

What Really Makes Up Your Home Cost?

The house is only one part of the total project price.

When you build a new home, the total price is not just the home plus the lot. A specific piece of land can add costs for driveway, utilities, site prep, well, septic, permits, utility corrections, landscaping, and retaining walls. We separate these items so buyers can compare lots clearly and avoid surprises later.

1

House Price

The Home

The structure, floor plan, finishes, and included features based on the home series and selected plan.

2

Lot Price

The Land

The cost of the property. This is usually set by the seller, developer, or lot owner and is separate from the home build.

3

Lot-Associated Costs

Site Specific Costs

The work required to make that specific lot buildable, functional, and finished. These costs vary lot to lot.

Total Project Price = House Price + Lot Price + Lot-Associated Costs

1 Site Prep + Grading

Tree clearing, stump removal, dirt balance, fill, and drainage away from the home.

2 Driveway + Utilities

Standard driveway is 50ft; longer drives add asphalt, base, and utility trenching.

3 Well + Septic

Depth, casing, soil type, bedroom count, and system type affect cost.

4 Permits + Hookups

Township, city, sewer, water, and utility requirements vary by jurisdiction.

5 Landscaping + Walls

Final grade, seed or sod, rock, mulch, and retaining walls are lot-specific finish costs.

No surprises. No buried costs.

Final pricing is confirmed after site plan, soil information, well/septic design, and jurisdiction requirements are reviewed.

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