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**KONA REAL ESTATE**

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*Luxury Home Sales and Leasing*

KONA REAL ESTATE GROUP  
**BUYER'S GUIDE**



# **BUILDING YOU A PATH TO HOMEOWNERSHIP**

Our mission is to help make your dream of homeownership a tangible reality. Through innovative financial solutions, empowering sales & leasing models, and a commitment to excellence, we aim to enable individuals to own their very own dream home and enjoy unparalleled living standards, fostering happier, healthier communities.



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# OUR PRODUCTS

At Kona, we offer a thoughtfully designed inventory of house plans so you can find the home that's just right for you. Our collection includes a variety of layouts, sizes, and styles—each created to balance functionality, comfort, and modern design.

## RESIDENTIAL PROPERTIES

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### PRE-SALE HOMES

Have you been scanning the market to try and find the perfect home but can't seem to find it? Or did you find the perfect home and missed your chance to snatch it up? A Kona "Pre-Sale" home may be right for you! A Pre-sale home is the home that is designed by you before it hits the market, a home that "starts from scratch". Everything from the location, house plan, finishes, and upgrades, is driven by you. Plan out all the details from the start, then we take it from there.

### SPECULATIVE HOMES

Our "spec" homes are thoughtfully planned and designed by the Kona Team. Before construction begins, we map out layouts, finishes, and features that reflect what today's homeowners value most. Once a spec home is under construction, it is listed for sale, giving buyers the opportunity to purchase at different stages of the build. The earlier a home is purchased, the more input the new homeowners can have in customizing finishes and details to make it truly their own. This way, you benefit from a home that's already well-designed while still enjoying the flexibility to personalize it to your taste.

## INVESTMENT PROPERTIES

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### MULTI-UNIT PROPERTIES - PURPOSE BUILT RENTALS

Our multi-unit properties are built with investors in mind, offering both smart design and strong returns. These homes are duplexes with basement suites, creating a total of four rentable units under one roof—an efficient way to maximize rental income from a single property. In Fort St. John, where rental demand remains consistently high, these multi-unit homes present an excellent opportunity to generate steady cash flow while building long-term equity. Whether you're just starting your real estate investment journey or looking to expand an existing portfolio, a multi-unit property is a reliable and future-focused addition.



## IS NEW FOR YOU?

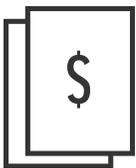
When you choose a newly built home, you're investing in peace of mind, comfort, and modern living. Unlike older homes that may come with hidden repair costs, outdated systems, or the need for renovations, a new build offers brand-new construction, energy-efficient materials, and the latest building standards. You'll enjoy a home designed for today's lifestyle that's customized to fit your needs. Best of all, everything is fresh, untouched, and under warranty, so you can focus on settling in instead of worrying about what might break down next. A newly built home isn't just move-in ready—it's future-ready.

## THINGS TO CONSIDER



### TIMELINE

Once we break ground, building typically takes 5-6 months to complete. This timeline can vary with factors like weather, the type of property you're building, or sometimes it's things outside of our control like material availability. If you're selling an existing property or planning your move, it's good to consider what preparations you may need to make ahead of time. When it comes to the build schedule, we'll always keep you informed and updated with the builds schedule so that you can plan with ease!



### BUDGET

When it comes to buying any home, budgeting is a crucial for preparation. Getting pre-approved for a mortgage can help establish what options you have, then you can adjust your budget accordingly. Our homes have set base pricing, which you can use to get an idea of where to start. If you want to upgrade or add to your home, we will always provide you with quotes ahead of time. That way, you can work off of a fixed price and can navigate your budget with confidence.



### GET INSPIRED

Building a new home gives you the opportunity to tailor every detail to your exact needs and lifestyle. With that flexibility comes the need for careful planning and decision-making. It's a great idea to start by identifying what's most important to you, and then distinguish between your needs and your wants. Researching ideas and inspiration ahead of time can help you feel confident when making selections. Planning your new home should be exciting, not stressful! That's why no matter what, our team will help you through every step of the process.

# STARTING YOUR JOURNEY? START WITH KONA

At Kona Real Estate Group, our motto “Building You a Path to Homeownership” is more than just words—it’s a promise. We know that buying a home isn’t just a transaction, it’s a journey filled with dreams, decisions, and milestones. Every journey needs a clear path, and that’s where we come in! From the very first step to the moment, you open the door to your new home, we’re here to guide, support, and build with you. By laying down the pathway—through thoughtful design, transparent communication, and personalized options—we make the process of owning your home not only possible, but inspiring.

## OUR PROCESS



### STEP 1.0 DISCOVERY MEETING

The purpose of this meeting is to get a better understanding of your goals and expectations of the project. This includes reviewing your finishing preferences for the home, specific features or upgrades you’re wanting, and any other ideas that may apply for your project.



### STEP 2.0 BLUEPRINT SESSION

In this session, we guide you through the exciting process of building your new home — from choosing the perfect lot and selecting a house plan, to designing the exterior, customizing the interior, and adding the finishing touches and upgrades that make it uniquely yours.



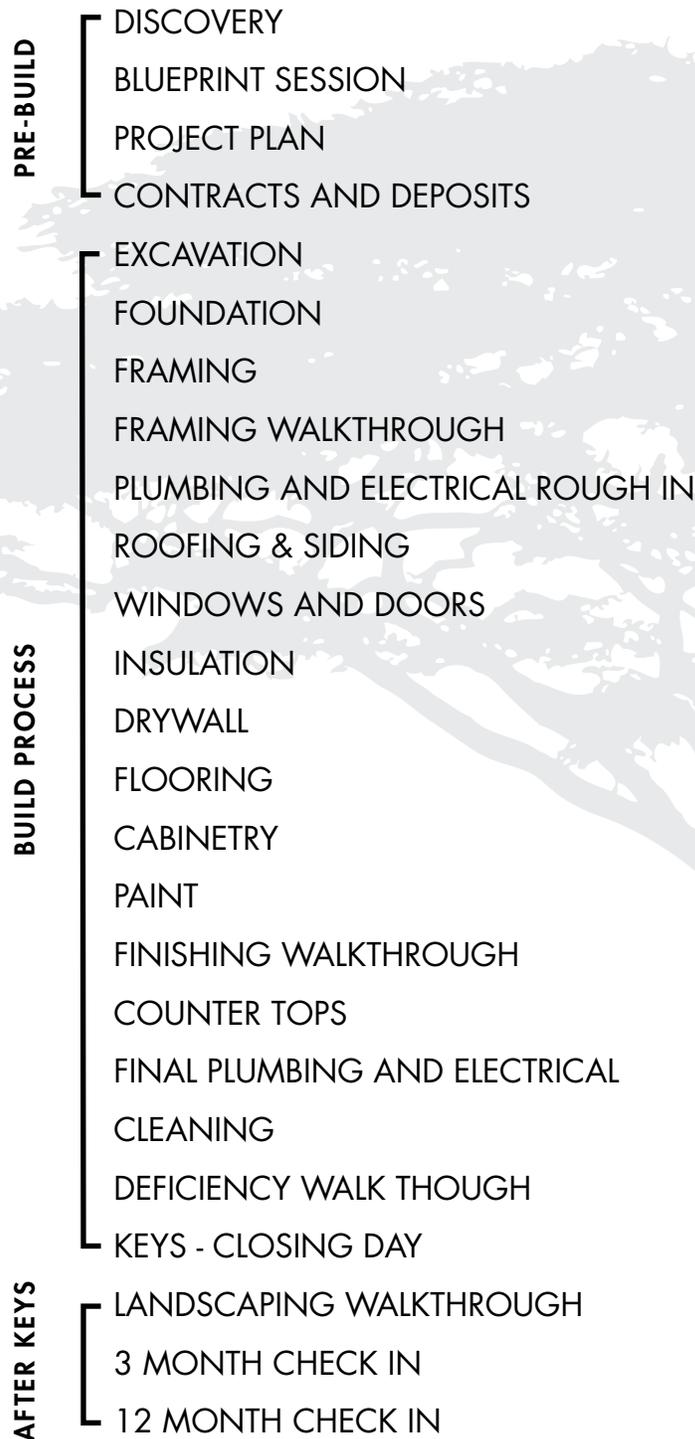
### STEP 3.0 PROJECT PLAN

Once your design choices are finalized, we compile everything into a detailed Project Plan - a complete package that outlines every aspect of your home. From the location and house plan to your personalized exterior finishes, interior selections, and upgrade choices, this plan captures your vision and lays the blueprint for what’s coming next.

Once your project plan is confirmed, we move forward with contracts and deposits. This step secures your build slot in our schedule and officially sets the stage for construction. With everything in place, our team gets to work bringing your new home to life.

# WHAT TO EXPECT BREAKING GROUND

“Breaking ground” is an exciting milestone—it’s the official start of your new home build. Over the coming months, you’ll see your vision take shape step by step. Here’s what you can expect during the build process from start to finish.



# WALKTHROUGHS

Planning your dream home on paper is one thing, but seeing it come to life is a whole new perspective! That's why at key stages during the build process, we schedule a "walkthrough". These walkthrough's are meetings held at your new home where we can plan and discuss details in person that apply to your home. There are 4 main walkthroughs we have during the build: framing, finishing, deficiency, and landscaping.

## FRAMING WALKTHROUGH

The Framing Walkthrough is one of the most important meetings during the build process. At this stage, the structure of your home is in place, giving you a clear sense of room sizes, layouts, and flow. It also marks the cut-off point for many changes and selection decisions, since once the walls are closed in, adjustments become much more difficult. This is also the perfect opportunity to finalize details such as lighting fixture placements, outlet locations, and even where your TVs and entertainment systems will go. By walking through the framed home together, we can ensure that everything is planned out to fit your lifestyle before the next stage of construction begins.

## FINISHING WALKTHROUGH

The Finishing Walkthrough is an exciting stage. This is where your project truly transforms from a building into a home. By this point, the major construction is complete, finishes are installed, and you can experience the flow and feel of each space as it was designed. This walkthrough isn't about making changes or additions, but rather about stepping back and seeing your home as a complete picture. It's a moment to celebrate progress and get a real sense of the home you'll soon be moving into.

## DEFICIENCY WALKTHROUGH

The deficiency walkthrough happens just before you get the keys to your new home. This meeting is used to review anything that may be missing or needs attention before you move in. If there are known deficiencies prior to you moving in, for example- sod install, we will prepare a list of these items with assigned values. These become Deficiency Holdbacks, where the value for each item is held in a trust account until the deficiency is completed.

## LANDSCAPING WALKTHROUGH

This meeting where we review the aspects of your exterior work, including the driveway, fence, trees, and sod. This walkthrough typically happens after you've moved in—both to protect the sod and to keep machinery access around the home easy during construction. Often, it's also timed around seasonal weather restrictions. When we apply for your building permit, the city provides an approved plan for your driveway, fence, and lawn, which we review with you at the start of the build. Later, during the Landscaping Walkthrough, we go into greater detail, confirming specifics and discussing any additions you may want. If you'd like to customize or expand beyond the approved plan, we'll provide quotes for the additional work so everything is clear before moving forward.

We'll always have meetings at these key stages, but if you ever want to schedule another walkthrough or even take a tour to see the progress, let us know and we'll make it happen!

# DECISION DATES

A lot of preparation goes into building a new home, so we like to put a lot of attention towards planning in the early stages of the build process. This helps to keep the project on track and within budget. An important part of this is our Decision Dates. These dates align with key stages of construction and mark the deadlines for choices and selections. Staying on schedule with these decisions ensures materials can be ordered on time, work progresses smoothly, and unexpected costs are avoided.

While change requests can still be accommodated after a decision date, they may result in added expenses or timeline delays due to rework or material lead times.

Sticking to your Decision Dates not only helps avoid delays but also gives you a clear roadmap of when important selections need to be made, making the process smooth and stress-free.

## DECISION DATES

Layout Change .....	Prior to build start date
Exterior Siding .....	Prior to build start date
Shingles .....	Prior to build start date
Exterior Window Colours .....	Prior to build start date
Overhead Door (style and colour) .....	Prior to build start date
Window and Door Trim .....	Prior to build start date
Interior Lighting (layout, style and fixtures) .....	Prior to Rough in
Plumbing Fixture Style .....	Prior to Rough in
Door Style .....	End of Framing
Cabinetry (style and hardware) .....	End of Framing
Interior Flooring (type and style) .....	End of Framing
Tile Flooring (type and style) .....	End of Framing
Tile Backsplash .....	End of Framing
Counter tops (type and style) .....	End of Framing
Kitchen Appliances .....	End of Framing
Interior Paint Colours .....	Beginning of Drywall

## MAKING CHANGES

We understand that throughout the building process, ideas can evolve, and inspiration can strike. If you decide you'd like to make an adjustment or add something new to your home, we create a Change Work Order (CWO). A CWO serves as a detailed quote and confirmation of the change, outlining the scope, cost, and impact on the timeline, if any. Nothing will be added or altered in your project without your review, approval, and sign-off, ensuring full transparency and control. This way, you can confidently make updates knowing that every change is clearly documented and agreed upon before moving forward.

# NEW HOME WARRANTY

One of the greatest advantages of purchasing a newly built home is the new home warranty. This warranty provides valuable peace of mind, protecting you against certain defects in materials, workmanship, and major structural components for set periods of time. Instead of worrying about unexpected repairs right after moving in, you can feel confident knowing your investment is backed by a safety net. For new homeowners, this means less stress, more security, and the comfort of enjoying your home while knowing support is in place if issues arise.

## 2.5.10 WARRANTY

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### 2-YEAR COVERAGE MATERIALS AND LABOUR WARRANTY

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#### 12 - MONTHS

- Defects in materials, labour and Building Code violations

#### 24 - MONTHS

- Defects in materials and labour supplied for the electrical, plumbing, heating, and ventilation distribution systems.
- Defect in materials and labour supplied for the exterior cladding, caulking, windows and doors that may lead to detachment or material damage to the new home.
- Any defect in materials and labour which renders the new home unfit to live in.

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### 5-YEAR COVERAGE BUILDING ENVELOPE WARRANTY

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- Defects in the building envelope of a new home, including a defect that permits unintended water penetration such that it causes, or is likely to cause, material damage to the new home.

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### 10-YEAR COVERAGE STRUCTURAL DEFECTS WARRANTY

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- Defects in materials and labour that results in the failure of a load bearing part of the new home, and any defect which causes structural damage that materially and adversely affects the use of the new home for residential occupancy.
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# PRICING INFORMATION

We set a base price for all of our house plans. This base price varies depending on the plan and the basement style you select. Included in the base price is:

<p><b>SOD LAWN</b></p> <p>Sod installed in accordance with city approved layout (front, back and sides of the house). Backyard under deck is finished with gravel (if applicable).</p>	<p><b>CEMENT DRIVEWAY</b></p> <p>Broom finish driveway and walkway to the front entrance door and side garage door (if applicable) in accordance with city approved layout. Cement steps included as necessary.</p>	<p><b>APPLIANCES</b></p> <p>Appliance package valued at \$6000.00 including refrigerator, oven range, range hood, dishwasher, washing machine and dryer (washer and dryer stacking kit included as necessary).</p>
<p><b>FENCE</b></p> <p>6ft treated wood fence along property line in accordance with city bylaw and PNG regulation with a latching gate on either side.</p>	<p><b>LANDSCAPING</b></p> <p>Tree planted in front yard in accordance with city bylaw regulations. Tree type varies based on local availability.</p>	<p><b>GST</b></p> <p>Applicable with all newly built homes.</p>

## BASEMENT LAYOUT

The base price for you home will also depend on the basement style you select. Here is what's included with with each basement style.

### UNFINISHED BASEMENT

Exterior walls are insulated, wired (as per building code) and drywalled. Load bearing walls are left as stud walls, concrete floor, provisions for future plumbing rough ins.

### FINISHED BASEMENT

Basement is finished in the same style as the main floor and/or upper level of the home as per client specifications.

### BASEMENT SUITE

Finishes as per client specifications , Split services (separate water and electric), X2 hot water tanks in accordance with Energy Advisory Guide, upgrade to 200-amp service, additional appliance package valued at \$6000.00 including refrigerator, oven range, range hood, dishwasher, washing machine and dryer (washer and dryer stacking kit included as necessary).



## **READY TO START YOUR JOURNEY?**

Your path to homeownership begins here. If you're ready to take the next step, reach out to us today—we're here to guide you through the process and help turn your dream home into a reality.

### **GET IN TOUCH**

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