



The Complete Guide to Building or Buying a Home

What it really costs
How long it takes
How to choose the right path



Custom Homes + Move-In Ready Homes

Start Here — Before You Build or Buy



If you're here, you're likely in one of two places:

- Dreaming of building a home that's fully your own
- Or looking for a beautiful home without the time and complexity of building

Both are great options, they just come with different expectations.

At HRD Homes, we are a custom home builder first, creating homes tailored to each family. We also offer a limited number of thoughtfully designed move-in ready homes for those wanting a faster, simplified path.

This guide will help you:

- Decide whether building or buying is right for you
- Understand realistic costs
- Know what timelines to expect
- Move forward with clarity and confidence



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Build vs Buy at a Glance

CUSTOM BUILD

Timeline
6-10 months

Customization
Full Control

Stress Level
Moderate

Design Control
Complete

Decision Load
High

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MOVE-IN READY

Timeline
30-120 days

Customization
Limited Options

Stress Level
Low

Design Control
Curated

Decision Load
Low

**There's no "better" option — only what fits
your life right now.**

What It Really Costs

One of the biggest misconceptions in home building is cost

While every project is unique, here are the key factors that influence your investment:

- Size and layout of the home
- Level of finishes and materials
- Land costs and site preparation
- Architectural complexity
- Market conditions and labor costs

For Custom Homes:

Pricing is shaped by your vision, level of design, and selected finishes. We begin by establishing a clear, realistic investment range and thoughtfully design your home within it. Our process allows to select customization options outside our standard building specifications, giving you control over where and how you allocate your budget

For Move-In Ready Homes:

Pricing is fixed and transparent, allowing you to make a decision quickly without unknown variables.

Important Note:

The lowest price rarely delivers the best long-term value. Quality, craftsmanship, and builder experience matter.



How Long Does It Take?

Custom Build Timeline:

1. Discovery & Planning
2. Contract & Financing
3. Permits & Approvals
4. Design & Selections
5. Construction
6. Final Walkthrough

Estimated

Total: 6-10 months

Move-In Ready Timeline:

- Completed homes → Immediate move-in
- Near-complete homes → 30-90 days

What about Delays?

Delays can happen — weather, permitting, and supply chain all play a role. The key is working with a builder who communicates clearly throughout the process. Even with delays, at HRD Homes we are known for quick build due to how we structure our company.

What to Expect: Your Custom Build Timeline

1. Discovery & Planning

We begin by understanding your vision, lifestyle, and budget, laying the foundation for your home. Here is where we design your home's layout.

2. Contract & Financing

We finalize project details, align on investment, and ensure financing is in place before moving forward.

3. Permits & Approvals

Financial Conditions removed. Plans are submitted and approved, ensuring everything is ready for construction to begin.

4. Design & Selections

You'll work with our design team through two separate design meetings selecting exterior and interior finishings for your home.

5. Construction

Our team manages the build process with careful attention to quality, timelines, and communication. Follow along with your own personal app on your phone.

6. Final Walkthrough

We walk your home together to ensure every detail is complete and ready for move-in.

Estimated Timeline:

6-10 months (may vary based on scope and complexity)



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Real Homes. Real Families.

Custom Home Example:

Designed for a growing family who wanted open living spaces, natural light, and timeless finishes.

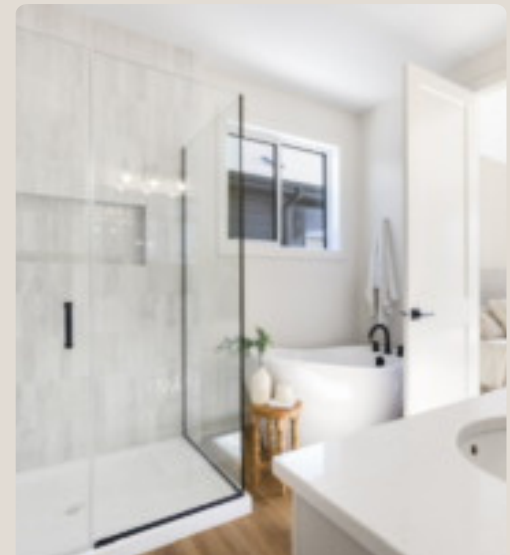
- Fully customized layout
- Personalized selections
- Built from the ground up



Move-In Ready Home Example:

"A thoughtfully designed home for buyers who wanted high-end finishes without the wait."

- Professionally curated design
- High-quality materials
- Ready on a faster timeline



Avoid These Costly Mistakes



- Underestimating budget requirements
- Choosing a builder based on price alone
- Ignoring energy efficiency and operating costs

- Not understanding timeline expectations
- Rushing decisions without guidance
- Skipping the planning phase



Your Next Step

By now, you likely have a better sense of which direction feels right.

If you're thinking about building a custom home:

We recommend starting with a discovery consultation to map out your vision, budget, and next steps.

👉 [Start Planning Your Custom Home](#)

If you're interested in a move-in ready home:

You can explore our current and upcoming homes available in [Your Area].

👉 [View Available Homes](#)

If you're still unsure:

That's completely normal — and exactly why we're here.

Feel free to reach out or reply to the email you received with this guide. We're happy to help you think through your options.



**Custom Homes +
Thoughtfully
Designed Move-In
Ready Homes**

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