funds wisely. It is better to cut on trim (crown and doors) work than room size. You can always come back and put in more trim, it is almost impossible to add to a room size! When we are working on a lean budget, we do room size first! The first rule of home building is get the family into the home. If you have 4 kids, a great 3 bedroom house is not going to work!

Closets

Closets and storage are a must. Clutter is a killer of home values. Walk-in closets with full size doors are a must. It is better to cut on visual amenities (chandeliers -granite countertops) than to cut closet space. Maintain great storage.

Summation

A great home does not have to cost a fortune. It does have to have a great floor plan and be well designed. We will go into greater detail about the construction side of things as we go forward.