

# Thinking of Custom Building ?



## Countryside Homes, LLC

plan • design • build



Frank and Graham Langley are a father and son team. We have been building homes in Abilene area since 1995. Frank majored in Architecture at UTA and Graham a Business major at ASU. Frank had a 20 year management career at UPS, retiring early to move back to the area he was born, to work in a field he always desired. Janis majored in Art and helps in design, and daughter Hilary is a Realtor.

Countryside Homes is a local family business.

Building with a common sense approach, we design all plans in-house. This service is free for all our clients. Keeping you informed and working with your realtor and you, we assist in design, colors, always available and maintaining communication with you from start to finish.... even after the sell. Maintaining 100% customer satisfaction is our commitment.

Our homes are known for their Quality, Energy Efficiency, and Excellence in Design.

We are members of the Big Country Home Builders Association, Texas Association of Builders, National Association of Builders, and the Abilene Better Business Bureau.

Frank currently serves on the local Board of Directors and was President in 2009 and 2013.

**Countryside Homes was chosen as Builder of the Year in 2007 & 2010**



We plan and design your home at no additional cost, and we do it in-house, with no multiple trips to see a draftsman. Call us today to start working on your custom designed home.

## Countryside Homes, LLC

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# Answers to Custom Building...

## What's first? Designer or a Builder?

If you design a home but can't afford to build it, you waste time. You will feel let down. So, find a Builder first. At Countryside Homes, we help you Plan, Design, and Build your home.

## First Concern is Finding a Competent Builder

Look for a Builder with references. You should view and admire their work first-hand. Trust is important. This is probably one of your largest life purchases. Next is getting a fair price. Price is important, but getting a competent and trustworthy builder with a good reputation is even more important. This way, you know you are getting Quality at a good price.

## Is it important to like my Builder?

Yes, you will be spending four to nine months working on planning, designing, and building your new home. Do you respect his values? When he's building your home, he will be making judgement calls. When it comes to your home, you want to know his choices will have your best interests in mind, not a quick profit.

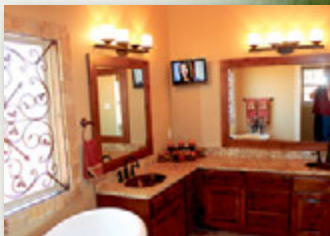
## Should I use a fixed price or Cost Plus?

On a fixed price, you will possibly pay more because the builder is taking all the risk of rising material and labor costs. A Cost Plus home puts that responsibility on you regarding cost changes. If you like what you have seen from the builder's homes and you know what you want, then a fixed price is probably right for you. Cost Plus is great for larger projects and allows for changes during the build.

## What's the First Step?

Financing is the first step. If you need financing, talk with an experienced mortgage lender.

This way, you can make good decisions on how, what and where to build.



## Do You Like Surprises?

If the Builders allowances are too low and you haven't decided on all the details prior to starting construction, surprises will be around the corner. Not the good kind of surprises usually. Builders who quote lower prices have very low allowances and lead to miscalculations, resulting in unseen costs and "surprises".

## Should I design my home for resale in mind?

Yes. An experienced builder will guide you through the design process and help protect your investment.

## How much do you charge per square foot?

It's not the right question, usually. There are four things that contribute to the cost of a home: level of finish, size, components, and complexity of the house. If you know a builder's quality, finishes, and the added spaces such as porches, garages, etc., it's okay to ask for a specific builder's price range per square foot.

## Do I buy a lot?

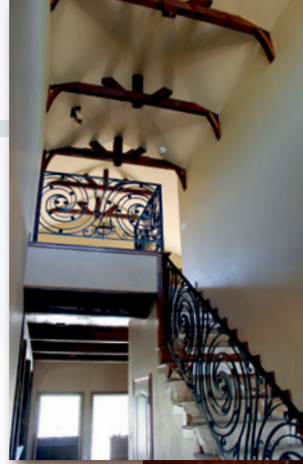
No. Call your builder first. The house you want may not fit. The soil may be unsuitable, a water meter may not be available, or zoning and resale value for the area may be issues. Ask your builder before buying a lot.

## How many bids should I get?

Do your research first. Narrow your search to just a few builders. Quality custom home builders often don't bid their jobs against other builders. They make a connection with the client, discuss their fee structure, and demonstrate their competency and experience.

## Don't Sweat the Small Stuff?

Pick the right builder and trusting they will keep your interest in mind makes it all worthwhile in the end.



## Standard Features...

- ◆ Special Ceiling Treatments
- ◆ Custom Built Backsplashes
- ◆ Large Porches & Patios
- ◆ Insulated Garage Doors
- ◆ 6' Master Bath Soaking Tubs
- ◆ Tiled Showers
- ◆ Cast Iron Bath Tubs
- ◆ Quality Paints & Stains
- ◆ Wood, Tile and Carpet Flooring
- ◆ Wood Burning Fireplaces
- ◆ Cable and Phone in All Bedrooms & Living Areas
- ◆ Stainless Steel Appliances
- ◆ Additional Attic Insulation to R40
- ◆ Foam and House Wrap
- ◆ 30 Year Shingles
- ◆ Entire Home Alarm Systems
- ◆ Wired for Sound Systems
- ◆ 10 Year Warranty

## Special Features...

- ◆ Wood Beamed Ceilings
- ◆ Barn Doors
- ◆ Wood Floors
- ◆ Rock Work
- ◆ Copper Sinks
- ◆ Theater Rooms
- ◆ Media Rooms
- ◆ Safe Rooms

Ask  
About  
Our  
Green  
Building



Call Today!

325.665.6339