



COASTAL CONTRACTING

Quality Custom Homes

COST GUIDE

Building a Custom Home in Mississippi

TABLE OF CONTENTS

Introduction

3

Geography

5

Design

6

Land Development

7

Site Prep

7

Square Foot Price

8

Materials & Finish

9

Appliances & Fixtures

12

Unique Features

13

Landscaping

16

It's time to build the **custom coastal home** of your dreams...

Welcome to your coastal custom home building company in Mississippi; we specialize in crafting beautiful homes that embrace the joy of coastal living. We understand that building a custom home can seem overwhelming, but we're here to guide you through the process and demystify the costs involved.

The cost of your custom home depends on various factors, including site preparation, size, and the features you choose.

In our Cost Guide, we provide detailed information about the factors that influence the cost of building a custom home. With this knowledge, you can make informed choices while planning your custom home and budget, giving you confidence every step of the way.



GETTING STARTED

Embarking on the journey to build your custom coastal home in Mississippi starts with a pre-build questionnaire, where we assess your desires, requirements, and budget.

In case your vision surpasses the initial budget, we collaborate to explore alternative options and provide a rough estimate based on your preliminary drawings.

Through ongoing discussions and suggestions, we strive to align the estimate with your budget, allowing you to adjust your preferences or consider revising your budget to accommodate your aspirations.

Our dedicated guidance and support ensure a harmonious and fulfilling outcome. Let's work together to bring your dream coastal home to life.



GEOGRAPHY

When preparing a land site for building a custom home, the classification of flood zones is a crucial factor.

Flood zones are divided into three categories: X, AE, and VE zones. Building in a VE zone, which is prone to high-velocity wave action, can increase the overall job cost by up to \$50 per square foot due to the need for specialized flood-resistant features.

Other critical geological factors include soil composition, topography, and stability. Soil conditions determine the foundation design and construction costs, while steep slopes or uneven terrain may require grading or leveling, adding to the overall cost of construction.

We proudly work with clients along the Mississippi Gulf Coast - including service areas such as Bay St. Louis, Gulfport, Mississippi City, Long Beach, Biloxi, Ocean Springs, and other nearby regions in Mississippi.

DESIGN

Input from the builder ensures construction feasibility and cost-effectiveness. Through iterative discussions, a final design is approved.

Detailed architectural drawings are then prepared, serving as a blueprint for the construction process. This inclusive approach ensures a visually appealing, structurally sound, and resilient coastal home.

Creating architectural drawings for a new custom home on the coast involves collaboration among the homeowner, architect, and builder.

After an initial consultation, the architect incorporates the homeowner's vision and budget into preliminary design concepts, considering coastal elements.



LAND DEVELOPMENT



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Site preparation for building a new custom home begins with basic compaction and can cost between \$5,000 to \$10,000, which may increase depending on the required elevation. It involves clearing the land, leveling the ground, and ensuring stable compaction for the construction.

Additional measures like grading or earthwork may be necessary for achieving the desired foundation level.



SQUARE FOOTAGE

The square foot price for building a new custom home varies based on factors such as location and finishes. These price ranges reflect the base costs and provide a starting point for estimating the overall budget for constructing a new custom home.

For homes on grade, the starting price is typically around **\$180 per square foot** and can increase based on the specific location and desired finishes.

On the other hand, elevated homes, which require additional construction considerations, start at around **\$225 per square foot** and can also increase depending on location and finishes.

MATERIALS & FINISHES



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ROOFING

Choose between a shingle roof and a metal roof based on cost, durability, and maintenance. Shingles are affordable with various styles, but require more upkeep and have a shorter lifespan. Metal roofs offer longevity and low maintenance, but come with a higher upfront cost. Consider your budget and long-term plans for an informed decision. An asphalt shingle roof with architectural shingles starts at \$225 per Square; standing seam metal can run \$550 per Square (Square = 100 Square feet).

DOORS and WINDOWS

Choose doors and windows for your new home that combine functionality, design, and energy efficiency. Consider location, climate, and style. Prioritize quality materials and explore options like casement or double-hung windows with features such as low-E coatings. Optimize sizing, placement, and ventilation. Create a visually appealing and comfortable space by selecting doors and windows that seamlessly integrate with your home's design. Our door and window packages start at \$10,000 and increase based on selections..



MILLWORK – Cabinetry

Choose cabinets that blend functionality and style for your new home. Consider your budget, space, and desired aesthetic. Balance quality and cost while selecting materials, colors, and hardware that match your theme. Maximize storage and organization. Let your personal taste shine with cabinets that enhance your home's appeal. Cabinetry begins at \$200 a lineal foot up to \$400 a lineal foot.

FLOORING

Choose flooring that reflects your unique style throughout your custom home. Consider your desired look and budget. Spending a bit more per square foot can make a big difference. Vinyl or laminate costs around \$8 per square foot installed, while engineered hardwood averages \$12 per square foot for glue-down installation. Elevate your space with the perfect flooring choice.



APPLIANCES

Choose an appliance package for your new home that fits your needs, style, and budget. Packages typically start at \$5,000. Look for reliable brands, energy efficiency, and a cohesive design. Equip your home with essential appliances while staying within your budget.

FIXTURES

Choose fixtures for your new custom home that match your style and offer functionality. Consider faucets, lighting, and door handles. Prioritize quality, durability, and energy efficiency. Select fixtures that enhance aesthetics while providing practicality for years to come.

UNIQUE FEATURE EXAMPLES

OUTDOOR KITCHEN

Enhance your new home with the addition of an outdoor kitchen, creating a space for cooking and entertaining outdoors. Consider elements such as a grill, countertops, sink, and storage to meet your culinary needs.

Design a functional and inviting outdoor kitchen that seamlessly extends your living space into the great outdoors. Outdoor kitchens starting at \$30,000.



COVERED POOL

Transform your new custom home into a true oasis by incorporating a covered pool as a unique feature. With prices starting at \$65,000, you can create a luxurious retreat where you can swim, relax, and entertain regardless of the weather.

Enjoy the benefits of a private indoor-outdoor space, allowing you to indulge in the pool's delights year-round while adding a distinctive touch to your home.



BOAT DOCK

Elevate your new custom home with a distinctive feature—an impressive boat dock. Starting at \$30,000, this addition offers both functionality and recreational opportunities.

Enjoy convenient access to the water, a place to dock your boat, and a picturesque spot for relaxation and waterfront entertainment. Enhance your lifestyle and create lasting memories with a custom-built boat dock that complements the charm of your new home.



LANDSCAPING

Elevate the beauty of your new custom home with professionally designed landscaping, starting at \$6,500. Enhance curb appeal and create an inviting outdoor environment with carefully selected plants, hardscaping elements, and outdoor lighting.

From lush gardens to serene pathways, landscaping adds a unique touch to your home, creating a harmonious blend of nature and architecture that you can enjoy for years to come.

ABOUT US

Since its inception in 2012, Coastal Contracting has provided custom home building and large-scale home renovation services to the Mississippi coastal regions. With over a decade of extensive construction experience, we are dedicated to fostering strong and long-lasting relationships by collaborating with some of the industry's greatest design firms, subcontractors, and trade partners.

Coastal Contracting provides high-quality craftsmanship, superior professionalism, and prompt solutions in every new custom home or home renovation project. With our streamlined and client-focused operations, our team strives to provide the best possible experience for our clients.

Steve Carlson

Founder &
President



Cherie Carlson

Co-founder

