

PURCHASING LAND

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Lot selection is an important part of the entire process of building a new home. It needs to be done in conjunction with the design of the new home.

What type of house will fit on a lot? Not all types of homes will fit on all lots. When choosing a lot it's important to review the grading plan to help you choose the best style of house for the lot. Building setbacks, how close the home can be to the property lines, are another concern for choosing the appropriate size lots and home styles.

Is this lot on a busy road? Look at the general development plan to see how much traffic will be traveling past when the subdivision, and possibly future subdivisions, are completely built. In most subdivisions, lots in the cul-de-sacs will sell first because home owners usually don't want to live on busy roads.

What is the cost of this lot? When developers set the prices on the lots they take many things into consideration. Walk out lots, cul-de-sac lots and lots with a view will typically demand a premium price. Corner lots and odd shaped lots will normally be cheaper and may be more challenging to build on. Typically, more expensive homes will be built on more expensive lots.

How will my home orientate on this lot? In our climate south facing windows are the most desirable. They take advantage of the sunlight in the winter months when the sun is low in the southern sky and in the summer months when the sun is high you do not have as much heat gain.

What types of soils are on the lot? If the lot is rocky, it may be hard to maintain a yard. You may need to haul in additional topsoil and, depending on the size of the lot, this can be quite an expense. Rocky soils will also be a challenge when you go to build your deck or plant trees or even put in a garden.

Does the lot have covenants? The more expensive lots will be larger and can possibly have restrictive covenants as to the size, design, and exterior finish of the home. The less expensive lots may not have covenants, but if they do they would have smaller square foot home requirements and be less restrictive.

Industry Trends

Pedestrian friendly neighborhoods are attracting buyers. These are subdivisions that pay particular attention to sidewalks and how they connect to community.

More developers are requiring landscaping around the homes prior to occupancy. This would include trees in the front yard and boulevards.

Choosing the perfect piece of land should be done along with the design of your new home. You will need to work closely with your builder to assure that you get the final product you want.