

Building Your Dream Home on Your Own Land

What to Know

Before Buying a Lot to Build Your Luxury Home



PRESENTED BY





INTRODUCTION

The process of building a custom luxury home on your own piece of land can be filled with uncertainties and anxieties for home owners. Many are overwhelmed just thinking about the process.

As you begin the journey toward building your custom home, you might be asking yourself several questions: Where do I begin? Is there a professional who can simply take responsibility for the entire project? Should I form a team for the project,

and if so, which professionals do I need and how do I select them? How do I get what I want on time and on budget, and is that even possible?

All such questions and concerns are normal and valid. How will you make these decisions? Do you have a clear strategy for making them, or will you rely on gut feelings or instincts?

We believe that our clients shouldn't have to sacrifice their time, relationships, budgets, or sanity to

arrive at their dream home, and we've got the knowledge, experience, and dedication to ensure that they not only achieve their dreams, but love the process, as well.

Working with owners, we have achieved the best results when there is a clearly defined objective with an effective strategy and a workable plan to follow. This method is called the Collaborative Method.

In this ebook, we'll show how our mastery of the Collaborative Method will help take the uncertainty and guess work out of getting started on building the home you dream of living in.



THE COLLABORATIVE METHOD

A Proven Process for a 5-Star Experience

We believe that choosing your builder—and being able to trust them—is a crucial part of the home-building journey. A great builder partners with you on the path to your dream home, helps usher you into a house that will become a part of your family, more than just the dwelling where you reside.

A great builder has the ability to work with their client—and the whole design and construction team—to render the client's dreams on paper and then to realize them on the ground.

And a great builder has the ability, and responsibility, to earn their client's confidence and trust through a dynamic design team, a solid process, and rigorous execution of the plan.

Our teamwork strategy, the Collaborative Method, allows us to confidently pledge a 5-star experience to all of our clients. Through it, we:

ASSEMBLE A DYNAMIC AND KNOWLEDGEABLE COLLABORATIVE TEAM

of architects, interior designers, sub-contractors and suppliers to guarantee the highest building standards.

ENGAGE A PROVEN PROCESS

of designing to your description of your style, taste, and needs through the 5 Simple Steps

EXECUTE THE PLAN

with the highest standards, with attention to time, budget, design, and craftsmanship.





THE "5 SIMPLE STEPS"

You Describe, We Draw / You Approve, We Build

Our proven process for getting you the home you want, on time and on budget, follows these steps:

STEP ONE: "Let's Talk"™

We sit down together and talk through your ideas and preferences, space needs and personal details. During this meeting, we establish the scope and budget range for your project.

STEP TWO: "Storyboard Process"™

We select your design team and transform your ideas into a preliminary schematic floor plan. We revise the estimated budget range to reflect the accepted plan and create an allowances chart for the selection process that follows. During this step we will assess and resolve specific code or structural issues.



STEP THREE: "Rendering to Scale"™

Here we finalize selections and specifications to complete the bid process. We also create a full set of construction plans which maximize design, innovation, and value engineering to meet your budget. Once these are finished, we present you a final construction agreement for your approval.

STEP FOUR: "The Big Event"™

Here, we transform your plans into reality and build out your home to specifications.

STEP FIVE: "Happily Ever After"™

At this point, we have completed your project on time, on budget, and have earned your 5-Star review. And you move into your new custom home.



[WATCH THE 5 SIMPLE STEPS VIDEO](#)

ESSENTIAL FAQ'S BEFORE BUYING LAND TO BUILD ON

FAQs to help you feel at ease with our process and
building with 41 West

Making the decision to buy land and build a custom home is an exciting experience, and one that comes with important choices. The first choice is who to trust to bring your vision to life. Your contractor will be responsible for bringing that vision to life, and to find the right one, asking the right questions is essential.

How do I build a custom home on my lot?

There aren't many things more satisfying than having the freedom to build and design a brand-new home on your very own plot of land. But where to begin? You're already off to a great start by doing the homework that landed you here. The easiest and most convenient next step is to contact us, via phone, email, or schedule a preliminary discussion.

Once you've made contact, we will suggest scheduling your complimentary "Let's Talk" session so we can learn more about you and your priorities and vision for your home. Each lot will have design parameters due to the slope and orientation to views and/or other homes. Within those parameters we start to incorporate your priorities. Before we start this process, we will analyze the lot to let you know if what you want is feasible.

Will your team come out to evaluate my future home site to assure it is right for my new home?

Definitely! This is the best way to assure that your new home gets situated on your land the perfect way. We can also address any concerns or questions you might have about your lot before the actual building of your home takes place to make it as easy and carefree as possible. For example, even if the house location is set, you can still decide where to locate each room to get the best views, privacy, sunlight, and breezes.

Is it important to have a drone aerial view?

Gathering preliminary surveillance before starting the project is helpful. Getting an aerial view allows us to see the land from a different angle and assists us in gathering additional information to determine elevations, provide additional perspectives of potential designs, gain insight into how the water drains from the property and more.

Will you handle my site work for me?

Unlike some builders that expect you to prepare your site and have it "build ready" before they start – we do all of that for you. Since every lot is different, we will estimate the costs involved to get your site ready for your new home – but rest assured – all the work will be handled by us.

[CLICK HERE TO SCHEDULE YOUR IDEA SESSION TODAY!](#)

Can you help us find land if we don't already own land?

Don't worry if you don't have land yet. Many of our customers did not own land before they came to us. We have valuable relationships with the real-estate community in each of our building areas who will be happy to help you find the perfect lot for your home.

What type of land do you build on?

The best part of being a custom home builder is that we build your home on the location of your choice. The location is up to you, in a rural setting, on a family farm, on a lake, in a development--- wherever you choose. Whether you currently own a site, are in the process of narrowing down your options or are just getting started – we can help you!

What if utilities are not available to the property?

We handle securing the utilities to your land, such as water, natural gas and electricity, and coordinate.

How do I know if the land is buildable?

Before you buy land, pay a visit to the county planning & zoning office to ask about any zoning laws that might not allow you to build there. You'll also need to research what kinds of buildings can be constructed, where the home can be built on the property and if the property has any setbacks, limiting the amount of space you can build on. your project will move into high gear. It is also important to understand what the soil conditions are and where the water table is located. We can help you understand variables by doing a soil boring test.

Are the boundaries of the property clearly and accurately marked?

This is one of the most important questions to ask. If there is any uncertainty about the

boundaries of your property, ask if a survey of the land has been done recently. A recent survey will be able to show you clear and up to date boundaries on your property. If it has not been done, we can help you complete this.

What's going on with the surrounding properties?

It's a good idea to be in the know of what's happening on the land near you and getting to know your neighbors. Are properties near you in the process of development? Have there been environmental issues or hazards with your neighbors? This will help you get an idea of what to expect from your own land.

How does the water drain from the property?

Some properties dry quickly, while others stay wet most of the year. It is important to know this upfront to fix any poor drainage around buildings that can cause permanent damage and mold.

Do you provide a warranty for my home?

Yes. We offer a great warranty. It provides a complete service for satisfaction for the first full year. Through a partnership we provide optional homeowner services for all of our homes. It recertifies annually to ensure that our standards for quality, financial stability, technical competency, and customer satisfaction meet expectations.

Will you provide references?

Absolutely! Speaking with previous clients and cross checking reviews and references can help you establish trust with your potential contractor and gain a better understanding of their expertise and specialties. Knowing their previous experience and how that correlates to the job you are entrusting them with builds confidence and helps you make a more informed decision.

What if I want to make changes after my contract is signed?

We will work with you on any changes that need to be made during the process. Depending on the magnitude of the change, there may be a fee included to make the adjustment. Elements and details may be easier to accomplish, and therefore not require the additional fee.

We understand that there may be changes as the home takes shape and we will do our best to work with you to accommodate them.

At what point should I work out financing?

Once we've completed Step 3 "Rendering to Scale" you will have the information you need in order to contact your lending institution and begin the financing process. You should contact your mortgage lender no later than 1 week after completing this step. If you are still searching for a lender, we can provide you with some referrals to lenders we have worked with in the past and that we trust to provide exceptional service to our clients.

How long will it take to complete my home?

It typically takes 9-15 months from "Let's Talk" to "Happily Ever After". You can expect your build to fall within that range, and as we progress through the 5 Simple Steps, we will be able to narrow that timeframe even more.

Who will be my point of contact during the process?

Communication is key during the home building process, so it is essential to establish your main point of contact early on and discuss communication preferences. Is there a project manager who will be moderating the conversation with the contractor? Will I have multiple points of

phone, or text? When communication styles clash, it can lead to frustration and delays. Knowing these things early can help you identify whether or not a contractor is the right choice for you.

PROFESSIONAL, QUALITY ORIENTED &

ATTEND TO EVERY DETAIL. ★★★★★

We hired 41 West to remodel the kitchen/living room area of a home in Pelican Bay in Naples Fl. They are professional, quality oriented and attend to every detail. The team communicates well with you and leaves you feeling confident that the job will be done on time and of highest quality. Our remodel was a wonderful experience and we will always keep them in mind for future projects. - *Teri & Ken D.*

THIS TEAM WAS EXCELLENT ... EVERY

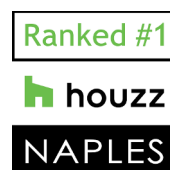
PROMISE WAS KEPT! ★★★★★

We made the decision to completely remodel our newly purchased Naples condominium, and chose to work with 41 West. It was a terrific decision based upon the professionalism of the process and the result. We received proactive, creative, and timely service at every stage of the process with timely communication throughout the project, virtually all of which occurred without our being present in Florida. This team was excellent - every promise made was kept, and we could not be more delighted with the result. - *Mary & Jim L.*

WE COULD NOT BE MORE PLEASED.



41 West built our beautiful home and we could not be more pleased. And they have continued to provide excellent support. - *Betsy & Stu R.*



[CLICK HERE TO SCHEDULE YOUR IDEA SESSION TODAY!](#)



2020

TOP
of
MARKET
AWARD

Awarded by Certified Luxury Builders Network



GET IN TOUCH

We stand by our quality, have glowing reviews with past clients, and want you to feel assured and apprised of the progress of your home each step of the way. We welcome questions and put a premium on clear, concise and prompt communication so that you know you, and your home, are in good hands.

[SCHEDULE MY IDEA SESSION](#)





LIKE WHAT YOU SEE?

We believe that building your home should be a pleasant experience, one to look forward to with excitement, and we are here to ensure that you have a five-star experience every step of the way.

Contact us at (239) 307-2307
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41WEST.COM