

SUNNY GAWRI'S

Custom Home Building

KIT

Choosing a full-service home builder who will be there with you every step of the way, is the most important decision within the building process. The right builder will transform 2D drawings into your dream home



PRE BUILD PROCESS LAYOUT

Including costing and time lines

STEP 1:

We do a full zoning review package

FREE - no commitments

This will determine your max. Sq footage allowed, based on current zoning , (note: we can increase by applying to COA Committee of Adjustments) , all setbacks etc.

Helps assist the buyer in making an proper informed decision to purchase a property

STEP 2:

Obtain a proper Survey

If one does not already have with the property to start.

Will need to obtain a builders package survey (which includes: current topographic, pin for footings, As built survey, final and grading cert, etc.)

This will cover you for all survey steps needed from the start on the design, to city submission, to final

Est. \$2700-3500 est. for topographic survey only

3-6 weeks for initial survey

STEP 3:

Start Design work

This will start by sending us all top exterior and interior ideas you share together and Client Wish List

This can be done through Media like Houzz, Pinterest, magazines etc.

● DESIGN DEVELOPMENT (based on owners initial input above) Black line drawings of all exterior elevations and all floor plans (above and below grade)

Est. \$7-8 foot in total (broken up in stages) , Architect dependant

2-3 months

STEP 4:

Once we have an agreed upon design of the house, Nest Fine Homes will go out and complete a full comprehensive design package ranging from material, electrical layout, tile layout, cabinetry, paint, interior design etc.

Est. \$25,000 deposit to start the process , reserve a construction spot, and then \$25,000 once design is complete

NOTE: The above is ONLY a deposit and 100% will be put onto the deposit for the build. It is only used to ensure once design work completed not taken elsewhere is all. Like all kitchen places

2-3 months (inc. in the cross over with permitting and design process)

*see additional print out/ email for more detail on the Nest Fine Homes Design Steps

STEP 5:

IF REQUIRED: Approval submission for pre screening agencies such as; NEC,(Niagara Escarpment Committee, CA,(Conservation Authority) etc.

If given approval by above

\$ depending on what agencies, further break down to be supplied once determined

0-6 months depending

STEP 6:

TECHNICAL WORKING DRAWINGS (Once design has been fully signed off)

This inc; Structural engineer stamped drawings, arborist report, mechanical, roof truss and floor joists stamped drawings, Hvac and heat loss calculation drawings, etc.

All above can range from \$6500-8500

3-4 weeks

SUBMIT FOR PERMITS (unless additional variances are required)

HOW TO BUILD YOUR DREAM HOME IN ONTARIO

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BITEXCO
FINANCIAL
TOWER



ESTABLISH YOUR BUDGET

The first thing you must do before starting the process of building is to establish a realistic budget. If you don't own the land you hope to build on, then this purchase must be part of your planning. Always remember to consider all of the items that are NOT part of a build price: lot purchase and tax, development charges, septic and

well if applicable, hydro connection, landscaping, appliances, furniture, and HST. Without proper budgeting, costs can accumulate beyond your ability to pay. Once you have a budget in mind, be sure that your financial institution is willing to commit to this budget also. When everything is ready to go, you are ready for step 2.



PURCHASE LAND

Take your time, do the legwork, and find the perfect lot. If you have a builder in mind, ask them to walk the lot with you and give you their opinion about building and living on that space. Consider living there in

all 4 seasons. Look at the price of the lot; will you have enough left in your budget to build the house you are dreaming of? Then, if it's the right lot, close the deal!

FIND A BUILDER

A good builder will appreciate being part of your design process in the early stages. Again, do your research, and choose the best builder for your needs. You can refer to our Preferred

Partners List for a list of our partners in various trade industries, including custom home building, who can help you execute your vision.



DESIGN YOUR HOME

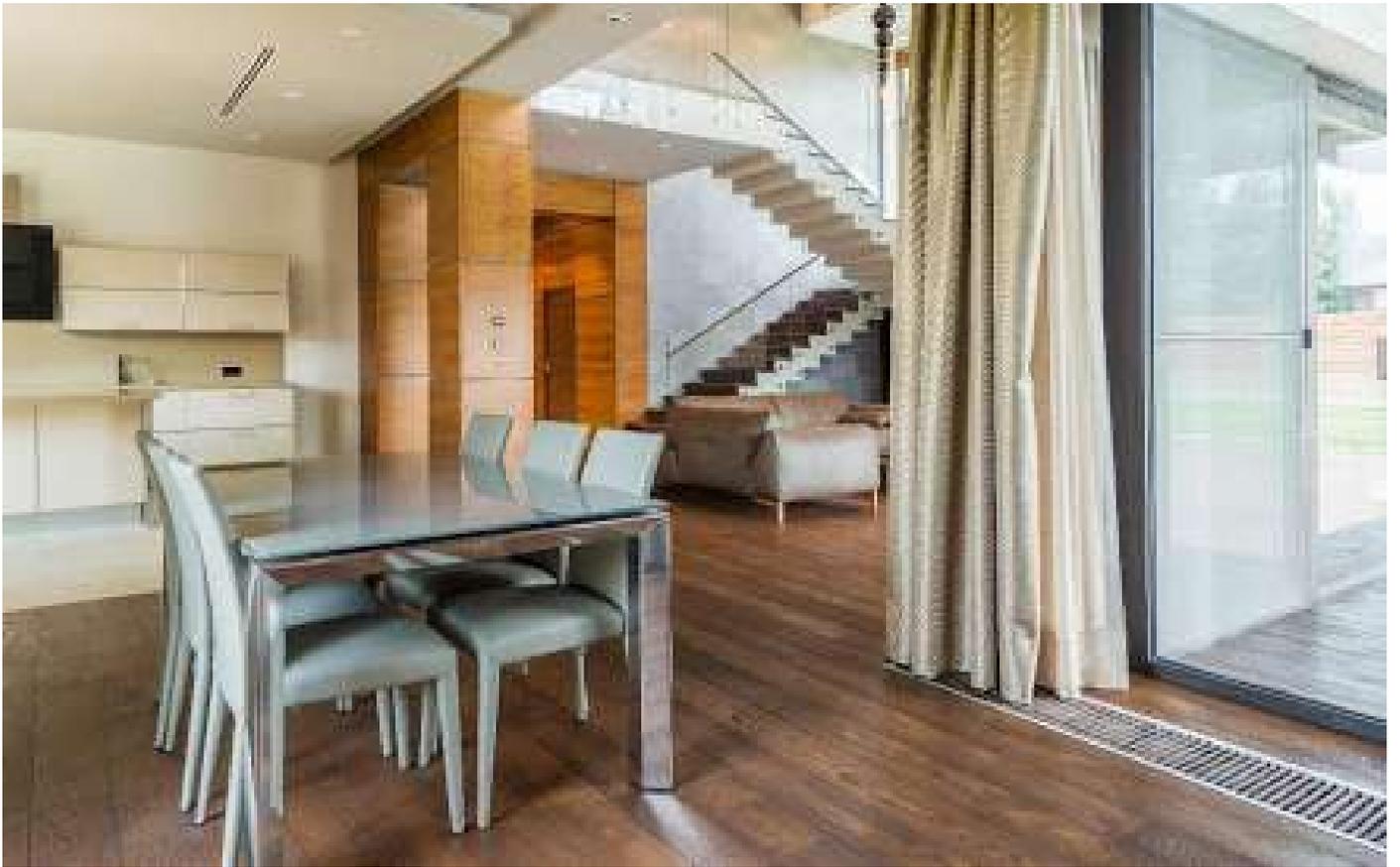
When you use an interior design to design your home, come prepared with a basic understanding of what you want. How many bedrooms and bathrooms? What sort of entertaining space do you need? What are your priorities, and what can you compromise on? What style do you like? Once you have a basic understanding of your home's layout, an interior designer can help execute your ideas, and give input

on the costs associated with your plans. This is where the input of your builder becomes valuable as well. The design stage is too early for accurate pricing, but your builder can certainly guide your choices wisely if you have made your building budget clear. Remember to leave adequate funds separate from the building budget to cover the additional items mentioned above.

PARTICIPATE IN THE PROCESS

Building a home is wonderful and exciting, and it can be stressful and frustrating too. Be sure you stay involved, without becoming a nuisance to the builder and crew. Keep a regular meeting schedule, so you can stay up to date on the progress and the decision-making. Feel free to ask questions - if you are not sure, then ask. Misunderstandings, both large and small, can be avoided this way. A good builder will never mind answering your questions. If you are

able, visit the site at the end of each stage of construction, and walk the rooms. Preferably do this with the builder, so any questions can be immediately addressed. Walking through provides such a different experience than looking at drawings, and sometimes it can make you aware of the need for small changes. Making these changes during the framing stage is the best, as it becomes far more costly and problematic at the later stages.



CHOOSE YOUR FINISHES

In truth, this process is happening during the build and will be a constant item on the to-do list. Your builder should provide you with a timeline for when each item needs to be chosen, so that layouts, templates, pipe locations etc. can be established. You will need to make decisions on bathtubs, sinks,

plumbing and lighting fixtures, appliances, cabinetry, flooring, paint, railings, fireplaces, roofing colour, and siding. While it seems like a lot, if you are disciplined and keep to the schedule provided by the builder, you will be fine.

COMMUNICATE CLEARLY AND WORK COOPERATIVELY

These two items go hand in hand, though each is extremely important in its own right. As mentioned above, clear communication is critical in keeping the build progressing smoothly. Both the client and the builder need to be up to date on progress and changes. While it is true that a great deal is at stake, it's important to remember that your builder is part of your team, and team members must trust one another. If you have chosen your builder

wisely, you should have faith that they will ALWAYS be looking after your interests and doing their best to help you realize your dream. There will undoubtedly be changes and corrections and modifications along the way. Trust that this is all part of the process, and keep breathing.



MOVE IN

All of your choosing, communicating, and cooperating has paid off, and it's time to move in! The furniture gets delivered, the paintings and mirrors are hung, the beds are made. You are now living in the home of your dreams. Congratulations! As you settle in, remember that there may be small things that will need

tweaking as the days and weeks pass, as everything gets used and run and opened and shut. Let your builder know so that they can look after you; their attention should not end when the keys are handed over.

LOVE YOUR HOME

This one needs no explanation. *The dream is now reality. Enjoy!*





*Curious to learn more about the
value of your home?*

YOURHOMEWORTH.CA

SUNNY GAWRI
SALES REPRESENTATIVE

416 648 4004
sunny@royalpage.ca

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**GOING BEYOND
THE TRANSACTION.**