







needs. These are the only ones you should review – in person, preferably with a knowledgeable building professional. This specialist will share their expertise, noting the site conditions, setbacks, lot development costs, access to water/ sewer and electric, and buildable area (will your future home fit on the lot?). These are all items that can quickly turn a “value lot” into a large expense if additional site preparation is needed before you can begin to build. Discuss the home and special site features with the building specialist to attain a general estimate of building cost and lot fit.

After selecting your potential lots, have a real estate professional compare land values from the past 6 -12 months in the specific communities where the lots are located. Additionally, have them provide you

with information about typical home styles, average square footage, home plans, features, and the average home sales prices for the past 6-12 months in these neighborhoods. Knowing the lot and home values in the neighborhood will provide confidence that your home will be a good investment.

The community homeowner’s association administrator can provide a copy of the covenants and design guidelines. Building cost can differ significantly between communities that are only a few miles apart if the architectural guidelines require more costly construction features. Additionally, the association administrator can provide an outline of community fees associated with the lot purchase / transfer, annual dues, and new construction. Often these assessments are overlooked when purchasing a lot but can unexpectedly add to the cost of your investment.

Armed with a clear understanding of what

you want in a home, the community and lot restrictions and fees, and the estimated cost to build the home of your dreams, NOW IS THE TIME to invest in that RIGHT HOME SITE and begin to build your DREAM HOME from the ground up. **LEH**

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