

Buying a Homesite and Building a Dream Home 101



Let's get started! Together, step-by-step, we can do this!



Good news! The soft land market has enticed many buyers to build, instead of buying an existing home. Because land values have depreciated in recent years, many buyers have opted to build exactly what they are looking for.

Before you build, though, let us help provide a set of the rules and regulations for any neighborhoods which might be of interest. Because the building process often requires the buyer to purchase the land before beginning construction, make sure there are no covenants in place which might prevent you from building your "dream home."

For instance, we recently worked with some folks who ruled out a homesite purchase because the neighborhood covenants required that all homes be two stories, which would have prevented these buyers from building their dream home.



Don't go through this process alone. Step #1, pick a good Realtor. Let us help you navigate the process of buying a lot and building that dream home. We are here to help!



May we suggest? Finding a local, reputable builder might be a great place to start as you look for that perfect homesite.

A local builder will be familiar with local zoning and building codes. There are even some builders that have lots for sale on which they will build your dream house.



Local builders also know to which agency you need to inquire of as to each piece of land you are considering.



Finding that perfect lot: The perfect lot is the lot that will accommodate the house you wish to build.

Do you want water front, a lot in a planned community? Is there a special area you wish to live in? What size house do you wish to build?

Don't allow this process to overwhelm you. Work with your Realtor.

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Buying a Lot etc 101 continued....



How had you planned to pay for your homesite and dream house?

Have you reached out to a financial institution to inquire about financing such a venture?

Do you know about construction loans? Would they require the land to be paid for?



What about your Dream House?

Do you have ideas on what you want? How large? Do you have an architect's plans?

If you buy your lot in a planned community, are you familiar with Architectural Review Boards (ARB). As with any real estate purchase, you must perform your due diligence. You should understand the steps you have to take to achieve your dream.

Buying a homesite and building your dream house can be a reality. Granted, it is different than buying an already built house, but it is worth the time and effort to investigate all that is

required to buy that lot and build your dream house.

Your Realtor can navigate you every step of the way. Connect you with builders, local offices for information and permits, **and especially find you that perfect lot**

Let me make every effort for your dreams to come true.

I CAN HELP!



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Keep It Simple and Smart

As your Realtors, we feel that the best approach is to keep it simple and smart

The perfect Realtor to make this happen!

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