



THE FARM AT RED OAK

Frequently Asked Questions

Are there model homes I can walk through?

We do not have model homes in the community

If I buy a home that hasn't started -How long till it is finished?

Permitting with county = 4 -6 weeks

Build time -6-7 months

Total time = 8 to 9 months for a home not yet broken ground.

Weather and supply chain issues can also cause delays, as well county inspections.

How much customization can I do?

It depends. If you are buying one of our homes and sections have not been made, then you can typically select everything such as color of cabinets, counters, flooring etc.

If you are wanting to move walls and do major changes it will depend on if it affects the engineering of the home.

***If the home has already been through county permitting major changes may or may not be able to be done

Can you send me floor plans?

Check out our flipbook for some inspiration <https://heyzine.com/flip-book/thefarmplans>

AGENTS -if a home is listed in the MLS please check the document section for the plan.

What down payment do I need?

This can vary greatly depending on where we are in the build process. It is also dependent on how far out closing is, how much customization you are doing, etc.

You can expect the builder deposit to generally be between \$10,000-\$15,000 for closings within 30 -45 days and will go up from there.

Pre-sales will have a higher deposit due.

Change orders are paid upfront.

Can I have a detached garage or building?

Yes, but all detached buildings must pass architectural review and have specific community standards.

Can I bring my own floor plan?

Probably -the builder you select will review the plan and give final decision, but often will build a client's own plan. All homes must be submitted and approved by the ARC.

Can I bring my own builder?

Sorry, no. Approved builders only in The Farm at Red Oak.

Is there an HOA fee?

Yes, \$450 annually

What is the process for talking to a builder?

Reach out to the team by email at clientcare@carolinahomeland.com to coordinate a meeting. Before a meeting can be set up ALL buyers must obtain a pre-qualification from a lender or proof of funds.

What utility providers are at the Farm?

Duke Power

Nash County Water

Bright Speed Fiber Internet

Which lots are available?

This changes quite frequently. To get updated lot availability email clientcare@carolinahomeland.com

Can I have a pool?

Inground pools only are permitted with an architectural review. Additionally, your builder will need to make sure that the septic and repair area are not located where you want a pool so the sooner we know the better!

I have additional questions who can I ask?

We are happy to answer! Simply email clientcare@carolinahomeland.com or call 919-610-2366

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