

# DYNASTY

— HOMES —



FINDING THE RIGHT LOT

Home design always starts with the right home site. There are several considerations when evaluating home sites. We have listed some of our top criteria when evaluating lots below. Just like finding the right home plan, it is ideal to work with a builder to help you evaluate different lots. Our truly special custom homes are designed to fit on specific properties. Whether you are ready to make your move to one of our developments or somewhere else we can help you evaluate locations, homesite options and the appropriate price points to fit your budget.

#### Location

- Stable, safe and respected neighborhood in area of active growth
- Desirable school district
- Easy access to major roadways
- Proximity to work
- Proximity to retail and frequent activities
- Desired neighborhood demographics (age, families, etc....)
- Low traffic area

#### Home Site Characteristics

- Does the area support desired size, style and price of home
- Attractive surroundings, comparable or nicer homes with attractive landscaping
- Covenants allow you to build the house you want
- Desired size of lot, in particular does your desired home fit
- Lot has rear and side privacy
- Well shaped square, rectangular or otherwise highly usable lot
- Desirable backyard area
- Lot slopes to allow for desired basement (walkout/daylight/flat)
- Attractive view, trees etc....
- Orientation of house on land (sunrise/sunsets)

#### Other Considerations

- Property taxes
- Sewer system
- Soils
- Not in flood plain
- Level or gradual slop from the rode
- Good drainage
- Fully usable. No ditches, ruts or irregular surfaces
- Zoned exclusively for single family
- Underground utilities
- Home owners association
- Price of lot

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