

Focused on a home's Livability

design center



While southern Maine may be best known for Lobster and Lighthouses, homebuilder Mark Patterson is making strong inroads for adding a third “L” – Livability. “It’s evident when you walk into one of our homes or our showroom,” Mark said, adding, “We put livability first. For example, our buyers may be looking for an open floorplan, well-planned storage, or an oversized, walk-in shower, amenities you just won’t find in used homes.”

But all new homes are not created equal. Mark continued, “Some builders build what they like. At PATCO, we focus on what our buyers value and appreciate.” That includes practical as well as aesthetic features. “It starts when you arrive home. Just inside the door from the garage you’ll find our ‘drop zone,’ which is great whether you need a place to set heavy things down or to keep clutter out of the kitchen.”

“We’re the only homebuilder in the area that has a design center, which makes choosing products for their new home so much simpler. From stylish door options to designer carpeting, beautiful cabinetry and hardware choices, our clients find our showroom takes the selections process from stressful to delightful.” Furthermore, PATCO’s design center is an educational environment in which home buyers discover and gain an appreciation for products for their new home, such as one-piece fiberglass bathtub/shower enclosures that are low maintenance, giving homeowners back a little more time. Mark is quick to point out the well-known products, “People trust brand names and it’s an important element in knowing they’re getting a quality home.”

Construction quality is non-negotiable with PATCO’s customers. That’s why PATCO homes are highly energy efficient, utilizing Tyvek® house wrap, Low E and Argon gas insulated windows and performance insulation in the walls and ceilings. The company’s homes are also backed by 2-10 Home Buyers Warranty, providing the peace of mind that comes with a 10-year structural warranty.





the Lowery

1260 total sq. ft.

2 or 3 Bedroom option

walls 2"x4"

main level 9' high

foundation basement

interior doors 32" W

PATCO's Lowery includes modifications to Design Basics' original Kendrick plan #8532.

Lowery





Entertaining: Open Kitchen/Living Room/Dining area for family and friends

Mark joined Design Basics' Woman-Centric Matters!® builder program in 2008, recognizing that women's preferences in the home are a major influencer in the home design and building process. According to Mark, "It's a woman's world. She knows how she wants the house to live. Often 'she' is the primary decision maker. Women recognize and appreciate good design that just makes sense. And focusing on women's preferences guided us in establishing our strong level of included features found in every PATCO home."

In 2015, PEW Research identified that 80% of women who are online are active on social media sites, and PATCO is very active when it comes to social networking. "It's a digital world," says Patterson, "It's important for a builder to stay connected with customers before, during, and after home construction." Along with Facebook and Instagram, PATCO maintains a Builders Blog as well as a full digital library where consumers can access quarterly newsletters containing home maintenance tips, product information, and more.

"We built 25 homes in 2016," Mark said, continuing, "and because 'A' quality home sites are hard to come by, we build within an hour radius of our offices in Sanford. While that makes having a model home unrealistic, we merchandise our market homes, furnishing the entertaining areas and owner's suites so people can better visualize how the home lives. We take time to help our clients understand amenities found in our homes and why they're important. That then carries over to the design center experience. Buyers want to make smart decisions and be in control, especially when it comes to their budget. Our approach makes buying a new home easy and enjoyable."



Entry: Architectural columns and glass doors make a good first impression



Customizable upgrades: Granite counters, appliances, and light choices



Relaxation: Luxurious owner bathroom suites



Customizable: High-quality selections to personalize your home



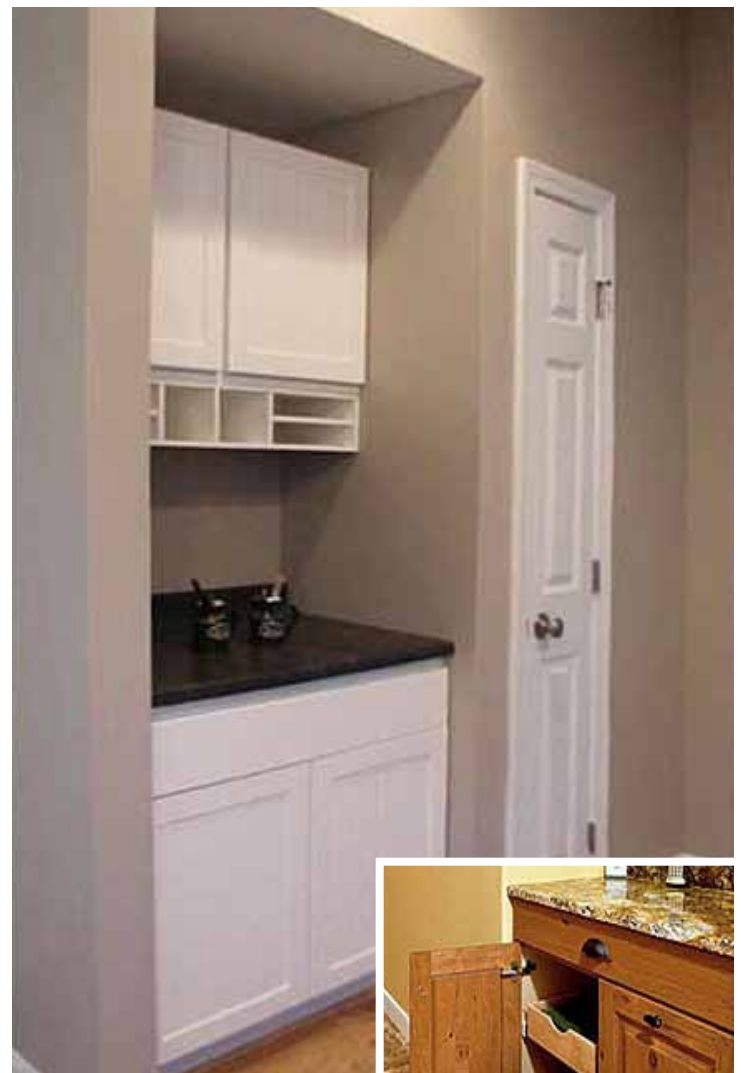
Contemporary: Many finishes ranging from traditional to the latest trends

PATCO's Lowery is a popular PATCO one-story plan adapted from Design Basics' plan #8532. Mark explained, "People love the look of this home. The shed dormer with its three clerestory windows is not only beautiful outside, those windows provide lots of light in the living area." Though just 1,260 square feet in size, the Lowrey also boasts tremendous storage. "Life comes with lots of stuff," according to Patterson, "so we focus on storage space. Because life is always changing, flexible spaces are important, too. Entertaining areas mean friends, family, and fun. And when it's time to relax, de-stressing areas such as the owner's retreat, are golden. For PATCO, it's all about homes with increased livability and style."

Mark started PATCO with his father in 1985 with a vision of creating comfortable homes. With a passion for maintaining the quality of life Maine families enjoy, he encourages his team members to be actively involved in their community. Some programs/projects PATCO supports are Camp Waban, Mousam Way Trail Extension, Friendship Park, and the Maine Breast Cancer Coalition. With over 30 years of experience building quality homes, the PATCO team continues to deliver the best value and the highest customer service to its customers.



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Drop Zones: Data center for your electronics and extra storage for your convenience

