

Already Under Construction

Spec Homes: Why to Buy



When you want a sparkling new home without waiting for the building permits, buying the land separately and watching the foundation get poured, buying a home that's already under construction may be the perfect option.

SPEC HOMES

At any one time, there are dozens of "spec" homes on the market in Pagosa Springs. (A "spec" home is one built by a contractor who is "speculating" that it will sell before

or shortly after completion.) This is a great way to go when you want to see the building process and be assured that materials and labor are of the highest standards. By buying such a "spec" home, you avoid the lengthy delays and frustrations that come with the beginning of the building process and skip straight to the fun stuff – watching sticks and beams become a home.

BUILDER REPUTATIONS

First and foremost, take a close

look at the builder. Any reputable builder will be able to provide you with recommendations and referrals – not only from happy previous customers, but from local professionals in the community. His Realtor is a good place to start. Any Jim Smith Realty Preferred Builder has the backing of a professional agent who is willing to answer any questions you may have about the builder and the buying process. The builders who are advertising in this magazine also have the backing of the Jim Smith Realty team.

WARRANTIES

How many Pagosa homes has the builder constructed? Drive by and take a look at some of the contractor's previous work. If the builder has satisfied customers, they may be willing to allow you to take a tour of their new home. Ask the homeowners lots of questions about not only the quality of the construction, but also the timeliness of completion and the builder's warranties. The State of Colorado requires warranties of one year for workmanship and two years from everything behind the drywall. Be sure the builder is reputable enough to be around in two years to fix any problems!

SATISFIED CUSTOMERS

Of course, quantity doesn't always mean quality – be sure to ask any references if they would use the same builder a second time, and what advice they would have when doing business with the contractor.

BUILDING PERMITS

Check with the County's Building Department for a list of building permits – this will tell you how many homes the builder has constructed and when the permit applications were requested.

BUILDER BLUES

Jim Smith Realty Agents have immersed themselves in the Real Estate world, and have carefully examined the reputations and quality of any builder they recommend. Call today to avoid the stressful process of purchasing an under-construction home without all the necessary information and avoid the "builder blues"!

Your Highway
84 Corridor
Specialist



Tim Davies

Associate Broker

I first began visiting Pagosa Springs in the summer of 1973 when my sister and her husband had purchased land in the Upper Blanco Basin. My next visit would occur during the middle of a snowstorm in the winter of 1977 as I helped my sister and her husband move into their new home. I had fallen in love with the area but didn't see a possibility of moving to Pagosa anytime soon.

After being the manager of the Stone Lake Lodge in Dulce, New Mexico, I soon relocated to Albuquerque, where I earned my Real Estate Sales License and later in 1979 my Real Estate Broker's License. I concentrated on listing and selling vacant land. It was at this time I began studying the art of Karate. I took 2 semesters of Japanese at UNM and opened the Northside Karate School in 1989. I thoroughly enjoyed teaching karate and seeing my students compete at national and world levels was very rewarding.

I furthered my studies of Karate in Kansas City, before returning to the Real Estate world in Albuquerque. While my interests in selling vacant land continued to expand, the amount of available vacant land in Albuquerque had significantly decreased. Having visited the Pagosa area off and on over the last 30 years, I had come to the conclusion that besides the incredibly beautiful mountains and abundance of fresh air, the most plentiful commodity that Pagosa Springs had to offer was large tracts of vacant land with and without gorgeous homes. As a result in the spring of 2005, I decided to make Pagosa my home.

In addition to my sister and brother-in-law, I have several nephews and nieces that call Pagosa home. My two incredible children are out in the world pursuing their own individual interests. Both also studied and enjoyed karate. My son, Matthew, is a motocross rider and looking at a career in the EMS, while my daughter, Teresa is continuing her education. She has continued to compete at a world class level in Karate.

The Highway 84 Corridor offers 5+ acre parcels with or without homes. It has amazing trees, meadows and mountain views. Although I enjoy all aspects of selling Real Estate, I have a particular interest in large acre tracts. In addition, if you are interested in buying or selling Northern New Mexico property I can also assist you with these needs using my New Mexico broker's License.

Office: (970) 264-3217
Cell: (970) 903-3418
email: Tim@JimSmithRealty.com

BAS S

CONSTRUCTION

Building in Pagosa Since 1980

Custom Home Builder Specializing in

Log Homes • Conventional Framed Homes • Remodels

Custom — Floors, Cabinets & Staircases

Rick Bass is a longtime local builder with a commitment to quality.

264-2752 • 946-7701




