

CONSTRUCTION TIMELINE

If you're thinking of building a new home, we've put together an easy to understand home building timeline that demystifies the home building process from start to finish.

STEP

01

SITE PREPARATION

Site preparation includes work such as excavation and staking. Workers will clear, excavate, and level the lot accordingly. Then stakes with flags will be driven into the ground to mark the footprint of your home.

STEP

03

THE GUTS

This is when your home gets its guts. Important mechanicals like the heating and cooling system are installed, plumbing lines are run and the electrical system is put in place.

STEP

05

FINAL COUNTDOWN

You'll notice a lot of commotion happen on site for the finishing touches. That's because now is the time when sub-contractors install faucets, light fixtures, plugs and appliances. You can expect that loose ends will be tied up, and the small details of your home are completed.

STEP

02

THE THREE F'S

The "three Fs" stand for footings, foundation and framing. Once the footers are in place the foundation is built. The foundation of your home may be a full basement, or simply a slab. Next you'll see framing go up. The floors, walls and roof are "framed." Framing is inspected, and once it is approved, exterior finishes are applied.

STEP

04

FLOORING AND PAINT

You can expect flooring to be installed, and doors and cabinets to be set in place. Trim is put up and the second coat of paint goes on the drywall. Your home is finally looking like the drawings your architect showed you months ago.

REAL ESTATE ACQUISITION

Selling and purchasing land for development requires experience. Your real estate team can help you determine current and future value to meet your built-in margin.

STEP

01

FINANCING

Construction loan is approved on a case by case basis. It is necessary to initially have some capital before embarking on a home building project, as the lender's money comes in behind yours advanced in stages.

STEP

03

FEASIBILITY

Before the fun part of the design begins, your architect/ project manager will sit down with you to determine your needs and wants, as well as a projected cash flow to determine a number for purchase of land plus build.

STEP

05

LAND ACQUISITION

Whether you are looking for land, a tear down lot, or a bungalow to do an addition, Anne can offer expert advice and ensure it's a smooth transition from purchase to pre-construction.

STEP

02

ASSEMBLE YOUR TEAM

I can help you build your team of professionals from the real estate transaction, to architect and construction management from design to building completion.

STEP

04

PROPERTY ANALYSIS

When we source land or an existing tear down property, your team will help you assess the zoning for each potential property at its highest and best use based on your needs before submitting an offer.

MARKETING SPEC HOMES

Building a Spec Home and sell to specific groups of end users require strategic marketing before the project even breaks ground. We have a huge contact list of buyers and agents who cannot wait to hear about it.

01

BUILDERS SERVICES

Having practiced in the design and building industry,, I can fully understand the obstacles builder faces,. I am there to execute a customized sales plan for you from start to finish of the project..

03

MARKET AND SELL TO END USERS

I will create a custom marketing plan of the project to showcase to end-users. From professional staging to multi-media presentation, professional photography, to high quality marketing brochure, no details will be left unnoticed from the lifestyle features of the neighbourhood to the design details of the project.,

05

ENSURE THE PROPERTY IS SOLD AT HIGHEST PRICE POSSIBLE

From Land Acquisition to Design and Building completion, I will ensure you objectives are met. ,

..... 02

LIST YOUR UNITS FOR SALE

I have experience in new construction sales.

..... 04

OPEN HOUSES

You can expect "coming soon" and "exclusive" announcements to thousands of our modern home followers locally and internationally before the open houses. Private tours of the property will begin as soon as the occupancy permit has been signed off. The marketing never stops until your property is sold!