



Thank you for your interest in Great NW Homes. We have been building quality custom homes for over 35 years and we know that there can be a lot of stress that comes with such a big commitment. We are happy to assist you at any stage of your custom home journey. Our experience and knowledge will help ensure you have a positive and exciting experience!

It can be difficult to know what property you can purchase and size home you can build without having an idea of the home cost. To help we have put together a Description of Material with a price per square foot estimate. While this is not the most accurate way to price a home, as there are numerous variables to consider, this will get you started on putting a budget together without putting money out on land, plans and utilities. From here you should be able to determine what size home you can build and how much to budget for land.

For a more detailed and accurate cost we will need a few things | *local recommendations if needed*

- Property with abbreviated site plan | *Larson & Associates 253.474.3404*
- Engineered building plans | *www.landmarkplans.com*
- Approval letter from your lender with your budget amount | *Luke Wagner @ Cornerstone 253.677.2663*

Once you have those items we can sit down and go over your home vision and price out the home accordingly. We can include site prep/permits to cleaning & landscaping; we will customize each detail to your needs and wants.

To start the bidding process we will spend about two hours discussing every detail of your home; from permitting to landscaping. From there we will send out your plans to our subcontractors to ensure we get you the most accurate price. The bidding process takes 3-4 weeks and is done based off your plans, land, and materials.

Once the bids come back in we will meet again to discuss your home in greater detail as well as present you with the cost to build, options you may have wanted and a building time frame (average is 6-8 months once a permit is issued). Once we have the home of your dreams in the budget of your dreams, we can move forward to a contract and get to building your new home!

We also offer a permit contract that allows us to submit your permit while we are bidding out your home, this allows you to speed things along without deciding on a builder at that time

Feel free to check out our homes on Instagram, Houzz or Facebook.

Please email or call anytime I'd be happy to assist you on your dream home journey!

Candice Rathke | GNW8400@aol.com