

AUG 2021

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5 KEY FACTORS

FOR ESTIMATING YOUR
DREAM HOME'S PRICE

BUILDING A HOME DURING
COVID-19

IS 2021 THE IDEAL TIME TO
START?

THE NEWBORO 2
MODERN CUSTOM
HOME

5 TIPS FOR CHOOSING

YOUR CONNECTION
WITH NATURE

REDUCE STRESS, INCREASE
OVERALL HEALTH AND WELL-BEING

THE PERFECT HOME PLAN

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CELEBRATE YOUR GOALS

WE ALL CELEBRATE OUR GOALS. They can be major life objectives, such as selling a business or purchasing your dream home. Perhaps retiring or building your own custom home from the ground up is on the cards.

This issue's featured home is an example of a dream come true. The custom home is stunning and embodies their goal of having a home built to their specifications.

Meanwhile, your children might be starting school. Hopefully, we're all getting ready to return to the outdoors to enjoy the rest of the summer and accomplish other essential goals.

**"As you achieve your objectives,
take pleasure in the journey."**

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03 YOUR CONNECTION WITH NATURE

Reduce Stress, Increase Overall
Health and Well-being

04 5 TIPS FOR CHOOSING

The Perfect Home Plan

06 5 KEY FACTORS TO

Estimate Your Home's
Price

12 The Newboro 2

Custom Home - Modern Post and
Beam Design

24 BUILDING A HOME DURING COVID-19

Is 2021 the Ideal Time to Start?

Celebrate Your Goals

W

Walking your dog in the neighborhood may have been one of your favorite ways to break up your day long before the pandemic.

It brought you outside, away from the stresses of deadlines and epidemic living.

Walking your dog in the fresh air gave you a break from your day that you probably needed more than a cappuccino at the local coffee shop.

During the epidemic, pet adoptions skyrocketed. Animals aided many people during their time of sheltering in place, calming them down as they faced many unknowns and filling a hole when social bubbles were ruptured in the sake of flattening the curve.

Others found solace in their own houses.



Your Connection with Nature... Spending time outdoors has been proven to reduce stress, boost mood, and increase overall health and well-being.

5 TIPS FOR CHOOSING THE PERFECT HOME PLAN

These are the top five factors to consider when selecting a house plan for your property.

1 DETERMINE THE PROPERTY'S DIMENSIONS.

If you know your lot's basic measurements and allowable building area, you'll be able to select among potential house layouts. Narrow house plans, for example, will benefit a narrow, long lot. You'll also need to determine the size of your lot and whether there are any restrictions. When planning your home, think about how many levels and bedrooms you'll need.

2 SELECTING A PLAN.

Selecting the perfect house plan may be an exciting experience if you know what to look for and how to prioritize your requirements. Be mindful to check for amenities that reflect your lifestyle, lot, and budget as you begin your search. Because the kitchen, master suite, and great room are the most used sections of a home, you'll want to double-check the design and size of each room. The trend is for a more casual, open floor design, which allows you to personalize your dream house.

Designing a home to match your requirements now and in the future rather than settling for an existing layout is an exciting opportunity, whether it's your first custom house or cottage or you're planning a retirement home.

It's an opportunity to make your personal lifestyle goal a reality.

3 MAKE A LIST OF THE MOST IMPORTANT AMENITIES.

A family's dream house should be welcoming and open. Make a list of "must have" amenities for your new custom home with your family.

If you have children or want to have children in the future, it is advisable to choose a home design that is family friendly and has sensible characteristics that fit well with children.



What most homeowners desire

- a. For most buyers, the layout of a home plan is more essential than the location.
- b. The popularity of open floor plans is still growing. Those wanting to build a custom home are looking for "a sense of open space."

Being one with nature

A major advantage of open spaces is that they mix all the comforts of indoor living with the beauty and splendor of the outdoors. Because there are fewer walls, floor-to-ceiling windows can be added. You can even integrate a large deck or veranda.

- c. A kitchen that opens to the living room. Approximately two-thirds of those polled said they wanted this option in their house plans.

5 TIPS FOR CHOOSING THE PERFECT HOME PLAN FOR YOUR LOT

continued...

- d. High ceilings. For the first floor, two-thirds of respondents said they wanted ceiling heights of 9 feet or more.

- e. Built-in storage areas. Walk-in pantries, a separate laundry room, and more garage storage space were required by over 80% of respondents.

- f. Tub/shower in master bath. A big tub in the main bathroom was one of the most unwelcome features.

4 SHOWCASE NATURAL FEATURES.

You may have chosen a lot with a spectacular view. Choose a floor plan with rooms that have a stunning view of the lake, stream, or mountain range.

5 GET MOTIVATED.

As you come up with floor plan ideas for your dream home, be imaginative. Visualize what you want and need with no pre-existing image is the most difficult factor of the house design process.



CHOOSE A PLAN AND MAKE IT YOUR OWN



You've waited and dreamed of building your own custom house, so settling for anything less than the most picture-perfect plan for you shouldn't be an option.

That doesn't imply you have to start at the beginning. You can use a current home design as a starting point and then add your own unique touches based on your specific requirements.

You can narrow down your search for home plans on Cedar Designs' website by looking for house plans that include your favorite characteristics.

Consider this to be your starting point. Other characteristics, like your home's orientation and the potential for future expansion or additions, will become clearer as you advance through your home design selection process.

5 KEY FACTORS TO ESTIMATE YOUR HOME'S PRICE

A realistic cost that you can use to estimate your dream home.

1. Purchase price of the land

When budgeting for a project, the first thing to think about is the property.

You should consider the costs of site development.

When it comes to construction, buying land is not a different type of expenditure. To achieve your dream home, it's important to allocate adequate funds to each area. You don't want to buy a lot with high site development fees because it will cut into the balance of your home-building budget.

2. Site Development Costs

New projects need basic site preparation and service work in order to provide a suitable site for constructing your home's foundations. Check to discover if rock blasting is required for the foundations or if the building envelope is too small for the home you want to build. Otherwise, you could be looking at increased costs.

Site development costs are divided into two categories: basic site costs and situational site costs.

Costs of a Basic Site

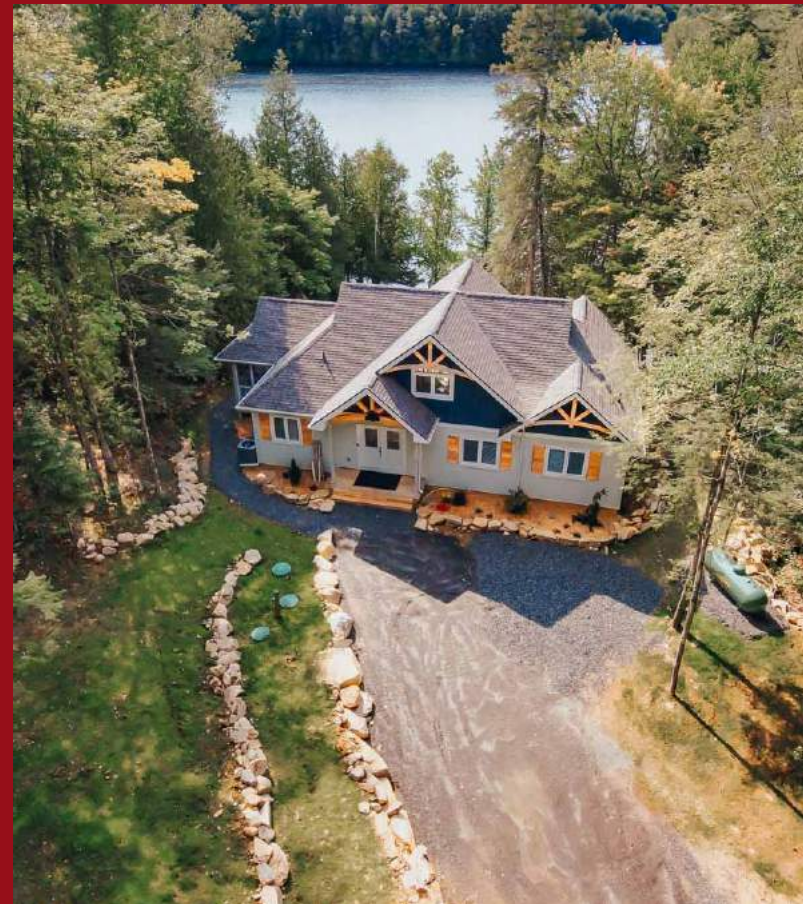
Property surveying, site clearance, and connection to water, power, and local sewage facilities are all part of the basic site expenditures. If you're buying a developed lot or one in a city, this work will need to be done and will be included in the price of the lot.

Costs of a Site in a Specific Situation

Demolition, geotechnical work, and rock blasting are some of the charges that may be incurred depending on the specific lot.

You may need to install a septic and well system for your home if you live on a rural lot.

The range of these costs can vary depending on the lot.



These costs are factored into the planning process by Cedar Designs.

3. Materials and design

To make building easier, you'll get a combined design and material package. Under one roof, we serve as both an architect and a lumberyard.

Hundreds of various designs are available in our design collection, all of which can be customized to fit specific budgets and tastes.

Each home package comes with full construction designs, all of the materials needed to construct the structure, and weather-tight exterior finishing.

Combining the costs provides you far more budget predictability and control. While also speeding up the construction process.

The payments for engaging an architect, engineering, and preparing permission plans are replaced by the design costs.

The design costs replace the fees associated with hiring an architect, engineering, and producing permit plans.

Customization Levels:

Standard

You can choose from one of our pre-made designs. We have numerous distinct variations of popular homes to suit all types of settings.

When you choose a standard design, you'll get complete construction plans and delivery in a shorter amount of time.

This saves you money because the home plan is ready to use and revisions only take a short amount of time to write.

Modified

Any of our plans can be customized to meet your specific requirements. Changes in size, external materials, and site conditions are all possible.

Your price will reflect the increase or decrease in required materials, depending on the modifications you make.



Custom

You have the option of creating a completely personalized design, a home that is completely tailored to your dream. You have complete control over the inside layout as well as the external design.

The size and complexity of the project.

The cost of your design and materials is determined by its size and complexity. The cost of a home rises with the size of the structure; however, determining the cost of a home using the simple cost per square foot method is difficult.

This is since there are numerous methods for calculating total square footage.

Simple cost per square foot estimates are frequently deceptive because they do not incorporate all of the home's components.

Within the square footage estimate, there are additional hidden elements that might substantially increase or decrease the cost.

You need to be cautious of being given simple cost per square foot quotes.

When building a custom home, your design, your property, and your interior finishing selections all have a factor in the final cost.



Total Project Budget...

Material Selection

The cost of your project will be influenced by the quality of your supplies.

We use premium lumber, and as a homeowner, you have the option of adding enhancements to your project... You can choose from a variety of siding and window options.

Some items are more costly than others.

Wood ceiling liners, decorative beams, porches, decks, and railings are also popular package modifications.

4. Construction

This, like the land purchase, is highly influenced by the local market and the availability of workers. In a large metropolis or a remote region where only a few contractors are accessible, you might expect your costs to rise.

You have several options to consider. By focusing on seasons of the year, you can keep expenditures low.



al Project



Mystic Point

Because the spring and summer are the busiest seasons for framing, you can arrange your project to be at 'lock-up' going into the winter (Lock-up is the stage at which the exterior of the home is complete, but the inside is just stud walls).

Since the foundations and exterior are finished, trades can work inside during the winter.

This will usually result in a discount because trades are less expensive during the less active winter months.

Another factor to think about is the degree of prefabrication. Panelized walls are available as part of our package.

Panelizing the walls saves time during framing and speeds up the construction process.

While some local crews have the time to stick build, in locations where labor is scarce, penalization is a viable choice.

The final consideration in building is your own participation.

There are three different types of homeowner involvement to think about:

No involvement — you are engaging a General Contractor

Acting as General Contractor - you are taking over the project and hiring the individual sub-trades

Sweat Equity - You'll have to put in some sweat equity because you'll be doing part of the job yourself.

Many people are unfamiliar with construction or lack the time to function as the general contractor for their project, but some people are extremely determined to build their own home, which can save money.

Acting as the General Contractor - A good option for people who want to get the most bang for their buck.

General Contractors often charge 15 to 20% of the total project cost, which you can put back into your pocket.

We can connect you with a professional framing crew to install your package using our network. Most people feel comfortable employing the trades required for interior finishing because the process is like that of house renovations.



Some people even take the final steps on their own. Painting, grouting bathrooms, and installing light fixtures are all small actions that can help you save money in the long run.

5. Finishing the interior.

The inside finishing of your home is also a factor in deciding the cost of construction.

The interior finishing is where your home truly becomes your own. However, because people's interests vary so considerably, it's a difficult cost element to simplify.

It's crucial to know what kind of finish you want when you're first thinking about building.

Interior finishing items can be upgraded over time for younger families.

ummary: Without more information, answering the question "How much does it cost to build?" is difficult.

The accuracy of a cost estimate is determined by five primary criteria. Your 'Total Project Budget' is made up of these elements.

- 1. Purchasing land.
 - 2. Development of the site.
 - 3. Material and Design.
 - 4. Construction Workforce.
- Interior Finishing is the fifth step.

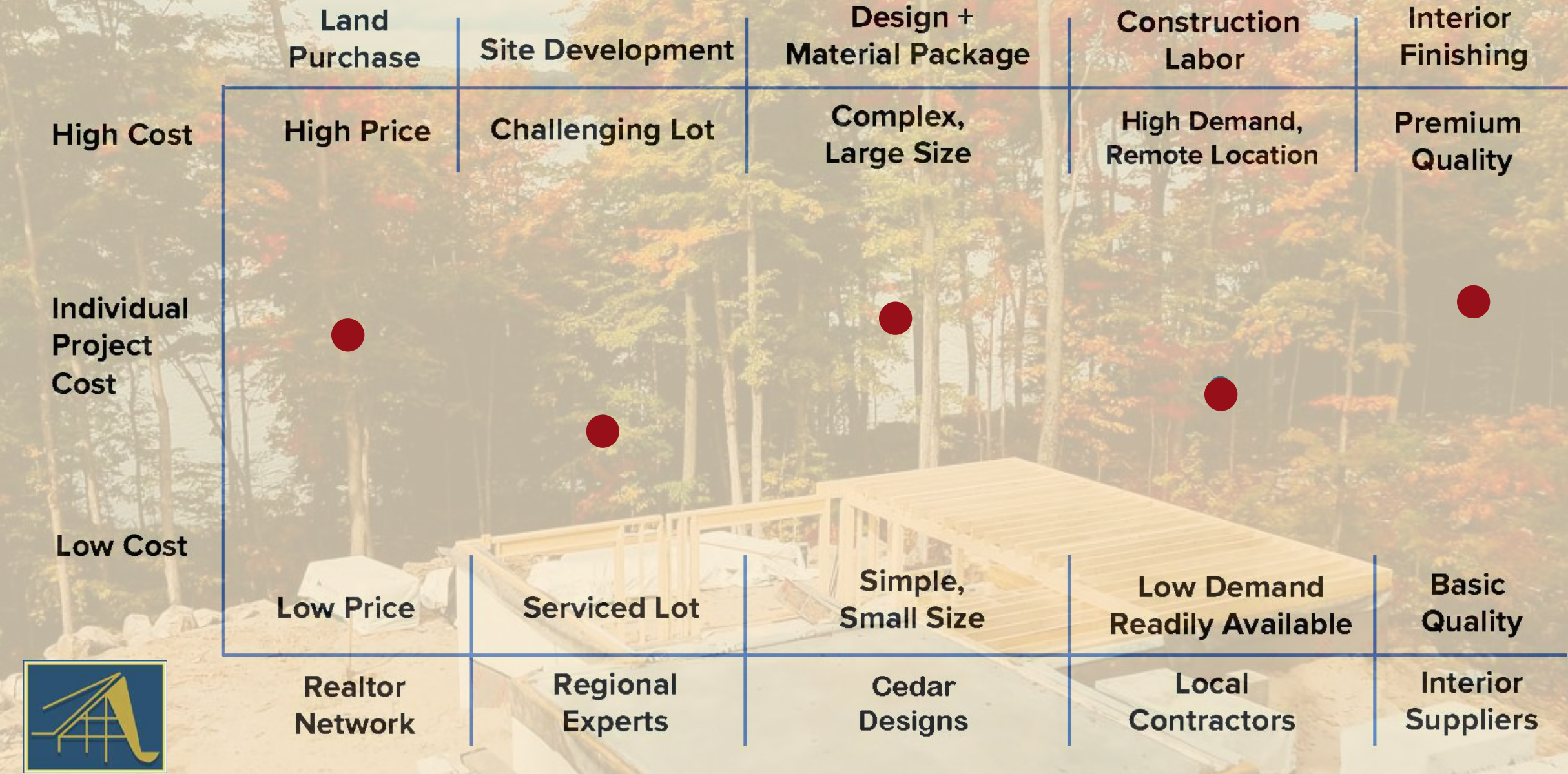
Each of these variables will eventually be determined by the decisions you make during the construction of your dream home.

To achieve a reliable total project cost, you'll need to go further into each of these variables.

On every project, Cedar Designs uses the above system to ensure that the home is designed to meet your Total Project Budget.

We're here to assist you in determining the cost of building your dream home.

Total Project Budget



A PERFECT

BALANCE



**Take a Peak Inside this Spectacular
Modern Post and Beam Home**

The Perfect Plan is a Plan Designed for YOU!

Newboro 2 Custom Home

With such a fantastic lake frontage, the main objective was to optimize the view from every room in the house.

The spectacular high ceilings and floor-to-ceiling windows are nothing short of breathtaking in the full light of day. The main floor's 8-foot vaulted ceiling has several beams and floor-to-ceiling windows to highlight the stunning views of the lake while also letting in more natural light



Planning to build?
View the hundreds of plans
and designs on our website
to get started.
cedardesigns.com



A huge open kitchen and dining area are featured in the Newboro 2 modern post and beam home. The great room is a huge, comfortable, and inviting enclosure on the main floor with amazing panoramic views.

The Newboro 2 post and beam is a modern two-level 3,160-square foot home with three bedrooms, three bathrooms, a full kitchen, and a spacious family room on the lower level and a spacious great room on the main level

Newboro 2 - 3 Bed • 3 Bath

Main Floor: 1,580

Lower Floor: 1,580

Width: 77 - Depth: 40

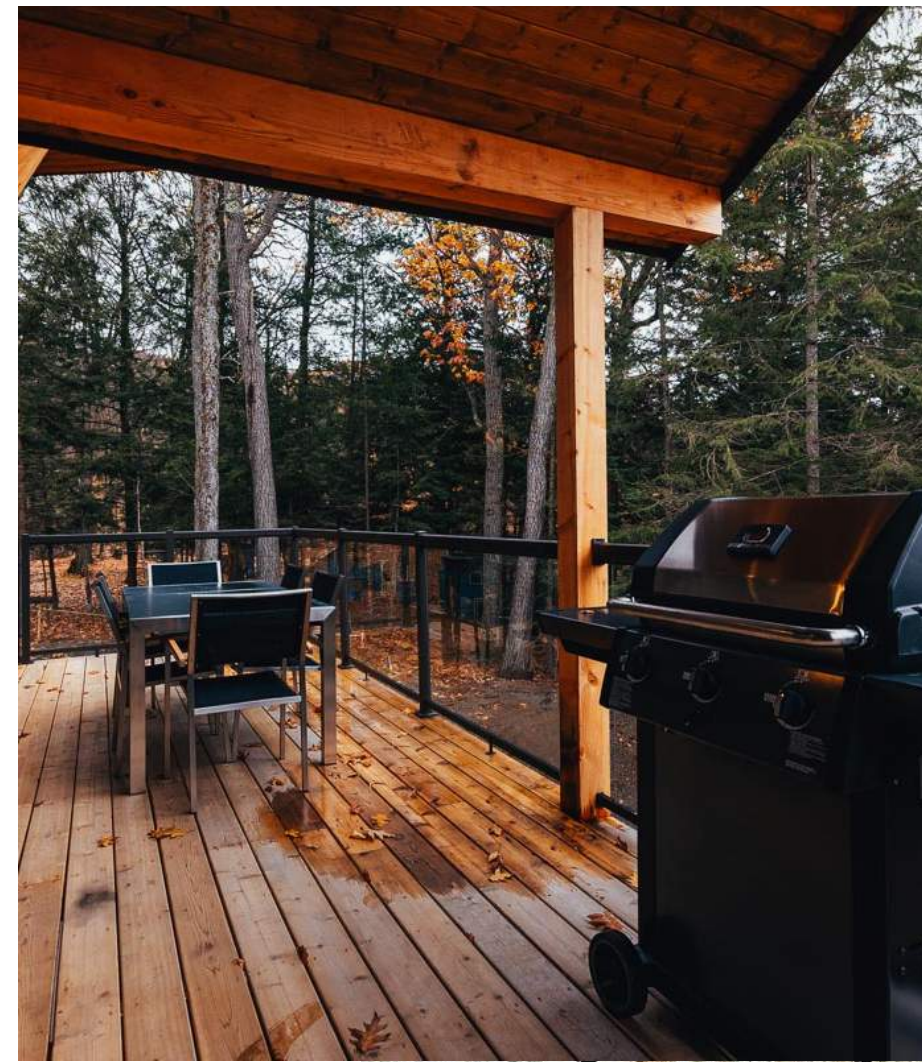
Covered Entry / Porch: 72

Balcony / Deck: 236

Total Living: 3,160 - Total Area: 3,468



All the bedrooms on the lower level and main floor have spectacular water views.



Newboro 2 Custom Home

The Newboro 2 post and beam home includes a screened porch and a covered deck. You can transform the screened porch and covered deck into almost anything.

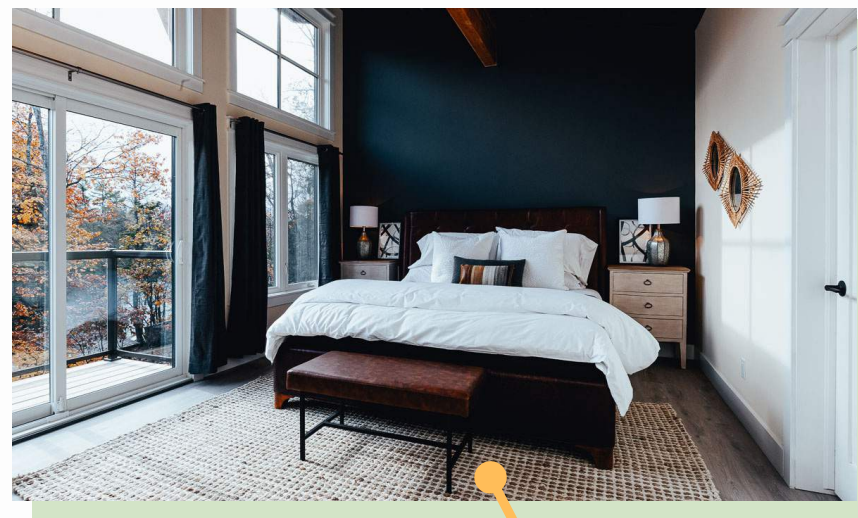
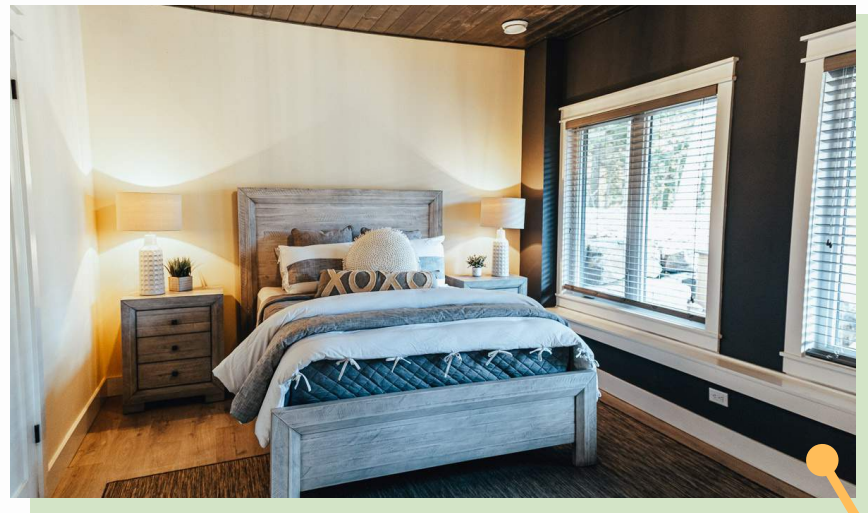
The porch and covered deck have the advantage of providing a complete view of the outdoors, such as the lake, river, or mountain range.



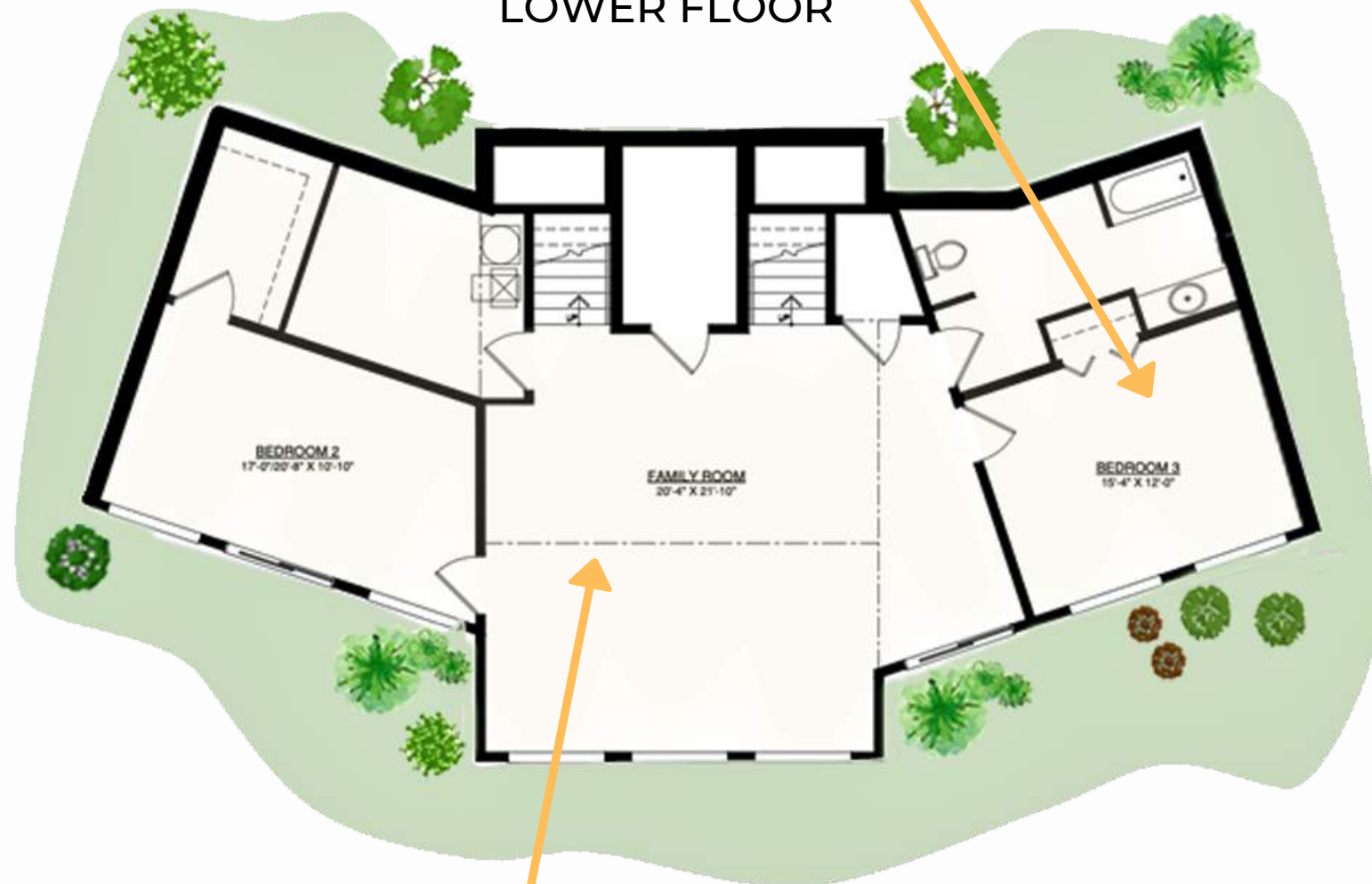
The two-story floor plan features a master bedroom on the main floor and two bedrooms on opposite sides of the bottom floor, separated by the family area, to provide the openness and privacy desired by visiting family and visitors.

The great room is a huge, comfortable, and inviting enclosure on the main floor with amazing panoramic views. It's the perfect spot for curling up with a good book on a plush sofa or simply admiring nature in all its glory.

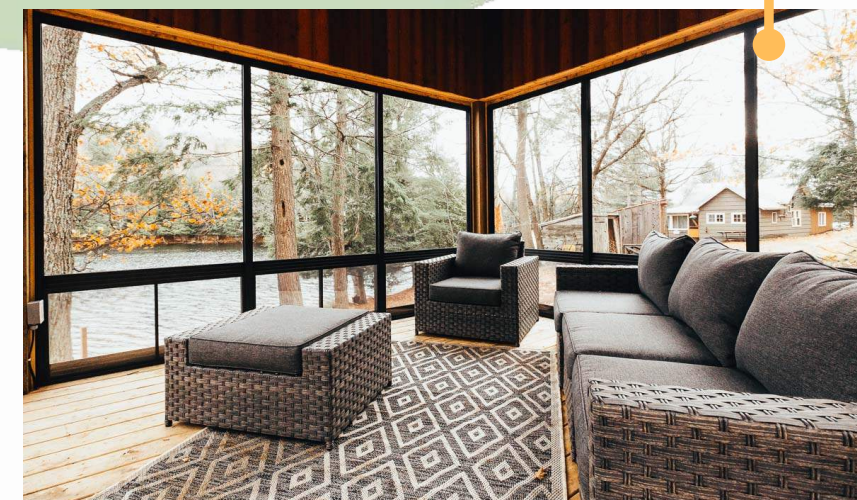
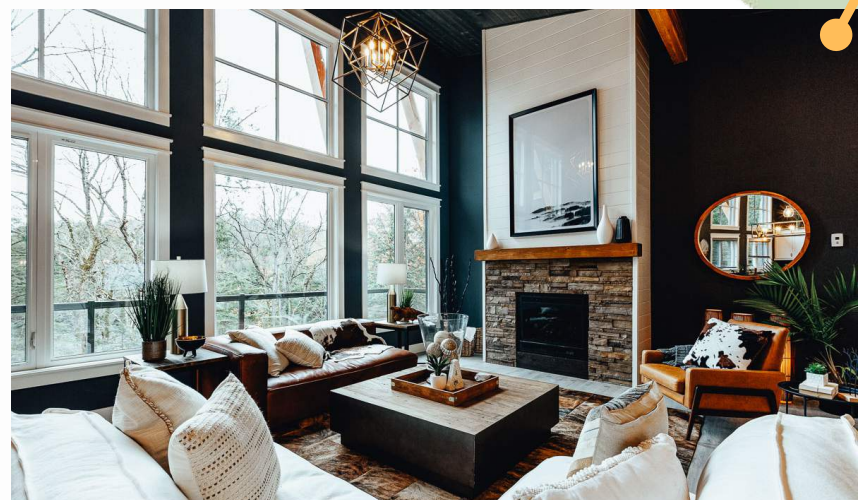
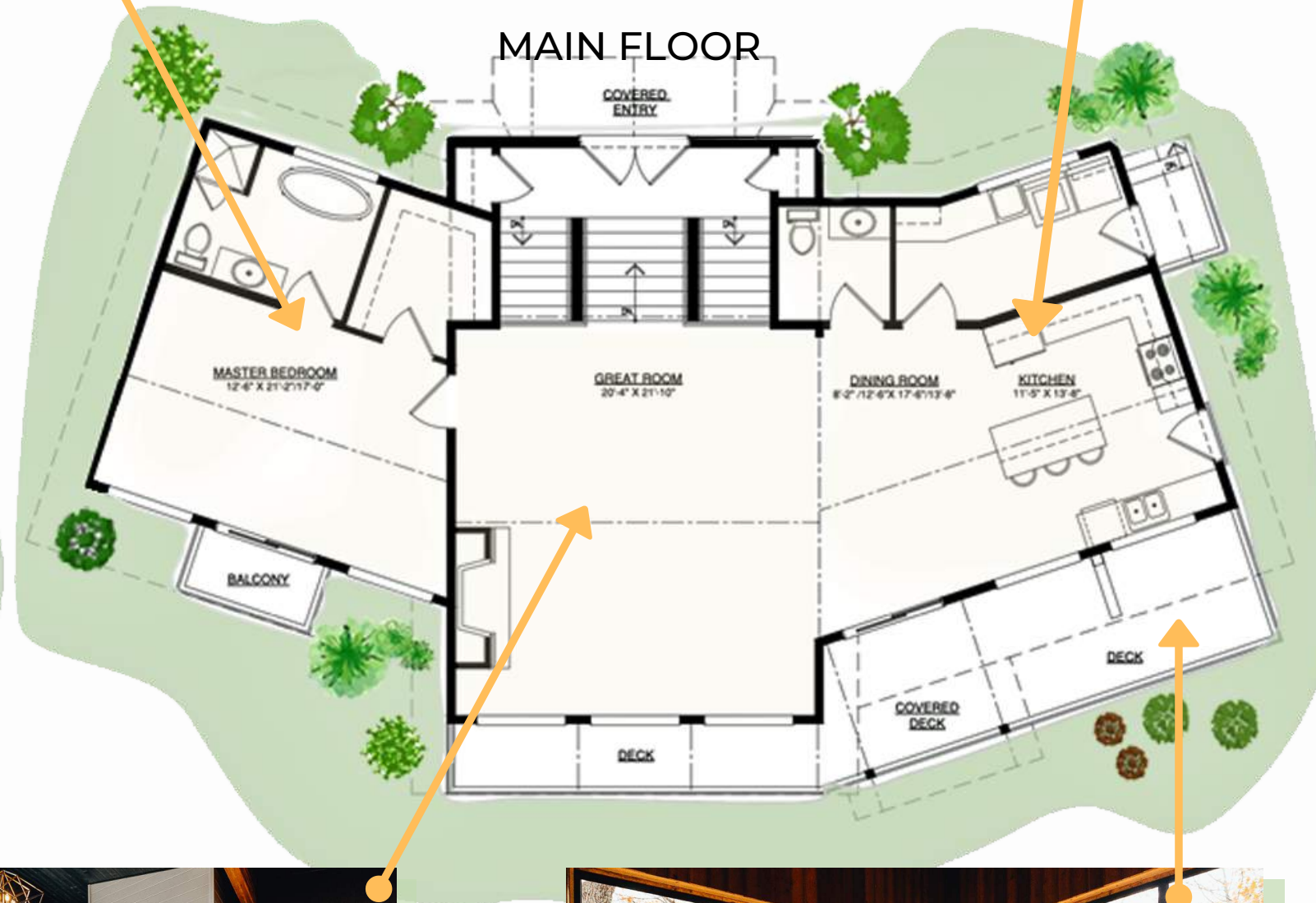
The kitchen and Dining room are open to the great room. This is undoubtedly the home's central gathering location.



LOWER FLOOR



MAIN FLOOR



BUILDING A HOME DURING COVID-19



Clearbrook

During COVID-19, the process of building your own home is unsettling. So, you know what to expect count on your home builder.

Even if there are some new challenges, now is a great time to build a custom home. The home market is stable, mortgage rates are low, and there are more reasons than ever to go to the countryside!

If the COVID-19 pandemic, has you wondering, "Is 2021 truly the ideal time to build a new home?" you're not alone.

The COVID-19 epidemic has had an impact on the home building sector, as it has on most other industries. Everything from the design and construction process to permits and financing has been affected

Your custom home could easily fall behind schedule because of the worldwide health crisis, especially if it's being built on-site rather than in the controlled indoor atmosphere that Cedar Designs provides.

In 2021, you may create a personalized home with minimal worry if you have the appropriate plan.

THERE'S A CHANCE THAT COSTS WILL CHANGE. If you're building a typical stick home, you might be in for some unexpected costs.

New construction is known for unexpected costs, and if COVID-19 disrupts the construction supply chain, material costs could increase after the groundbreaking.

Some home buyers experienced price increases of up to \$35,000 in the previous year.

Of course, that only applies to a house being built on a construction site in the traditional manner. Whatever the market does outside our factory walls, the Custom Homes by Cedar Designs building process delivers your home on budget.



Plus, you may lock in lower costs now and begin construction in 2022 with the Buy Now, Build Later program!

DELAYS ON THE BUILDING SITE ARE TO BE EXPECTED.

When building a custom home, knowing how long it will take is crucial. If you want to sell your present home first, or if you want to rent while you wait for your new home, this is essential.

During the pandemic, expect new house construction to take longer than usual due to delays in permits, construction, materials, and financing.

Additionally, if you choose a typical home build, there is a chance that the construction will be halted during a lock-down. Non-essential construction sites were temporarily shut down during the first wave of 2020.

Custom cedar homes, on the other hand, are a different story. We were able to continue building during the lock-down last spring because Cedar Designs custom houses are manufactured in factory rather than on construction sites.

Customers were ecstatic to learn that their homes were still being built while the rest of the country was in a state of lock-down.



CEDAR HOMES
BY CEDAR DESIGNS, LLC

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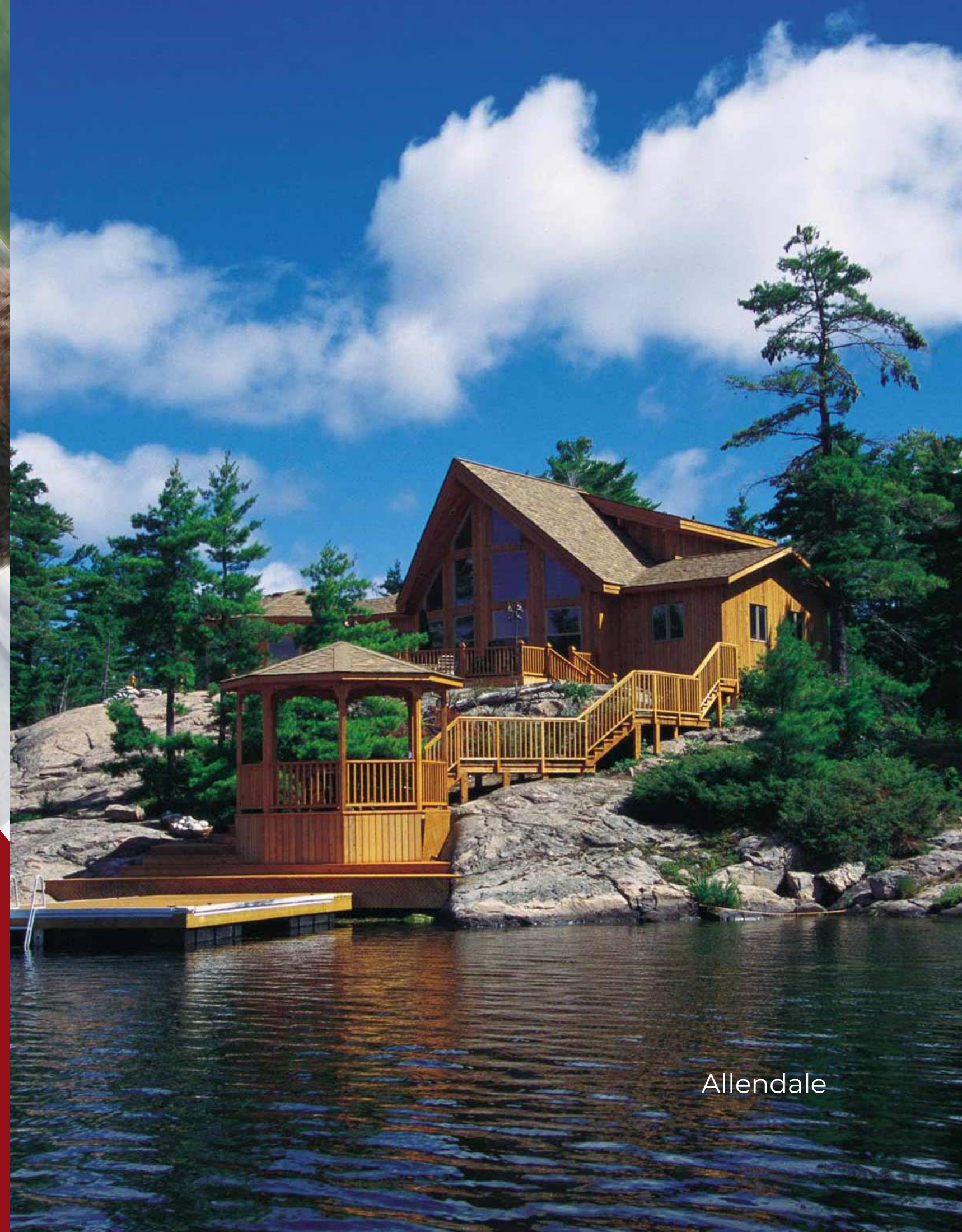
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