

Are you looking for your Dream Home, but can't find it?

Are you having a difficult time choosing a property?

We are licensed architects who:

- offer onsite property tours with Buyers and Realtors,
- identify opportunities and challenges,
- provide design consultation BEFORE you purchase.



Before



After

We specialize in designing:

- Custom luxury artisan new construction homes
- Additions and Renovations to existing homes
- Waterfront, forest, vista and mountain homes
- Legacy Homes designed to pass on for generations
- in Illinois, Wisconsin, Indiana, Michigan
- in New Mexico, Colorado, Utah, Idaho, Montana and beyond.

1212architects.com
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12/12
architects
& planners

Are you looking for
your Dream Home,
but can't find it?

Maybe it doesn't exist!



If you **find your perfect location**,
we will design your custom **Dream Home**.

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onsite property consultations BEFORE you purchase.

Pricing and Service Options for Home Buyer Consultation

Service

Fee

Basic : Architect Walk-Through

- **4 hours** of location tours, typically a single 9am-1pm or 1pm-5pm session
- Architectural design consultation at a fraction of the typical hourly rate
- Opportunity to visit multiple homes or locations
- Discussion of opportunities and challenges of selected home(s) or site(s)
- Discussion of future renovation or new construction possibilities

\$925

Standard : Dream Team Walk-Through

Basic Option, plus

- Walk-through with your choice of one additional member of our **Dream Team**:
 - Builder – to discuss rough pricing for construction work
 - Civil engineer – to discuss stormwater and drainage issues
 - Structural engineer – to discuss foundation or other structural concerns
 - Interior designer – to discuss material and finish improvements

\$1,575

Premium : Needs and Options Review

Standard Option, plus

- Full Needs and Options Review of selected home, including written:
 - project description of requested functions, uses, and spaces;
 - review of site regulations, including zoning and other regulatory issues;
 - description of potential solutions and possibilities;
 - conceptual construction estimate and schedule for the project.

\$3,950