



THE HOME BUILDERS ASSOCIATION - GRAND TRAVERSE AREA  
**PARADE OF HOMES** 2016



**HOME BUILDERS**  
ASSOCIATION  
GRAND TRAVERSE AREA, INC.

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# BUILDING FAMILY DREAMS ONE CUSTOM HOME AT A TIME

PARADE OF HOMES 2013



PARADE OF HOMES 2014



PARADE OF HOMES 2015



*"If you can dream it,  
we can build it."*  
- Brian Mohr



SEE YOU NEXT YEAR!





# Message from the President

Hello,

Thank you for being a part of the 2016 Parade of Homes. Each of the 10 builders entered into this years Parade is eagerly waiting to welcome you into their homes. These beautiful homes emphasize the skill and craftsmanship of the building professionals of our Home Builders Association of the Grand Traverse Area. These dedicated builders have invested time beyond the worksite to become educated about the latest products, building methods and the best building science and technology available. The Parade of Homes gives you, the customer the perfect opportunity to see up close all the hard work required to build a home, and to ask questions directly to the home building professionals. The builders will be available throughout the Parade and are excited to share their home with the community.

I hope you enjoy the 2016 Parade of Homes. If you have any questions or comments please contact the Home Builders Association at 231-946-2305 or via our website at [www.hbgta.com](http://www.hbgta.com).

Steve Eveleigh, CGP  
Northwest Carpentry, LLC  
2016 HBA President  
Home Builders Association of the Grand Traverse Area

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## 2016 Parade of Homes • June 11-12 & June 16-19

Saturday, June 11 and June 18	11:00 am - 8:00 pm
Sunday, June 12 and June 19	11:00 am - 5:00 pm
Monday, June 13 through Wednesday, June 15	Closed
Thursday, June 16 and Friday, June 17	12:00 noon - 8:00 pm

Tickets available at all Parade Homes \$17  
Advanced Tickets are \$15 until June 10, 2016  
Purchase at the Home Builders Association Office:  
3040 Sunset, Traverse City, MI 49684  
(231) 946-2305

Or online at [www.hbagta.com](http://www.hbagta.com)

For additional Ticket Outlets and Parade information  
Visit [www.hbagta.com](http://www.hbagta.com)

# THE HOME BUILDERS ASSOCIATION ■ GRAND TRAVERSE AREA PARADE OF HOMES

## **Durango Homes** *People's Choice Winner / \$150,000 - \$299,000*



2 Bed / 2 Bath  
Main Floor 1184 sf

Durango Homes  
Charles F. Beale, CGP  
(231) 352-7463  
License 2101073475  
[durangohomes.biz](http://durangohomes.biz)

consisting of tongue and groove vertical wood siding, cedar shake, Hardi board and batten, Pella windows and tongue and groove cedar soffits. The home is highly insulated.

The interior elements include a wood tongue and groove ceiling in the great room, in-floor hot water heat throughout, granite and quartz countertops, custom cabinetry, stained concrete flooring, vaulted ceilings, two screened porches, a walk in pantry, stainless steel appliances, 2 lofts, Heatilator Rave gas fireplace and several reclaimed interior doors and hardware.

Hop in your kayak from your own two acre parcel with private frontage and float your way right on out to Lower Herring Lake and Lake Michigan. This one of a kind retreat offers an unparalleled park-like setting of stately pines and beautiful Herring Creek frontage.

The well-appointed home offers universal access and an assortment of reclaimed materials, as well as carefully selected new materials, all blended to give an appealing and unique feel.

The 2x6 exterior has a combination of reclaimed materials

## **KA Construction** *People's Choice Winner / \$300,000 - \$499,000*

KA Construction is pleased to present this custom home in history-rich downtown Traverse City. Our talented team of local craftsmen retained the downtown charm when the home which has been in the family for nearly 100 years was completely replaced. The square footage of the new home is over double the original home, allowing the owners ample space for their children and grandchildren to visit.

Upon entering this home you will notice the colonial style with Victorian accents throughout. The amenities include tile and hardwood floors, red oak trim, custom tile shower, quartz countertops, GE slate appliances, custom cabinetry, one-of-a-kind hardwood and tile staircase, crown molding and much more.

Many details in the new home mimic the prior home including front porch design, gable details and interior trim. We were also able to reuse some of the original doors, trim and other wood working items to the delight of the family.

We enjoyed working on this unique project and incorporating many of the family's lingering memories into their new home and hope our efforts make it possible to create new memories for the next generation.



# 2015 PEOPLE'S CHOICE WINNERS

www.hbagfa.com

## Bay Area Construction

People's Choice Winner / \$500,000+



4 Bed / 3 Bath  
Main Floor 1584 sf  
2nd Floor 350 sf  
Lower Level 776 sf

Bay Area Constuction, Inc  
Dean M. Adams  
(231) 941-0014  
License 2101188221  
bayareacontracting.net

The inviting vintage style of Lakemore Cottage, overlooking lovely Arbutus Lake, will charm you even before you step inside. Tucked into the pines next to Lakemore Lodge, the Cottage is wrapped in energy-efficient, light-green LP SmartSide cedar shakes, blending seamlessly into its natural surroundings.

Clean-lined post-and-beam architecture, decorative wainscoting and trim, and vinyl tile floors that perfectly mimic real oak and natural slate form a fitting background canvas for this vacation rental retreat, which a delightful combination of function and beauty. On the main level, the 2-story great room with its soaring ledge stone fireplace opens to an airy 4-season sunroom and a well-appointed kitchen with granite and quartz countertops and classic white subway tile. An upstairs loft and a downstairs game room, family room with wet bar and full-size appliances round out this spacious and comfortable getaway, designed for relaxation and fun.



4 Bed / 2.5 Bath  
Main Floor 1600 sf  
2nd Floor 1500 sf

KA Construction  
of Northern Michigan, LLC  
Kris Arnold  
(231) 632-0139  
License 2101165880  
ka-construction.com



## Purpose of the Home Builders Association of Grand Traverse Area, Inc.

The Home Builders Association of the Grand Traverse Area, Inc. chartered in 1970, is a professional trade association encompassing the Michigan counties of Antrim, Benzie, Grand Traverse, Kalkaska and Leelanau, whose members are licensed, where applicable, for the purpose of constructing quality housing, providing associated services and utilizing progressive technologies. The Home Builders Association of the Grand Traverse Area is an affiliate of the Michigan Association of Home Builders and the National Association of Home Builders

### Mission

To be a high quality resource for building industry professionals,  
who provide outstanding service to our community.

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Traverse City, MI 49685  
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judy@hbagta.com



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**Membership Development**  
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Carolyn Andrews.....(231) 271-0010  
Northern Building Supply

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**Wimsatt Building Materials**  
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Williamsburg, MI 49690  
(231) 267-5700

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**Bay Area Contracting, Inc.**  
PO Box 6445  
Traverse City, MI 49696  
(231) 941-0014

**Gail Chambers**  
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333 West Grandview Parkway  
Traverse City, MI 49684  
(231) 995-8714

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**Lake Michigan Credit Union**  
310 West Front Street,  
Suite 200  
Traverse City, MI 49684  
(231) 409-1564

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**Berkshire Hathaway Home  
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(231) 348-9832

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## 2016 Parade of Homes Plan Book Errors & Omissions Policy

The 2016 Parade of Homes Plan Book of the Home Builders Association of the Grand Traverse Area, Inc. is supported solely by the businesses advertised in it and is distributed free of charge to the public. Every effort has been made to compile the information contained in the official plan book as accurately as possible; however, errors do occur and should be reported in writing to the Home Builders Association Office. Neither the

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## Thank You Non Profit Host Organizations

- Sweet Water Evening Garden Club
- MEA – Retired Educators
- Golden K. Kiwanis
- Delta Kappa Gamma
- By the Bay Garden Club of Suttons Bay
- League of Woman Voters of GTA
- N.W. MI Region, Antique Auto Club of America
- Long Lake Friends Church
- Old Mission Women's Club
- G. T. Show Chorus of Sweet Adelines International

## 2016 Parade of Homes Rules & Regulations

- Advanced sale tickets are \$15.00 prior to June 11, 2016. Tickets purchased at a Parade Home or Ticket Outlet after this date are \$17.00.
- Smoking, food and beverages are not allowed within the Parade Homes.
- Children under one year of age are free; all others will be charged full price.
- Strollers are prohibited within the Parade Homes.
- For your safety, shoes should not be removed, unless heels are worn. Shoe covers are provided.
- Please do not park or trespass on private property adjacent to a Parade Home.
- Bathroom facilities within the Parade Home are not available to the public.
- The HBA is not responsible for lost tickets.



# 984 Manitou Trail, Lake Leelanau



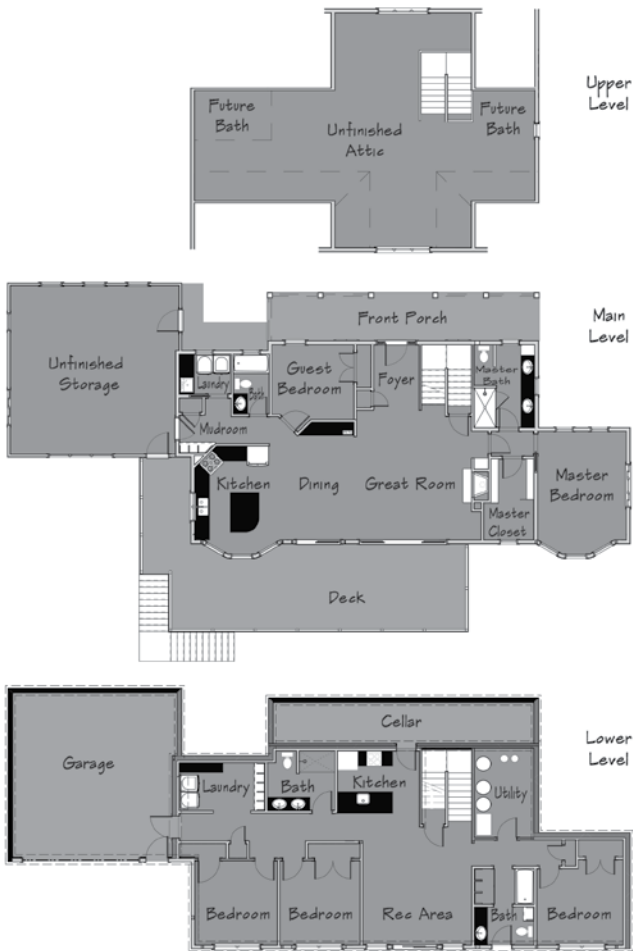
**Main Floor** 1574 sf      **5 bedroom / 4 bath**  
**Lower Level** 1578 sf

Craftsman style meets coastal living in this exquisite Lake Leelanau home. Step inside and you are greeted with a gorgeous panoramic view of Lake Michigan and the Manitou Islands. Extra tall doors and glass railings allow you to take advantage of this special viewing experience. This open floor plan home has a stunning master suite. Even the walk-in closet takes advantage of the view! A bonus room over the garage is set for future expansion with a balcony that attaches to the main deck. Plan to enjoy this deck for years with maintenance free powder-coated railing and Azek decking.

The lower level has its own kitchen and open living area as well and also takes advantage of the view. Walk outside to a spacious concrete patio shaded by the deck.

There is also a third-floor for future expansion with windows overlooking the water and inviting sandy beach.

You won't feel cramped with 9 foot ceilings on the main level and 10 foot ceilings in the lower. This home is ready for the elements with a natural gas on-demand whole house water heater, high-efficiency natural gas furnace and a large natural gas whole house generator.



This house is worth the drive. Grab your sandals and your beach towel and come take a look!



Pro Builders, Inc  
Trevor Bristol  
(231) 645-6196  
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**Non Profit Host:**  
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# 10645 Candleton Court



Main Floor 1905 sf      2 bedroom / 1.5 bath  
Lower Level 1600 sf



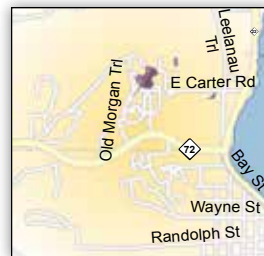
Francetic Home Builders invites you to Morgan Farms to be a part of this "beautifully custom built with attention to every detail... owners dream home built to perfection."

The home's Lap siding is set with Quiet Willow and the shakes in Misty Shadow. The expansive 10 foot deep front deck is set with posts wrapped in stone as well as the garage.

Upon entering the foyer the floors are laid with 3/4" hardwood oak floors. Immediately to your left you will find a half wall that leads to a family room with extensive shelving and cabinets. The coffered ceiling is a beautiful handcrafted design. Exiting the family room through double french doors, you find yourself in the four seasons sun room with fireplace set in stone and a tongue and groove ceiling. This leads to the spacious high set main level deck set for panoramic views and great for entertaining.

Adjacent to the four seasons room is another set of double french doors leading to the very open and spacious kitchen. A beautiful window set high to let in the sunlight. Set with beautiful Colonial style cabinets in Antique White from JSI Trenton. The island sits three. Countertops set with Cambria Quartz.

The master bath has his and her vanities and a beautiful large window allowing for natural light and breathtaking views.



There is a large full ceramic tile walk in shower. A walk in closet that leads to the laundry area.

The home has two well thought out and placed handcrafted closets. Finally leading to the lower level walkout. It contains a fully equipped kitchenette, family room, bedroom suite, exercise room and bathroom.



Francetic Home Builders  
Joe Francetic  
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## Checklist for Finding and Hiring a Builder or Remodeler

Doing your homework will help you have a more successful experience.

Use this checklist to help you select a home builder or home remodeler to work on or build your home:

Qualify potential Home Builders before wasting their time with the estimating process. A great bid but a poor job record is not going to get you anywhere. This is why it's so important to ask for and check references (which is detailed below). Find out if they are members of a Home Builders Association. Limit the bidding process to no more than three (3) Home Builders. This will give you time to research and determine the Home Builder who is best suited to your project.

Interview potential Home Builders' current and past clients, as well as the professionals the Home Builders work with (trade Home Builders and vendors). Don't trust a referral statement on a piece of paper, get on the phone and speak directly to references or meet them in person. For customer references, find out:

- If the references are new or really old ones.
- If the references are for jobs similar to yours.
- Are the projects similar in scope and price range to yours?
- If they are and have been in good standing

Call customer references. Ask the tough questions:

- How much was the original bid?
- How much was the final project?
- How did the Home Builder handle communication?
- Did he/she keep you informed at all times?
- Were there any surprises?
- Did the job finish on schedule?
- Are/were you satisfied with the project's quality and workmanship?

For trade Home Builder and vendor (electricians, plumbers, mechanical contractors, etc) references, find out:

- If the Home Builder pays on time. (Note: if the Home Builder does not pay the trade Home Builder, the trade Home Builder can put a lien on your house--which can require you to pay again.)
- How the Home Builder communicates with them about scheduling.
- How long they have worked together.
- What they like most about working with the Home Builder.
- What would they like to see improved in their relationships with the Home Builder.



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steve@northwestcarpentry.com | 231-218-3061 | Traverse City, Michigan

## 5346 Chloewood Drive, Traverse City



Main Floor 1900 sf 3 bedroom / 2.5 bath

Welcome to the 2016 Parade of Homes. This Arts and Crafts inspired home was designed and built by Steve Eveleigh, owner of Northwest Carpentry LLC. Steve has been in business since 1997 and a member of the Home Builders Association since 1999. This approximately 1900 sf home sits on a wooded lot located in Long Lake Township.

Stepping into the home from the covered front porch takes you through the foyer and into the open layout main floor with Hardwood floors and a natural gas burning fireplace with custom stone work. There is a mud /laundry room entrance from the garage with direct access to lower level. The design and placement of the home allow for natural light in all rooms. This home also uses Universal Design for 1 level living.

The Living room, kitchen and dining room have a shared open plan centered by an island with bar stool seating. Step outside from the dining room on to the covered deck that is partially screened in. The split floorplan has the master bedroom suite with a walk in closet, bath with double vanities and walk in tile shower. The opposite end of the home has 2 bedrooms and a guest bathroom. The bathrooms and laundry/mudroom have tile floors. The lower level is unfinished but was planned for future bedroom, full bath and large family room plus a large storage/mechanical room.

This home was built with energy efficiency, sustainability and durability in mind. The air sealing and insulation techniques used along with the high efficient heating and cooling system will make this home very comfortable to live in year round. The easily maintained exterior has vinyl siding, Trex decking and Paradigm energy efficient windows.

Home finishes include: Quartz kitchen counter tops, Porcelain tile and hardwood floors, Semi-custom cabinetry, LED lighting.



Northwest Carpentry, LLC  
Steven Eveleigh, CGP  
(231) 218-3061  
License 2101122829  
www.northwestcarpentry.com

Non Profit Host:  
Long Lake Friends Church





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 to the Traverse City area since 2003.

KA Construction is a three-time Grand Traverse Area  
 HBA Parade of Homes award winner, including  
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**Julie Courtade Bravender**  
 Mortgage Loan Officer  
 NMLS #728196

310 W Front St.  
 Traverse City, MI 49684  
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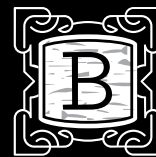
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# STYLE + FUNCTION



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DESIGN

**Nicole McGinty**  
President

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Traverse City, MI

231.590.5889  
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## 3481 Huellmantel Drive, Traverse City

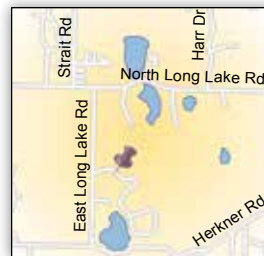


<b>Main Floor</b>	<b>1931 sf</b>	<b>3 bedroom / 2.5 bath</b>
<b>Upper Level</b>	<b>894 sf</b>	<b>Lower Level 1934 sf</b>

Welcome home to Pathway Home's newest two story home, the Houston. This executive style craftsmen home, like every Pathway Home, is packed full of Affordable Luxury items that will leave you wondering how we do it.

This 4 bedroom, 2 1/2 bath home is located in one of Traverse City's newest west side subdivisions – Hills of Huellmantel. It is located on a rare and private lot with lake views. The exterior of this home features landscaping, hydro-seeding, irrigation and LP Smart Siding. The interior features include amazing custom cabinets provided by Birch Haus Kitchen and Baths, crown molding, arches, wainscoting, custom trim, kid lockers, and hardwood and tile floors. The kitchen is complete with slide in stainless steel range and refrigerator, tile backsplash, granite counter tops, bar top and custom cabinets with glass uppers. The master suite offers you a large walk-in closet, step ceiling with crown molding HUGE walk-in shower with body sprays from every direction with Oil Rubbed Bronze fixtures.

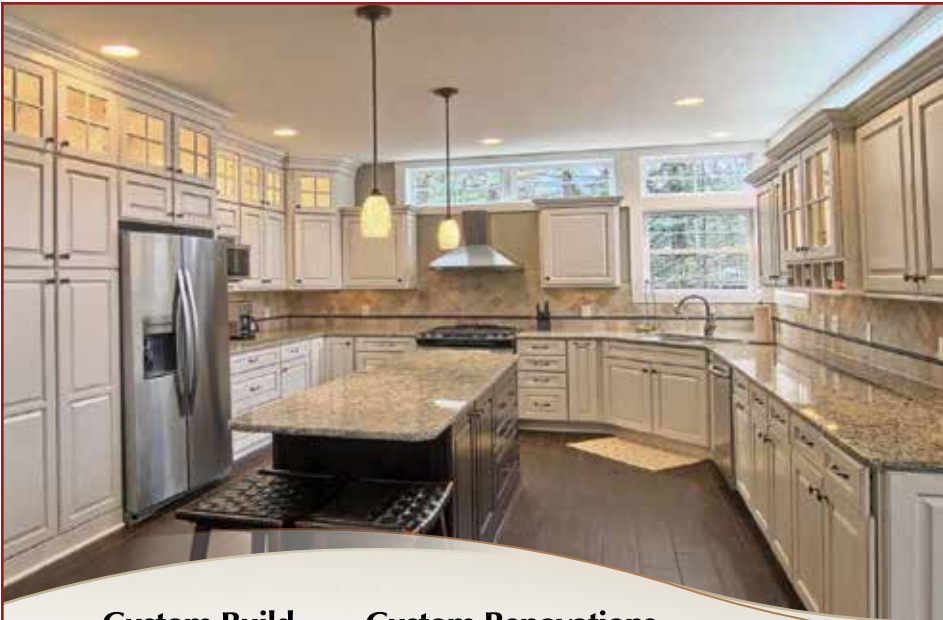
The main floor features a finished 2.5 stall garage, 20' foyer with wainscoting and arched openings. This area moves into the dining with offers very large and airy room with 9' ceilings and custom detail everywhere. In the lower level you will find large daylight windows, underground plumbing, and 9' Walls. To complete this home you will find several amazing standard features such as Delta fixtures, programmable thermostat, key-less front door entry, 95% efficient furnace and so much more. Come take a look, you will not be disappointed!!



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# 3449 Huellmantel Drive, Traverse City



<b>Main Floor</b>	<b>1571 sf</b>	<b>4 bedroom / 2.5 bath</b>
<b>Upper Level</b>	<b>1248</b>	<b>Lower Level 1558</b>



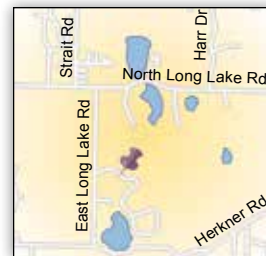
Welcome home to Pathway Home's newest two story home, the Stafford. This executive style craftsmen home, like every Pathway Home, is packed full of Affordable Luxury items that will leave you wondering how we do it.

This 4 bedroom, 2 ½ bath home with walkout is located in one of Traverse City's newest west side subdivisions – Hills of Huellmantel. It is located on a rare and beautifully end lot with lake views.

The exterior of this home features landscaping, hydro-seeding, irrigation and premium siding. The interior features custom fireplace with custom 20' stone fireplace ceilings in the living room, crown molding, arches, wainscoting, custom trim, kid lockers, and hardwood and tile floors. The kitchen and baths feature custom design and cabinets from Birch Haus Kitchen and Bath. Stainless steel appliances, tile backsplash, granite counter tops and bar top finish off this area. The master suite offers you a large walk-in closet, access to the laundry room, step ceiling with crown molding and LED lighting along with a custom walk in shower with Oil Rubbed Bronze fixtures.

The home also features a first of its kind M-Trigen unit that gives you the ability to go off the grid. This unit takes the place of central air compressor, hot water tank, back up generator and also offers the ability to recharge batteries and provide a backup heat source.

The main floor features a finished 2.5 stall garage, large mudroom with kid lockers and arched openings. This area moves into the dining room which offers a very large and airy room with 9' ceilings and custom detail.



In the lower level you will find large daylight windows, underground plumbing and 9' walls. To complete this home you will find several amazing standard features such as Kohler fixtures, programmable thermostat, key-less front door entry, 95% efficient furnace and so much more. Come take a look, you will not be disappointed!!



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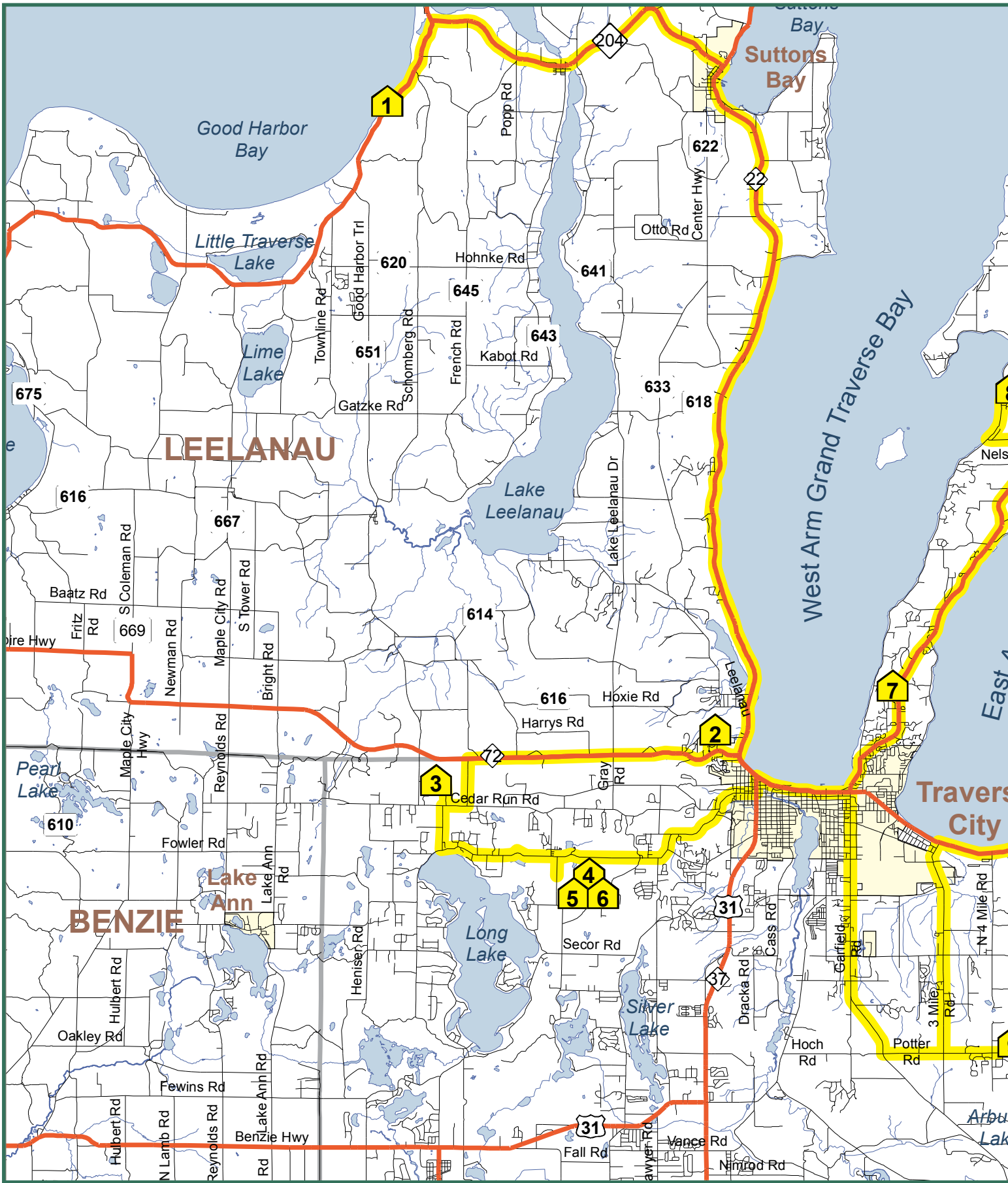


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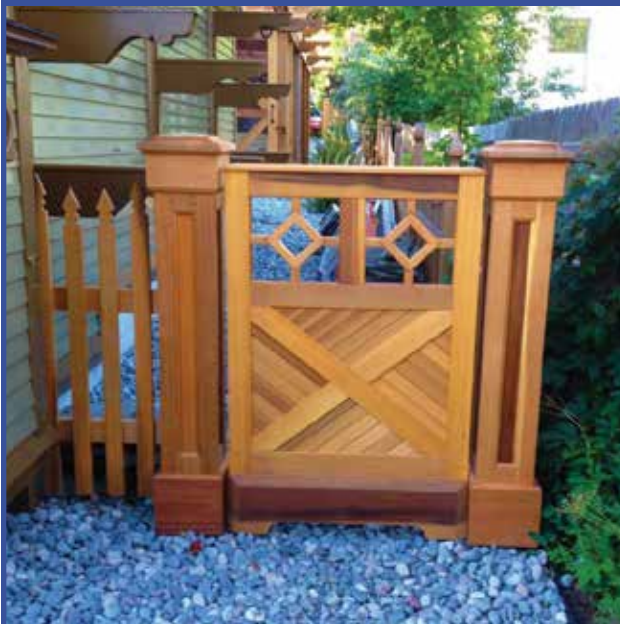


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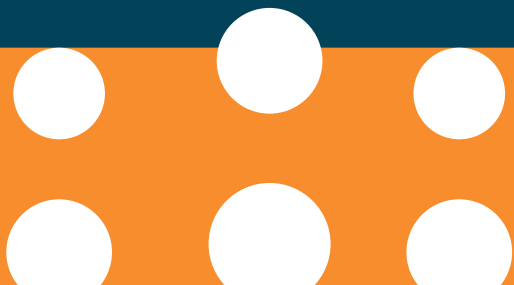


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# 3348 Huellmantel Drive, Traverse City



<b>Main Floor</b>	<b>1750 sf</b>	<b>Lower Level</b>	<b>1750 sf</b>
<b>Upper Level</b>	<b>1194 sf</b>	<b>4 bedroom / 3.5 bath</b>	

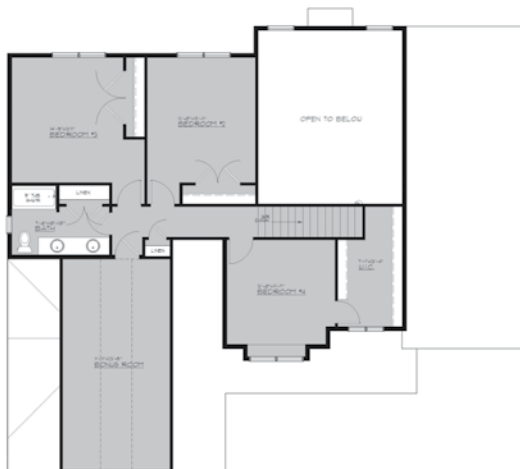
Welcome home to Pathway's Providence model! This executive level home features 3000 SF, 3.5 baths and 5 bedrooms. This home truly defines affordable luxury featuring finishes that would normally only be found in homes much more expensive. This home is located in Hills of Huellmantel sub just 10 min. to town. This is a very private sub with no through traffic and offers views of the lake.

This home is tucked away on a beautiful private lot. The exterior features LP siding, stone columns, large deck, stamped and colored concrete, landscaping, irrigation and hydro-seeding.

Upon entering the foyer greets you with 20' vaulted ceilings with dark stain and white custom built exposed beams. This area also features a flared staircase with wrought iron balusters, custom hand rail, fireplace and a wall of windows. This area gives way to the kitchen that features floor to ceiling cabinets with glass uppers, stainless steel appliances, granite counter tops, transom windows and an island that would seat an army. The large mudroom and laundry feature kid lockers, large work area and tile floors.

Moving from this area to the master suite will leave you in need of nothing. This suite is complete with a step ceiling, marble floors, Kohler jet tub, curb less shower, Kohler body sprays, built in glass shelves, large walk in closet and more.

The 2nd floor leaves plenty of room to grow. This area has 3-4 bedrooms with a large bonus room just waiting to be filled up with kids. The areas are very roomy with large closets and spaces to play.



Entering the lower level you will find a walkout basement, large daylight windows, a pre-plumbed bath and 9' Great Lakes Superior Walls. To complete this home you will find several amazing standard features such as oil rubbed bronze fixtures and hardware, key-less front door entry, 95% efficient furnace and so much more. Come take a look! You will be ready to move in!!



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# 7291 Westwind Drive, Traverse City



**Main Floor 2021 sf**    **Lower Level 1934**  
**Upper Level 1260 sf**    **4 bedroom / 5 bath**

Turning Leaf Fine Homes Inc. welcomes all to tour our home. Custom designed by Turning Leaf's own Luke Schwartz, this spectacular home is nestled just minutes from downtown Traverse City on the base of Old Mission Peninsula. Panoramic West Grand Traverse Bay views can be seen out virtually every window of this 2 story home. With 5 bedrooms and 4.5 baths to explore, you will not want to pass up viewing this one. All color and material selections were handpicked to resemble the natural appearance of the breathtaking beaches within our geographic location.

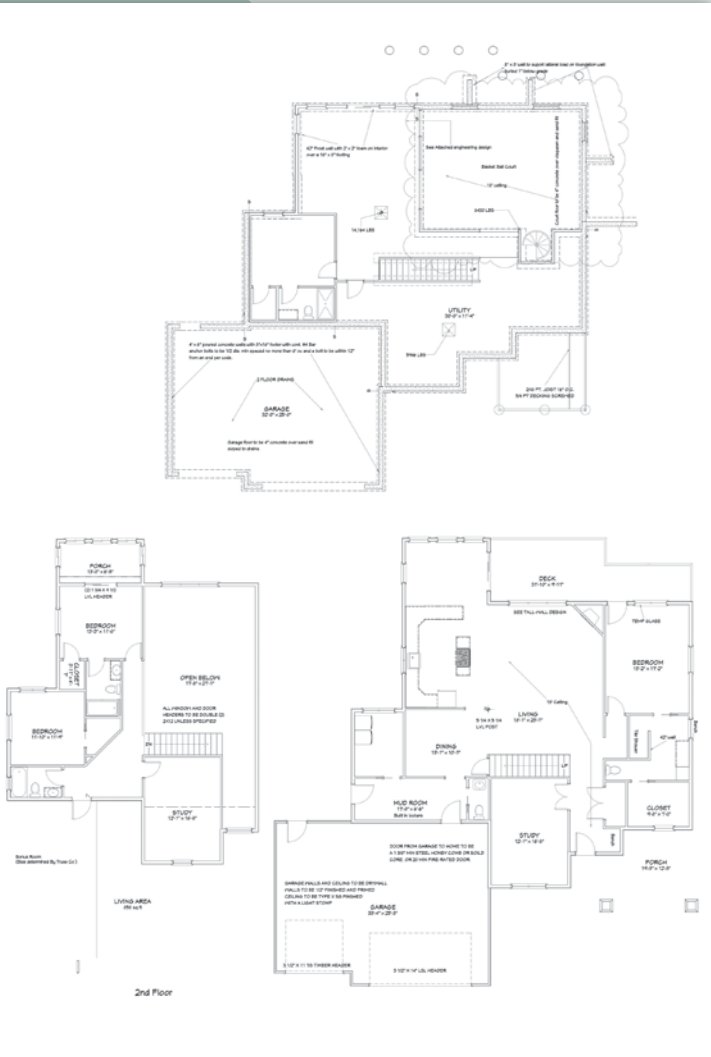
The private master suite is conveniently located on the main floor and features a tiled walk-in shower, walk-in closet and private balcony with incredible views. The mud room and laundry also located on the main floor are spacious and functional with a locker area and pet washing station. The eye catching two toned kitchen features beautiful Quartz countertops that resemble the sandy bottom of the Great Lakes. Distressed, hand-hewn oak hardwood floors flow throughout the kitchen and great room, uniquely resembling a "driftwood" appearance. The kitchen area was designed towards functional entertainment and certainly has ample amount of seating. Flowing from the kitchen into the great room area are vast 18ft ceilings with panoramic West Bay views. A stunningly rustic Leelanau county barn beam was utilized for the fireplace mantel. Located upstairs are 3 bedrooms, 2 baths and a large bonus lounge area equipped with another fire place for secluded relaxation.

The lower level is so much fun!! Fully equipped with a 20x30 basketball court, wet bar, guest suite and pig pen. Yes, a pig pen! The built-in pig pen for Waddles, a real life mini pig, is located under the stairs. Who needs a Labrador when you have a Waddles?! The full walkout lower level leads to a fabulous in-ground pool, putting green and in-ground trampoline. This house is the ultimate family NEST. Come on out! Our team looks forward to meeting you.



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## **What to Plan On When You're Planning:**

A Brief Essay on Expectations During the Home Building Process

As a home designer I have the privilege of being on the leading edge of the home building process; a process which, by all rights, should be fun and exciting from the day you sit at your designer's drafting table to the day you move into your new home. The home building experience, however unique, should maintain a sense of joy and wonder as each of the many of decisions you've made are finally realized in your new home. I count it as a high honor when I see home owners move into their new homes and have nothing but high praise for their builder and their designer.

Nothing can ruin this process quicker, however, than unrealized expectations. Whether its budget, timing, quality, or communication, unmet expectations can turn the whole experience sour. Some bumps in the process are unavoidable and even unforeseeable, and cannot be planned for. However, after designing homes for the past 17 years, I have found that most expectations are generally easy to meet provided that everyone is clear on those expectation from the start. It seems a rather simple thing to say; obviously, if we all expected the same thing, it would be easy to meet expectations. However, it is surprising how rare it is when all parties involved in the design and build of your new home are starting off with equal expectations. So here I offer, from the perspective of the home designer, six things to expect when you're building a new home.

Perhaps the first and most critical expectation is relationship. Some may say communication should take priority above relationship; effective communication being the root of a good relationship. However, I find that at the outset of each project before communication standards are even discussed, there is an expectation of what kind of relationship all the parties will have. Will the builder give input on the design? Will the designer be available throughout the build process? How involved does the home-owner need to be throughout the project? These and other roles and responsibilities will define the boundaries of the relationships between the involved parties and, therefore, need to be clearly defined up front for it is on the foundation of the relationships that all the remaining expectations will be set.

Obviously, finding a team that you communicate well with is integral to setting up clear parameters and making sure the rest of the process flows smoothly. What is less obvious is the need to set expectations about that communication. I find that some clients and builders expect an instant reply to a text while others prefer ten-page emails expounding on the minutia of everything going on. Others prefer a call on the phone while still others expect photo updates via email on a weekly basis. No one way is better than another but being clear about what sort of communication is expected from each party is helpful to work out up front.

Next to this I would put the expectation of budget. The budget is probably the single most stress- inducing factor in the entire process of building a home and having real expectations here will go a long way to making the rest of the process run smoothly. The first thing to realize is that the price of the finished home cannot be adequately summarized by the cost per square foot. Most professionals will at times use cost per square foot, perhaps a little too liberally, to give home owners an idea of what a new home will cost. In most cases I find that the cost per square foot is an extreme ball park estimate at best; to walk into a project with a certain figure in mind and

expect it to apply to any type of home or builder will land you in a world of disappointment. In reality trying to price a home by the square foot makes as much sense as pricing a car by the pound. Instead, I would encourage the following expectations: expect the house to cost more than you want to spend so don't be afraid to tell the builders bidding on your home what your budget is up front; expect extra bathrooms and kitchens to drive the cost up disproportionately when compared to other rooms of the house; expect finishing the lower level to be the most affordable square footage in the house; expect outdoor living spaces (i.e. porches, 3- seasons rooms, decks, etc.) to cost as much as some finished spaces within the house; expect bonus rooms over garages to be costly; expect steeper building sites to not only affect excavation and foundation costs but also other labor costs. The list goes on, and I'm sure I've missed some big ones, but keeping these in mind when you're shopping for a lot or thinking about plan ideas will help keep things in the realm of the feasible. A few obvious things to keep in mind: the more complex the roof, foundation or windows the more the price seems to adjust exponentially; interior and exterior finishes are a huge percentage of the cost of the home so managing these will go a long way to keeping yourself on-budget.

The next expectation I would like to address is the site and not because it is the next most important but because by the time the architect is called often times the lot is already purchased and, surprise, its going to be very difficult to build on. Most properties can be built upon, but the characteristics that make a parcel challenging and costly aren't always obvious. My encouragement to people shopping for vacant property is to call a builder or designer prior to closing on a lot and get their opinion. Many builders and designers will be glad to lend an opinion at no charge when it means helping you get the best lot for your budget, especially when you call them back to bid on the home and they know they won't have any bad news to give you.

I would also like to discuss timing. Timing is a tricky expectation to manage because there are so many factors upon which it depends. Weather, decisions delays, miscommunication, illness, back-orders, etc. can all play a role in delaying the project and some of these things are outside of anyone's control.

Your builder or designer should give a realistic estimated date of completion but its still best to stay flexible in the event that the unavoidable happens. One thing I find that many clients don't realize going into a project is the role they can play in delaying a project. The big one is failure to make decisions by a certain deadline. Like knocking over the first in a series of dominoes, being late on deciding certain selections by just one day can have consequences that could push the completion date back by weeks. That may sound extreme, and at it is, but it has been known to happen and I'd rather be aware of it than find out after the fact.

The last expectation I would like to discuss is this: expect to have fun. If you've got a good team, you have a realistic budget, and you have a comfortable time frame, you shouldn't expect anything less than to have an enjoyable experience.

Caleb Norris

President, Norris Design Productions, LLC.

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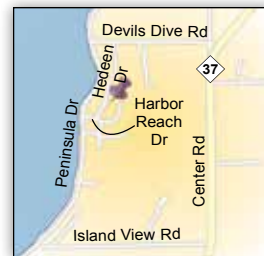
**Main Floor**      **2104 sf**      **3 bedroom / 2.5 bath**  
**Upper Level**      **700**

Kellett Builders is pleased to offer this 2,800 sq. ft. Craftsman styled home in this year's Parade of Homes. Located in the Harbor Reach subdivision on the Old Mission Peninsula, this home shares beach access and all there is to offer on beautiful West Grand Traverse Bay.

The home is nestled on a nicely wooded lot and features front and side porches, cedar shakes and trim, and stone accents. A side entry three car finished garage is also included.

Attention to detail is evident as you enter the foyer with its natural hickory flooring and open floor plan. A large vaulted great room with stone natural gas fireplace and open stairway to the bonus room help maintain a spacious feeling to this custom home. The kitchen features painted maple cabinetry, stainless appliances and granite tops. A large wrap around snack bar/eating area is sure to be the family gathering spot.

The master bedroom features double door entry with large walk-in closet and bath with custom tile shower and soaker tub. A second bedroom and den (or third bedroom) share a guest bathroom. To the rear of the house is a four season sun room with cathedral tongue and groove ceiling, ceramic tile floor and access to private patio for entertaining.



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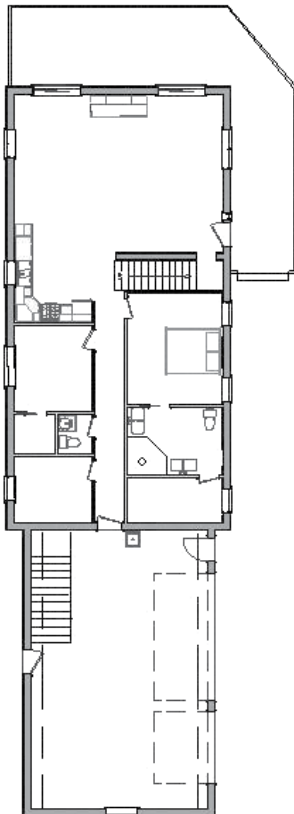
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## 2310 Lake Chandler Drive, Traverse City



**Main Floor** 1568 sf **2 bedroom / 1.5 bath**  
**Lower Level Unfinished** 1568 sf



Brian Terhune, LLC presents a log home in this year's Parade of Homes. Located in the Forest Lakes Area, it features a full-log shell with unique archways, columns, and fireplace surround gracefully crafted by Natural Log Cabins.

The log shell is built on an insulated concrete wall basement with high ceilings and an engineered flooring system. The main floor level features a master suite that includes a walk-in closet, custom shelving, tile shower with glass doors; plus, rustic log vanities, mirrors, and doors. The interior is finished with tongue & groove paneling on the walls and cabin grade red oak flooring. The great room features a bark-veneer entry door, wood burning fireplace surrounded by veneer field-stone, a half-log wrapped chimney, red cedar mantel, and a log stairway leading to the basement. The kitchen is in an alcove of the great room, and has hickory cabinets, granite counters, slate back-splash and a hammered-cooper sink. Ample LED lighting is located throughout the home.

This modest home is attractive, energy efficient (2.82 ACH and a 59 on the HERS index), and practically designed. It will provide opportunities for buyers to explore the log home market at an affordable price.



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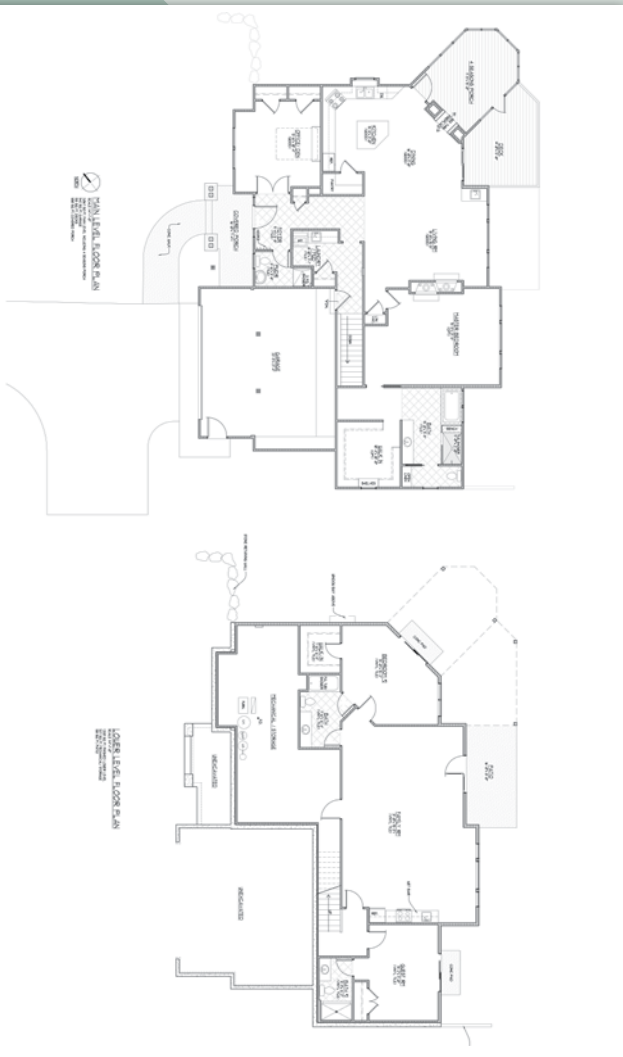
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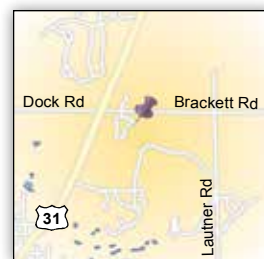
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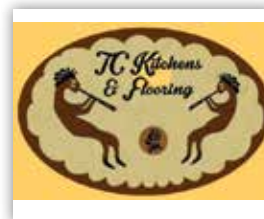
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Walking through the home on the walnut floors and flamed birched floors notice the solid 1" thick walnut trim and the 10" thick black walnut fireplace mantel which rests above a 10' wide granite hearth. Once in the kitchen you will be awestruck by the custom cabinetry which blends these two woods. The master bedroom boasts an incredible vision to behold with an aurora borealis in the steam shower. How we got it to come to life is a must see!



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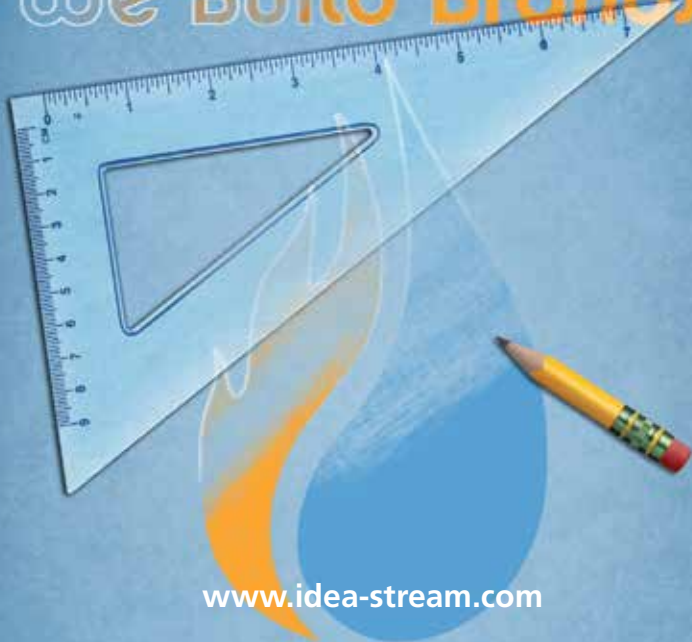


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