

NEW HOME CONSTRUCTION CONSIDERATIONS



MICHAEL GOBART, President & Founder of MG Legacy Custom Homes

YOUR NEW HOME THE PROCESS—WHAT DOES IT LOOK LIKE?

Thank you for your interest in MG Legacy Custom Homes.

Perhaps you have arrived here because you are familiar with our homes and are seeking a more personal approach. Or, it's possible you are new to our look and design as we pursue an elevated style of living. Either way, we welcome you!

At MG Legacy Custom Homes, we offer our unique style and aesthetic approach conformed to your needs. This include slight design alterations, or major customizations to enjoy a level of uniquely crafted comfort and ease: coming together to bring you your unique custom home.

You will usually find several of our beautifully designed new homes available for sale in the countryside communities of Wilson County. One of these might be just right for you. Perhaps, however, you have your own land where you have dreamt of building, or maybe you have specific needs that you hope to address as you envision your future home. Either way, MG Legacy Custom Homes is here to serve you.

In this section we address some basic elements for planning a start-to-finish custom home with your own unique features.

If you are interested in one of MG Legacy Custom Homes' existing projects, Mike Fulmer is the broker of Fulmer Realty and handles marketing and listing for all our properties.

He has served La Vernia, Wilson county, and the broader San Antonio area for more than 20 years and has a wealth of knowledge about the region. If you would like to learn about or look at any of our current properties, please feel free to inquire or schedule something with Mr. Fulmer; we are confident he would be glad to give you additional information and show you around: mike@fulmerrealty.com, (830) 477-9393.

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If you are interested in exploring a customized home, with custom plans, knowing the process and a projected timeline can be a helpful start. Knowing where you want to live and the house you would like to live in is an exciting prospect! Having a good sense of the process can help make your experience even more manageable as you anticipate each step and its importance to the bigger picture.

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At MG Legacy Custom Homes, we believe that building a new home should be an exciting and meaningful experience. As a company rooted in family values and craftsmanship, our goal is to provide clarity and confidence at every step of the process. Whether you're building for the first time or refining your forever home, here are key considerations to guide your journey.



Define Your Purpose

Before floor plans and finishes, consider your “why.” Are you building to grow your family, entertain guests, downsize, or create a multi-generational space? Purpose will shape the layout, square footage, and even the neighborhood you choose. Clarity at this stage prevents costly changes later.



Choose the Right Location

Your home's value, lifestyle, and daily routine hinge on location. Consider proximity to schools, commute times, neighborhood character, and future resale value. At MG Legacy, we help guide you toward areas that fit your lifestyle and investment goals.



Understand Your Budget

New construction pricing involves more than the base home cost. Lot preparation, permits, upgrades, appliances, landscaping, and current interest rates all play a role. We provide transparent estimates and walk you through potential cost variables so you can make informed decisions with confidence.



Plan for Function, Not Just Style

A beautiful home must also be livable. Think about how your family moves through the space. Do you need a mudroom for kids? A walk-in pantry? Room to work from home? These details should be integrated from the start, not added later.



Choose a Builder Who Shares Your Values

Trust is everything in home building. Look for a builder who communicates well, honors timelines, and views your home as more than a job. At MG Legacy, we don't just build structures—we craft environments that reflect your story, with honesty and integrity at every step.



Stay Involved and Ask Questions

We invite you into the process. From framing walks to final touches, your input matters. No question is too small. The more we know about your preferences, the more we can tailor the result.



Think Beyond Move-In

A well-built home should serve you for years to come. Consider future needs like aging in place, expanding your family, or even resale. Our designs prioritize longevity, craftsmanship, and timeless appeal.

***“WE BUILD THE HOUSE.
YOU MAKE THE HOME.”***



Additional factors that influence scheduling a custom project include proposed project location, other existing projects, and our sense of being able to meet your needs and expectations—each of these considerations can be explored as you draw closer to your project parameters and timeline. If you know where you want to build, what you want to build, think we offer a product that you like, and you're ready to get started, we should begin a conversation and explore further.

PLANNING AND DESIGN CONSIDERATIONS

PLANNING CONSIDERATIONS

- Lot Location
- Clearing: Trees, Brush, Leveling
- Setback from Road
- Driveway & Approach

EXTERIOR ELEMENTS

- Roof Composition
 - Shingles | Standing Seam Metal
- Architectural Elevation Elements
 - Hips | Gables | Beams | Sheds | Dormers
- Rock Style | Color | Height
 - Saw cut
 - Regular chop

INTERIOR ELEMENTS

- Doors:
 - Height | Size
 - Paint-grade | Stain-grade
 - Door Hardware
- Paint Colors
 - Walls | Trim
- Flooring Materials:
 - Tile | Wood Tile | Hard Wood | Carpet | Luxury Vinyl
 - Living Areas
 - Study | Dining
 - Bedrooms
 - Utility

SPECIAL / FUTURE CONSIDERATIONS

- Landscaping
- Outbuilding

DESIGN CONSIDERATIONS

- Overall Sq. Footage
- Single Story | 2-Story
- Bedrooms | Bathrooms | Garage Space
- Flagstone
- Brick
- Stucco | Color | Height | Style
 - Bands | Color | Location
 - Board & Batton Style
- Board & Batton—Cement Fiberboard
 - Color
- Window Brand | Style | Color
- Window Treatment | Casing
 - Paint-grade | Stain-grade
- Countertops
 - Granite | Quartz | Quartzite | Marble
- Plumbing Fixtures/Hardware | Jetted Tub | Soaker Tub | Standalone Tub
- Interior Trim: Cedar | Crown | Step-ups | Vaults
- HVAC Rating/Efficiency
- Insulation: Batts | Foam
- Electrical Trim: Lighting | Fans
- Garage Doors: Style | Color | Spaces
- Cabinets: Style | Material | Paint/Stain
- Appliances
- Pool
- Other

If you're considering new construction, let's talk. Schedule a consultation or visit one of our model homes to explore your options and take the next step with confidence. MG Legacy Custom Homes is here to walk alongside you—faithfully, skillfully, and thoughtfully—as you build something that truly feels like home.

[CONTACT US!](#)