



BUILDING GREAT
CUSTOM HOMES
YOUR WAY, TODAY



DESIGN & BUILD YOUR CUSTOM DREAM HOME

The Custom Home building process should be exciting, not stressful, and choosing the right builder is the first step in making your dream a reality.

Jeffery Homes takes pride in working together with each of our homeowners to establish strong relationships. Your custom home will be meticulously planned to suit your own personal taste and style, and most importantly, it will be designed specifically for you. We take satisfaction in fulfilling your wants and needs, from respecting your budget and timelines, to tailoring exterior elements and interior details.

Visit our website for more information, FAQs, and our Custom Home gallery. See for yourself what makes us Unmistakably Jeffery!



Contact us today at 905-433-4701 and arrange a meeting with Scott Jeffery to discuss your Custom Home needs. Let's start building together.



EMAIL
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THE JEFFERY HOMES ADVANTAGE

When you choose Jeffery Homes for our custom design/build services, you'll do so knowing that we are fully equipped to handle your entire project. This includes planning, design, construction plans, budgeting, and construction.

The key benefits of this full service approach is that all who are involved are working together under one roof - from the concept stage to closing day when we hand you the keys. This results in a more efficient project plan, better quality control, more accurate and budget-driven estimates, and tighter project schedules.

From the first meeting with you to the last drop of paint, we effectively manage all components of the construction process while maintaining ongoing communication with you. Our design-build services are well-suited for people who want a turnkey approach. Here's what you can expect:

Accountability & Quality Control

- Because we manage your entire project, you have a single point of contact who is accountable to you.
- Our team is working together cooperatively from the first meeting with you. This reduces potential communication failures and conflicts of interest.

Proven, Established Processes

- Unplanned changes and unforeseen conditions can be a project coordination nightmare when multiple parties are involved, leading to mistakes, higher costs, and extended time lines.
- A well-planned project with our streamlined internal processes for addressing modifications allows efficient change orders and tight cost control.

Speed, Efficiency, and Cost Control

- By working together as a single entity, we are able to create more detailed and accurate budgets and construction plans.
- This means we save you time, money, and stress. We've had over 35 years of experience in project management, giving you assurance that we will deliver.

Green Building Technology

- Jeffery Homes specializes in the construction of ENERGY STAR® homes and sustainable building practices.
- Technology and building science is rapidly changing.
- As leaders in this field, we stay on the cutting edge of sustainable building practices to bring you the best products and suppliers.

Jeffery Homes takes pride in fulfilling our clients' wants and needs, from respecting your budget and timelines to tailoring exterior elements and interior details.





10 STEPS TO BUILDING A CUSTOM HOME

1. Meet with Jeffery Homes

We take great pride in fulfilling and exceeding your wants and needs, tailoring exterior elements and interior features to make your custom home exclusively 'yours'. This is done while respecting your budget and timelines as we work together, forging a strong relationship that shows through in the final product.

2. Establish a Budget

Before embarking on any building project, always begin by establishing a realistic budget. Account for the 'extra' items that are not part of the build cost: the lot purchase and taxes, development charges, septic and well (if applicable), hydro connection, landscaping, appliances, furniture, HST and any other moving costs or incidentals.

3. Purchase the Land

Do your homework and find the perfect lot. When considering a lot, we'll be happy to walk the property with you and provide our opinion as it relates to building and living on the space. Consider the price of the lot, and ensure that you will have budget remaining after the land purchase to build the house that you envision.

4. Site Preparation

This includes planning for utility connections, the placement of the home on the lot, designating the driveway location, and any additional clearing of the lot that may be required. Most lots will need grading in order to ensure proper drainage, which is crucial and not to be overlooked. Our experienced and knowledgeable team will be happy to assist in this very important process.

5. Designing Your Home

Have an understanding of your wants and needs including: number of bathrooms and bedrooms, type of entertaining space required, the style you like, your top priorities, and are there areas where compromise can be considered. Clear and open discussions can streamline this stage in the process.

6. Participate Throughout the Build

Find the proper balance to be involved without obstructing the work of tradespeople and crews. Keep a meeting schedule to stay up-to-date on the progress and day-to-day decisions. Plan site visits at the end of each stage of construction so that any questions or issues can be immediately addressed.

7. Choosing Finishes

This process is often begun well in advance in order to ensure a seamless build. With the guidance of our experts, homeowners decide on virtually everything including bathtubs, sinks, plumbing and lighting fixtures, appliances, cabinetry, flooring, paint, railings, fireplaces, roofing colours, and siding.

8. Maintaining Communication

Clear communication between the client and builder is crucial in maintaining progress during a smooth build. Keep one another updated on changes and concerns. There will always be alterations, corrections and modifications along the way, but keeping all parties informed makes everyone happy and less stressed.

9. Move Into Your Dream Home

Your hard work in planning, making choices, and communicating has paid off. Now it's time to move in! There may be small things that need tweaking in the first days and weeks in your home, as everything gets road tested. Let us know of any needed adjustments. Our attention to detail and commitment to satisfaction does not end when we hand you the keys.

10. After the Move-In

Once everything has been unpacked and put away, there are a few things to consider for final finishing touches. Completing projects such as the driveway, a deck or patio, and possibly fencing and landscaping are often the homeowner's next priorities. When it's time to take these on, you are never alone, as we are here to assist with these extra projects as well.



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DETAILS TO CONSIDER THROUGHOUT BUILDING YOUR CUSTOM HOME

What will be the primary use of this home? Is it going to be your 'forever home' for many years to come? Perhaps it will be a summer getaway that may be sold some time down the road? It's always best to plan for the present, with one eye on the future. We advise clients to earmark an additional 10% of the budget for unexpected expenses, and don't forget exterior features such as fencing, landscaping and driveways. Designing and building the house tends to be everyone's main focus, but try to visualize how you would like the entire lot to look.

Develop a system to help you stay organized and keep track of everything during this process - it will end up saving you time and money. Take the time to determine your "must haves" and "wish list" items at the start of your project rather than once the project has begun.

Basics

- Width of hallways
- Outlets with USB ports
- Light switch placement
- Ceiling heights
- The way your doors swing
- Natural and artificial lighting
- Storage space

Living Areas

- Open concept
- Entertainment system setup
- Playroom for kids
- Work and play space for adults
- Furniture placement/size

Mudroom/Entryway

- Washer and dryer placement
- Planned out HVAC
- Closet space
- Central vacuum system
- Utility room space

Bedrooms

- Are bedrooms away from noisy areas?
- Place enough outlets in each room
- Sitting/reading area in master
- Walk-in closet/dressing room

Bathroom

- Outlets in cabinets
- What type of finishes do you want?
- Heated floors for cold mornings
- Energy efficient toilets
- Consider your showerhead height
- Number of bathrooms

Outdoor

- Grill placement
- Outdoor speakers
- Porches, decks, or patios
- Outlets and faucets
- Outdoor lighting
- Irrigation system
- Outdoor gas fireplace

Kitchen

- Appliances - location, Energy Star®
- Island with storage and/or seating
- Materials and finishes
- Sinks - style, how many?
- Charging hub for phones and tablets
- Pantry space (corner or walk-in)
- Wine/beer storage
- Size of your table
- Radio, TV, speakers
- Lighting - under cabinet, potlights

Other

- Safety features for children
- Plan out an area for your pet(s)
- Dimmer switches
- Understairs storage
- Finished basement
- Landscaping ideas
- Music room
- Home gym
- Home office or library

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