

New Construction Talk...

New Home Construction Process

Part 1: Choosing and Working with a Builder

In real estate, there's nothing more satisfying than picking a lot, choosing a floor plan, customizing your interior, and seeing it all come together. If you're considering custom home construction, here are a few tips to help with the major decisions along the way.

Choosing a Builder

Before you pick up the phone, these questions will help determine your choice of builder: What degree of handholding through the sales and construction processes do you prefer? How much input would you like in the design, construction, and materials of your home? Which builders offer the most experience, skill, quality and service in your price range? And above all else, which builders do you believe will be there for you in the future?

Choosing a Lot

The location of your lot determines everything from your property tax rate to the schools and amenities available to you. But choosing a lot involves more than picking a location. You must also consider the exposure of your home on each lot you consider to sunlight and wind, and their effects on your utility bills. You'll want to consider lot size too, and its effects on what you can do with the property, home value, and property taxes.

Closing Date

Getting a firm closing date, or a close estimate will help you to finalize your mortgage, schedule movers,

plan utility start dates, and arrange your change of address with the post office. Because there are so many contingencies in new home construction, you'll need a good closing date estimate. Time is money, so you should be confident in your builder's ability to meet the date.

Planning the Design

When you meet with the builder to discuss your floor plan, you'll be asked about your lifestyle. Do you prefer intimate or open spaces? Do you enjoy cooking, exercise, and in-home entertainment? Do you work from home? Do your children need a play area? It pays to think about these questions as early as possible.

Choosing Interior Styles and Materials

Once you finalize your contract with a builder, you will set an appointment to meet with a designer to choose your interior materials. If a wide selection is important to you, or if you have specific ideas in mind, talk to builders about your options. The earlier you begin to put together your preferences for cabinets, flooring, counters, and wall treatments, the more likely you are to love the end result.

We would be delighted to earn your consideration as you choose a builder. We have been building homes in your neighborhood through the highs and lows of our economy, and you can count on Bella Vista to be here for many years to come.



Darin Breedlove, CR, CGR, CGP, CAPS
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