



**BUILDING GREAT
CUSTOM HOMES
YOUR WAY, TODAY**

Let's start building together







OUR STORY

For many of us, there is very little in life that can exceed the excitement that comes when opening the front door and walking through your newly completed custom home for the very first time. This is your home, your place - designed just for you and your family. It is a one-of-a-kind home where memories will be made and special moments shared. It will be the backdrop for much of your life.

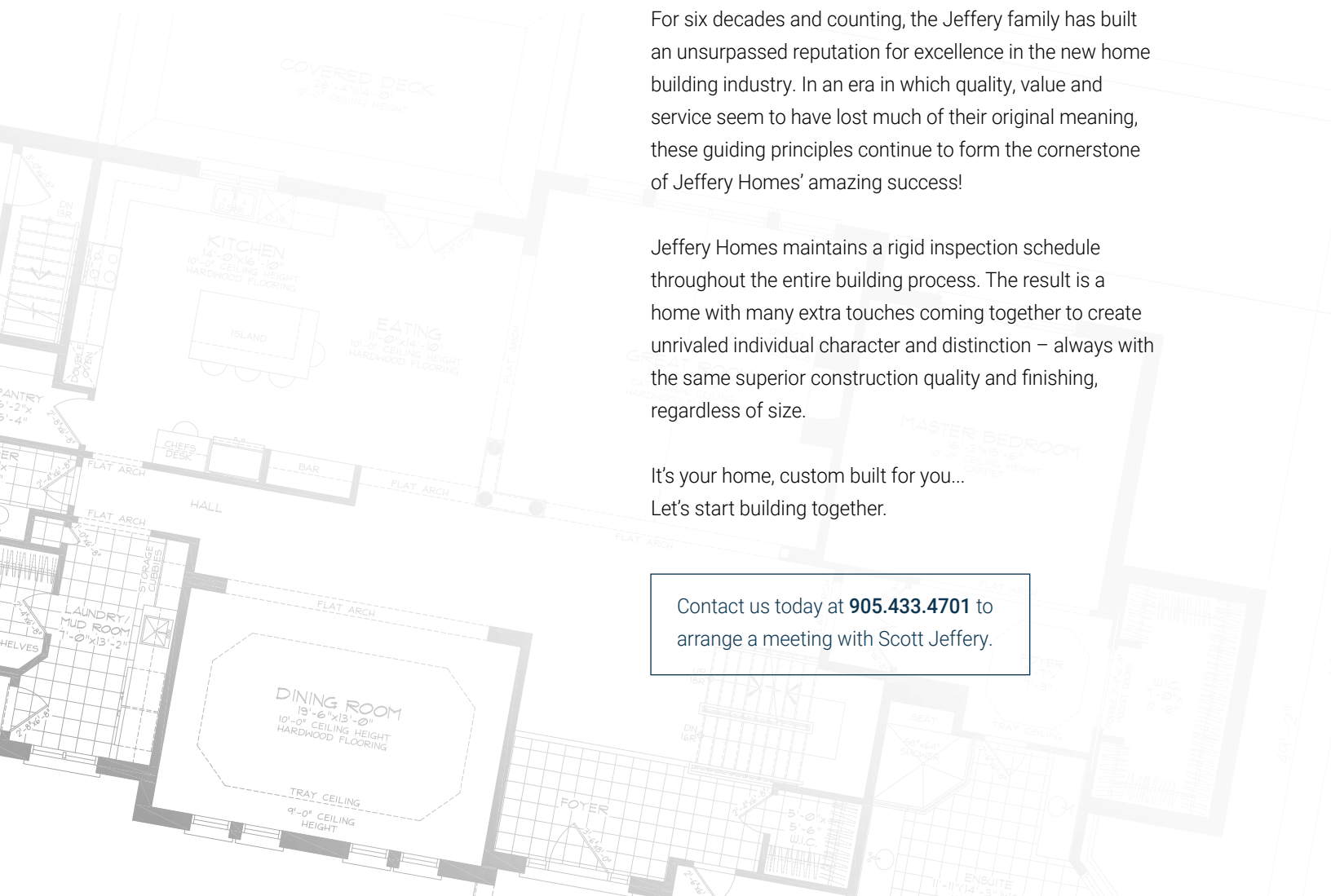
It's moments like these that continue to inspire and motivate the Jeffery Homes team. It's the relationships that develop between us, you, and your family. We all work together to build you a home that is not only functional and beautiful, but is built with Energy Star certification, a commitment to "green" principles and is energy efficient.

For six decades and counting, the Jeffery family has built an unsurpassed reputation for excellence in the new home building industry. In an era in which quality, value and service seem to have lost much of their original meaning, these guiding principles continue to form the cornerstone of Jeffery Homes' amazing success!

Jeffery Homes maintains a rigid inspection schedule throughout the entire building process. The result is a home with many extra touches coming together to create unrivaled individual character and distinction – always with the same superior construction quality and finishing, regardless of size.

It's your home, custom built for you...
Let's start building together.

Contact us today at **905.433.4701** to arrange a meeting with Scott Jeffery.





DESIGN & BUILD YOUR CUSTOM DREAM HOME

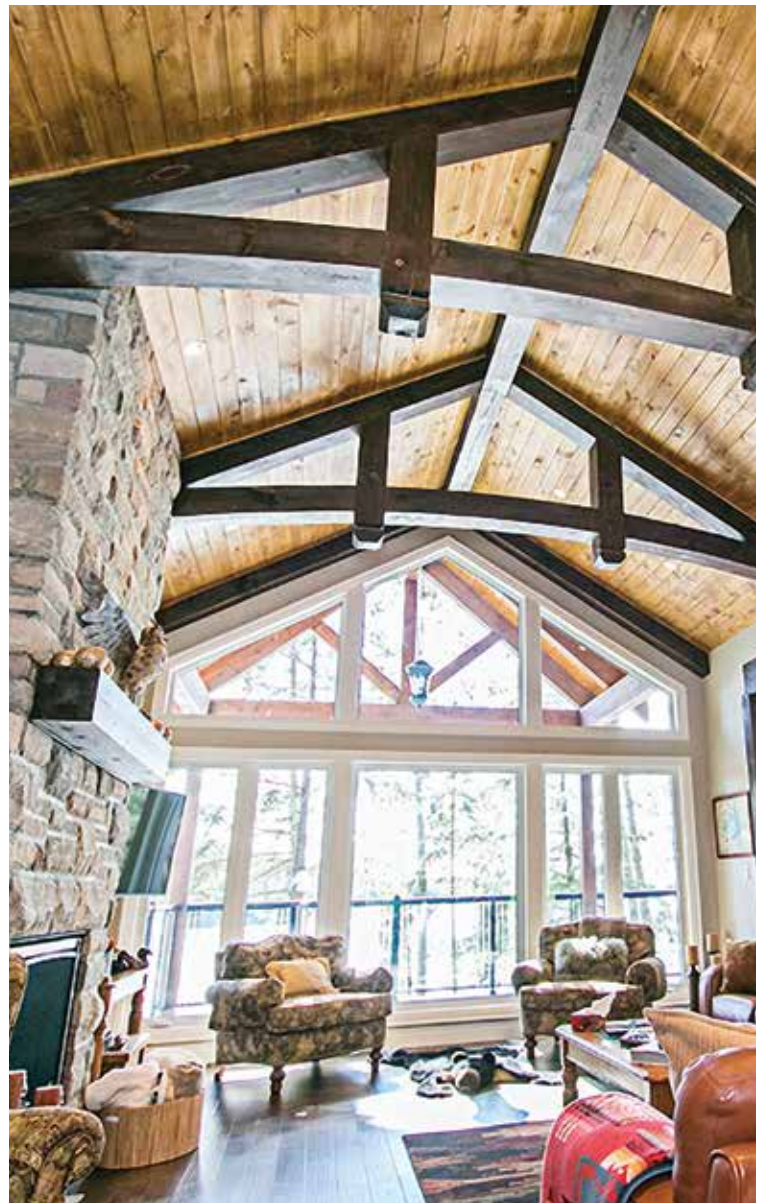
The Custom Home building process should be exciting, not stressful, and choosing the right builder is the first step in making your dream a reality.

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.

WANT TO LEARN MORE?

Visit jefferyhomes.com for:

- Additional information
- FAQs
- Interior and Exterior Photos
- Timelapse Video
- and more





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.





10 STEPS TO BUILDING A CUSTOM HOME

1. Meet with Jeffery Homes

- Tailor exterior elements and interior features to make your custom home exclusively 'yours'
- Set and respect your budget and timelines
- Forge a strong relationship that shows through in the final product

2. Establish 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. Find the Perfect Lot and Purchase the Land

- 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

- Planning for utility connections, the placement of the home on the lot, designating the driveway location
- Any additional clearing of the lot that may be required
- Most lots will need grading to ensure proper drainage, which is crucial and not to be overlooked

5. Designing Your Home

- Number of bathrooms and bedrooms, type of entertaining space required
- The style you like, your top priorities and areas where compromise can be considered

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, any questions or issues can be immediately addressed

7. Choosing Finishes

- 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, siding, brick and stone

8. Maintain Clear Communication Between Client and Builder

- 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

- There may be things that need tweaking in the first days and weeks in your home, as everything gets 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

- Completing projects such as the driveway, a deck or patio, and possibly fencing and landscaping are often the homeowner's next priorities
- We are here to assist with these extra projects as well





DETAILS TO CONSIDER WHEN 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

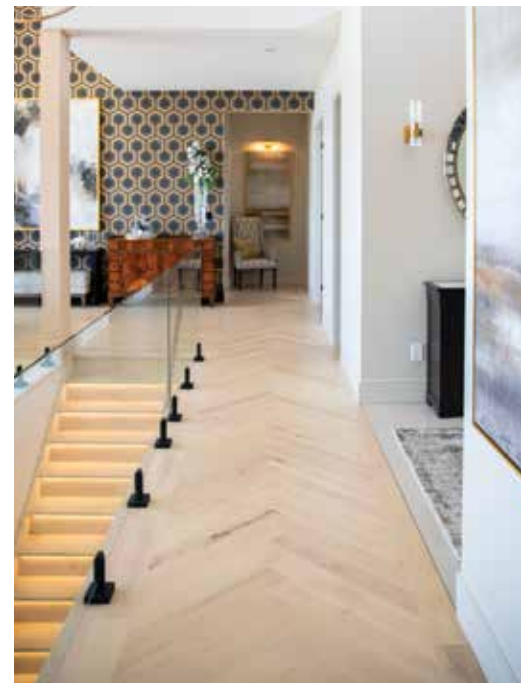
- Grill placement
- Outdoor speakers
- Porches, decks, or patios
- Outlets and faucets
- Outdoor lighting
- Irrigation system
- Outdoor gas fireplace

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)
- Beverage storage
- Size of your table
- Smart Home features
- 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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EMAIL
salesinfo@jefferyhomes.com

CALL
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VISIT
jefferyhomes.com

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