

HOMES & COTTAGES

Your Custom Build Guide

What to think through and gather before you design your custom home or cottage.

PINE CREEK HOMES

BUILD YOUR LEGACY

BEFORE YOU BEGIN

Start with good questions

Building a custom home or cottage is a big decision, and most people start with more questions than answers. That is a good place to be. As a second-generation builder, we have seen builds go smoother when a few things are settled early.

The topics follow the order they usually come up. Tick off what you already know and note the rest for your discovery call. We will work through it with you.

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YOUR PROJECT AT A GLANCE

Fill this in as you go

What you are planning ☐ Home ☐ Cottage ☐ Boathouse ☐ Not sure yet

Property location _____

Your land ☐ I own it ☐ Still looking

When you might build _____

01 Your vision

Good homes start with how you live. Floor plans come later.

OUR DESIGN PROCESS

You don't need to come to us with a floor plan. That's where our design process begins. Share your vision, priorities and how you want to live, then trust our design team to thoughtfully translate those ideas into a home that is uniquely yours. Through a collaborative, guided process, we refine every detail with intention, creating a design that feels considered, cohesive and personal.

- ☐ **Your days.** Who lives in the home, and what a normal weekday and weekend look like.
- ☐ **Must-haves.** The few features you would not build without. Keep it short.
- ☐ **Wish list.** Ideas you would love if the budget allows, kept apart from your must-haves.
- ☐ **Photos you love.** Save rooms, exteriors and details, and note what draws you to each.
- ☐ **Room by room.** Bedrooms, office space, storage, garage size, mudroom for winter gear, etc.
- ☐ **Cottage use.** How often you will use it in winter. We build winterized regardless.
- ☐ **Your priorities.** The rooms and finishes you care about most, so the budget goes where it counts.

02 Budget and financing

Knowing your comfort zone early lets us design around it.

- ☐ **Your lender.** Talk early about how you will finance the build, and get a pre-approval if needed.
- ☐ **Your current home.** When you plan to sell, and how that timing affects financing.

YOUR NOTES



03 Your land

The property shapes the home more than anything else. If you have a lot in mind, walk it with these questions. Once we start working together, our designers visit the site with you to capture and enhance the vision.

- ☐ **Survey and boundaries.** A current survey shows lot lines, easements and any existing buildings.
- ☐ **Zoning and setbacks.** Your municipality sets how close you can build to lot lines, roads and water.
- ☐ **Power.** How far the nearest hydro line is.
- ☐ **Water.** Municipal service, a well or lake water. A new well needs drilling and testing.
- ☐ **Septic.** Rural and cottage lots need an approved wastewater system, and the soil decides which type works.
- ☐ **Heating fuel.** Natural gas is limited outside towns, so propane, electric and geothermal are common choices.
- ☐ **Access.** Year-round roads, spring road restrictions, steep driveways and water-only access are taken into account when scheduling.
- ☐ **Soil and rock.** Clay, bedrock and wet ground each change how the foundation is built. We test these upfront so the design is accurate.
- ☐ **Sun and views.** Note the morning light, the best view and which rooms should capture it.
- ☐ **Trees.** Which mature trees will stay, and which need to go?
- ☐ **Shoreline.** Docks, boathouses and building near water often need extra approvals, and setbacks vary by lake.
- ☐ **Park lots.** Lots in provincial parks such as the Whiteshell have their own rules and approvals.
- ☐ **More than one season.** Visit during spring melt or after a heavy snowfall if you can.

04 Approvals and paperwork

Pine Creek will submit and manage permits and approvals. It helps to gather what you already have.

- ☐ **Ownership documents.** Your title, or the lease for a park lot, plus any past permits for the property.
- ☐ **Existing buildings.** Plans or details for anything on the lot you plan to keep or take down.
- ☐ **Likely approvals.** Building and septic permits, plus shoreline or dock approvals on the water, depending on the lot.

05 Timeline

Much of the time on a custom build comes before construction starts.

- ☐ **Move-in date.** Work backward from it, leaving time for design and approvals before the build.
- ☐ **Design and planning.** Floor plans, 3D renderings, engineering, pricing and permits come together before work begins. Our design-build process is laid out to keep you on schedule from day one.
- ☐ **Building season.** Foundations and site work depend on ground conditions, so the start date matters.
- ☐ **Where you will live.** Plan housing and storage if you are selling or rebuilding on your current property.
- ☐ **Time for decisions.** Selections move faster when you set aside regular time to review options with your designer. Our client handbook clearly lays all of this out.

YOUR NOTES



06 · NOTES FROM OUR DESIGN TEAM

Small choices that shape everyday life

A few things our designers raise early. Keep them in mind as you collect ideas.

Leave room to move

Islands, hallways and shared spaces feel best with 3 to 4 feet of clearance.

Rethink storage

At the cottage, hooks, cubbies and open shelving often work better than closets.

Plan for a crowd

People gather in the kitchen and great room, so leave space to pull up an extra chair.

Think about arrival

A good entry or mudroom keeps wet gear, boots and bags out of the main rooms.

Keep rooms flexible

An office that doubles as a guest room lets the home adapt over time.

Choose durable finishes

Sand, water, pets and guests are hard on floors and counters.

Place windows with care

Windows affect furniture layout, privacy, heat gain and how a room feels through the day.

Extend the season

Covered decks, screen rooms and sheltered patios let you enjoy the outdoors more often.

07 Choosing your builder

You will work closely with your builder for close to two years. These questions help you find the right fit.

- ☐ **Who will be my main contact?** Ask how often you will hear from them.
- ☐ **Is design done in house?** Find out how designers and builders work together.
- ☐ **Can I see finished homes?** Walk through completed projects and talk with past clients.
- ☐ **How is pricing presented?** Know what is included and how changes are handled.
- ☐ **Have you built in my area?** Local experience with soils, lakes and permits makes a real difference.
- ☐ **What happens after possession?** Ask how the builder supports you after move-in.

At Pine Creek, you have direct access to Owner and Client Concierge Josh Veenstra through the whole build, and we stay available as you settle in. You have full access to your build site, and we proactively keep you informed.

08 Bring to your discovery call

Bring what you have. Nothing needs to be final.

- ☐ Details about your property
- ☐ Your vision
- ☐ Your priorities for the new space
- ☐ Your anticipated investment
- ☐ Your ideal timeline
- ☐ Your questions, big or small



WHEN YOU ARE READY

Book a discovery call

Pick a time for a 15-minute phone call with us to talk through your property and ideas. Bring this guide along.

BOOK ONLINE
pinecreek.ca/contact

CALL
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