

THE LIVING STONE DIFFERENCE

For almost 20 years now, Living Stone Construction Inc. has been exceeding expectations through the renovation and new construction process for clients all over the country relocating to Western North Carolina.

Several years ago, Living Stone realized that in order to further increase value brought to the client, we were going to have to create a cost-competitive business model that extended beyond just the construction portion of the home. We diagnosed each aspect of the building process and created a holistic approach through professional partnerships to offer a full service, turn-key construction company. *Here's how we do it:*



REAL ESTATE: We have partnered with the most knowledgeable realtors to help you locate a building lot or home that is within your budget. We can then arrange to get your new property properly surveyed for the next step in plan development.

PLAN DESIGN: We have sought out the most creative architects and the most efficient plan designers to offer Design+Build services. This means Living Stone has input on design specifications, finishes and square footages that will fit your budget. We can offer you the choice of building custom with our architect or semi-custom from one of our model plan designs.

CONSTRUCTION: We will validate the cost of construction by composing a detailed estimate of your project and then track the actual costs through the end of construction. With a dedicated supervisor on your project, you are assured to receive the highest quality and greatest value for your investment.

DESIGN/BUILDING PERFORMANCE: We have partnered with building scientists who perform a design evaluation before we ever begin construction. There will be an independent third party that will perform duct blaster and blower door tests, perform energy modeling and process the documentation to obtain your energy discounts.

SELECTIONS COORDINATOR: Living Stone has turned what could potentially be a stressful experience in the construction process into an enjoyable memory by utilizing our interior design partner. Not only will our design partner offer excellent recommendations for finishes that will ultimately give you a more functional and healthy home, but they will also give you value options and work to keep you within budget. Maximizing energy efficiencies (with treatments) and controlling indoor air quality (with proper finishes and furnishings) are two vital parts of this process that are often overlooked.

FINANCING: We are proud to present the missing piece to the construction puzzle by partnering with a banking institution that will provide the lowest rates and fees while at the same time giving you a quick pre-qualification.

WARRANTY: In addition to our nearly 20 years of building an impeccable reputation for excellence and value, we felt it was important to give our clients peace of mind by offering a third party transferable home warranty on all our projects.

ENERGY GUARANTEE: We can now guarantee your energy usage through our warranty program. Once the HERS certificate has been awarded, we can guarantee your projected utility costs.

Living Stone offers what we feel all clients deserve, the ability to ENJOY the building process. By forming partnerships like these, we have been able to keep our overhead low, stream line the Critical Path, and add value to our client's investment. We encourage you to talk to our references and see for yourself what makes Living Stone Construction THE builder of choice.

