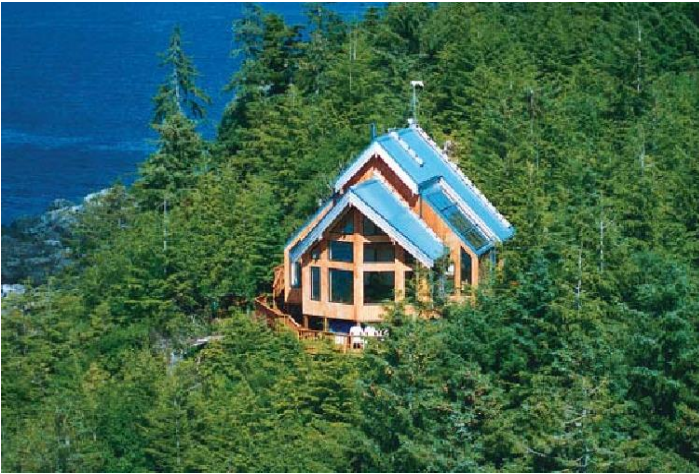


# Cedar Designs

## Tips on Buying Property



## What you should consider when buying land:

### Value Creation

Most people buying land have a vision of what they want to achieve when they build a new home. Generally, they also want to make sure that they get a fair return on their investment if they choose to re-sell the property at some time in the future. This means that there needs to be a realistic relationship between the initial cost of the land and the amount spent on building the home. Careful planning is required to make sure that the right balance is achieved to create value.

### Home Design

It is usually not worthwhile to spend time and money to design a new home before the purchase of land. This will be wasted if it is not possible to build the design on the property purchased. In fact, many customers find they like a number of different designs equally well and have trouble making a choice. Often one of these designs can be built at lower price because it is better suited to the property. However, if you are sure you want to build a specific design, you will need to make sure that you can do so on the selected property.

### Meeting Budget

You always know the upfront cost to buy property. However, the cost of subsequently building on it can vary considerably. Your budget should include the estimated cost of the land improvements you will need to make before you can start construction. The reality is that all parcels of land have different characteristics and present varying opportunities and challenges. How you deal with these will affect both the type of home you can build and the cost of construction.

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# Key factors to determine if the property is right for you:

## Zoning

Virtually all properties will have zoning requirements or Architectural Controls. These basically cover what you can build and where on your property you can build it. Setback distances will apply from the sides, front and back of the property as well as allowable distances from wells, septic systems and water. Height restrictions may also apply. Sometimes the type of design and materials to be used may be governed by Architectural Controls.

## Access

On more challenging sites the cost of building roads to access the home can vary considerably depending on the design selected. Furthermore, road placement needs to be considered in conjunction with the location of other services so there is no conflict.

## View Corridors

Many owners want to take advantage of the full view potential of their site. Alternatively, they may want privacy from adjacent property. Natural features like trees or rocks can be taken into consideration within the design to create a more interesting result.

## Utility Services

Most homeowners want power, water, utilities and a waste water disposal system. In some locations people want to use alternative power sources, such as solar panels or generators. The cost to bring these services to the home may affect the initial buying decision as they need to be included when considering alternative properties. Creating the right design will usually reduce the cost of actually installing these types of services.

## Water Wells & Septic Services

Rural or recreational locations often require the drilling of a well and an approved way to dispose of waste water. This usually means installation of a septic field or tank. Ideally you want property with a good natural percolation test rating as engineered septic fields can be very costly. Resale value is low for property that does not have easy access to water or has disposal problems. It also takes special expertise to position wells and septic fields so they do not get in the way of building the home in the best location.

## Slope of Property

Building on extreme slopes or soil with compaction problems should generally be avoided. However if there is a reasonable slope on the land this can often be used to advantage by incorporating a deck or walk-out basement below the main floor. If you utilize the site's potential in to your design, you will in turn maximize your budget.

## Type of Home

Building a custom home allows owners to get exactly what they want in terms of look, interior layout, room sizes and interior features. However, some sites are better suited to certain types of home designs than others. You need to know the dimensions of the allowable building envelope of your proposed property to make sure you can build the home design you want and get the best use of the land.

## Location

Permits will need to meet applicable building codes. Local engineering may be required where high winds, extreme temperatures, snow loading or seismic issues are involved. This may also affect the types of building materials that can be used. Windows will need to be certified to meet NAFS energy and structural requirements for the area of construction.

## Site Preparation and Landscaping

The cost of clearing the site to allow the excavation of foundations and landscaping afterwards can vary a lot depending on the property. Builders will usually not include these costs in providing rough estimates for home construction. However, they will need to be included to get a realistic budget for your project. Selecting the right design and putting it in the right place on your property can save a lot of money.

Custom homeowners have built thousands of homes on very different sites and in a wide variety of geographic locations. One of the major reasons they chose us is because we specialize in Site-Specific Design™. This considers all the key factors that affect the feasibility and cost of

each individual project based on the unique features of the property. Once you have made the land purchase we will be able to help you choose the right site specific design to give the best results for your budget. This kind of expert technical advice can save you many thousands of dollars when building your new custom home.

**We hope you find this information helpful in the process of buying your property. We also look forward to being of service to you when you are ready to get started to build the home of your dreams.**



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