

# SWIFT CREEK HOMES

## Building Your Budget

### **Building Your Budget**

What does it really cost to build a custom home? From early dreaming to final planning, understanding the costs upfront helps you make better decisions. We're breaking down major expenses, hidden surprises, and simple ways to stay on budget—so you can plan with clarity and confidence.

# BUILDING YOUR BUDGET

**What will it really cost? Where should you spend, and where can you save? And how do you even start building a realistic budget?** This guide walks you through the key expenses—from land to finishes—and shares smart tips to help you feel **more prepared, less stressed,** and **fully in control** of your custom home journey.

## Land Costs

The price of land varies significantly depending on **location, lot size,** and **availability.** In more desirable or coastal areas, **land can be a large portion** of your budget.

*Estimated Costs:* Smaller inland lots range from \$50,000 to \$100,000, while prime locations near the beach can exceed \$200,000 to \$300,000.

## Factors to Consider:

- **Location** (urban, suburban, rural, coastal)
- **Proximity** to amenities, schools, and services
- **Size and shape** of the lot (corner lot vs. regular lot)
- **Zoning** and building permits in the area
- **Environmental** factors (flood zones, wetlands, etc.)



## Site Prep

Before construction begins, the lot must be prepared for building. This may include **excavation, grading,** and **clearing** the land. In coastal areas, **soil testing** and foundation preparation may also be necessary.

*Estimated Costs:* Site prep can cost \$5,000 to \$50,000, varying widely depending on the lot's condition.

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## Construction Costs

Labor costs cover fees for contractors, subs, and skilled tradespeople such as electricians, plumbers, carpenters, and HVAC specialists. Factors like local **labor rates**, project **complexity**, **custom design** requirements, and the desired level of **craftsmanship** impact your overall expenses.

**Materials** include everything from the foundation, framing, and roofing to the finishing touches like cabinetry, flooring, and countertops.



## Permits

Building a home involves obtaining several **permits**, **inspections**, and adherence to **zoning** regulations. These fees vary depending on location, home size, and type of construction.

**Estimated Costs:** In the **Grand Strand** area, estimated permit fees are \$5,000 to \$20,000 for most residential projects, depending on factors such as home size, location, and complexity. Larger or more customized homes may incur higher fees.

## Estimated Costs:

**Construction labor** can account for 30-50% of the total project budget.

**Material costs** typically make up 40-60% of the total project budget.

**Keep in mind:** Delays or changes mid-project can lead to increased labor expenses, so having a clear and detailed contract can help you stay on track.

## Architectural Design

Custom home plans require **professional input from architects** and designers who can bring your vision to life while meeting local codes and zoning requirements.

**Estimated Costs:** Architectural fees typically account for 5-15% of the total project budget. For more intricate or specialized designs, this percentage may increase.

# BUILDING YOUR BUDGET

## Custom Design

Custom design elements—such as high-end **flooring**, custom **cabinetry**, luxury **appliances**, and unique **architectural features**—can significantly increase the cost of your home.

**Estimated Costs:** Custom features can add \$10,000 to \$100,000+, depending on the materials, design complexity, and upgraded selections.

**Tip:** Set a realistic budget for custom features and prioritize your most important elements.



## Custom Features:

- **Luxury Finishes** – Quartz countertops, hardwood floors, designer tilework
- **Premium Selections** – Professional-grade appliances, luxury bath fixtures, and smart home technology
- **Architectural Details** – Vaulted ceilings, exposed beams, accent walls
- **Outdoor Enhancements** – Covered patios, outdoor kitchens, custom landscaping, swim spas

## Landscaping

Landscaping and outdoor living areas are essential to the overall design of your home, particularly in coastal or waterfront properties where these spaces play a key role in **enhancing the property's value** and functionality.

**Estimated Costs:** Landscaping and outdoor spaces usually range from \$10,000 to \$25,000.

## Outdoor Features:

- Lawn, trees, and garden installation
- Outdoor kitchens, fire pits, and seating areas
- Pool or hot tub
- Driveways, walkways, and patios

**Think ahead:** Plan your landscaping based on your long-term needs. You can always add elements in phases to spread out the costs.

# Contingency

It's crucial to set aside a contingency fund to account for **unforeseen expenses** that arise during the construction process. This could include issues with permits, changes in materials, or labor shortages.

*Recommended Amount:* Typically, 2-5% of the overall project cost should be reserved for contingency expenses.

# Budget Breakdown

- **Start with a Clear Vision:** Define your home's priorities and needs to avoid costly changes during construction.
- **Trust Your Builder:** Choose a contractor who prioritizes transparency and keeps you informed about costs, helping you avoid unexpected expenses.
- **Plan for the Future:** Consider potential upgrades or design features that may not be immediately necessary but could save you time and money later.
- **Be Prepared for Delays:** Weather conditions, supply chain issues, or unforeseen site conditions can delay the process and increase costs.



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