

Cheyenne Custom Homes

New Construction Buyer Guide

Presented by Leah Woods & Jamie Hunt, REALTORS® | #1 Properties | Cheyenne, WY



Curated for You



Welcome + Our Philosophy

Welcome!

Building a custom home should be joyful, honest, and deeply personal. Home is more than walls and square footage—it's where stories are created, memories are shared, and everyday moments become sacred.

As your new construction specialists at #1 Properties, we exist to prove that building in Cheyenne and Laramie County can feel like the “easy button”—without sacrificing quality, ethics, or the details that matter most to you and your family.

Our Philosophy

We are not builders

We are expert guides who walk beside you from the first conversation to the day you hold your keys.

Building in the county offers freedom, flexibility, and opportunity—and also complexity. Navigating land evaluation, builder selection, floor plan customization, and the build process itself requires knowledge, patience, and advocacy. That's where we come in.

We listen first

Your vision, your lifestyle, your must-haves, and your worries guide every recommendation we make. We educate without ego, problem-solve proactively, and carry the weight of the details so you can focus on the joy of watching your home come to life.

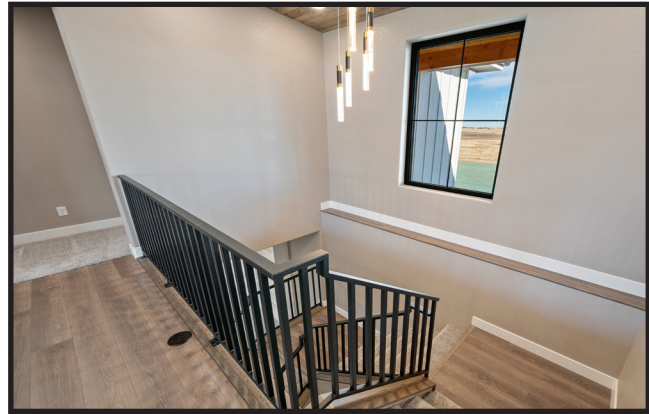
We curate for you

From finding the perfect piece of land to matching you with the right builder, refining your floor plan, and guiding you through every selection and decision, we ensure your home feels like it was designed just for you—because it is.

We make it easy

Clear communication. Honest guidance. Transparent choices. No jargon, no pressure, no surprises. Questions are welcomed. Concerns are respected. Solutions are crafted, not forced.

Above all, we are rooted in ethics, service, and a family-oriented mindset. Every client is treated like an extension of our family—worthy of time, respect, and a home built with integrity.



Why Work With Us

What You Can Expect From Jamie & Leah

When you work with us, you get more than real estate agents—you get experienced advocates who specialize in new construction and understand the unique opportunities and challenges of building in Laramie County.



Jamie Hunt

Leah Woods

Here's what we bring to your project:

- **Access to trusted county builders** with proven track records and realistic timelines
- **Expert land evaluation guidance**—wells, septic, utilities, road access, building restrictions, and soil conditions
- **Floor plan curation** tailored to your lifestyle, family rhythms, and long-term needs
- **Advocacy through the entire build**—selections, allowances, change orders, inspections, and closing

- **Clear communication and proactive problem-solving** so you always know what's happening and what's next
- **One team from land search to move-in day**—no handoffs, no gaps, just consistent support

Why County Building is Different

Building outside city limits offers incredible freedom—larger lots, custom designs, fewer restrictions, and the ability to create exactly what you want. But it also comes with variables that city-lot buyers never encounter: well depth and water quality, septic system requirements, utility access costs, road maintenance responsibility, and different building codes.

We help you navigate all of it. Our job is to protect your investment, clarify your options, and ensure you make informed decisions with confidence—so building feels exciting, not overwhelming.

Your Vision - Discovery Worksheet

Let's Dream Together

Your Information

The best homes start with honest conversation. Use this page to capture your vision, priorities, and any concerns you have about the building process. We'll use your answers to guide every recommendation we make.

Name(s): _____ **Phone:** _____

Email: _____ **Current Address:** _____

How long have you lived there?: _____

What do you love about your current home? _____

What would you change? _____

Timeline & Budget

Ideal move-in timeframe: _____ **How flexible is your timeline?** _____

Target price range: _____

Have you been approved for financing?

Yes No In Process

Lender name (if applicable): _____

Your Must-Haves

What are the top 5 things your new home **MUST** have?

1. _____
2. _____
3. _____
4. _____
5. _____

Your Nice-to-Haves

What are 3-5 features you'd love to include if budget allows?

1. _____
2. _____
3. _____
4. _____
5. _____

Lifestyle & Gathering

How many people will live in the home full-time? _____

Do you work from home?

Yes, full time Yes, part time No

If yes, what kind of workspace do you need?

Do you entertain often? What does "hosting" look like for you? (dinners, big holidays, game nights, kids' sleepovers, etc.)

Hobbies or activities that need space (shop, gym, crafts, animals, etc.):

Pets (type/size and any special needs):

Do you need RV/boat/toy storage? Yes No

Garage preference: 2-car 3-car 4+ car Shop space

Your Biggest Concerns About Building

What worries you most about the building process? (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Staying on budget/managing costs | <input type="checkbox"/> Understanding contracts and change orders |
| <input type="checkbox"/> Timeline delays or weather issues | <input type="checkbox"/> Communication with the builder |
| <input type="checkbox"/> Making the “wrong” design or material choices | <input type="checkbox"/> Coordinating all the moving parts |
| <input type="checkbox"/> Land evaluation (well, septic, utilities) | <input type="checkbox"/> Other _____ |

NOTES: _____

The Process - Your 4-Step Roadmap

How We Guide You From Dreams to Keys

Building a custom home can feel overwhelming—but it doesn't have to be. Here's our proven 4-step process for helping buyers confidently navigate new construction in Cheyenne and Laramie County.

1. Dream & Discover

What happens: We meet to understand your vision, priorities, budget, and timeline. We'll talk through your must-haves, nice-to-haves, lifestyle needs, and any concerns you have about the building process.

Your role: Share openly. The more we know about how you live and what matters most to you, the better we can guide you.

Our role: Listen, clarify, and help you translate your dreams into a realistic plan and budget.

Timeline: 1–2 meetings

2. Land & Location

What happens: We help you find and evaluate the perfect piece of land or lot. This includes reviewing well and septic requirements, utility access, road conditions, building restrictions, soil quality, and any covenants or HOA rules.

Your role: Visit properties with us, ask questions, and let us know which locations feel right.

Our role: Provide expert evaluation of each property's opportunities and challenges. Negotiate on your behalf. Coordinate inspections, surveys, and due diligence.

Timeline: 2–8 weeks (depending on market and your criteria)

3. Builder & Floor Plan

What happens: We match you with trusted county builders whose style, quality, and process align with your vision and budget. Together, we'll review floor plan options and work with your builder to customize the layout to fit the way your family actually lives.

Your role: Review plans, ask questions, and prioritize what matters most. Think about daily routines, gatherings, storage, and long-term needs.

Our role: Facilitate introductions, provide builder recommendations, help you evaluate bids and contracts, and advocate for your vision during the design process.

Timeline: 2–6 weeks

4. Build & Move In

What happens: Construction begins! We stay actively involved to support you through selections (cabinets, countertops, flooring, fixtures, paint, etc.), site visits, communication with your builder, and problem-solving as needed. We'll also guide you through inspections, final walk-throughs, and closing.

Your role: Make timely selections, attend scheduled meetings and walk-throughs, and communicate any questions or concerns as they arise.

Our role: Advocate for you. Keep the process organized and transparent. Celebrate milestones with you. Ensure everything is completed to your satisfaction before closing.

Timeline: 6–12 months (depending on home size, weather, and selections)

Land Evaluation Checklist

What to Ask About County Property

Building outside city limits offers incredible freedom—but also requires careful evaluation. Use this checklist when considering land purchases to ensure you understand the full picture.

Water

Is there an existing well? Yes No

If yes: How deep is it? _____ Flow rate (gallons per minute): _____

Water quality test results available? Yes No

If no: What is the estimated cost to drill? \$ _____ Average well depth in this area: _____

Are there known water quality issues (hardness, sulfur, etc.)? Yes No

Septic

Is there an existing septic system? Yes No

If yes: When was it last inspected? _____

If no: What is the estimated cost to install? \$ _____

Soil suitability for septic (percolation test completed)? Yes No

Does the lot size meet county requirements for septic placement? Yes No

Utilities

Electric service available at the property line? Yes No

If no: What is the estimated cost to extend service? \$ _____

Natural gas available? Yes No

If no: What is the alternative? Propane Electric Other _____

Internet/cable availability: Fiber DSL Satellite Fixed Wireless Unknown

Phone service available? Yes No

Access & Roads

Road access type: Paved Gravel Dirt

Who maintains the road? County HOA Private/Owners

Road maintenance fees:
\$ _____ per year

Year-round access guaranteed? Yes No

Snow removal responsibility: _____

Building & Restrictions

Zoning classification: _____ Minimum square footage requirement: _____

Setback requirements (front/side/rear): _____

HOA or covenants? Yes No If yes, key restrictions: _____

Architectural approval required? Yes No

Outbuilding/shop restrictions: _____

Livestock allowed? Yes No

Short-term rental restrictions? Yes No

Site Conditions

Topography: Flat Gentle slope Steep slope Drainage Concerns? Yes No

Flood zone? Yes No Soil report or geotechnical study completed? Yes No

Trees/vegetation to clear? Yes No Estimated grading/site prep cost: \$ _____

Other Considerations

Property taxes (estimated annual): \$ _____ Fire district/services: _____

Distance to nearest town/amenities: _____ miles School district: _____

Views or natural features: _____

NOTES: _____

What to Expect During the Build

Selections Timeline (Chronological Order)

Once your builder breaks ground, you'll make hundreds of decisions. Here's the typical order of selections during construction, so you know what's coming and when.

PHASE

1

Early Decisions:

- Roof material and color
- Siding style and color
- Stone or brick accents
- Window style and trim color
- Exterior doors (front, garage, patio)
- Garage door style and finish

Why it matters: These selections affect framing, ordering timelines, and curb appeal.

PHASE

2

Mid-Build Decisions:

- Fireplace style and surround
- Built-ins (shelving, benches, nooks)
- Ceiling details (height, beams, tray/coffered)
- Staircase design (if applicable)
- Layout tweaks or minor adjustments

Why it matters: These changes must happen before drywall goes up.

PHASE

3

Major Decisions:

- Cabinet style, color, and hardware
- Countertop material and edge profile
- Backsplash tile
- Plumbing fixtures (sinks, faucets, shower/tub)
- Major appliances

Why it matters: Long lead times for custom cabinets and stone fabrication. Delays here can push your timeline.

PHASE

4

Flooring Decisions:

- Hardwood or LVP for main living areas
- Bedroom flooring
- Tile for bathrooms, laundry, entryway
- Carpet (if applicable)

Why it matters: Flooring goes in after drywall and paint, but materials need to be ordered well in advance.



PHASE

5

Lighting & Hardware:

- Light fixture finish family (bronze, brass, nickel, matte black)
- Statement fixtures (dining, entry, primary bath)
- Recessed lighting placement
- Door hardware and hinges
- Cabinet pulls and knobs

Why it matters: Coordinating finishes creates a cohesive, polished look throughout the home.

PHASE

6

Paint & Final Finishes

- Interior paint colors (walls, trim, doors, ceilings)
- Exterior paint or stain colors
- Grout colors
- Caulk and touch-up details

Why it matters: Paint is one of the last steps before move-in. Choose colors that feel timeless and cohesive with your finishes.

Your Builder Will Guide the Timeline

Every builder has their own process and ordering schedule. We'll help you stay organized, ask the right questions, and make timely decisions so your project stays on track.

Remember: It's okay to feel overwhelmed by choices. We're here to help you narrow options, prioritize what matters, and ensure every selection reflects your vision.

Questions to Ask Your Builder

Smart Buyer Questions

A great builder will welcome your questions and provide clear, honest answers. Use this list to guide your initial conversations and throughout the build.

Budget & Pricing

What is included in the base price of this home?

What are typical allowances, and how do they work?

What happens if I exceed an allowance?

Are there common upgrades most buyers choose that aren't in the base price?

How do change orders work, and what is the pricing structure?

What is the payment schedule?

What costs should I budget for outside of the contract (landscaping, window coverings, etc.)?

Timeline

What is the realistic timeline from groundbreaking to move-in?

What factors could delay the project (weather, material lead times, etc.)?

How often will you provide progress updates?

What is the process if the timeline shifts?

Selections

When do I need to make each round of selections?

Who helps me choose finishes (builder, designer, on my own)?

Can I source my own materials or fixtures?

What happens if my first-choice material isn't available?

Do you provide samples or a showroom visit?

Customization

How customizable is this floor plan?

Can I move walls, add windows, or change ceiling heights??

What structural changes are possible?

What design changes are not allowed?

Construction Quality

What building codes apply to this property (city vs. county)?

What inspections will be performed, and by whom?

Can I visit the site during construction?

How often, and do I need an appointment?

What is your warranty coverage?

How do you handle punch list items before closing?

Communication

Who is my main point of contact during the build?

How do you prefer to communicate (phone, email, text, in-person)?

How quickly can I expect responses to questions or concerns?

Will you provide photos or updates between site visits?

What is the process for addressing problems or changes?

References & Experience

How long have you been building in this area?

How many homes do you build per year?

Can you provide references from recent clients?

Can I tour a completed home or one currently under construction?

Are you licensed, bonded, and insured?

NOTES:

We'll help you ask these questions and evaluate the answers—you're not alone in this process!

Notes & Next Steps

Your New Construction Journey

Use this space to capture ideas, questions, inspiration, and next steps as we work together to bring your vision to life.

Ideas & Inspiration

Questions for Leah & Jamie

Next Steps

Important Dates



Your Contacts

Leah Woods & Jamie Hunt

REALTORS® | New Construction Specialists
 #1 Properties - Cheyenne, WY

Leah: 307-220-2500 | leah@cheyennehomes.com
 Jamie: 307-630-3376 | jamiehunt@cheyennehomes.com

307.634.2222

6020 Yellowstone Rd
 Cheyenne, WY 82009

cheyennehomes.com



Details matter. Every choice comes together to create a home that feels *unmistakably yours.*

