

# Professional Buyer's Guide: Custom Home Construction

## Introduction

Building a custom luxury home offers unparalleled personalization, modern amenities, and energy efficiency. Custom homes allow buyers to create their dream living space from the ground up, reflecting their unique taste and lifestyle.

## Custom Build vs. Luxury Resale

- **Custom Build Advantages:**
  - Complete personalization of every detail.
  - Modern systems and full warranties.
  - Energy-efficient construction.
  - Choice of location and lot type.
  - Typical timeline: 8-10 months.
- **Luxury Resale Advantages:**
  - Move-in ready with quick closing.
  - Established neighborhoods with mature landscaping.
  - Potential for renovation.
  - Typical timeline: 30-45 days.

## Granite Ridge Builders Advantage

- **Why Granite Ridge?**
  - Leading custom home builder known for quality craftsmanship.
  - Offers 180+ customizable floor plans.
  - 15,000 sq ft Design Center for all your needs.
  - Current incentives and trade-in programs for ease of transition.

## Choosing the Perfect Lot

- **Location Options:**

- Waterfront, golf course, acreage, or gated communities.
- **Considerations:**
  - Lot size, orientation, utilities, site prep, zoning, and HOA rules.

## Budget Planning

- **Average Costs:**
  - Range from \$400,000 to \$1.5 million+.
  - Cost per square foot: \$200-\$400+.
- **Included Costs:**
  - Lot purchase, base home price, upgrades, site prep, and closing costs.
- **Financing Options:**
  - Construction loans and luxury financing programs.

## Custom Build Timeline

- **Phase 1: MEET (Weeks 1-2)**
  - Initial consultation and lot selection.
- **Phase 2: DESIGN (Weeks 3-8)**
  - Design Center appointments and custom modifications.
- **Phase 3: BUILD (Months 3-10)**
  - Construction begins with permitting, site prep, and building.
- **Phase 4: LIVE (Month 10-11)**
  - Final walkthrough, closing, and move-in.

## Questions to Ask Your Builder and Agent

- **For Builder:**
  - What's included in the base price?
  - Can changes be made during construction?
  - What warranties are offered?
- **For Agent:**
  - Experience with custom builds?
  - Assistance with lot evaluation?
  - Connection with specialized lenders?

## Next Steps

1. Schedule a consultation to discuss your vision and budget.
2. Tour available lots and the Granite Ridge Design Center.
3. Finalize your design, sign your contract, and begin building your dream home.

For more information, contact Mike Lee, a luxury real estate and new construction specialist, at [Your Phone Number] or [Your Email]. Visit [mikeleeteam.com](http://mikeleeteam.com) to schedule your consultation.