

# HOME

SUMMIT  
COUNTY

REAL ESTATE & MOUNTAIN LIFESTYLES | DECEMBER 2014/JANUARY 2015

## HOME IS WHERE THE HEARTH IS

HOME  
FRONT

MARKET  
REPORT

DESIGN  
& STYLE

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The draw of the majestic mountains, nature, outdoor sports, and tranquility are just some of the reasons that make us want to build our dream home in Summit County. It all starts with choosing a location and finding the ideal lot of land. By including a builder and architect in the selection process, you may be made privy to several elements that you hadn't previously considered. Most times you can receive assistance without obligation. With the level of expertise that can be offered, it is certainly worth considering.

You may find a lot and fall in love immediately. You can then design a house to work well on that lot and not think twice about your selection.

On the other hand, having help from an architect can allow you to choose your lot based on the home you'd like to build. For example, the seasonal situation of the sun may impact which direction your house is to face. Such a trained eye can identify the ideal way in which a lot could be utilized, ensuring you get what you really want.

Having assistance from a builder can shed light on the economics of an appealing lot. If your dream home has a lower level walkout, the flat, yet more affordable lot isn't a practical choice given the excavation process that'll become necessary. It could be a higher building cost despite a lower lot cost. The builder can also help identify rocky areas that would be difficult to excavate, mushy land that could compromise the foundation, and other aspects within the building envelope that could make the overall project significantly more difficult. Having this extra set of trained eyes by your side is highly encouraged.

An added bonus to involving an architect and builder at this early stage is that you get to sample the relationship you'll have with two of the main parties involved in creating your dream home. It's best to evaluate that before signing a contract.



## BUILDER'S *brief*

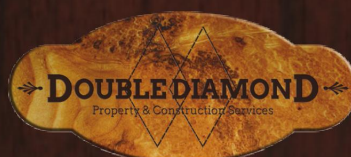
Advantages to involving an architect and builder in your lot selection process:

- Ensure the lot permits your dream home and vision
- Assess the economic impact of a particular lot
- Identify potential problem areas and hindrances
- Run a trial relationship with the key players in your dream home



## HOME BUILDING REDEFINED

Double Diamond Property is responsible for the first LEED Gold certified home in Summit County. Award-winning Double Diamond custom homes and renovations are built to exceed individual expectations, needs and wants. Our goal is to over-satisfy our clients.



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