



## Spec Homes Versus Model Homes Know Before You Go!

Are you looking to purchase a new home? If so, then congratulations! Buying a new home can be an exciting and rewarding process. However, many of you will start your search online where builder and realtor jargon can be overwhelming and quite confusing. If you are looking for new construction, then most likely you'll be interested in "model" homes and "spec homes". But what is the difference between these designations? Is one better than the other? Let's begin by breaking down the differences.

### **Speculative Homes:**

Speculative homes, or "spec" homes for short, are when builders construct a house without a current buyer. Builders will buy land in attractive areas or popular developments and construct a home with speculation that it will sell in its location.



For Instance, Florida Lifestyle Homes is planning [The Ivy](#) as a spec home at the West Bay Club in Estero, Florida. This spec home will boast 5 bedrooms, 5 ½ bathrooms and just over 4,000 Sq. Ft. of living space! When you couple The Ivy’s spacious floorplan with West Bay’s proximity to excellent dining, entertainment and white-sand beaches, it’s conception as a spec home becomes clear. Normally, once the land is secured, construction will begin based on plans devised by the builder. However, someone who wants a home on the land might contact the builder before speculative construction begins to custom design the home. A general rule is that if the builder purchases land and starts construction with the intent to sell, then it will be labeled a spec home.

## Model Homes:

A model home is constructed when builders want to showcase their style of construction to buyers in certain development. Model homes can come in many different designs, but all are tailored to common buyer interests relative to the area. For an example we’ll use our very own model home, [The Annette](#), at Babcock Ranch in Punta Gorda, Florida.



*The Annette model home*

The Annette is the first Net-Zero energy home built in Babcock Ranch. It contains 3 bedrooms, 3 bathrooms and 2,023 Sq. Ft. of living space. The Annette features desirable add-ons such as energy saving appliances, a high-performance HVAC system and a solar panel package. These design choices were selected for the Annette model to fully complement Babcock Ranch's vision for the sustainable city of tomorrow and give interested buyers a taste of what they can expect if they chose to build with, or buy from, Florida Lifestyle Homes in Babcock Ranch. Sometimes, model homes can be made available for interested buyers to purchase. Currently, The Annette is available for \$895,000 as Florida Lifestyle Homes looks forward to starting on our next Annette model in Babcock Ranch!

## Model or Spec? The Bottom Line:

To subtly recap the information above, a spec home is constructed from a new floorplan in a desirable area with the intention to sell quickly. A model home is constructed to reflect the popular features and intricate craftsmanship found at the builder's other home designs in the development. Now you may ask yourself, which home is best for you? It truly depends on your situation. Spec homes are built to sell and more readily available than models, but you may miss your chance to customize the home unless you are involved early in the design process. On the other hand, a model home may be too valuable to the builder to sell, as they are a current representation of other homes in the development from the same builder. However, the builder may be able to replicate the home on a different lot, and work with you on incorporating a personal touch to your model-inspired abode. In fact, Florida Lifestyle Homes' in-house

Architectural Designer, Trisha Gil, can guide you through our entire [floor plan catalogue](#) to help you find and design your dream home.

Florida Lifestyle Homes also invites you to visit our [available homes](#) webpage frequently, as model/spec home information and availability is updated regularly for all current and future designs. If you are looking for a luxurious builder with nearly 30 years of experience in Southwest Florida for your Marco Island, Naples, Fort Myers, Estero or Punta Gorda dream home, then Florida Lifestyle Homes must be your first call! For showings and inquiries, please call Kelley Reischl at (239) 561-8022.