

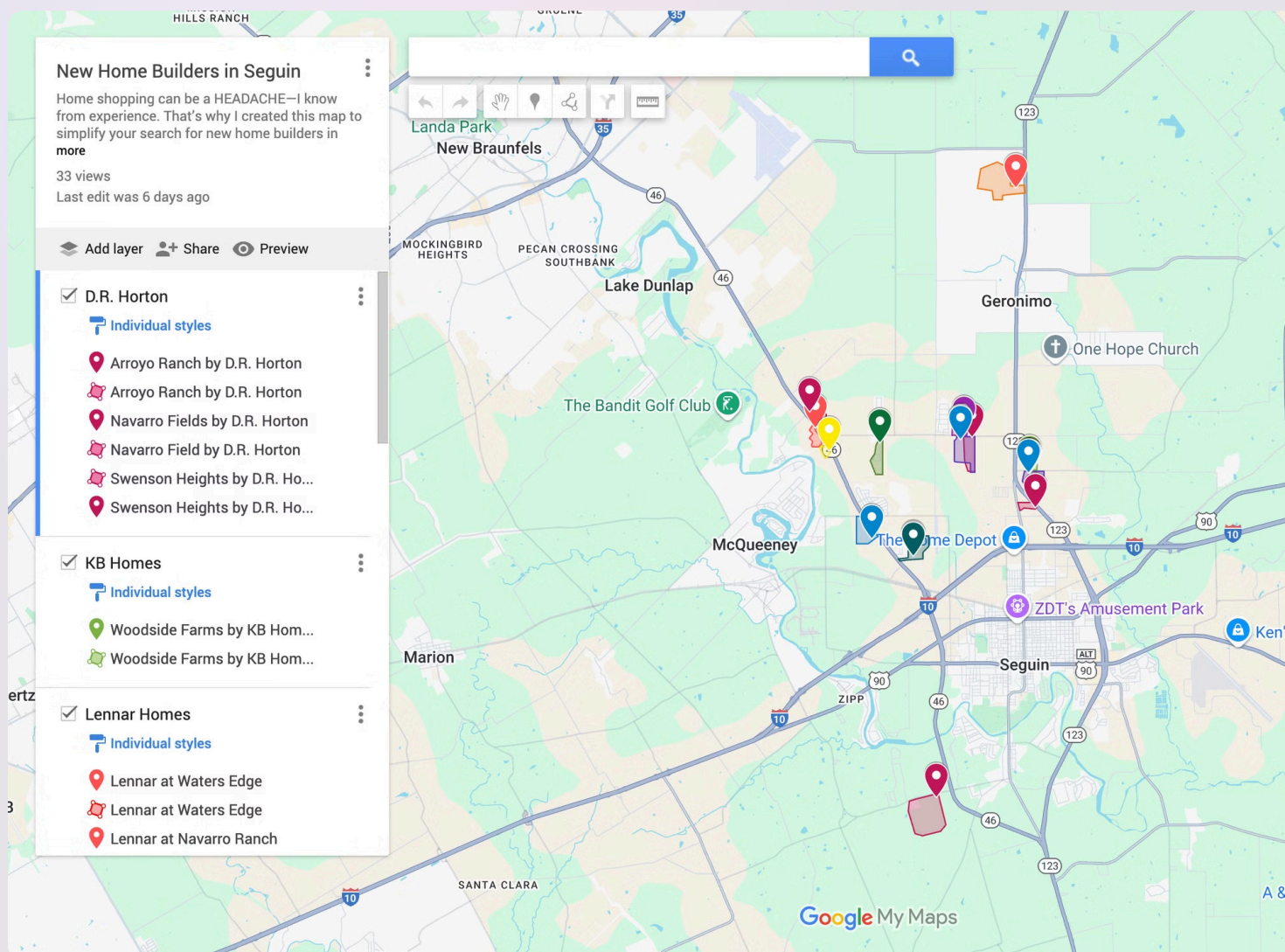
Seguin New Home Buyer Guide

Welcome to Seguin, Tx! I am happy to call this place home for myself and my family. This guide is your roadmap to finding the perfect new home in Seguin.



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I've mapped out all the new home communities for you. Let's set up a call so I can send you the full interactive version and give you insight on builder incentives that you won't find online!

New Home Buying/Building Process

Get Pre-Approved 💰

Before touring model homes or selecting a builder, **get pre-approved** for a loan. This helps you:

- ✓ Understand your budget 💵
- ✓ Get stronger negotiating power 💪
- ✓ Avoid surprises later 🚫

♦ **Pro Tip:** Many builders have **preferred lenders** who offer special incentives, but it's smart to compare options. I can **connect you with a lender who will break down the best financing options for you!**

Pick a Floor Plan & Customize 🏠 ✨

Once you've chosen a builder, it's time to:

- ✓ Select a floor plan that fits your lifestyle
- ✓ Choose upgrades (kitchen, flooring, energy-efficient options)
- ✓ Understand what's **included vs. extra** in the base price

♦ **Pro Tip:** **Model homes are full of upgrades** that aren't standard. I'll help you break down what's actually included so you stay within budget.

Home Inspections & Final Walkthrough 👷 🔍

Just because it's new doesn't mean it's perfect! As construction progresses:

- ✓ Do a **pre-drywall inspection** (plumbing, wiring, framing)
- ✓ Schedule a **final home inspection** before closing
- ✓ Complete your **builder walkthrough** to note any last-minute fixes

♦ **Pro Tip:** Many buyers skip inspections on new homes—**big mistake!** Even new builds can have issues. I'll help you line up a trusted inspector to protect your investment.

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Choose the Right Community & Builder 🏡



Not all builders and communities are the same! Before signing anything, consider:

- ✓ Location – Commute, schools, lifestyle
- ✓ Builder Reputation – Quality, customer reviews, warranties
- ✓ Amenities – Pools, trails, green spaces
- ✓ Resale Potential – Think long-term value

♦ **Pro Tip:** Some builders offer better incentives than others, and some communities have **exclusive inventory that's not listed online**. Let's connect, and I'll help you navigate your best options.

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Sign the Contract & Start the Build Process 📝 🔨



With your home plan locked in, you'll:

- ✓ Review the builder's contract (terms, timeline, warranties)
- ✓ Pay the initial deposit to secure your home
- ✓ Start the building process (permits, site prep, foundation work)

♦ **Pro Tip:** Builder contracts differ from resale home contracts. I'll review the details with you to make sure everything is in your best interest.

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Closing & Taking Ownership 🎉 🔑

You're almost there! Before getting the keys:

- ✓ Final mortgage approval & paperwork
- ✓ Double-check builder punch list items are complete
- ✓ Sign closing documents & get your keys!

♦ **Pro Tip:** Some builders delay closing due to last-minute construction issues. I'll help ensure everything stays on track so you move in on time.

Introduction

Buying a new home can feel like a maze—especially when there’s no clear resource showing all your options. As a real estate agent with 5 years of experience, I’ve seen firsthand how frustrating it can be for buyers trying to navigate the new home market without access to the same tools and insights that I have.

That’s why I created this guide—to give you a **straightforward resource covering all new home communities in Seguin, TX**. My goal is to make your home search easier by putting all the key information in one place.

Even though this guide focuses on Seguin, I also help buyers in surrounding areas. **If you’re looking for new construction in New Braunfels, San Marcos, San Antonio, or anywhere nearby, just give me a call—I’d be happy to help!**

Caution – This is important to know.

💡 Builders have sales reps, but they work for the builder—not for you. My job is to represent YOUR best interests, negotiate incentives, and make sure you get the best deal. Before you visit any builder, let's connect so I can help you navigate your options!

🚧 Some builders require you to bring your agent on your first visit. If you register on a builder's website without an agent, they may not allow you to be represented in the transaction. Let's chat before you tour homes so I can ensure you get the best deal!

New Communities & Builders

Community Name	Builders	Price Ranges
Arroyo Ranch	D.R. Horton	\$256,990 - \$326,990
Cordova Crossing	Beazer Homes	\$290,000 - \$384,235
Cordova Trails	Ashton Woods	\$321,000 - \$382,000
Greenspoint Heights	M/I Homes	\$296,990 - \$376,225
Hannah Heights	Davidson Homes, Castlerock Communities & Kindred Homes	\$243,990 - \$344,990
Hiddenbrooke	Ashton Woods & Century Communities	\$249,990 - \$331,990
Lily Springs	Centex Homes	\$236,981 - \$324,736
Meadows of Mill Creek	Perry Homes	\$422,900 - \$627,900
Navarro Fields	D.R. Horton	\$249,990 - \$317,930
Navarro Ranch	Lennar	\$184,999 - \$352,999
Swenson Heights	D.R. Horton, Castlerock Communities & Legend Homes.	\$249,990 - \$352,990
Waters Edge	Lennar	\$226,999 - \$259,999
Woodside Farms	KB Homes	\$189,995 - \$259.995
Village at Three Oaks	Chesmar Homes	\$333,990 - \$489,990

Why Buy New Construction

Buying a brand-new home comes with some serious perks that resale homes just can't match. Here's why more buyers are choosing new construction:

✅ **Builder Warranty** – Most new homes come with a **one-year workmanship warranty** and a **10-year structural warranty**, offering you peace of mind that major repairs won't be an issue anytime soon.

✅ **Energy Efficiency** – New homes are built to today's standards with **better insulation, energy-efficient windows, and high-performance HVAC systems**—saving you money on utility bills.

✅ **Customization Options** – Many builders let you **pick your finishes, flooring, countertops, and even floor plans**, so you get a home that truly fits your style and needs.

New Construction vs. Resale Homes

- ◆ **No Repairs vs. Potential Fixes** – With a new home, you won't have to worry about replacing an old roof, AC, or water heater anytime soon. A resale home might need updates right away.
- ◆ **Modern Design vs. Older Layouts** – New homes feature open-concept floor plans, smart home technology, and energy-efficient features, while older homes may require renovations.
- ◆ **Builder Incentives vs. Seller Negotiations** – Builders often offer closing cost assistance, rate buy-downs, or free upgrades. With resale homes, negotiations depend on the seller's flexibility.

Bottom line? If you want a lower-maintenance, move-in-ready home with modern features and peace of mind, buying new might be the right choice for you.

Financing Options – Finding the Best Deals



Builder-Preferred Lenders

Most builders have preferred lenders they recommend. Why does this matter?



- ✓ **Smoother Process** – They work directly with the builder, so things move faster.
- ✓ **Potential Perks** – Some builders **cover all your closing costs, buy down your interest rate, or throw in extras** like appliances or a garage door opener if you use their lender.

♦ **Pro Tip:** Always compare their offer with other lenders to make sure you’re getting the best deal.



Government-Backed Loans (Easier to Qualify!)

There are two main options:

-  **FHA Loan** – Low 3.5% down payment, great for first-time buyers.
-  **VA Loan** – No down payment for eligible military service members and veterans.

Both of these loans are **easier to qualify for than conventional loans** and have lower upfront costs.



Assistance Programs (Free Money? Yes, Please!)

There are **programs that can help cover your down payment and closing costs** if you qualify. These vary by income, location, and first-time buyer status.

♦ **Pro Tip:** Many buyers don’t realize they qualify for assistance—**let’s check your options!**




Special Builder Promotions

Builders **run special promotions from time to time**, like:

- ✓ **Lower interest rates** for a limited time
- ✓ **Upgraded features** like better flooring or countertops at no extra cost
- ✓ **Reduced closing costs** to save you upfront money

♦ **Pro Tip:** These deals **come and go quickly**, so knowing what’s available can help you time your purchase for the best savings.

👉 **The right financing option depends on your situation. Let’s chat, and I’ll help you find the best deal for your budget!** 

Let's Connect & Find Your New Home! 🏡

Buying a new home shouldn't be stressful—I'm here to make it simple. Whether you're just starting your search or ready to tour homes, I've got you covered.

1

🤝 Let's Meet for a Consultation

We'll go over what you're ideally looking for and find the best communities that fit your needs.

2

🔍 Personalized Search

Tell me what you need, and I'll find homes that fit your budget and lifestyle.

3

🎁 Exclusive Builder Deals

Some incentives aren't advertised—let's make sure you don't miss out!

4

🚗 Schedule a Tour

Let's check out the best new home communities together!

Email:

coltentrevinorealtor@gmail.com

Phone: (210) 879-8833

I stay on top of all the new home releases in Seguin. Let's chat so I can help you find the perfect home! 🚀