

Getting it Built on Budget

(with no last minute surprises...)

One of the first questions in everyone's mind is, "How much will it cost?" Believe it or not, the buyer has the most control over the final cost. You choose the size, shape, complexity, glass area, quality of some materials, appliances, floor coverings, amount of decks, amenities. etc. These can be upgraded or scaled back to fit your pocket book during the estimating stage.

The majority of the custom homes that we are building today run in the \$100 to \$125 per square foot range. The smaller "first home" could be less, and the elaborate "maxi home with granite countertops and net wired" would be more. Jimbo Ward has been building custom homes on the Outer Banks for twenty seven years. Because of his adherence to high construction standards, we are not the cheapest guys in town, but we are known as one of the best.

As you begin to design your custom home or make personal modifications to an existing plan, we will give you a rough "planning budget" so you can track the estimated cost of your project as

your plans take shape. When the plans have been fine-tuned to your satisfaction, we will prepare a comprehensive computerized "take-off" based on your home plans and specifications including up-to-date materials prices, labor costs, kitchen appliances and other allowance items, permits, water and sewer costs, and driveway – in short, everything that goes into building your new home.

Before you start to build, you will know exactly how much the whole project will cost, with no last minute accounting surprises. We will not quote you a lower price at the beginning, and make up the difference with add-ons at the end.

If you make no changes during construction the price we quote you is the price you pay upon completion. That is a statement we are proud to stand behind.

At Beach Realty & Construction, we prefer to "cost-analyze" each home and quote an exact price rather than cite estimated costs based on averages. After all, we don't like to think of ourselves as average in any way!

"It is unwise to pay too much...but it is worse to pay too little."

When you pay too much, you lose some money...that is all. When you pay too little, you sometimes lose everything, because the thing you bought was incapable of doing the thing it was supposed to do.

The common law of business balance prohibits paying a little and getting a lot. It can't be done. If you deal with the lowest bidders, it is well to add something for the risk you run. And if you do that, you will have enough to pay for something better.

John Ruskin 1819-1900

Courtesy of Beach Realty & Construction