



# WOODS BROTHERS CONSTRUCTION, INC.

## Building with WBC: Your Custom Home Guide

*Presented by Woods Brothers Construction, Inc. in partnership with Leah Woods & Jamie Hunt, REALTORS® | #1 Properties*



WOODS BROTHERS  
CONSTRUCTION



# Welcome to Woods Brothers Construction

Woods Brothers Construction is a Cheyenne-based, family-run, custom home builder known for quality, craftsmanship, honest communication, and homes that feel solid for the long haul. Jim and Josh Woods personally oversee each project, from the first scoop of dirt to the final walk through. You're never just a lot number on a clipboard.

As a true custom builder, WBC does not work from a rigid "standard vs. upgrade" package. Each home is designed, priced, and finished around you—your plans, your priorities, and your budget. Our goal is simple: to build you a high quality, energy efficient home at the best value we can, without cutting corners.

When you choose Woods Brothers Construction, you get a builder who cares deeply about the process as well as the finished product. And a home you can feel proud of every time you walk through the door.

## Your Team: Builder + Specialists

### Who's Who in Your Build

Jim & Josh Woods - Woods Brothers Construction

Jim and Josh are your builder and general contractor. WBC manages permits, inspections, scheduling, subcontractors, and the day to day work of building your home. They are responsible for construction quality, Energy Star performance, and delivering a finished house that matches your plans and specifications.



**Jim Woods**

**Josh Woods**



## Leah Woods & Jamie Hunt - #1 Properties

Leah and Jamie are your new construction real estate specialists. They help you understand the numbers and options, evaluate land and locations, interpret plans and contracts, and navigate each decision along the way. Think of them as your advocates and translators, making sure you always know what's happening and why.



**Jamie Hunt**

**Leah Woods**

### What That Means for You

You get the best of both worlds:

- A local custom builder focused on craftsmanship and performance.
- A dedicated real estate team focused on your needs, budget, and long term goals.

Together, our job is to make sure your home feels like it was built for you—and that the journey to get there feels as clear and stress free as possible.

## Defining Your Style

### What's Your Design Vision?

Before we dive into specific cabinets, colors, or countertops, it helps to anchor your selections around a clear design style. This gives every choice—from exterior materials to hardware finishes—a final vision to aim for.

### Which of these styles feels most like “home” to you?

**French Country**

Soft, romantic, and warm; think painted cabinetry, natural stone, arched details, and timeless European elegance.

**Rustic Wyoming / Mountain Modern**

Reclaimed wood, stone, and metal; warm, textured, and rooted in the landscape; comfortable but elevated.



**Prairie / Craftsman**

Clean lines, natural materials, and thoughtful details; wood tones, simple trim work, and a connection to the surrounding land.

**Mid-Century Modern**

Sleek, streamlined, and functional; open layouts, wood accents, and a mix of vintage charm with modern comfort.

**Contemporary / Very Modern**

Minimalist, crisp, and light filled; flat panel cabinetry, monochromatic palettes, and architectural precision.

**Transitional / Modern Farmhouse**

A blend of traditional warmth and contemporary simplicity; shaker cabinetry, neutral tones, and a timeless, livable feel.

**Not sure yet / A mix of styles**

We'll help you refine your vision as we look at inspiration images and start making selections together.

## Why This Matters

Once we know your style direction, we can:

- Suggest cabinet door profiles, wood species, and finishes that fit.
- Guide you toward exterior materials (stone, siding, rooflines) that feel cohesive.
- Keep hardware, lighting, and tile choices aligned so the home feels intentional, not pieced together.

You don't have to know all the design vocabulary—we just need a sense of the overall tone and feeling you're aiming for.

## The Woods Brothers Building Process

Every custom home is unique, but most Woods Brothers projects follow a similar path. This is the big picture roadmap we'll walk through together.

### Planning & Pre-Construction

1.

- Finalize or refine your floor plan
- Confirm pricing and allowances
- Sign the construction contract
- Complete surveys, engineering, and permitting
- Define your design style and start selection appointments (cabinets, exterior, etc.)



## 2 ■ Cabinets & Countertops

- Cabinet layout, style, wood species, and colors
- Kitchen and bath countertops, including edge profiles
- Discussion of how these anchor the overall look and feel of the home

## 3 ■ Tile & Shower Details

- Shower walls, floors, and niche designs
- Tub surrounds and bathroom floors
- Kitchen backsplash and any feature areas
- Help balancing texture, pattern, and simplicity

## 4 ■ Flooring & Carpet

- Hard surface flooring (wood, LVP, or tile) in main areas
- Carpet choices for bedrooms and lower traffic spaces
- Guidance on durability, maintenance, and how each option will feel underfoot

## 5 ■ Plumbing Fixtures

- Kitchen and bath faucets, sinks, shower systems, and tubs
- Finish choices (chrome, nickel, brass, black, etc.)
- Function and feel (sprayers, handhelds, rain heads, etc.)

## 6 ■ Lighting & Hardware

- Light fixtures for each room, including statement pieces
- Cabinet hardware and door levers/knobs
- Ensuring your finishes feel coordinated and intentional

## 7 ■ Paint & Final Touches

- Wall, trim, and door colors
- Accent walls or special finishes (if desired)
- Final review to confirm everything works together

Throughout this journey, we help keep track of allowances, orders, and timing so your selections support both your vision and your budget.



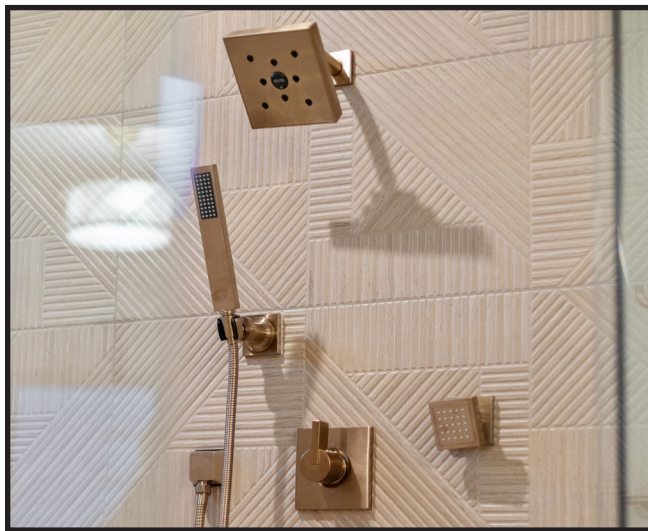
# An Example of a Woods Brothers Home

## A Custom Ranch on Acreage West of Cheyenne

For this build, the buyers wanted a warm, modern home with great entertaining space and an efficient layout for everyday living. Their style leaned toward **Transitional / Modern Farmhouse**—timeless, clean, and rooted in natural materials.

### Together We:

- Started with a single level ranch plan and customized the kitchen and primary suite to fit their routines and hosting style.
- Chose white oak cabinetry with a natural stain, quartz countertops with subtle veining, and champagne bronze fixtures to keep the home light, warm, and timeless.
- Extended upper cabinets to the ceiling for a finished, custom look and added glass front uppers for display.
- Designed a custom range hood in painted wood to anchor the kitchen and bring architectural interest.
- Used textured tile in the showers and wide plank hardwood flooring throughout to add warmth and sophistication.
- Refined the exterior with a mix of siding and stone, plus a custom front door and upgraded garage doors for strong curb appeal.
- Stayed within allowances by prioritizing “wow” areas (kitchen and primary bath) and keeping secondary spaces simple and classic.



Thoughtful hardware and finish coordination throughout the home.



Textured tile and champagne bronze fixtures create a spa like primary bath.





This is the kind of thinking we bring to every Woods Brothers home — *curated details that reflect you, not a catalog.*

Custom kitchen with white oak cabinetry, quartz counters, and curated lighting.

## Questions We Encourage You To Ask

A confident builder welcomes good questions. Here are a few we're happy to answer as you move through the process:

- How does this choice affect my allowance?
- What is the realistic timeline for my home at this size and level of detail?
- Which selections need to be made first to keep us on schedule?
- What happens if something is back ordered or discontinued?
- How do change orders work, and when do I see the updated pricing?
- What inspections and energy efficiency testing will be done on my home?
- Who should I contact with questions during construction?

We'll go over the answers in person and tailor them to your specific home so you feel informed and supported at every step.

**NOTES:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







## Next Steps

### Let's Get Started

If you're ready to move forward with Woods Brothers Construction, here's what happens next:

# 1

## Finalize Your Design

Design style, must haves, and budget

# 2

## Review & Sign Construction Contract

Including allowances, timeline, and payment schedule

# 3

## Initial Deposit

10% of the Purchase Price made payable to Woods Brothers Construction, Inc.

# 4

## Schedule Your Selection Appointments

Cabinets, exterior, and major finishes

# 5

## Groundbreaking & Regular Updates

We'll keep you informed every step of the way





## Your Contacts

### Leah Woods & Jamie Hunt

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

Leah: 307-220-2500  
Jamie: 307-630-3376

**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.*

