

Step 4

Choose a Plan

We have many plans available for you to choose from, but don't feel like your options end there...we can make custom changes to our plans or work with a custom plan provided by you.

When considering what plan works best for you the easy answers might include better storage, more bedrooms and bathrooms, or space for entertaining friends. But look beyond the obvious to see how the home will fit -- and improve -- your lifestyle. Maybe the great-room will offer family-activities space that is lacking in your current home, and the home office will mean fewer late evenings at work, giving more time for family fun. The main-level master suite and laundry room will decrease stair climbing. A larger garage might accommodate that boat you've always wanted.

Regardless of your current stage of life, a home that is just the right size now won't necessarily be just right in the future. A flexible house plan allows you to convert spaces as needs change. A playroom can become a bedroom when another child is born. A child's bedroom can become a den or sewing room later. If a home office has an adjoining bath, it can be used as a suite for overnight guests, provide housing for an aging parent, or become your main-level master suite in later years.

You will need to ensure that the home's design can be accommodated on the lot you have chosen.

Nobody wants to live in a home exactly like the one next door, but you should make sure the design of the plan you choose fits the neighborhood. This applies whether you're building in a new neighborhood or in an older area with established homes. Subdivisions may have covenants that establish acceptable home styles for the area, so check regulations before you purchase a plan. Also think about the size of the home relative to others in the neighborhood. A home that is out-of-scale with its neighbors -- whether too small or too large -- will look as out of place as a glass-walled contemporary house in an older neighborhood.

Every home plan goes through some changes to meet local building codes, to match the style of a particular neighborhood, or to suit individual needs and tastes. Changes such as moving interior walls or adding a garage are usually relatively easy depending on your lot.

Generally speaking, your budget buys either space or amenities. You have to decide which is more important. If you want a higher level of either, you'll have to enlarge your budget or decrease the size of the house.

You may never find a single plan that incorporates all of your needs. With thousands of plans to choose from, though, an organized search will help you get close. Then you can have changes made to create a home that is just right for you.

