

SOUNDBUILT  
*homes*



OUR COMPREHENSIVE GUIDE TO

# BUYING A NEW CONSTRUCTION HOME

FIND YOUR DREAM HOME



## SOUNDBUILT *homes*

Soundbuilt Homes isn't just another home builder. We're craftsmen with an emphasis on quality over quantity, building our way into becoming one of Western Washington's premier development partners. More importantly, it's our mission to be your Northstar in guiding you through the homeownership journey. In this guide, we'll share the advantages of buying a new construction home and walk you through each phase of the journey.

There are many reasons to buy a newly constructed home over an older one. With brand new plumbing, state-of-the-art appliances, high quality heating and air, a new Soundbuilt home will give you a piece of mind for years to come. After all, new construction homes are not only more cost-efficient, convenient, and designed to your liking but they also provide homeowners with the notable benefits of low maintenance design. Talk about saving money!

Moreover, if you're new to the area, you can bet a new construction home in a newly built neighborhood will have all the amenities you love, in a convenient location. A newly built neighborhood provides homeowners with an opportunity to build a community and connect with neighbors. Read along to learn more about the advantages of buying a new construction home as well as what to expect and how to begin your new home buying journey.

## Advantages of BUYING A NEW CONSTRUCTION HOME

First and foremost, new construction homes are in pristine condition. There's no better feeling than being the first person to live in a home. Not to mention, new construction homes are built with their owner's taste and style in mind. With several options to choose from, working with a new home builder, like Soundbuilt Homes, ensures you have the ability to incorporate your style into the home without ever lifting a finger.

1

### Low Maintenance

A brand new homes means little to no maintenance. From new appliances to top-of-the-line HVAC systems, you'll live worry-free for quite some time before even having to think about repairs. However, in the unusual case something does south, you're covered by your builder's warranty. When we say worry-free, we mean it!



2

### Energy Efficient

Soundbuilt homes are built with the latest construction materials and building practices which means new homeowners experience the benefit of reduced monthly utility bills. Not to mention, all appliances are installed brand new meaning that your washer, dryer, dishwasher, heating, and cooling will be in excellent condition which will also save you money in the longrun.

## Features of NEW ENERGY EFFICIENT HOMES

**Insulation:** A well insulated home will prevent air leakage and unwanted pollution.

**Appliances:** As briefly mentioned above, new construction homes will feature brand new appliances which are typically more energy efficient as they are built with modern technology. These new energy-saving appliances will not only lower your energy bills and electrical usage but will also give you a peace of mind for the entirety of your homeowner's journey.

**Windows:** Up-to-date windows will protect your home from hot and cold temperatures, and as a result, lower your monthly utility bill!

**HVAC:** New heating and cool air conditioning system allows for a peace of mind knowing you will not have to worry for many years to come about replacing such costly but absolutely essential piece of equipment.





3

### Modern Look

Another perk to buying a newly built home is that all floor plans and rooms have a modern, and updated feel. Our homes are built with expansive open floor plans and tall ceilings that add more light and space to your life at home. This means you can focus on decor instead of having to immediately update an outdated 70s kitchen or bathroom.



4

### Functional Floor Plans

Have you ever looked at a house on Zillow that had been updated, fell in love with it, and then got there in person only to be disappointed by the layout? Since Soundbuilt has multiple floorplans to choose from, you get to choose a home layout tailored to meet your lifestyle needs. No hassle of an existing occupant.



5

### Designs of Your Choosing

The experts at the Soundbuilt design studio are dedicated to making bring your vision to life. You'll be able to make your selection of fixtures and paint colors and various other customizable features throughout the home to ensure that you truly make it your own.



#### **New Home Warranty**

When you purchase a new construction home, you are automatically protected with a new home warranty. This enables homeowners to buy with confidence knowing that their home builder will take care of any issues during the warranty period without an additional cost. This includes things such as broken water heaters, HVAC, leaky roofs, and more.



#### **Contingency Sell**

If you need to sell your home before buying, new home is a great way to go. Since the current homeowner doesn't need to move out, it can be much easier to buy a new build home than deal with the hassle of an existing occupant.

---

### **Looking For A New Construction Home, But Just Can't Wait?**



Our New construction homes are the answer. Even if you go with a move-in-ready, you still have the ability to make enhancements unlike other new construction home communities.



## What Does The Process Look Like WHEN BUYING A NEW CONSTRUCTION HOME WITH SOUNDBUILT?

Buying a Soundbuilt home is designed with you, the homeowner, in mind. From custom features to fixtures and paint colors, we want every homeowner to see themselves in every single facet of their new home. That is why we strive for quality over quantity, and always go above and beyond for our customers. Buying a new home is an exiting and rewarding process, and our team of experts in the concierge department are there to help you every step of the way.



### Reach Out To Your Concierge

Not sure where to start?

Meeting the concierge team is the first step. Head over to our website and utilize our chat feature, give us a call or shoot us an email to get in touch with our concierge team today. Our concierge team will walk you through the entire pre-approval and home buying process from start to finish. The concierge team is one you can rely on as they will help you navigate which community is right for you.

If you're looking for more of a hands on approach our mortgage calculator is a great place to start. Although you'll get more customized results in the preapproval process, this is a great first step in your new home journey.

2

### Narrow in on the neighborhoods you want to live in.

Do you enjoy living close to outdoor recreational activities? Or are you more of a homebody that enjoys living near hotspots? Keep this in mind when deciding which neighborhood you would like to live in. If you enjoy the outdoors, you might want to find a home in a community with lots of trees and close proximity to hiking trails.



If you like to host BBQs and entertain guests on the weekends, then you might want to explore new construction homes with wide-open floor plans and spacious yards. While working with your concierge and looking at available communities on the Soundbuilt website you'll be able to find the perfect place to call your next home.

3

### Get preapproved and become a VIP

One of the perks when looking at our new construction homes is our VIP Priority List. You can be among the first to be notified of pricing and purchasing opportunities with our latest builds.

We believe in elevating every aspect of your home buying experience.

That's why Soundbuilt Homes has secured strong, long-lasting relationships with local vendors who are well-known leaders in the mortgage marketplace. Not only do they provide industry-leading rates and financing options, they're also experts in helping craft the next chapter of your life.

Because the loan itself has a minimum, your lender may require you to put more down than the minimum depending on your credit history and household income.



4

#### Understanding the building process

When you buy a new construction home from Soundbuilt, it can sometimes take up to eight months to complete the build. We value quality over speed.

It's also important to keep in mind that outside factors can delay the build of your home. Weather is usually one of the main reasons for delays in new builds, but a shortage of supplies can also be an issue when building new homes. Try to have a backup plan ready if you have to move out of your current home before your new build home is ready.



5

#### Visit the design center

Your Soundbuilt home is designed with you in mind. From custom features, to fixtures and paint colors, we want every homeowner to see themselves in every facet of their home.

And with help from our design studio, we're committed to crafting each new home with the community in mind. And even if your home is already move-in-ready, you'll have the ability to make enhancements unlike any other community before.



6

#### Sell your current home

Ready to sell your current home? Soundbuilt's dedicated sales team can ensure that the sale of your current home happens quickly and smoothly to meet your current schedule and needs.



There is nothing better than moving into a new construction home.  
And if you're coming from out of state, it makes things so much easier.

**ARE YOU READY TO FIND YOUR NEW BUILD HOME?**



SOUNDBUILT  
*homes*

CONTACT OUR ONLINE CONCIERGE  
Available 7 Days a Week • 253.363.2450  
Or reach us by email at:  
[CONCIERGE@SOUNDBUILTHOMES.COM](mailto:CONCIERGE@SOUNDBUILTHOMES.COM)