



HOW MUCH DOES IT COST
TO BUILD A CUSTOM HOME?

YOU'LL LOVE
YOUR HOME!





INTRODUCTION

Our mission is to build homes designed to enhance the lives of our clients. With that in mind, this guide was born. In recent years, we have seen increasing interest from our homeowners to understand the costs that they must consider when building a new home so that they can be better prepared to move forward with ease during the design and construction phase.

In the end, your project will have a unique cost depending on your current and future needs. You have the ability to dictate the size of your kitchen, garage, living areas, and so much more. The possibilities are endless. This guide will help you lay out things to remember when calculating and preparing for the costs of your new home.

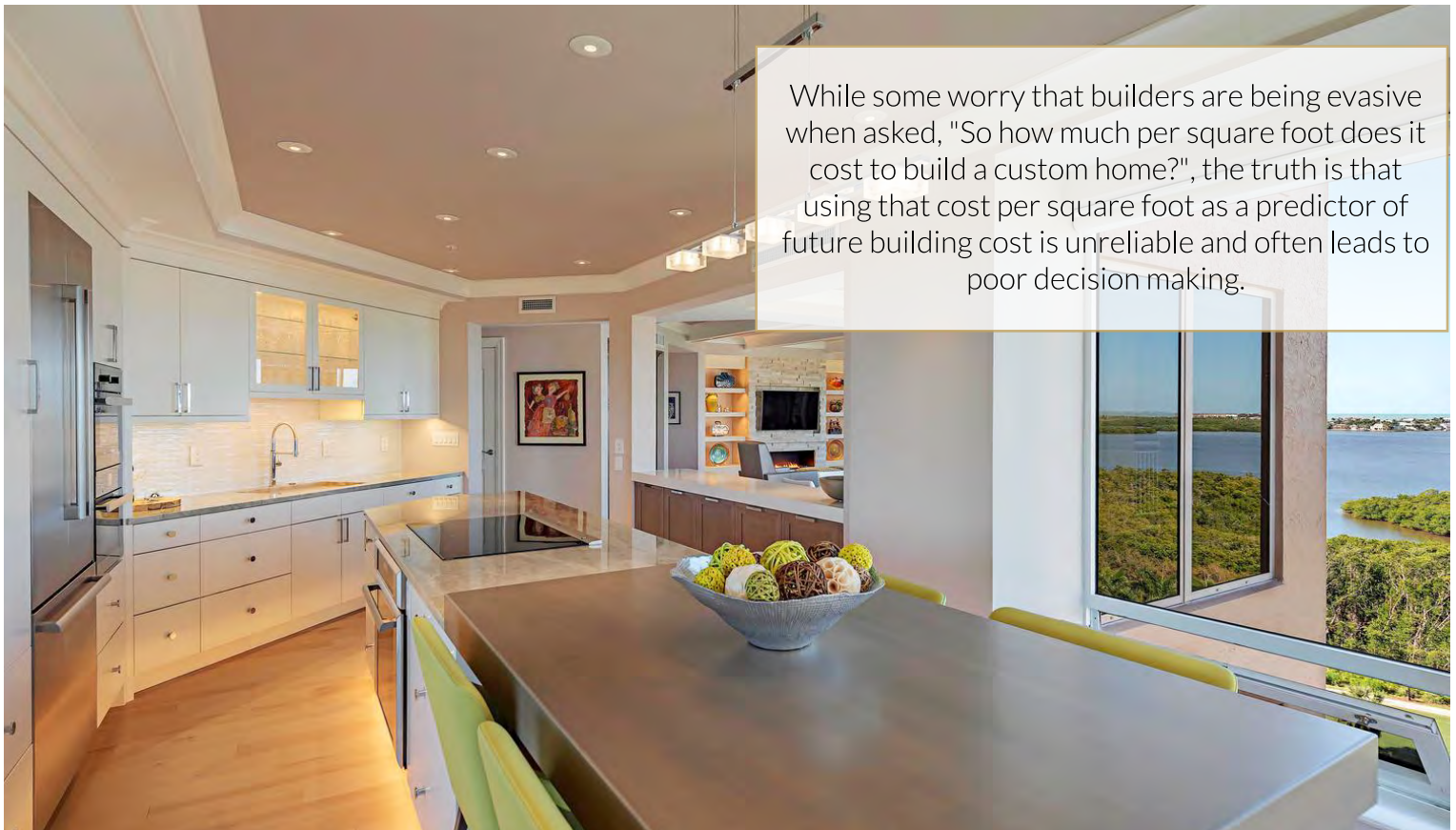
If you want to have the most accurate picture of how much it costs to build a home, it is best to schedule your complimentary “Let’s Talk” session so we can learn more about you and your vision for your home.

SCHEDULE YOUR IDEA SESSION TODAY

41WEST.COM

(239) 307-2307





While some worry that builders are being evasive when asked, "So how much per square foot does it cost to build a custom home?", the truth is that using that cost per square foot as a predictor of future building cost is unreliable and often leads to poor decision making.

BUILDING COST PER SQUARE FOOT ~ *why it doesn't mean what you think*

ESTIMATION METHODS AREN'T ALWAYS CONSISTENT

The techniques used to estimate the price of a build based on cost per square foot can vary greatly from builder to builder. One common approach is to divide the total cost by the amount of livable square feet. Even so, this method can result in a higher price per square foot if you opt for a porch or garage that's larger than average.

IT LEAVES OUT CRITICAL EXPENSES

When you get an estimate based on the projected cost per square foot, many items that contribute to the final price may have been excluded - excavation, site work, constructing basements, garages, porches or bonus spaces. The inclusion of premium construction materials, upgraded appliances and other top-shelf conveniences may have also been left out.

IT DOESN'T FACTOR IN REGIONAL DIFFERENCES

Another problem with cost per square foot pricing is that it's based loosely on averages, which don't account for regional pricing variations. Consider how labor rates and the cost of materials can vary drastically between locations.

PRO TIP: *Entering into a Design Agreement will allow the builder to map everything out for you and will help you get a deeper understanding of a true budget. Schedule your idea session with 41 West to get started.*



BUILDING A CUSTOM HOME

Custom homes are often one-of-a-kind, upscale homes that feature the industry's best products and materials, latest technologies, top-notch craftsmanship, and unique design elements. Building a custom home means you have total control over the design of your home. You'll have the freedom to incorporate architectural styles you love, and features that fit your lifestyle — like an art studio or gourmet kitchen — or incorporate the latest design trends.

PRO TIP: Bring in your builder up front. Avoid the temptation to work with an architect directly and shop the plans later.



NOT SURE WHAT QUESTIONS TO ASK WHEN BUILDING A HOME?

Download our free guide to help you feel at ease with our process and building with 41 West.



COST BREAKDOWN

This breakdown generally applies to many single-family homes constructed using conventional methods, but other factors such as unique features of the land or home can really affect these figures. For instance, if you live on a steep hill, you might spend more on grading and foundation just to have a solid base to work on.

ELECTRICAL - 10.1% PLUMBING - 11.9%	SPECIAL FEATURES - 3.1%
Comprise a majority of the costs of a new custom home.	Some potentially necessary additions and amenities that can increase the comfort and functionality of your home:
Size and type of each system greatly affects the cost as each has disparate installation times and requires different levels of expertise.	Built-in appliances; Walk-in pantry; Wet bar; Central vacuum.
Ensuring that these systems are up to code can also affect costs.	In-ground or above ground pool; Decks and porches.
Energy-efficient systems, such as solar panels, cost more upfront, but your bills will be much lower on average, and will ultimately save you money in the end.	Extra storage buildings and additional dwelling units.



COST BREAKDOWN

INTERIOR WALL & CEILING FINISH - 8.0%	WALL FRAMING & EXTERIOR FINISH - 13.9%	ROOF - 10.1%
Good quality interior walls typically made of gypsum wallboard with putty or texture coat finish.	Vertical and horizontal members of exterior walls and interior partitions, both of bearing walls and non-bearing walls.	Cost depends on the size of the building as well as the material. Durability must be considered over other factors.
Common ceiling materials include drywall, plaster, wood, tile, and metal.	Trusses and general metal work.	Most common specialty roofs: a multi-pitch, shake, tile, or flat roof with a large, closed soffit.
	Finishing prices depend on the amount and type of siding, trim, doors and windows.	Installation and upkeep of specialty roofs cost more than those made of asphalt.

PRO TIP: The best way to manage the cost of your custom home is to hire your builder before, or along with, your architectural designer. Only a builder who is very familiar with construction costs can guide you through the many decisions - from ceiling heights to window dimensions to how your home sits on your property. Having a knowledgeable counselor through those conversations will help you understand the cost consequences of your choices.



COST BREAKDOWN

KITCHEN DETAIL - 8.0% BATH DETAIL - 3.9%	FOUNDATION - 9.0%	FLOOR STRUCTURE - 12.1% FLOOR FINISH - 5.2%	INTERIOR DETAIL - 4.9%
Cost varies widely depending on the type and quality of the materials used & the size of these spaces.	Preparing and excavating.	Endurance, noise insulation, comfort and cleaning effort come into play.	Features that add to the value and comfort of your home.
Most essential considerations for the kitchen - cabinets, countertops, additional storage space, upgraded appliances and backsplash.	Concrete pouring and backfilling.	Floor structures - typically made of engineered wood, steel or reinforced concrete slab.	Cathedral ceiling at the entryway.
Most essential considerations for the bathroom - shower, tub, cabinets, countertops and additional storage space.	Some homes require sealing, draining, humidifying, and insulating, which can increase foundation costs.	Floor finishes - any or a combination of simulated marble, good carpet, hardwood and vinyl.	Several wall openings or pass-throughs; Formal dining area.

SCHEDULE YOUR IDEA SESSION TODAY



TOP 5 FACTORS THAT INFLUENCE THE COST OF BUILDING A HOME

Building your luxury home may be the most significant investment you make in your lifetime. Our President shares what typically drives up the cost when building a custom home:

"Framing the house, pouring the foundation, and those types of items are generally the same from company to company. What is placed in the home drives the price,

custom-made cabinets, high-end countertops, and luxury fixtures are a few examples that come to mind. Building the box is the same time and again, making the box pretty is what drives the cost."

1. SIZE & SHAPE

Simply put, the bigger and more complex the home's design, the more expensive it will be.

2. REGION & LOCATION

This is caused by the variance in the price of materials, labor, and building permits and fees in the

area.

3. LAND CHARACTERISTICS

If your plot is on a slope, you may need to pay for grading, deeper foundations, or retaining walls to hold the foundation in place. If you plan to build your home in a remote area without utility connections, you may need to budget more for setting up basic utility systems such as sewage, water, and electricity.

Want to know what questions to ask before buying land to build on? Download our FAQ Guide to learn more.





4. GREEN & SUSTAINABLE ELEMENTS

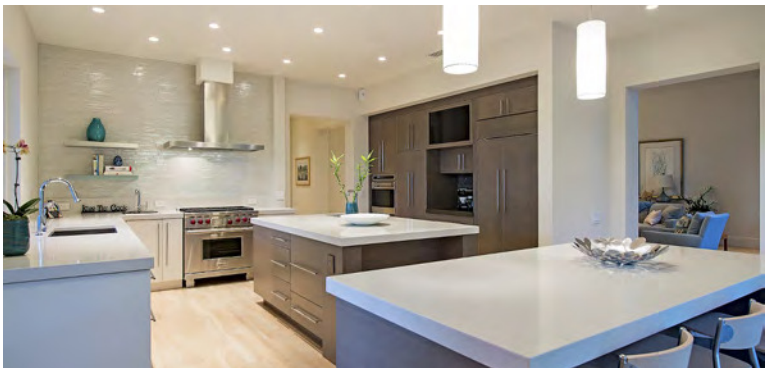
Choosing to build a green home can significantly change the construction budget depending on the elements that you plan to include. Generally, it is more costly to build a green home, but costs less to operate. While it is nearly 16% more expensive to build a net-zero home, it will result in more savings for the homeowners in the form of zero net energy consumption in the long run.

5. QUALITY OF FINISHES

Every new homeowner would like to see their home in the most beautiful state possible. Finding the right finishes

is possibly the most fun you'll have while building your new home, but it is also where you're most likely to overspend. The finishes' importance in the custom home building process is correlated to their impact on the total cost of construction. This depends mostly on the luxuriousness of your chosen materials.

Make sure you check out our 2020 Luxury Design Trends guide for everything luxury.



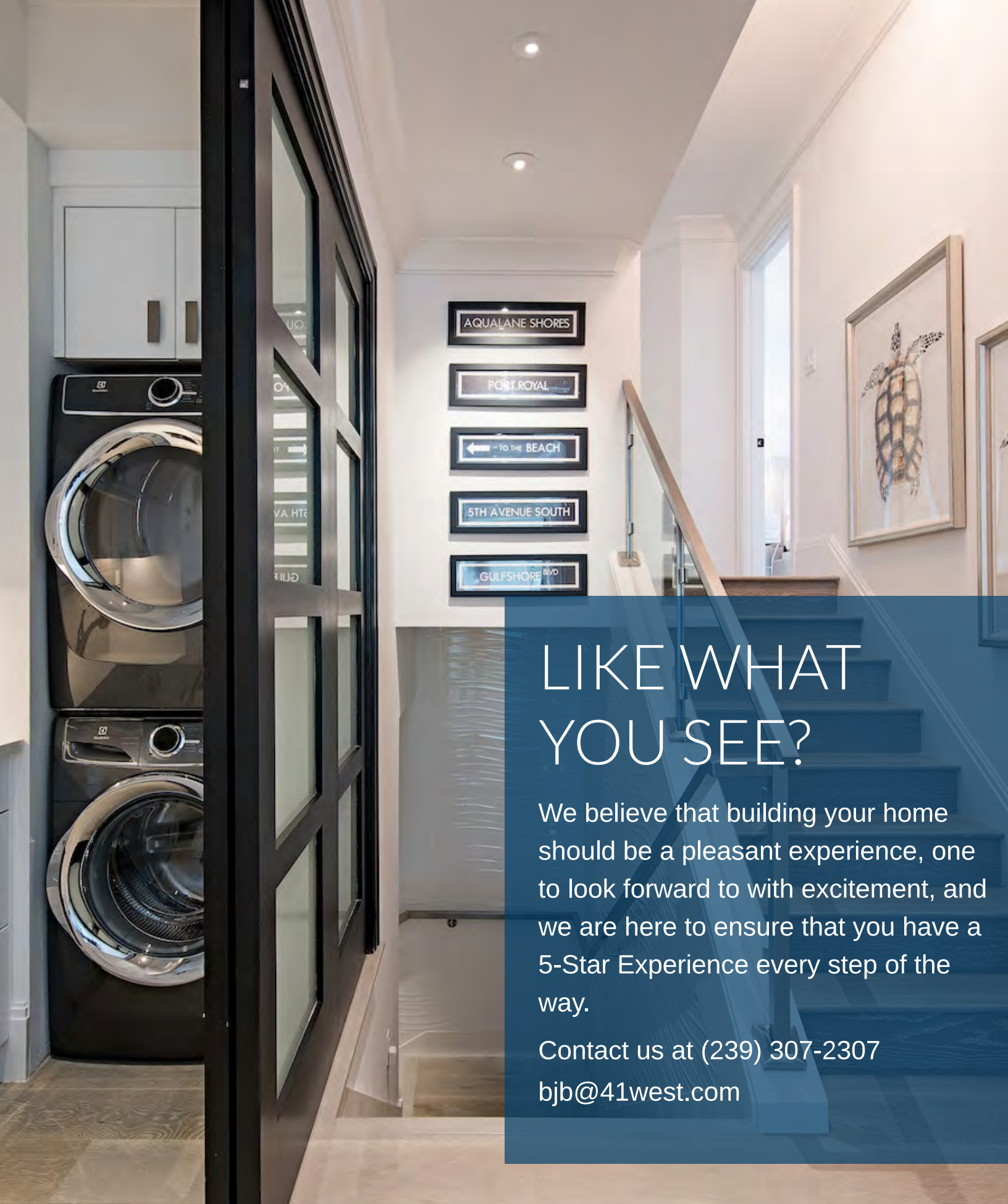




The President of 41 West states, "Finishes are another large factor in the cost of the home. This includes everything from the brand selected for plumbing fixtures and appliances to the flooring and wall coverings to the cabinets."

LUXURY MATERIALS AND FINISHES

	ECONOMY	STANDARD	LUXURY
FLOOR	Sheet vinyl, standard carpet, some tiles or hardwood	Simulated marble, good carpet, hardwood, or vinyl elsewhere	Terrazzo, marble, granite, inlaid hardwood, or best carpet
ROOF	Wood frame, shingle, or built-up cover	Multi-pitch, shake, tile, or flat surface	Complex plan, tile, slate, or metal; highly-detailed
WALL	Wood or steel, stucco or wood siding; few wall offsets	Wood or steel, several wall offsets, wood or masonry accents	Wood or steel, irregular walls, stone veneer
BATH	Average plastic tub and shower in at least one bathroom	Tile or fiberglass shower, one built-in bathtub	Custom large tile showers, separate elevated spa in master bath
KITCHEN	Stock standard grade wall and base cabinets, low-cost acrylic or laminated plastic countertop	Good stock wall and base cabinets, tile or acrylic countertop; breakfast bar or nook	Deluxe wall and base cabinets, stone countertop, island work area, breakfast bar



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 5-Star Experience every step of the way.

Contact us at (239) 307-2307
bjb@41west.com