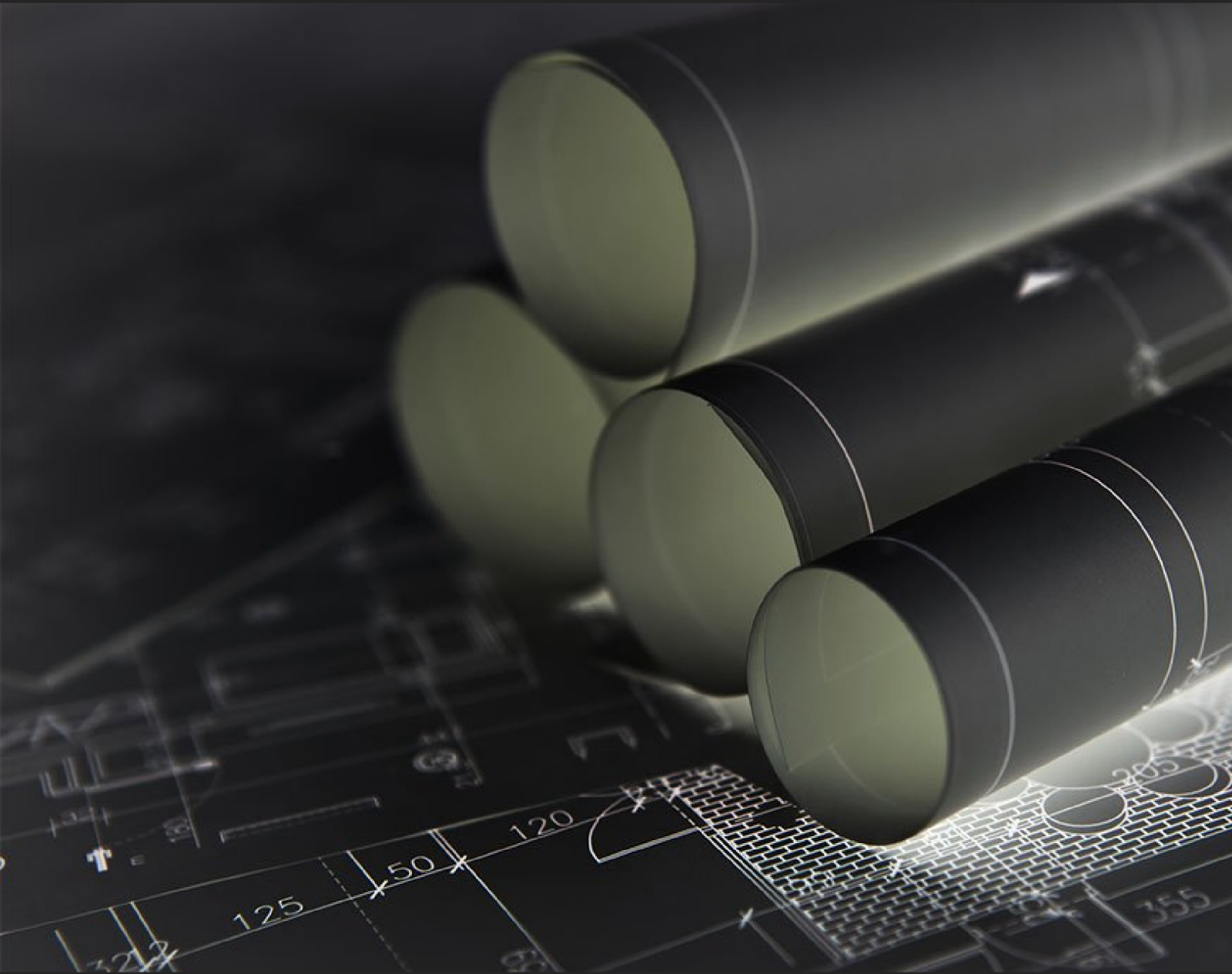




AVANTGARDĒ
— DESIGN HOMES —



We Create Living Spaces For People To Thrive In

Avantgarde
Design Home
Builder's Guide

We live in a fast-paced, ever-changing world...

Over time, everything changes.

Times change.

Taste and styles change.

Priorities change.

Necessities change.

Change is inevitable, and the only thing in life that is 100% certain is: there will be change.

The difference between people who struggle with change and those who thrive on it is the way they react to it.

So, if you are thinking about buying or building a home in today's building world, which parameters should you consider important? How would you determine the factors involved in building your dream home and/or its future resale value?

Most people are aware that car manufactures update each model every year, and every so many years, the total design changes.

Each year there are updates and a few technology changes and/or slight design changes to the interior, as well as the exterior of a vehicle.

Every few years it is time for a total redesign to accommodate the latest technological shifts, as well as the changes in style that society cycles through.

Fashions, styles, and tastes change over time. What was modern yesterday is retro today.

It is no different when it comes to homes and housing.

It's not as obvious because there are not that many TV shows and magazines talking about it every week. Yet, the changes happen every year, based on revisions in building codes or even builders using different materials and novel processes to reach new goals and create improved results.

Owning and moving into your personally designed, brand-new, custom dream home will probably be one of the most exciting life experiences you will ever have. It will be built by one of the most detail-oriented and seasoned modern homebuilders in Florida. Our cloud-based project-management software, where you get your own user, will allow you to have total control as much as you like during the construction process.

And you will be up-to-date about every step that is taken with your home.

From material selection to colors and making changes, everything is handled easily. It is fun for you as well. Not only will moving in be a great experience, but the process of creating your dream home will be too.

Our customer service oriented team will attend to your every need.

Our goal is not only to make your dream come true, but to make you a raving fan of our homes and refer as many people as possible to us.

From lot selection and purchase, to financing and construction loan approval, to design of the building and interior design. We assist and handle the entire process.

We will be by your side and help you not only to make the best choices, but also get even more than you expected.

Avantgarde Design Homes

A handwritten signature in white ink that reads "Joachim Kantenwein". The signature is fluid and cursive, with the first letter 'J' being particularly large and stylized.

Joachim Kantenwein
President of Avantgarde Design Homes

Your Dream Home

Imagine entering your brand-new dream home and being welcomed by the fragrance of finely crafted materials and the sight of exquisite workmanship.

You will know that you now have the latest state of the art technology at your fingertips in a custom home built for you and your loved ones.

Do you remember that feeling of excitement and anticipation when you bought your first new car? Do you remember when you first set on it, the look and feel of the shiny exterior? Or when you opened the door to smell the new car scent? Or was it the scent of the finely crafted leather seats you longed for? Or the quality of the sound system? How did that feel?

You felt proud and special, didn't you? Do you remember the smile on your face? Do you remember seeing the reaction of your friends and family?

Opening the front door to your brand-new, custom-designed modern home takes this feeling of excitement to a whole new level. You will be the FIRST person to have the privilege of living in it.

EVERYTHING seen and unseen is brand NEW, from the things you do not see, such as the AC ducts to the plumbing fixtures, down to the doorknobs and the light switches.

All of these lavish features are there for you to discover in that dream lifestyle you seek and deserve. Not many people are privileged enough to experience this unique opportunity.

You are one of the few!

You have the opportunity to build your home, and on top of everything, we will make this a fun experience for you. We create living spaces for people to thrive in. You deserve the best! You know it and demand it! Reward yourself after years of hard work, energy, and money invested.

Design

Innovative modern European design combined with visionary American functionality is the latest trend.

Every few years, home designs change drastically, from cottage style in the '50s to ranch style in the '60s, '70s, and '80s. With 8-foot beam heights and flat roofs and mainly rectangular floor plans. Then in the '90s and early 2000s, Tuscany-style homes became popular, with columns, steep tiled roofs, 3D shingles, arched bow towers, and fake balconies. In the years leading up to 2020, we more often see modern houses.

Innovative modern European design combined with visionary American functionality is the latest trend. Of course, the sleek modern minimalistic designs are more expensive to build at this point. Most of these homes are built to satisfy net zero standards as well.



When we look at the resale value of a Tuscany-style tiled roof home, in 7 to 9 years, it will be as outdated as the ranch is today. Furthermore, will not generate the same resale value that a modern home will, in the same way, that your father's Buick does not have the same resale value.

Design - Continued

Supply and demand define the price, and demand for modern homes will be higher than for outdated designs. It is very important that if you buy or build today, you keep in mind what will happen in the next few years when you would sell your home.



Having a visionary design that takes this into consideration will ensure that your home will become an asset and not a liability.

Functionality

We create spaces that are unique to the people living in them!

The classical 3/2 home with 1,500 square feet of air-conditioned space will always be around and will always fulfill the purpose of efficient living for a large segment of society. This can be compared to the Ford or Chevy entry models that will always be around and will always do the job.

For the more sophisticated and informed buyer or custom home client, it is very important to evaluate various aspects of the functionality of a home.

In higher-priced upper-class homes, shared bathrooms are a no-go!

Each bedroom must have its exclusive bathroom, making each bedroom into a standalone suite. A common powder bath or bathroom for guests and visitors is also a must in this category of homes.



A 3-car garage and a spacious laundry room to take care of storage and housework should always be an integral part of the modern American home. Stairs should be avoided, but many building lots do not allow for one-story construction, so a second or third floor is inevitable. Multi-story homes should have one elevator to accommodate future mobility challenges of the owners.

The good old breakfast bar is fast becoming part of housing history, to be replaced by a spacious island with cabinet space underneath and on the same level as the countertops in kitchens.

the island allows for plenty of seating for family members and guests to have snacks and conversation. The modern kitchen serves as a room to prepare food, as well as a gathering area for family members and children.

The open floor plan flows naturally from the kitchen to the living area, another design feature of the modern home.



Everyone loves gathering in the kitchen. Kitchens are part of the living space and serve as a room for communal activity and food preparation, as well as the communication center of the home.

The split living/family room concept is functionally obsolete. Modern people are looking for great room layouts.

Nobody wants to pay for space that just sits and looks nice and never gets used. The split-bedroom floor plan gives privacy to each person living in the house, whereas the master bedroom should have a spectacular master bathroom with walk-through showers and a free-standing bathtub with a color-contrasting backsplash, or a unique feature, such as an outside shower in a garden area.

Energy Efficiency - Net Zero Homes

Join the world's transition to sustainable energy!

Energy consumption is a major topic and is not only costly short term, but all kinds of long-term costs are involved as well.

You are probably aware that homes are being built to use less energy nowadays. Energy saving is the first step to a net-zero home, which was proposed by the DEP (Department of Environmental Protection) as a standard by the year 2010.

Modern homes do not use and waste energy; they actually produce and feed into the grid.



Florida weather presents a special challenge. The so-called closed envelope construction with insulation, which does not allow heat into the house and keeps the interior cool, minimizes the use of air conditioning or heating-in Florida, mostly the use of air conditioners. While in older homes and minimal standard homes, for example, the air conditioning ductwork runs in the attic, where it easily heats up to 200 degrees in the summer, modern homes are built with a closed envelope that encloses the attic as part of the building envelope and keeps the attic cool.

The ductwork in standard older homes is glued together, and the glue gets old and loses its adhesive power. Thus, openings are created where the cold air just blows into the attic, and energy is wasted.

With mastic, a cement-like material, the seams are securely connected in the construction process to prevent problems from happening down the road.

Standard home builders are usually driven by a budget and their profit margin. They often build an inferior product that can't be switched to an energy-efficient building afterward without incurring huge remodeling and retrofitting costs.

One of many other ways we at Avantgarde create Energy Efficiency for you is by installing a photovoltaic solar system.

We install the latest technology, a 333 watts per hour per panel system, as a standard feature in our Avantgarde home line. It produces over 50% more energy than its predecessors, and with 30 panels on the roof of your home, you can produce almost 10 kilowatt-hours of electricity.

Not only does this system produce enough energy to run your entire Avantgarde home, and it also feeds some of the electricity produced back into the grid, so that you actually make money with your home! On top of that, government incentives make it even more interesting. You can invest maybe \$15,000 to never have an electric bill ever again.

These are only a few choices and features that set us apart from the average-mass standard construction home builders. We strive to build the highest quality, energy-efficient modern homes.

There are other important factors to look at besides square feet.

No one would compare a 1998 Buick to a 2023 brand-new Lexus and define the price by the car's weight or horsepower.

Strangely enough, this happens with homes all the time.

Pool and Exterior Features

Outdoor living is a very important part of the Florida lifestyle.

Outdoor spaces can feature swimming pools where you can take a refreshing dip now and then. In addition, having a nice water feature in the lanai area will not only add great value to your home but also enhance your way of life.

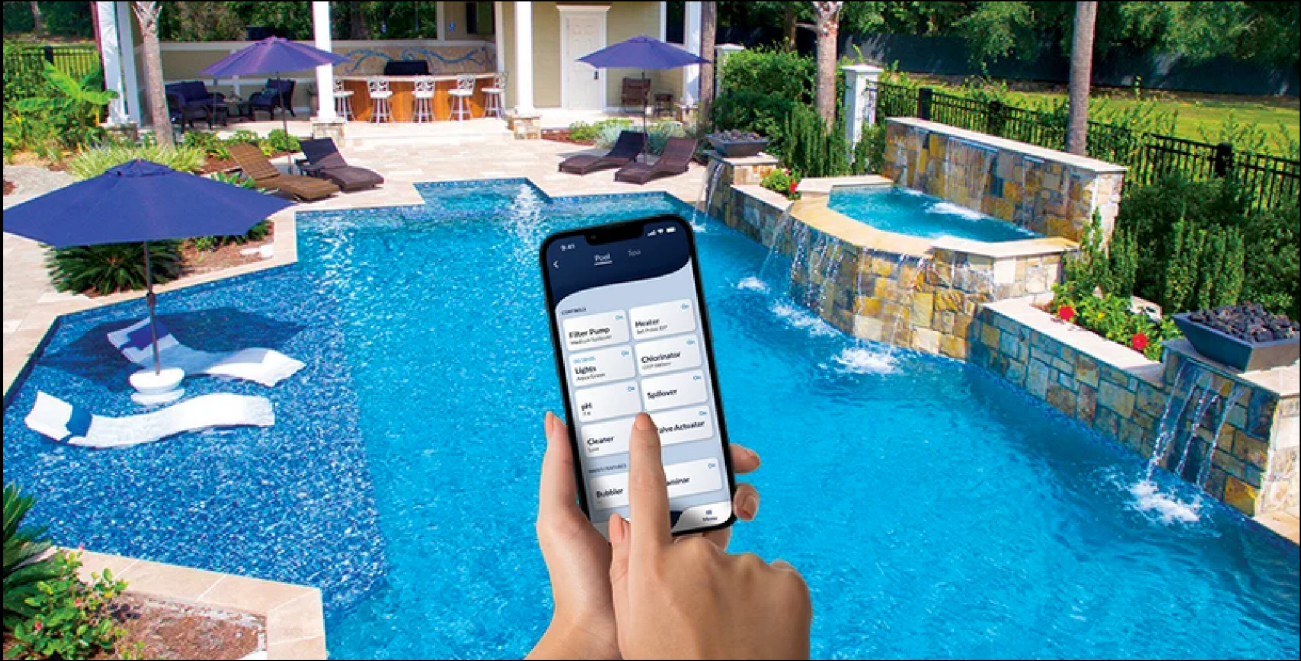
Finishes, spas, lighting, colors, and features such as waterfalls, infinity edge pools, and other amenities are important not only for your enjoyment but for your home's potential future resale value.

Saltwater pools, which are easier for most people to tolerate than chlorine pools, should always be the first choice.



A solar heater and even a hybrid heating system can keep the water temperature comfortable and satisfying all year long.

Pool automation that you can remotely operate over your smartphone, for example, is an added feature. How convenient is it to simply tell the pool to heat the spa to 100+ degrees because you plan to relax in a few minutes, after a day of hard work?



And instead of turning valves and dials and flipping switches, you just tap a button on the smartphone, and the pool does it all by itself. Your spa will be heated and ready for you on your arrival.

A modern home in the present-time has a common outdoor seating and lanai space, as well as, separate areas where other members of the household can relax without interrupting others or being interrupted.

Finishes

Exquisite finishes and details make your home remarkable.

We create spaces that are as unique as the people who live in them.

Of course, designers use very different designs, finishes, furniture, colors, cabinet styles, and materials to complement the latest tastes, forecasting how trends will evolve over the coming years and enabling homes to be up-to-date as long as possible.



Lighting, tiles, stone floors, and wood in many variations make your home distinctive and can make a huge difference in how a home is valued in the marketplace.

Design changes during the last two years have been drastic and pretty much have created a new market within the existing market. The well-designed modern home is a niche market at this time, but it will grow into a major market within the next few years. This gives owners of traditional homes a reason to update their houses to keep up with the latest developments.

Besides location, which is still one of the most important features, we see that design and functionality are more highly valued than ever. And since a home is a long-term investment, it certainly makes sense to look at the features and characteristics described in this booklet. Sustainable living in spaces with high functionality and comfort, without compromising the quality of life, combined with the convenience of a modern automated home, is certainly the future in home buying and building.

Sadly, because not many of these products are available yet, the best option nowadays is to build a modern American home, not to invest in the past but to move forward to a bright and better future.

Some people in the building industry have learned a lot about healthful materials and organic building, versus focusing only on margins and profits. It's crucial to choose an environmentally conscious builder to fulfill your dream of having a sustainable modern home that in 20 years will still be top-of-the-line and state-of-the-art.

Our building process is streamlined to such a degree that a client can move in within 6 to 9 months, depending on the size and complexity of the home. During the process, the client can watch what happens, live on the job site, because we install video surveillance at each project.

This is also a safety precaution. In case of an accident, we have footage and can prevent trouble even before it arises.

With our cloud-based online project management program, the client receives daily updates with pictures and descriptions of the building's status. Color and material selection happen online as well, so we can easily build everyone's dream home, no matter where a client lives.

By utilizing modern technology and implementing streamlined processes, we are able to operate in a 2-hour radius from Naples, Florida, with the highest efficiency. Tampa, Miami, Boca Raton, and other locations are within our circle of operations. With modern design, sustainable building methods, and forward-thinking, your home is guaranteed to make you proud!

Safety

Your home is your castle . . . the place where you feel safe and secure.

In Florida, the forecasts for future hurricane activity paint an interesting picture. More activity and more severe storms are being predicted. So far, this forecast has not come true in real life, but building codes now call for construction that can withstand wind speeds of 160 miles per hour and 180 miles per hour on the barrier islands.

This means massive anchors and steel and concrete construction to keep you safe, in case of a severe storm.



Windows need to be impact resistant and entry doors and sliding glass doors as well. With a closed-envelope construction and impact-resistant windows, you are safe and can relax during the storm.

New homes are being built on higher ground and, in case of flooding, are safe according to 100-year-flood plans.

That's why in neighborhoods, especially on the barrier islands, we see homes from the '70s that were built on existing ground, whereas new construction has to be built with the first habitable floor at 11 or 14 feet above sea level.

The insurance premium for the low-built home is exorbitant, and, in case of flooding, destruction is inevitable and evacuation mandatory.

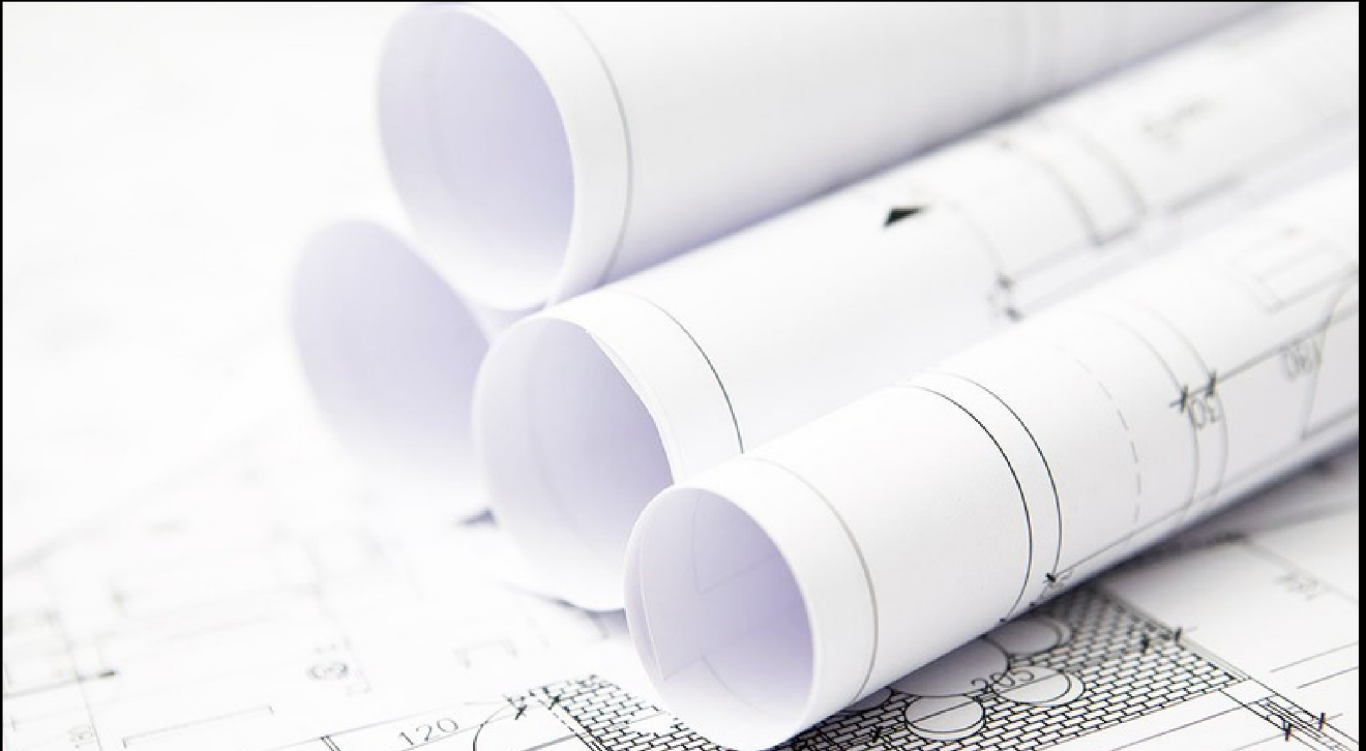
The new construction methods and security systems, such as remote monitoring systems, also make it almost impossible for burglars to get into the house. If all doors and windows are locked properly, giving you extra peace of mind while you are away at work or play.

Impact-resistant glass will shatter, but the silicone layer built into the glass will not allow penetration at all.

Modern doors are also locked in several areas, so a burglar needs to be highly sophisticated to get into the modern American home.

The Avantgarde Design Home Builders Checklist

Building a home is not always a simple endeavor. Homeowners who prepare by doing their research upfront tend to have a better outcome. If you are considering building a home, take a look at this building a-home-checklist. Learn what you need to be aware of to get started.



The Roles and Responsibilities

One of the most important steps to building a house is to understand the various roles and responsibilities throughout the process. This will help you stay organized and keep track of each decision in the home-building process. Who will be responsible for what? What items should you depend on your builder for? What falls into your court? Who will make important decisions? It's crucial to understand the roles of individuals involved in the process and to who each person reports.

These professionals include:

- **Homeowners** - Ultimately, many decisions come down to your vision. As such, you must be available to answer questions as they arise. You must also be willing to do your part while meeting deadlines set by your builder. Make sure you ask questions and clearly state what matters to you. Perhaps you do not mind which cabinets are used, but you are particular with countertops. It is important that your builder understands your preferences, so you can agree about decisions in advance.
- **Real Estate Agents** - Real-estate agents may play a role in your decision to build a custom home. Often employed by the home builder you work with, real estate agents will provide assistance in purchasing land for the build while coordinating the closing.
- **Home Builder/Construction Manager** - The home builder's construction manager acts as the liaison between the homeowner and the other members of the team. This construction manager provides assistance in planning the build, ensures the homeowner's wishes and best interests are considered, and ensures all deliverables are met on schedule.
- **Lenders** - Just like any other home purchase, lenders work to make it possible for homeowners to purchase their custom homes.
- **Designers or Architects** - The architect works with the home builder to create drawings and specifications. These sketches ensure the homeowner's wishes are met from the start. At Avantgarde Design Homes, our designers and architects use 3D software to provide a unique "walk-through" experience before any building takes place.
- **Civil and Structural Engineers** - Engineers are involved throughout the home-building process. They provide insight into potential problems and unique conditions that may arise during the build.

Specialty Contractors - Speciality contractors work within specific trades - electricians, HVAC professionals, painters, roofers, and more - to fulfill individual pieces of the build. In most cases, home builders have pre-established relationships with these professionals, meaning the homeowner does not need to select their own providers. It is important to understand, however, that many contractors will work together throughout the home-building process.

Inspectors - Field inspectors are responsible for reviewing architectural designs prior to the build, checking in at various phases of the project, and ensuring that all codes and ordinances are adhered to prior to the final sale.

Decision Making

When you are building a home, decisions must be made. Quick decisions ensure that projects stay on track and your goals are understood. Include these questions on your building home checklist and make sure you can answer them:

- How will I organize my project? Where will I store all documents related to my home build? How will I track conversations with my builder?
- Who is my main point of contact with the builder I have selected?
- At what time will I make myself available to answer questions and make decisions?
- Who is the best decision-maker in my family - myself, my partner, or my spouse? Do we disagree on any points?
- What is my goal completion date? Is it reasonable? What benchmarks must be met to make this goal a reality?

Monetary Considerations for the New Home Checklist

It is important to understand the costs associated with building a home and stay prepared for unexpected expenses. Items for your home checklist include:

- **What you can afford** - Speak with a few lenders to ask questions and find out how you can obtain the best interest rates. You should also understand the costs of the home you are interested in. Because prices for new homes range from \$80 - \$200 per square foot, it's important to rank your desired features in order of importance. Talk to your builder to learn about all the options. Try to find lower-priced comps when possible.
- **Credit Report** - Make sure you order your credit report prior to applying for financing. Check for any errors that may exist.
- **Down Payment** - Consider how much you can realistically put down as a down payment.

Home Building Checklist Timeline

No new house checklist can be completed without a solid time frame. To create your timeline, work with your builder and ask the following questions:

- **How long will it take to build my home?** - In general, new home builds take approximately 6-9 months. However, homes with multiple custom features or larger sizes may take longer.
- **What is my end date based upon?** - Are you looking to complete your home to coincide with the end of an existing lease or sale of your existing home? Would you like to move during the summer due to scheduling conflicts? Prioritize your reasoning for completing your home by a specific date.
- **When is the best time to start my home build?** - Understanding the seasons in your region is critical for building a home at the right time. It's important to note that a builder can build a new home at any time of the year. If you have a specific end date in mind, consider any potential setbacks. For example, living in a rainier zone, you may encounter more delays in winter or fall, compared to spring and summer months. This shouldn't prevent any major setbacks, but it should be a consideration if your schedule is strict.

Working With the Right Team

If your team is not right from the start, you could be dissatisfied with the final outcome. To be sure you have the right team in place as part of your checklist for building a house, consider the following:

- **Your Gut Feeling** - Do you feel confident in the builder you have selected? Do you sense transparency in the process? Do you have any doubts?
- **References** - Ask your builder for past client references. Call them. Ask about any holdups during the process and if they would work with the builder again. Ask to see pictures of completed projects.
- **Trust** - If you trust your builder, you can trust their subcontractor selections. If any problems do arise, reach out to your builder immediately for remediation.
- **Questions** - Ask your builder for information about anyone who will be working on your home. It's within your rights to request background check information. Run an online search to see if anything questionable arises. Ask your builder how long they have worked with each subcontractor and why they have chosen these professionals for his or her team. In this case, experience matter!

Buying Land: What To Look For

Your home's physical location is just as important as the features of your home. Add these tasks to your new house checklist, so you get a feel for the location:

- **Ask Your Builder About Extra Expenses Related To Your Lot** - Will you need a well or septic tank? Will you need to create new power, phone, or cable hookups that could increase expenses?
- **Talk To Locals** - This will help you understand the neighborhood, and find out if it is a good fit for your family.
- **Walk The Neighborhood** - There's no better way to understand the potential of a given piece of land than to understand what surrounds it.
- **Consider Your Family's Interests** - Are you looking for extensive outdoor space for recreational activities? Does soil type matter for gardening? Would you like room for outdoor entertaining? The size, shape, and location of your chosen lot affect these factors.

Obtaining Building Permits and Insurance

Your build-a-home checklist isn't complete without taking the proper steps for insurance and permits. Once you have your lot and financing obtaining building permits and insurance is critical for the steps to your new house checklist.

- **Become familiar with the building permit process** - In most cases, builders will reach out to your local municipality to ensure all permits are in place prior to starting a build. It's important to make sure this happens or take steps on your own to make sure your permits are in place.
- **Ensure general liability insurance is in place** - This can be provided by you or by your builder. Working with a fully-insured builder is always best.
- **Ensure workman's compensation insurance is in place** - This type of insurance ensures that you and/or the builder are not held responsible should any workplace injuries take place on your job site. If you are working with a homebuilder who manages employees, this is required.

Custom Home Design Steps

When working on a custom home design, consider the following steps in your build-a-home checklist:

- What features are most important to me? What can I live without?
- What features would be nice to have - if the budget permits - but I could do without?
- Will there be any potential issues or expenses? Ask your designer about any potential issues in your desired design.
- Are there any ways to cut costs? Be clear with your designer about what your budget is and where you have flexibility. If you are not clear from the start, this will lead to disappointment in the long run.
- How should you prioritize? Custom designs are costly. Because of this, focusing on one or two rooms - master bathrooms or suites, kitchens or sunrooms - and incorporating existing designs into the rest of the home is generally the most cost-effective option.

Making Custom Selections

There are plenty of features you can add more value to your home. Custom selections could include the following:

- **Actual Building Materials** - Lifetime warranty roofing shingles may be the most costly upfront, but they can add more value to your home in the future.
- **Location of Outlets** - Outlets within 6 feet of water sources must contain specific safety measures. Outlets should be near cable hookups and phone lines, especially in entertainment settings or offices. Make sure you clarify your needs during the design process.
- **Location of Laundry Rooms** - Upstairs laundry rooms may be more practical than carrying loads of laundry through multiple floors, assuming your main-use bedrooms are on the same level.
- **Kitchen Features** - Cabinets, flooring, and appliances all come with a variety of options, finishes, and materials. As the homeowner, you have complete control based on your preferences.
- **Flooring** - Which flooring suits the look you're going for in your new home? From carpeting and hardwoods, to laminate and tiles; selections can vary from room to room and are completely up to you.
- **Color Selections** - When building a new home, you select your features based on your preferences. Select colors that fit your family's personality both inside and outside your home. Unsure of where to start? Ask your builder for more ideas!
- **Indoor and Outdoor Lighting** - A well-lit home is important. Make sure your outdoor lighting selections provide adequate coverage for entering the home at night or for outdoor entertainment. For indoor lighting, make sure the lighting needs of each individual room will be met without the need for a floor lamp.
- **Safety** - Hard-wired smoke detectors are generally required by law and are important for keeping your family protected. Sprinklers may be a viable option, especially in the kitchen. Florida is prone to earthquakes, tornadoes, hurricanes, or flooding; additional safety measures should be in place. Speak with your builder about any of these features and what they may entail.

Water and Sewer Hookup Checklist For Building Your Dream Home

Your home cannot run without proper water and sewer hookups. This process includes:

- **Setting A Date For The Hookups** - Talk to us to understand what role you play in this process.
- **Getting Proper Inspections** - Make sure the proper installation inspection takes place to look at water and sewer hookups, footings, and plumbing.
- **Understanding Potential Additional Fees** - Look into any additional fees that may appear during the process or any special exceptions that may exist on your land.

Conclusion

Here at Avantgarde Building Group, we build dream homes for you and your family. Through our Builder's Guide, we have explained the most important general information needed to build a modern-day brand-new house. Location of a lot and everything within distance from it, the design of the house, functionality of the house. As well as getting to know your builder and your builder's previous completed work; or striving to create an energy-efficient home powered by solar panels. Or the lavish pool surrounded by a glamorous patio area to the expertly detailed finishes with both the paint and tile throughout the house. And, of course, safety, impact-resistant windows are a necessity anywhere in Florida, as well as hardwired smoke detection systems. These are just a few of the tedious subjects touched by the world of building, so let us guide you through this sea of mystery to bring to you your dreams envisioned.