



Fox & Fox
DEVELOPMENT

**BUILD ON
YOUR OWN LOT**

Presentation - 2025

ABOUT FOX & FOXX DEVELOPMENT

Since 1994, Fox & Foxx Development has been a cornerstone in the real estate industry, specializing in single-family homes and multifamily, commercial, and mixed-use properties.

With over 50 years of combined experience, founders Steve Fox and Bob Foxx have successfully expanded the company's portfolio, reflecting their commitment to quality construction and customer satisfaction. Their in-house team of experts ensures top-notch development solutions and superior client relations.

Fox & Foxx continues to shape New Jersey's real estate landscape with innovative and reliable home-building services.

Fox & Foxx



WHAT IS “BUILD ON YOUR OWN LOT”?

PROGRAM

The "Build on Your Own Lot" program by Fox & Foxx Development allows homeowners to choose one of our carefully designed homes to develop on their own land.

This program provides clients with the ability to customize their dream home and fulfil their need for more space, while remaining in the location they call home.

ADVANTAGES

- Create a personalized home with luxury finishes and open floor plans
- Avoid challenges of listing your home and competition of buying a newly listed home
- Say 'hello' to a new construction home without saying 'goodbye' to your community, school district, or neighborhood

HOME OWNER PROCESS

1

CONSULTATION

Once you confirm that your lot and financial goals align, initial consultation with Fox & Foxx Development is your next step.

Our experts will lead you through the design options, construction process, and project timeline as well as financing and temporary relocation options.

2

PLANNING

During this stage, homeowners will secure development financing and arrange for temporary relocation, with Fox & Foxx providing resources to simplify the process.

Our team will assist you in selecting the right home model and luxury finishes at our selection center located in Edison.

3

EXECUTION

We obtain all necessary approvals to ensure comply with local regulations.

Building process with regular updates and inspections to maintain high standards.

Complete construction, conduct final inspections, and ensure your home is move-in ready.

4

COMPLETION

Enjoy your new custom-built home!

Fox & Foxx provides a homeowner warranty and addresses any punch list items to ensure the highest quality and your complete satisfaction.

Timeline for your New Home



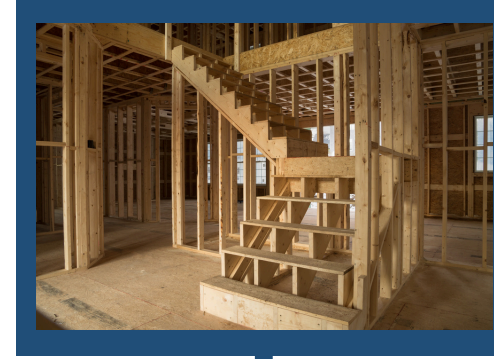
Pre-Construction

(Approx. 60-90 days): Includes submission and issuance of permits and site preparation.



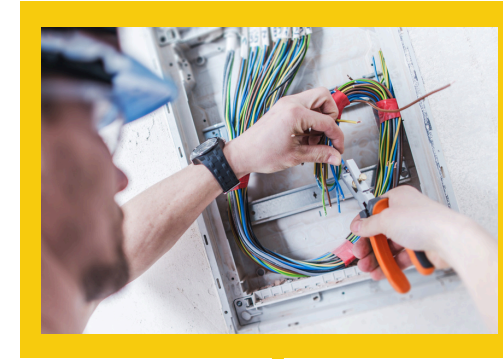
Foundation

(Approx. 1 month): Involves soil testing, footing, foundation setting, superior wall systems, backfilling, slab preparation and pouring.



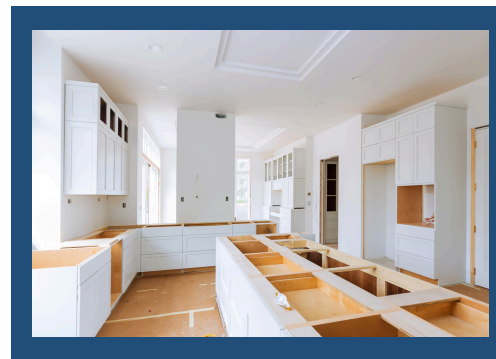
Framing

(Approx. 1 month): Lumber delivery, framing, installation of windows, doors, and the roof.



Rough-ins

(Approx. 1 month): Covers rough plumbing, HVAC, and electrical work, followed by inspections.



Int & Ext Finishes

(Approx. 1-1.5 months): Siding, insulation, drywall, painting, flooring, cabinet, and countertop installation, and finishes with interior trim work.



Finishing Touches

(Approx. 2 months): Installation of appliances and fixtures, final inspections and certificate of occupancy



Post Construction

Final walkthrough with the client, addressing any punch list items, and preparation for move-in.



Brand New Home in 7.5-9.5 months
From Move-out to Move-in



HOME MODELS



**THE RUNYON
MODEL**



**THE MYRTLE
MODEL**



**THE HECTOR
MODEL**



**THE HILLWOOD
MODEL**



**THE ROSE
MODEL**



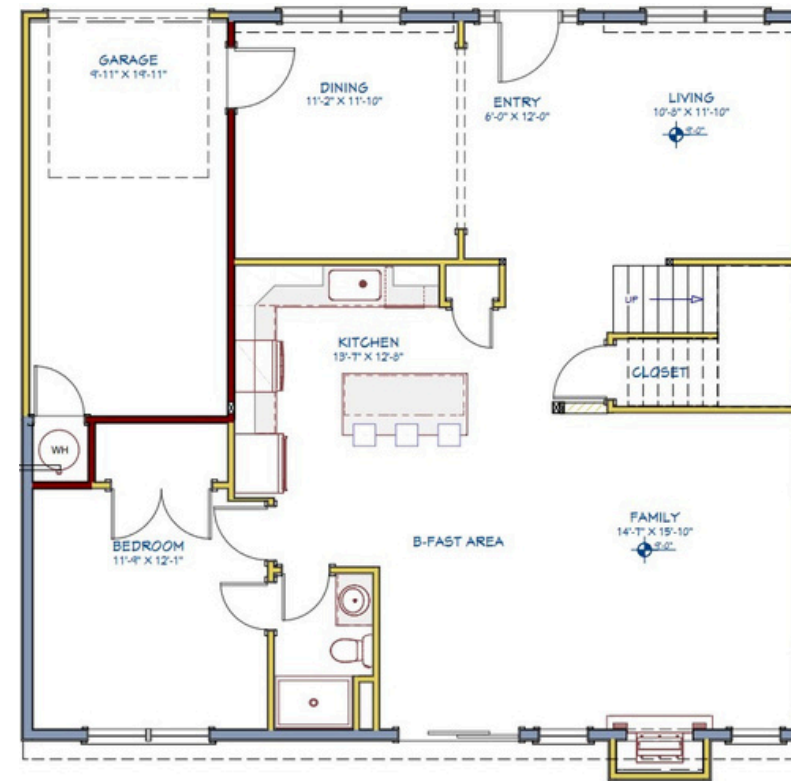
The Runnyon Model

| 5 Bedroom | 3 Bathroom | 2,567 SF | 1 Car Garage | First Floor Bedroom |

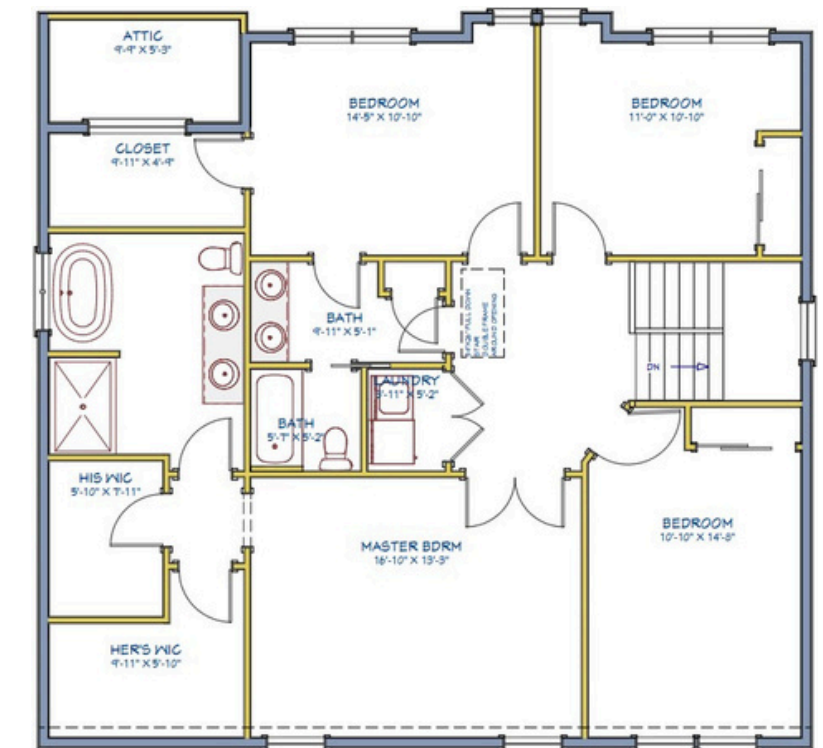
Starting at \$510,000* on slab

- Unfinished Basement +\$60,000
- Add Finished Basement +\$45,000
- Add Full Bath +\$15,000

- Luxury Finishes Include
 - Silestone Countertops in Kitchen and Baths
 - Engineered Hardwood Floors
 - Crown Molding on First Floor
 - Stainless Steel Appliances
 - Gas burning fireplace with marble surround
 - 9' Ceilings on First Floors
 - 2-Zone Heating
 - Black Window Frames



First Floor



Second Floor

*Prices indicated are subject to change. Pricing is as of 02/25. Prices reflected are for Edison & Metuchen properties. Please contact Fox and Foxx Development for latest and location specific pricing.

**Images are of finished products with selections made by end buyer. Final product for your home will vary.

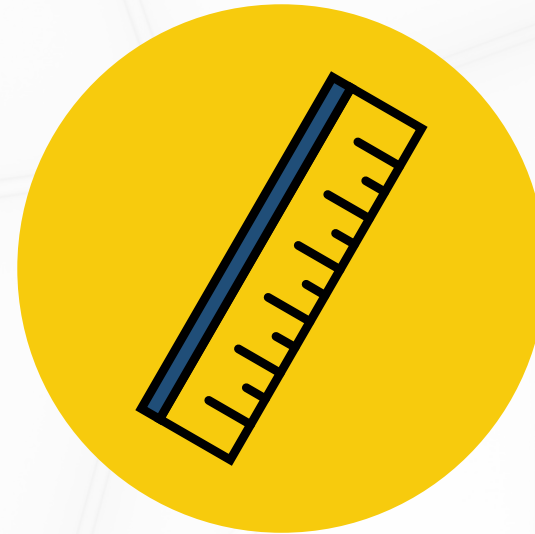
EVALUATING YOUR LOT



HOME CONDITION

Homes in lesser condition and with lower as is sale value often present an opportunity for sellers to significantly increase their equity by opting for a new construction project.

Older homes typically have accrued substantial equity over time, which can be leveraged to fund the construction of a brand-new, custom-built home.



LOT SIZE

Each town and zone has specific requirements for lot dimensions, including the size of front, rear, and side yards, as well as overall lot coverage and other critical parameters. Corner lots often demand additional square footage to meet these regulations.

The larger the lot is relative to its zone, the more flexibility the buyer will have in home model choices.



LOT CONDITION

We include standard Lot clearing, replacement curbs and sidewalks, grading, and environmental.

Anything in excess will be evaluated and priced at our cost.

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SELECTION PROCESS

As part of the "Build on Your Own Lot" program, you'll have the opportunity to visit our showroom, where you'll work closely with our expert team to personalize every detail of your home. From selecting luxury finishes like tile, hardwoods, cabinets, and countertops to choosing the perfect roof, siding, and vanities, you'll have complete control over the look and feel of your new home. This hands-on experience ensures that every element is carefully curated to make your home truly one-of-a-kind.

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Case Studies

Our Success Stories

The Hillwood Model (2024)

“Fox and Foxx is a great builder to work with. The team is very professional and responsive. They come with years of industry experience and know the central Jersey area quite well. Coming from knowing nothing about home building, Steve and his team walked us through a solid plan and executed it. We love our new house and would work with them again...”



The Runyon Model (2023)

“Fox & Foxx is a great company to work with! We are very happy with our home sweet home that they built for us. They explained the process very well updated us weekly in detail with the ongoing home building stages. We got our home in the given timeline. They are very professional and we look forward to work with them again! Thank you Steve and team!!”



QUALITY ASSURANCE

Fox & Foxx Development implements rigorous quality assurance measures, thorough inspections at every construction phase, the use of high-quality materials and reputable contractors, adherence to local building codes, and comprehensive testing of all systems, to ensure everything meets or exceeds industry standards.

In addition each newly developed home is protected by a Homeowners Warranty provided by Quality Builders Warranty Corporation, ensuring peace of mind and coverage for your investment.

Quality Homeowners Warranty Benefits

- **Comprehensive Coverage:** Protection for ten years of home ownership. The first two years cover general defects, materials, and certain appliances.
- **Builder-backed and Insurance-backed Protection:** During the first two years, the warranty is backed by the builder, ensuring repairs or replacements for covered defects. From years three to ten, the warranty is backed by insurance, providing additional security in case of major structural issues.
- **Transferable Warranty:** The warranty is transferable to subsequent homeowners during its ten-year term, enhancing the resale value.
- **Major Structural Defect Protection:** Protected for full length of warranty



MEET OUR PROFESSIONALS

CONSTRUCTION DIVISION

JIM WIRKOWSKI
Vice President of Construction



ROBERT KAISER
Project Manager



JOHN TURNER
Assistant Project Manager



ROBERT FOSTER
Service Technician



CYNTHIA SMITH
Project Coordinator



OLIVIA BAEZ
Receptionist / Admin



LORELLE CALDORA
Director of Operations



DEBBIE CANTOR
Administrative Assistant



ELENA COLUCCI
Office Manager



JASON FOXX
Vice President of Investments



JEFFREY KRAEFT
*Professional Land Surveyor
& Planner*



DONALD WEINGART
Broker of Record



STEVEN FOX
Owner



BOB FOXX
Owner



PROPERTY MANAGEMENT DIVISION

DOMINIQUE SIMPSON
Property Manager



ANTONIO TREJO
Maintenance Technician



ARTHUR KIRALY
Maintenance Manager



EDGAR CARDENAS
Maintenance Technician





FREQUENTLY ASKED QUESTIONS

What makes 'Build on Your Own Lot' a better option than buying an existing home?

- This service offers customization, ensuring homeowners get exactly what they want in a home, unlike the limitations they might face with existing market options.
- Those who love their current neighborhood or land but not their current home and desire a more modern or luxurious dwelling can get one without relocating.
- This service doesn't require bidding wars or settling in the competitive home buying landscape.
- Those who have strong ties to their community, schools, or social circles do not have to leave their current area.

How does the financing work?

- There could be several financing options, including leveraging equity in an existing home, obtaining a new construction loan, or refinancing options.

How customizable are the home designs?

- Clients can choose from several model options with luxury base finishes and upgrade packages, allowing for significant customization according to their preferences.

How do you ensure the building process is streamlined for clients?

- By utilizing tools like Buildertrend Construction Management Software for regular updates and checkpoints, ensuring clients are well-informed throughout the construction process.

What is the timeline for building a home with 'Build on Your Own Lot'?

- The process of building a home on your lot will take between 7.5 – 9.5 months. This timeline will be more definitive once township, home model, and existing land conditions are considered.

Get more of your questions answered at
www.FoxandFoxx.com/buildonyourownlot

CONTACT US

Please contact us to learn more and receive an obligation free evaluation of your property to see if you qualify!

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THANK YOU!

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