

LAKE BRIDGEPORT · TEXAS

A House on the *Crown*

PRELIMINARY CONSTRUCTION COST ESTIMATE

TOTAL PROJECT ESTIMATE · EXCLUDING LAND

\$2.27M – \$3.94M

roughly \$600 to \$1,045 per conditioned square foot

±3,771 CONDITIONED SQUARE FEET · WARM MODERN · NEW BUILD · 1.3-ACRE WEST
HILLSIDE LOT

A CONCEPT-STAGE ESTIMATE · NOT A BID · PRICES AS OF SEPTEMBER 2026

What this number *is, and is not*

This is a conceptual estimate, built up system by system from the completed design drawings and grounded in the current North Texas custom-home market. It is the honest budget band an architect hands you before a builder prices the job. It is not a bid, and no builder is bound by it.

A house of this kind is priced as a range because quantities come from drawings rather than final specifications, no subcontractor has bid the work, and a hillside site holds unknowns that only a soils drilling will settle. The low end assumes disciplined selections and a smooth site; the high end carries the fully loaded case. The point is to let you plan against the whole band, not a single figure.

CURRENCY	United States dollars
MARKET	North Texas / Fort Worth custom · Wise County (Lake Bridgeport)
PRICES AS OF	September 2026
ESTIMATE CLASS	Conceptual / order-of-magnitude · design stage · not a bid
BASIS OF AREA	±3,771 conditioned SF (garage and terraces priced separately)

WHAT THE ESTIMATE INCLUDES

- All hard construction, site work through finishes
- Hillside excavation, retaining and engineered foundation
- The full west glazing and sliding pocket wall
- Architectural concrete, limestone, oak, blackened steel
- Kitchen, baths and complete MEP systems
- Covered terrace, balconies and the garage
- Remaining design & engineering, permits and fees
- General conditions, builder overhead & profit, contingency

WHAT IT EXCLUDES

- Land
- Financing and construction-loan carrying costs
- Furniture and movable furnishings (FF&E)
- Dock, boathouse or shoreline improvements
- Pool (none is designed)
- Landscape beyond immediate grading and hardscape
- Extraordinary utility runs to the site
- Owner's legal, appraisal and closing costs

A WORD ON THE DESIGN FEE

The architectural design is complete and drawn to scale, so the design & engineering allowance here covers only what remains, structural, civil and MEP engineering, interior design and surveys, and sits below the usual full-service architect percentage.

The house, *system by system*

Every line is priced on this specific house, from the architect's dimensions and the current market. Lump-sum allowances carry a quantity of one; rate-per-square-foot lines are applied across the 3,771 conditioned square feet.

SYSTEM	BASIS	LOW	HIGH
SITE & SUBSTRUCTURE			
Site work, clearing & hillside grading	1.3-acre sloped lot	\$60,000	\$120,000
Excavation & hillside cut, incl. garage cut	Mass excavation	\$45,000	\$95,000
Retaining walls, limestone-faced, engineered	±900–1,400 sf face	\$50,000	\$115,000
Foundation, engineered stepped pier / grade-beam	\$30–48 / cond. SF	\$113,130	\$181,008
STRUCTURE & ENVELOPE			
Structure & framing, incl. steel spans & stair	\$52–78 / cond. SF	\$196,092	\$294,138
Large-format west glazing + sliding pocket wall	±700–950 sf glass	\$150,000	\$265,000
Architectural concrete, board-formed & smooth	Walls, base, hearth	\$55,000	\$115,000
Texas limestone veneer + oak & metal cladding	Entry wall, chimney	\$65,000	\$130,000
Standing-seam metal roof + terrace membrane	±3,000–3,600 sf	\$55,000	\$100,000
INTERIOR, KITCHEN & BATHS			
Interior finishes, oak floors & ceilings, plaster, trim, stair	\$68–98 / cond. SF	\$256,428	\$369,558
Kitchen, cabinetry, stone, appliances, install	Luxury package	\$80,000	\$160,000
Baths, three full + powder	Per-room build-up	\$68,000	\$135,000
SYSTEMS & EXTERIOR ROOMS			
MEP, HVAC multi-zone, electrical, plumbing	\$52–82 / cond. SF	\$196,092	\$309,222
Covered terrace, balconies & outdoor	±838 sf covered	\$60,000	\$125,000
Garage fit-out, beyond the cut & foundation	484 sf	\$22,000	\$42,000
HARD CONSTRUCTION SUBTOTAL		\$1,471,742	\$2,555,926

Hard cost implies roughly \$390 to \$678 per conditioned square foot, before design, permits, general conditions, builder margin and contingency. That places the hard cost squarely within the verified North Texas high-end custom band; the all-in figure on the next page sits above it, as it should, because the site, soft costs and margin are added openly rather than buried in the rate.

The full *project range*

On top of the hard construction cost sit the soft costs, the builder's own costs of running the job, the builder's profit, and a contingency. Each is a percentage of the cost beneath it, so the workbook that accompanies this document recalculates the whole stack the moment any input moves.

Hard construction cost	\$1,471,742	\$2,555,926
Design & engineering allowance 10% OF HARD COST · DESIGN DRAWINGS COMPLETE	\$147,174	\$255,593
Permits, fees, geotech & testing ALLOWANCE · WISE COUNTY	\$25,000	\$45,000
General conditions 7% · SUPERVISION, TEMP POWER, INSURANCE	\$103,022	\$178,915
Builder overhead & profit 16% OF THE SUBTOTAL ABOVE	\$279,510	\$485,669
Concept-stage contingency 12% OF CONSTRUCTION COST BEFORE CONTINGENCY	\$243,174	\$422,532
TOTAL PROJECT ESTIMATE EXCLUDING LAND	\$2,269,622	\$3,943,635

TOTAL RANGE

\$2.27M – \$3.94M

the honest planning band

ALL-IN PER SF

\$602 – \$1,046

on 3,771 conditioned SF

WHY THE CONTINGENCY, AND WHY 12%

A contingency is not padding; it is the reserve every honest concept estimate carries because the drawings are ahead of the specifications. At this stage the finish schedule is not final, no trade has bid the work, and the hillside has not been drilled, so rock, a high water table, or a stiffer soils report can each move real money. Ten to fifteen percent is the accepted range at concept stage. Twelve percent is carried here; hold it toward fifteen until the specifications are set and the builder's bids are in, then it can be drawn down as the unknowns close.

What is verified, *and what is reasoned*

A cost estimate is only as good as its sources. Every market rate behind this estimate was read this month on the publisher's own page. The way those verified rates were applied to this particular hillside house, the quantities, the site allowances, the rural-versus-metro blend, is estimator judgment, marked below so you can weigh each on its own.

Read on the source's own page **VERIFIED**

- North Texas high-end architect custom homes, \$380 to \$650+ per square foot of vertical construction, with land, abnormal foundations, retaining and extensive site work explicitly excluded from that band
- Architect fee for high-end custom residential, 12 to 18% of construction cost
- General-contractor overhead & profit on custom homes, 15 to 20%
- Standing-seam metal roof, oak flooring, luxury kitchen and bath, large-format glazing and board-formed concrete unit ranges
- Retaining-wall pricing, \$20 to \$50 per square foot of wall face, more where engineered and stone-faced
- Concept-stage contingency of 10 to 15% as the market norm

Estimator judgment on this house **REASONED RANGE**

- The quantities, glass area, retaining-wall face, excavation volume, roof area, drawn from the plans and carried as ranges
- The split between a base per-square-foot rate and the hillside and site items priced separately, so the site premium is visible rather than hidden
- The Wise County adjustment: rural North Texas labor sits below the Dallas core, but the specialty trades this house needs, architectural concrete, large-format glazing, steel fabrication, travel from the metro and hold a metro-luxury price

SOURCES READ, SEPTEMBER 2026

Premium Home Design — The True Cost of Building a Custom Home in Dallas-Fort Worth (2026): high-end band \$380–\$650+/sf, vertical construction only

Legacy Classic Homes — DFW custom \$250–\$600+/sf; luxury submarkets exceed \$500/sf; contingency 10–15% "non-negotiable"

Siana — Architect Fee by Project Phase 2026: high-end custom residential 12–18%

SmartConstructs, Fin Home, Opendoor — 2026 trade-cost mix and GC overhead & profit 15–20%

HAR — Lake Bridgeport resale ~\$364/sf (Aug 2026), a value reference, not a build cost

Taking this *to a builder*

This estimate is built to travel. It gives you a number you can plan against and, more importantly, the structure to hold three builders to the same scope, so their bids compare on level ground instead of on whoever excluded the most.

- 1 Lead with the drawings and this basis page**
Hand each builder the design set and the basis on page two together. The included-and-excluded list is your contract for the conversation: it tells every bidder exactly what to price, so the numbers that come back can actually be compared.
- 2 Ask for the bid in these same systems**
Request each builder's price broken out by the same systems on page three. When one comes back low, the breakout shows you where, whether they trimmed the glazing, the concrete finish, or simply left the retaining walls out.
- 3 Get the hillside drilled early**
A soils report and a foundation-engineer walk-through are the single best way to shrink the range. They convert the biggest unknowns on a crown site, rock, water, retaining, into priced facts, and let you draw the contingency down with confidence.
- 4 Watch the allowances, not just the total**
Kitchen, baths and finishes are carried as allowances here because the selections are not final. Ask each builder what allowance they assumed; a low headline number often rides on a low finish allowance you will spend past on the first showroom visit.

Plan against the band, price against the scope, and drill the hill early. Do those three, and the number stops being a guess and starts being a budget.