

H O M E

SUMMIT
COUNTY

REAL ESTATE & MOUNTAIN LIFESTYLES | JANUARY/FEBRUARY 2015

WARM UP YOUR WINTER

HOME
FRONT

MARKET
REPORT

DESIGN
& STYLE



BUILDER'S *brief*

BUDGETS AND COST PER SQUARE FOOT

Building our "dream home" has different meanings to different individuals, it can be a small 1,000 sq/ft cabin that's off the grid or a 10,000 sq/ft mansion.

One of the responsibilities of an architect should be to make sure the "dream home" they are designing is practical for their clients budget. The majority of the nation has building costs lower than that in mountain resort communities, because of this some individuals are unaware that they can not build a home for the same price that they could in Texas or Kansas.

There are many reasons for increased building costs, and a good portion of them directly benefit the home owner. Our climate is one of the largest driving

factors. Summit County, as well as many of the mountain communities have adopted sustainability codes. These increase the minimum insulation required, require better insulated windows, energy efficient heating devices, energy efficient appliances, and support numerous other energy and environmentally wise practices.

Other areas that increase cost are less obvious....excavation is more time consuming in rocky terrain than in the deep layers of soft soil in other parts of the country, our frost walls on our foundations take more concrete to reach frost depth than many areas of the

nation, and the list goes on and on.

One of the first thing most clients ask is " what is your cost per square foot to build". This is difficult question and one no builder is really able to answer until they have a complete set of engineered plans and a finish schedule. All builders should be able to give a range of what building costs are.

Even two identical houses with identical finishes will have different building cost. One may require taller foundation walls requiring more concrete, one may require more dirt removal, or require more trucking time for materials because of its location.

Bottom line: Your lot selection, and your architectural design will have a large impact on your budget, so inform your real estate agent and architect as to what your rough budget is so they can guide you in the right direction. But, if you fall in love with a lot on a cliff and your budget is limitless feel free to go for it!



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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