

H O M E

SUMMIT
COUNTY

REAL ESTATE & MOUNTAIN LIFESTYLES | MARCH/APRIL 2015

HIGH COUNTRY HOT TUBS

HOME
FRONT

MARKET
REPORT

DESIGN
& STYLE

REAL
ESTATE



POTENTIALLY UNFORESEEN COST TO BUILDING

So you've decided to build! To reduce cost you've taken our prior advice (found at DoubleDiamondProperty.com) into consideration with your lot selection and a simple home design.

You're confident there are no large rock formations lurking under the soil, the slope is perfect for a walkout with minimal excavation, and soil test show little moisture....did you happen to take notice of where your sewer tap and your utility hook ups were? In the grand

scheme, the cost related to these two items are a very small portion of your budget, but they can vary greatly and add tens of thousands of dollars. Most sewer lines are gravity fed and installed easily by your excavation company, however it is not uncommon to have to provide a pumping system to pump the sewage to the main sewer line. Although this is still a straight forward installation, it will require a storage tank, one or two pumps, additional piping, and electrical service to the pumps. Depending on the system this can add roughly \$6,000 - \$12,000 to the cost.

Another way costs of running a sewer line can increase is if a road cut into asphalt is required to access the sewer line. After the installation of the sewer pipe the road has to be compacted and returned to its original state using an asphalt patch.

Utilities (gas/electric) are often straight forward, a lot has a transformer assigned to it and access to a gas line. The cost to have utilities connected are determined by the service provider, and

are based on the distance they run , and size of wire required. Our average cost has been around two thousand dollars for these connections, but we've had a couple as low as nine hundred dollars and one approximately fifty thousand dollars.

The factors that start increasing costs are if an adequate transformer is a great distance away, or not accessible to the property, meaning a new one will have to be installed, or if the utilities you're accessing require a road cut across pavement.

In most platted subdivisions these circumstances are rare and economically remedied, but should be looked into when considering the phase of a lot.

BUILDER'S
brief



HOME BUILDING REDEFINED

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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