



YOUR DREAM HOME-SITE

You can't build your dream Home without first finding your dream home-SITE. There are almost as many decisions about your home-site as there are about your home. For instance, bedrooms and baths, a lot in town, or acreage in the country.

Whether your purchase is to build on, or hold for an investment, the things you need to know and look for are about the same. First would be questions about the house..ie, how big, how many square feet, what type garage or carpet. Planning a pool? Planning to build outbuildings such as a workshop? All these issues should be considered before you purchase your Home-Site.

If you are purchasing in a neighborhood or any development that has covenants and restrictions, you should make sure the lot you are looking at will allow you to build your dream home . Some restrictions may include;

1. **Minimum square footage.** You want to build a 2000 square foot home, only to find out that the requirement here is 2500.
2. **Outbuildings.** You plan on a workshop out back, or just a shed, and the restrictions don't allow that.
3. **Boats and RV's** You have a real nice 24 ft boat that you are going to park in the yard...Oh no you're Not.
4. **Architectural Control.** Most developments have Architectural Control Committees that must review and approve your plans before you begin construction. Make sure you know what is, and has been approved, and if what you want to build is going to be approved BEFORE you commit to a lot that will not meet your needs.
5. **Other restrictions may include type of construction.** i.e., do they require brick? Is vinyl or hardi board allowed? Paint color? Yes, they will dictate paint colors. Some will require elevated front porches (Southwood). Be aware of all restrictions that may apply to your house plans.

Some other areas to investigate before you purchase include setbacks, soil conditions, tree removal, electric-water-gas needs, sewage or septic tank

Setbacks. Setbacks are the required distances from your home to the street, side, and back property lines and can determine the size home you can build. . The further back from the street you have to be, the smaller your back yard is going to be.....Now where is that pool going to go. Side setbacks can impact your drive way, i.e. if you want a side entry garage, you will need 25-30 feet to allow for a back up and turn pad.

Soil Conditions....GET A SOIL TEST!! You will need a soil test to determine the foundation requirements and if you will be using a septic tank, the drain field

requirements. Pipe clay is common around Tallahassee and can create some additional expense. Additional steel and concrete may be needed if your foundation is to be built over pipe clay, and additional drain field will be needed for your septic tank.

Trees. We all love our trees. That huge oak tree in the middle of your lot, the one that attracted you to this lot, is now in the middle of your living room (on your house plans), or is too close to the house causing possible foundation problems. Walk the lot with your builder to help you place your home on the lot to see what, if any, trees will need to be removed, or trimmed so they don't scrape your roof.

Utilities. In the city, great, you will have water, gas, electricity, sewage. Out in the country, maybe Talquin will serve you. But check beforehand. No water, you will need a well.....no sewer, you're going to need a septic tank. (Remember the pipe clay) No gas, go with propane. And when your builder gave you a price on building your home, did he include the cost of the well and the septic tank?

Building on a Large Lot. There are other costs also for building on a large lot. The cost of running the power lines to your house, the water lines from the street or well, that large circular driveway that you want (do you know the cost of concrete?)

Hopefully you will now have a little better idea of what to look for and to be concerned about when choosing your home-site. It is best to be informed!

Byline... Bert Bevis, CRS, is owner/broker of Bert Bevis Realty, Inc, and has been actively involved in many of Tallahassee's neighborhoods since 1989.