

Central Oregon Custom Home Building Guide

A Comprehensive Resource from Rea Co Homes

By Kevin Rea, Master Builder Since 1977

Introduction

Building a custom home in Central Oregon is an exciting journey that combines your vision with the stunning natural beauty of the high desert landscape. This guide will walk you through every step of the process, from initial planning to move-in day.

With over 45 years of experience building luxury custom homes in communities like Brasada Ranch, Tetherow, Pronghorn, and Broken Top, Kevin Rea has helped hundreds of families create their dream homes. This guide distills that expertise into practical advice you can use.

Chapter 1: Choosing the Right Location

Understanding Central Oregon's Unique Geography

Central Oregon offers diverse landscapes, from the pine forests of Sunriver to the juniper-dotted hills of Brasada Ranch. Each location has its own character, climate considerations, and building requirements.

Key Factors to Consider:

- **Elevation:** Ranges from 3,600 ft (Bend) to 4,200 ft (Brasada Ranch)
- **Sun Exposure:** South-facing lots maximize passive solar heating
- **Views:** Cascade Mountain views command premium prices

- **Wind Patterns:** Prevailing winds affect outdoor living spaces
- **Snow Load:** Higher elevations require stronger roof structures

Premier Communities

Brasada Ranch (Powell Butte)

- 1,800 acres of high desert beauty
- Ranch-style architecture with modern amenities
- Golf, spa, and equestrian facilities

Tetherow (Bend)

- Award-winning golf community
- Contemporary mountain architecture
- Close to downtown Bend

Pronghorn (Bend)

- Two championship golf courses
- Luxury resort amenities
- Nicklaus and Fazio designed courses

Broken Top (Bend)

- Established community with mature landscaping
- Tom Weiskopf golf course
- Close to Mt. Bachelor

Chapter 2: Working with Architects and Designers

The Design Process

A successful custom home starts with a clear vision. Here's how to work effectively with design professionals:

1. **Gather Inspiration:** Collect images, magazine clippings, and Pinterest boards
2. **Define Your Lifestyle:** How do you live? Entertain? Work from home?
3. **Set Priorities:** What features are must-haves vs. nice-to-haves?
4. **Establish Budget:** Be realistic about costs from the start

Architectural Styles in Central Oregon

Mountain Contemporary

- Clean lines with natural materials
- Large windows to capture views
- Open floor plans

Northwest Modern

- Integration with landscape
- Sustainable materials
- Indoor-outdoor living

Rustic Luxury

- Timber frame elements
 - Stone and wood finishes
 - Warm, inviting spaces
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Chapter 3: The Building Timeline

Phase 1: Pre-Construction (2-4 months)

- Site analysis and soil testing
- Architectural design and engineering
- Permit applications
- Builder selection and contracting

Phase 2: Site Work (1-2 months)

- Clearing and grading
- Utility connections
- Foundation excavation

Phase 3: Foundation (2-4 weeks)

- Footings and foundation walls
- Waterproofing
- Backfill and compaction

Phase 4: Framing (6-10 weeks)

- Floor systems
- Wall framing
- Roof structure
- Windows and doors

Phase 5: Mechanical Systems (4-6 weeks)

- Plumbing rough-in
- Electrical wiring
- HVAC installation
- Low-voltage systems

Phase 6: Insulation and Drywall (3-4 weeks)

- Insulation installation
- Drywall hanging and finishing
- Texture application

Phase 7: Interior Finishes (8-12 weeks)

- Cabinetry and millwork
- Flooring installation
- Tile work
- Paint and stain

Phase 8: Final Details (4-6 weeks)

- Fixture installation
 - Appliances
 - Final inspections
 - Punch list completion
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Chapter 4: Budgeting and Financing

Understanding Custom Home Costs

In Central Oregon, custom home construction typically ranges from 400to**800+ per square foot**, depending on:

- Location and lot conditions
- Architectural complexity
- Material selections
- Finish levels

Budget Breakdown

Category	Percentage
Land & Site Work	25-35%
Foundation & Structure	15-20%
Mechanical Systems	10-15%
Interior Finishes	20-25%
Exterior & Landscaping	10-15%
Contingency	10%

Financing Options

- **Construction Loans:** Short-term financing during building
 - **Construction-to-Permanent:** Converts to mortgage at completion
 - **Cash:** Simplest option if available
 - **Home Equity:** If building on owned land
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Chapter 5: Selecting Materials and Finishes

Exterior Materials

Siding Options:

- Cedar and wood siding (traditional)
- Fiber cement (durable, low maintenance)
- Stone and masonry (premium look)
- Metal panels (contemporary)

Roofing:

- Architectural shingles (cost-effective)

- Metal roofing (long-lasting)
- Concrete tile (fire-resistant)

Interior Finishes

Flooring:

- Hardwood (timeless elegance)
- Engineered wood (stable in dry climate)
- Tile (kitchens, baths, entries)
- Carpet (bedrooms)

Countertops:

- Granite (classic choice)
 - Quartz (low maintenance)
 - Marble (luxury statement)
 - Concrete (contemporary)
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Chapter 6: Energy Efficiency and Sustainability

Building for Central Oregon's Climate

Central Oregon's high desert climate—with cold winters, warm summers, and low humidity—requires specific building strategies:

Insulation:

- R-49 or higher in ceilings
- R-21 or higher in walls
- Continuous exterior insulation

Windows:

- Triple-pane for best performance

- Low-E coatings
- Proper sizing for passive solar

HVAC:

- High-efficiency heat pumps
- Radiant floor heating
- Whole-house ventilation

Sustainable Building Practices

- Locally sourced materials when possible
 - Water-efficient landscaping (xeriscaping)
 - Solar-ready design
 - Energy Star appliances
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Conclusion

Building a custom home in Central Oregon is a significant investment that, when done right, creates a legacy for your family. The key is working with experienced professionals who understand the unique challenges and opportunities of building in this beautiful region.

At Rea Co Homes, we've been helping families realize their custom home dreams since 1977. We'd be honored to discuss your project.

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