

A Comprehensive Guide to Building Your Dream Home With Alex & Victory Homes of Wisconsin

Building a home is an exciting journey that offers the unique opportunity to create a space tailored precisely to your preferences and lifestyle. However, it's essential to approach this endeavor with careful planning and a clear vision to ensure a smooth process. From budgeting and land selection to designing and choosing finishes, here's a step-by-step guide of what the process will look like working with Alex.

1. Start with an Overarching Vision

Your home should be a reflection of your tastes, lifestyle, and long-term goals. Start by envisioning the type of home you want to build. Think about:

- Lifestyle Needs: Consider your daily routines, family dynamics, and the functionality you desire in your space.
- Future Growth: Think about future needs, whether for a growing family, hosting guests, or specific hobbies.
- Architectural Style: Do you prefer ranch style homes, modern architecture, classic brick?

This vision becomes the foundation that guides every decision throughout the build.

2. Establish a Realistic Budget

Setting a budget is one of the most critical steps, and it's important to account for all expenses, including land, land preparation, building costs, and upgrading costs.

Key Budget Considerations

- Land Cost: The price of land can vary significantly depending on the location, schools, and amenities.
- Land Preparation Costs: This includes site clearing, grading, excavation, and utilities. Additional factors, such as the land's slope or tree removal, can impact costs.
- Construction Costs: Building costs can vary based on the size, materials, and finishes you choose. We also want to ensure we budget additional funds so you can truly customize your home to make it uniquely yours!

The best thing you can do is engage a new construction lender early in the process.

3. Consider the Type of Home You Want

The next step is to refine your vision by deciding on the type of home structure that best meets your needs. Each option has unique advantages, and selecting one that aligns with your preferences will ensure you're happy with the final result.

Common Home Types

- Two-Story Home: Provides ample living space without expanding the footprint, ideal for smaller lots.

- Ranch-Style (Single-Story) Home: A single-story layout offers convenience, accessibility, and a larger footprint, making it suitable for larger lots.
- 1.5 Story Home: Combines features of both single and two-story designs, often with a main floor master suite and additional bedrooms or bonus rooms upstairs.

Exposure Options

The type of exposure refers to how your basement or lower level interacts with the lot.

- Full Exposure: Allows for windows and doors on the lower level, often opening to a backyard, which enhances natural light and livable space.
- Partial Exposure: Provides some windows in the lower level, typically above ground, which can be ideal for a sloping lot.
- No Exposure: A traditional basement without exterior windows, often found on flat lots.

4. Understand the Location and Lot Details

The location of your new home impacts both the building process and your lifestyle. Selecting the right lot is critical, and it's important to assess these factors:

- Neighborhood and Community: Consider the proximity to schools, work, parks, and essential services.
- HOA Restrictions: Homeowners' Associations (HOAs) can regulate aspects like exterior colors, fencing, and landscaping. Make sure to understand any restrictions that could impact your design.
- Zoning Laws and Building Codes: Verify local zoning requirements and building codes to ensure your home complies with regulations for setbacks, height limits, and utility connections.

5. Define Your Home's Needs: Square Footage and Finishes

Knowing your space and design requirements allows you to create a home that aligns with your vision, lifestyle, and budget.

Square Footage

Determine the total square footage you need, considering your family's needs, entertaining space, and future growth. Think about:

- Bedroom and Bathroom Count: Plan for the number of bedrooms and bathrooms you need, plus any guest accommodations.
- Living and Dining Areas: Decide on the amount of living space, including formal vs. informal dining, open vs. closed floor plans, and extra rooms like a home office or playroom.
- Outdoor Space: Decide if you want a large yard, patio, or deck and how much outdoor living space you desire.

Finishes

The finishes you choose for your home will greatly impact its aesthetic and functional appeal.

- Kitchen and Bath Finishes: Decide on cabinetry, countertops, flooring, fixtures, and appliances that fit your style and needs.
- Flooring and Lighting: Select durable, stylish options that complement your home's design.

- Customizations and Upgrades: This could include built-ins, smart home technology, or upgraded materials.

6. Find the Right Land

Once you've clarified your vision, budget, and home requirements, it's time to find the land.

When choosing a lot:

- Evaluate the Lot for Building Suitability: Consider access to utilities, soil quality, lot topography, and any clearing requirements that may affect construction.

7. Design the Home

Once you have the land, work with us to create a design that aligns with your vision, budget, and lot's characteristics.

8. Begin the Building Process

With plans finalized and land purchased, it's time to break ground! During the building process, we will guide you through each stage of construction.

9. Make Cosmetic Selections Throughout the Build

Many of the design elements, like paint colors, countertops, and lighting fixtures, are selected while the home is being built. This allows you to see the space come together and make choices that align with your style and budget.

Building a home is a complex, rewarding journey that requires careful planning, patience, and attention to detail. By starting with a clear vision, establishing a budget, selecting the right land, and designing a home that fits your lifestyle, you're setting the foundation for a successful project. From beginning to end, each stage builds on the last, and the end result is a home tailored to you.