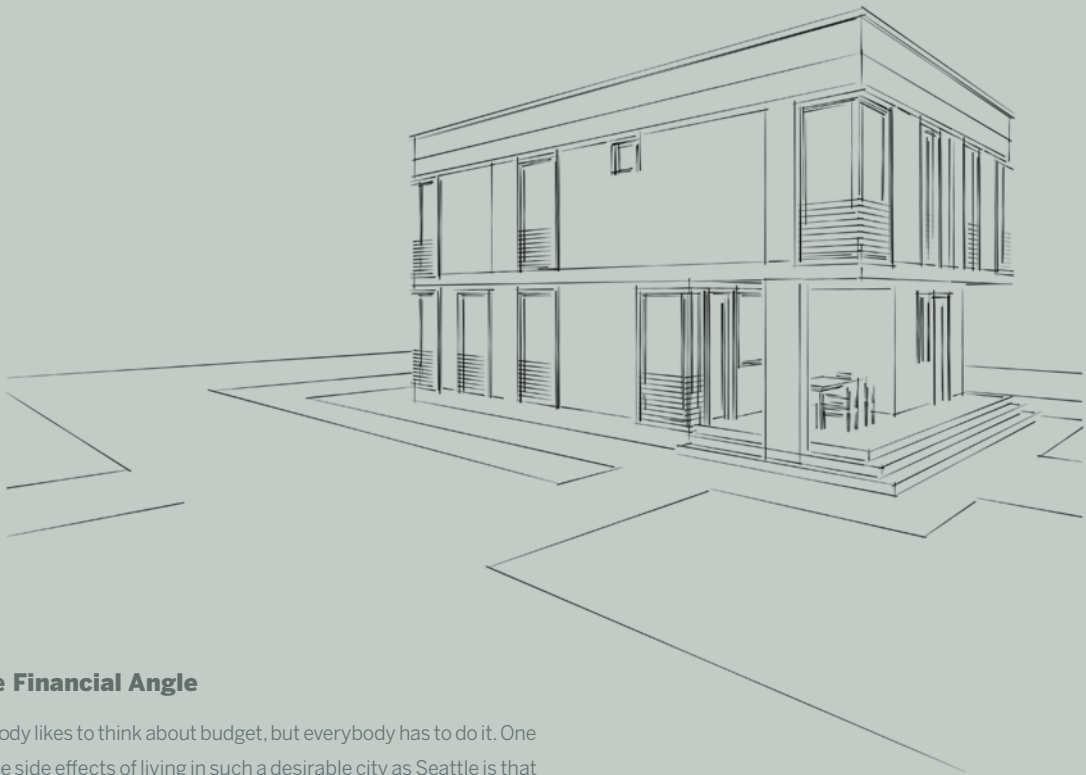


BUILDING
AND
REMODELING
in Seattle

EMERALD CITY VISIONS



The Financial Angle

Nobody likes to think about budget, but everybody has to do it. One of the side effects of living in such a desirable city as Seattle is that home and building costs tend to reflect the competitiveness of the market. For folks looking to build, there are a few core elements to ponder upon. First, the actual cost of the plot of land you're looking to make the old homestead on. Location of course will be primary in dictating property values, but then there's also the size. How big do you want your home to be, your yard to be? Think about the number of rooms/bathrooms you will need. Getting all this right will be critical, especially when seeking a bank loan for the funds. Also, keep in mind that Section 203(k) loans can be granted not only for new construction but also for remodeling costs.

From there, it's critical to get a fix on what the price per square foot will run you. Again, this starts with what localities are commanding. Some neighborhoods trend pricier than others. But there's also a bit of nitty-gritty when it comes to building. Different materials will be more inexpensive than others, for example. That can mean everything from the frame to the flooring. From there, consider the topography of your plot. As stated, Seattle has a lot of hills. Naturally, this often leads to issues related to sloping, grading and quality of the soil. It might just be that the place that pleases your eye the most won't be a great spot for building upon. Save yourself the logistical headaches and see if you can review property histories in the area or even get feedback from a surveyor.

When remodeling or purchasing a home, make sure to leave room in your budget for furnishings. I've found that people often overlook how important furnishings are to comfort and style. It can be an overwhelming process, but interior design professionals can guide you towards pieces that will last, add beauty, and support your lifestyle. Also prioritize creating spaces that can evolve with your family. Think about what will give you the most flexibility, and opt for floor plans and furniture that can transition with you through lifestyle changes because your home should support you at every stage. Similarly, your outdoor spaces are just as important as your living room or kitchen—it's almost like adding square footage to your home. Design and furnish the spaces to be as versatile and comfortable as your interiors so you can enjoy them in several seasons and make the best use of the space.

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