



THE HOME BUILDERS ASSOCIATION - GRAND TRAVERSE AREA 2015  
**PARADE OF HOMES**

  
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GRAND TRAVERSE AREA, INC.

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## From the President

Hello and a very warm welcome to the 26th annual Parade of Homes, presented by the Home Builders Association of the Grand Traverse Area, Inc. This is a very exciting time as the new home market continues to grow. This year, the Parade has 19 custom built homes. As you tour the Parade, you can look forward to viewing many of the latest products and technologies used in the home building industry today. This is your opportunity to take these ideas for planning your own new home or remodeling project. Please take time to talk with each of the Parade builders as you tour their homes, as they can offer expertise to help you make the most of your future project.

The Home Builders Association is excited to share the "Commitment to Excellence" that over 300 members subscribe to. Each one of the 2015 Parade homes has been built by members of the Home Builders Association of the Grand Traverse Area. Our licensed, highly educated and highly ethical contractors work almost exclusively with sub-contractors and trades that are also members of the Home Builders Association. These professionals also demonstrate an equal level of integrity and professionalism. You will be able to see this for yourself as you view the various homes exhibiting quality amenities, creative design features and value at every turn. This is what you should expect from any member of the Home Builders Association of the Grand Traverse Area.

I would like to thank our HBA staff, the 2015 Parade of Homes Committee and the Parade Builders for making the 2015 Parade of Homes a success! Finally, a special thank you to the home owners of some of these properties who have allowed the public into their wonderful homes, without them this event would not be possible.

Matthew Vajda, CGP  
Voltage Electric Inc.  
2015 President  
Home Builders Association of the Grand Traverse Area, Inc.

## Table of Contents

From the President .....	3	Non Profit Host Organizations .....	8
2015 Parade of Homes Advertisers .....	6	2015 Parade Committee.....	8
2015 Board of Directors .....	7	Errors and Omissions Policy .....	8
Home Builders Association Staff .....	7	Rules and Regulations .....	8
2015 Committee Chairs.....	7		

## 2015 Parade of Homes

Home 1 Durango Homes .....	9	Home 11 Red Barren Builders, LLC.....	41
Home 2 Pathway Homes, LLC .....	11	Home 12 Silverwood Enterprises, LTD .....	43
Home 3 Pathway Homes, LLC .....	13	Home 13 Grand Cherry Builders, LLC .....	45
Home 4 Pathway Homes, LLC .....	15	Home 14 Calybr Homes, LLC .....	47
Home 5 Scott Norris Construction, Inc .....	21	Home 15 Sean McCardel .....	49
Home 6 Moeller Builders Inc .....	23	Construction, Inc. CGP, CGB	
Home 7 Pathway Homes, LLC .....	25	Home 16 Bay Area Contracting, Inc.....	51
Home 8 J Kime Homes , LLC .....	35	Home 17 Bay Area Contracting, Inc.....	53
Home 9 Francetic Home Builders .....	37	Home 18 Scott Norris Construction, Inc .....	55
Home 10 KA Construction of Northern Michigan LLC ...	39	Home 19 Northwest Carpentry, LLC .....	57

## 2015 Parade of Homes • June 13-14 & June 18-21

Saturdays	June 13th & 20th	11:00 am – 8:00 pm
Sundays	June 14th & 21st	11:00 am – 5:00 pm
Monday	June 15th	Closed
Tuesday	June 16th	Closed
Wednesday	June 17th	Closed
Thursday	June 18th	12:00 am – 8:00 pm
Friday	June 19th	12:00 am – 8:00 pm

Tickets available at all Parade Homes \$17  
Advanced Tickets are \$15 until June 13, 2015  
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)

# 2014 PEOPLE'S CHOICE WINNERS



## Pathway Homes

Welcome home to Pathway Home's Signature Ranch home, the Meadowvale. This home defines affordable luxury and will leave you wanting nothing more. It is located on Traverse City's west side in Wheelock subdivision and is seconds to Long Lake. This home sits on a large, very private, wooded lot and is yet only minutes to town.

Nestled in the hardwoods, this private setting home features stone columns, stamped and colored concrete, landscaping, and irrigation, hydro-seeded lawn, fiber cement siding, covered front and rear porches and a 3-car finished garage.

On the inside you will be treated to custom detail at every corner. The foyer features 12' barreled ceilings, custom tile and trim detail. Leading from there you will find the living room with coffered ceilings, hardwood floors throughout, fireplace with custom mantle and tile design. This area blends with the kitchen and dining room that is ready for entertainment. The large island kitchen has floor-to-ceiling cabinets with glass uppers, granite counter tops, accent lighting, tile backsplash and a full line of stainless steel appliances. Also you will love the huge walk-in pantry. The dining room is complete with custom picture frame wainscoting and leads to a large covered porch for enjoying summer evenings.

Off the 3-car finished garage you will be treated to a large mudroom complete with separate laundry room, floor to ceiling kid lockers and custom tile floors. Lastly, this home boasts an amazing master suite. It has a separate walk through office with custom built-in book sleeves and a view of the back yard, step ceilings with mood lighting, and an awesome master bath. This area features Kohler body jets, curved walls with accent lighting, incredible custom tile work and a huge walk-in closet.

In the lower level you will find large daylight windows and walkout basement, underground plumbing, and 9' walls. This home has several amazing standard features such as Kohler fixtures, oil-rubbed bronze fixtures and hardware, programmable thermostat, key-less front door entry, 95% efficient furnace and so much more. Come take a look, you will not want to leave!



**2014**  
**People's Choice Winner**  
**\$300,000 - \$350,000**

4 Bed / 2 Bath  
Main Floor 1932 sf  
Upper Level 343 sf

Pathway Homes  
Gary Jurkovich, CGP  
13919 S West Bay Shore Dr  
Suite G-01  
Traverse City, MI  
(231) 946-2506  
License 2102185026

# 2014 PEOPLE'S CHOICE WINNERS

www.hbagta.com

## BlueSky Building & Design Inc.

Nestled inside the Sleeping Bear Dunes National Lakeshore Park along the shore of Lake Michigan, this home is designed to accommodate more than one group at a time becoming the quintessential vacation home. The small studio apartment over the garage is completely autonomous from the main home.

The clients interested in an interior that was both interesting yet durable chose an interior that would withstand heavy use. Wood simulated ceramic tile is used extensively, as opposed to hardwood flooring, to resist against wear. Painted pine walls used throughout the home add a design detail with the sturdiness to withstand a lifetime of use.

Large door openings were designed purposefully with accessibility in mind. This in combination with a dumb waiter and an elevator shaft which will be completed at as life requires.

This gorgeous private setting will remain so indefinitely thanks to the National Lake Shore.

BlueSky  
Building & Design  
Eric Olsen  
4446 Lakeview Tr  
Traverse City, MI  
(231) 632-0759  
License 2101125390

**2014**  
**People's Choice Winner**  
**\$475,000 - \$650,000**



3 Bed / 3 Bath  
Main Floor 2300 sf  
Upper Level 800 sf



## 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 Home Builders Association of Michigan and the National Association of Home Builders.

### Mission

We are a professional association of industry leaders who are committed to excellence through our support of legislative, educational, and economic initiatives to promote home ownership in our community.

## Board of Directors 2015

### President

Matthew Vajda, CGP  
Voltage Electric, Inc  
3283 Wemple Road  
Traverse City, MI 49686  
Phone: (231) 946-3678  
Fax: (231) 946-3687

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Suttons Bay, MI 49682  
Phone: (231) 271-0010

### Bill Archer

Archer Contracting Company  
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B J Stark  
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**Executive Officer**  
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judy@hbagta.com



**Events and Membership Coordinator**  
Kay Hall  
kay@hbagta.com



**Administrative Assistant**  
Christine Press  
christine@hbagta.com

## Committee Chairs 2015

### Bylaws

Roger Papineau .....(231) 882-5486  
Roger Papineau Builder

### Construction Codes

Roger Papineau .....(231) 882-5486  
Roger Papineau Builder

### Home Expo

Jane Lutz .....(231) 642-3011  
ProBuild

### Legal Action

Matthew Vajda, CGP ....(231) 946-3678  
Voltage Electric, Inc

### Legislative

Nick Agostinelli .....(231) 941-4873  
Agostinelli Builders, Inc

### Membership

Jeff DuFort .....(231) 947-5311  
Progress Printers / Mitchell Graphics

### Parade of Homes

Home Builders .....(231) 946-2305  
Association of the Grand Traverse Area Staff

### Scholarship/Education

Ryan McCoon .....(231) 218-5810  
Endura Performance Homes

### Golf Committee

Jeremy Orth .....(231) 947-7650  
Morse Moving & Storage

## 2015 Parade of Homes Committee

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

**Terry Oliver**  
**Blarney Castle**  
4454 N M-37  
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**Judy Vajda**  
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**Mary McLain**  
Lake Michigan Credit Union

**Gail Chambers**  
Traverse City State Bank

**Gail Chambers**  
Traverse City State Bank  
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**Carol Reichard**  
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(231) 946-2305

**Kasey McBride**  
The Talon Group Title  
Agency

**Stephanie Reamer**  
Certified General Appraiser

**Mary McLain**  
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**Christine Press**  
Home Builders Association  
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Traverse City, MI 49684  
(231) 946-2305

**Builder Buddies**  
**Kay Hall**  
Home Builders Association

**Julie Courtade Bravender**  
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**Carol Reichard**  
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## 1930 Elberta Resort Road, Frankfort



Main Floor 1184 sf 2 bedroom / 2 bath

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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 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.



Please visit us in Southwest Benzie County to see what we have to offer. Close to several conservancy properties – Arcadia Dunes, Green Point and Upper Herring Lake. Two more unique creek frontage sites also available.



Durango Homes  
Charles F. Beale, CGP  
(231) 352-7463  
License 2101073475  
www.durangohomes.biz

**Non Profit Host:**  
Ma-Me-Ne Sewong Garden Club

## 2015 Parade of Homes Plan Book Errors & Omissions Policy

The 2015 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

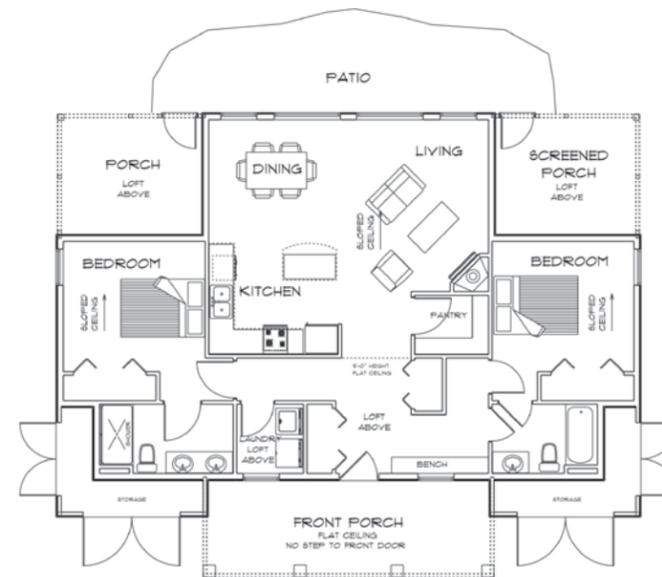
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## Thank You Non Profit Host Organizations

- Antique Automobile Club - Northwestern Michigan Region
- By-The-Bay Garden Club of Suttons Bay
- Delta Kappa Gamma
- Golden K Kiwanis Club
- Grand Traverse Bay Area MEA - Retired
- Great Lakes Children's Museum
- Katharine Guild of Redeemer Lutheran Church
- League of Women Voters - Grand Traverse Area
- Long Lake Friends Church
- Ma-Me-Ne Sewong Garden Club
- P.E.O. Chapter EH
- P.E.O. Chapter EM
- Quota International of Traverse City
- Sweetwater Evening Garden Club
- Traverse Bay United Methodist Women
- Traverse City Bulldogs Athletic Association
- Trinity Lutheran Church of Traverse City, Dorcas Society
- Zeta Tau Alpha
- Zonta Club of Leelanau County

## 2015 Parade of Homes Rules & Regulations

- Advanced sale tickets are \$15.00 prior to June 13, 2015. 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. 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.



10144 Fencepost Lane, Traverse City



Main Floor 1571 sf 4 bedroom / 2.5 bath  
2nd Floor 1248 sf

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 1/2 bath home is located in one of Traverse City's newest west side developments - Wheelock Farms. It is located on a rare and beautifully fully wooded corner lot and only 3 minutes to Long Lake!

The exterior of this home features landscaping, hydro-seeding, irrigation and LP Smart Siding. The interior features custom fireplace with custom built-ins, 20' ceilings in the living room, crown molding, arches, wainscoting, custom trim, kid lockers, and hardwood and tile floors. The kitchen is complete with stainless steel appliances, tile backsplash, granite counter tops, bar top and hickory cabinets with glass uppers. 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 featuring Oil Rubbed Bronze fixtures.

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

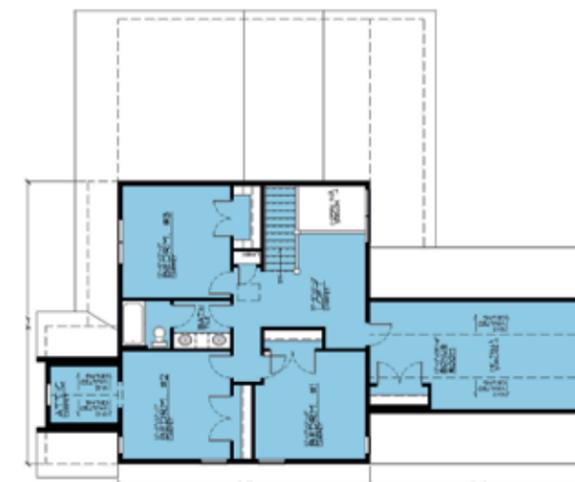


In the lower level you will find large daylight windows, underground plumbing, and 9' walls. To complete this home you will find several amazing standard features such as Kohler fixtures, programmable thermostat, keyless front door entry, 95% efficient furnace and so much more. Come take a look, you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



Pathway Homes  
Gary T. Jurkovich, CGP  
(231) 946-2506  
License 2101184925  
www.pathwayhomes.com

Non Profit Host:  
Long Lake Friends Church



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### 10269 Fencepost Lane, Traverse City



<b>Main Floor</b>	<b>1289 sf</b>	<b>Lower Level</b>	<b>1274 sf</b>
<b>2nd Floor</b>	<b>1204 sf</b>	<b>4 bedroom / 2.5 bath</b>	

Welcome home to Pathway Home's Signature two story home, the Redlin. This 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 developments - Wheelock Farms. It is located on a rare and partially beautifully wooded lot and only 3 minutes to Long Lake!

The exterior of this home features landscaping, hydro-seeding, irrigation, LP Smart siding, beautiful paver block patio and stone columns. The interior features 20' vaulted ceilings, custom fireplace, wainscoting, open balcony, custom trim, kid lockers, and hardwood and tile floors. The kitchen is complete with stainless steel appliances, tile backsplash, granite counter tops and hickory cabinets. If more room is needed the dining room opens to a large rear deck with a private setting. The master suite offers you a large walk-in closet, step ceiling with crown molding, mood lighting and a custom walk in shower with Oil Rubbed Bronze fixtures and body jets.

The main floor features a finished 3rd stall garage, large mudroom with kid lockers and arched openings. This gives way to a 2nd floor complete with 3-4 bedrooms, large bonus room with secret passage ways, separate heating and cooling, and a large loft area great for a home office or kid's homework area.



In the lower level you will find large finished family room great for spending time together that leads to a walkout patio, underground plumbing, and 9' Great Lakes Superior 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 love it!!!



Pathway Homes  
Gary T. Jurkovich, CGP  
(231) 946-2506  
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## 10450 Fencepost Lane, Traverse City



**Main Floor** 1932 sf     **3 bedroom / 2 bath**  
**2nd Floor** 1932 sf

Welcome home to Pathway Home's Signature Ranch home, the Meadowvale. This home defines "Affordable Luxury" and will leave you wanting nothing more. It is located on Traverse City's west side in the Wheelock Farms development and is only minutes to Long Lake. This home sits on a large, very private wooded lot and is yet only minutes to town.

Nestled in the hardwoods, this private setting home features stone columns, stamped and colored concrete, landscaping, irrigation, hydro seeded lawn, LP Smart Siding siding, covered front and rear porches and a three car finished garage.

On the inside you will be treated to custom detail at every corner. The foyer features 12' barreled ceilings, custom tile and trim detail. Leading from there you will find the living room with coffered ceilings, hardwood floors throughout, fireplace with custom mantle and tile design. This area blends with the kitchen and dining room that is ready for entertainment. The large island kitchen has floor to ceiling cabinets with glass uppers, granite counter tops, accent lighting, tile backsplash and a full line of stainless steel appliances. Also you will love the huge walk-in pantry! The dining room is complete with custom picture frame wainscoting and leads to a large covered porch for enjoying summer evenings.

Off the 3 car finished garage you will be treated to a large mudroom complete with separate laundry room, floor to ceiling kid lockers and custom tile floors.

Lastly to complete this home is an amazing master suite. This room features a separate walk through office with custom built in book sleeves and view of the back yard, step ceiling with mood lighting and an awesome master bath. This area features Kohler body jets, curved walls with accent lighting, incredible custom tile work and a huge walk-in closet.

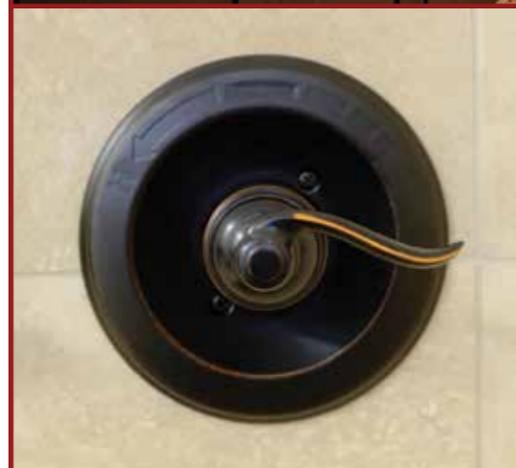


In the lower level you will find large daylight windows, underground plumbing and 9' walls. To complete this home you will find several amazing standard features such as Kohler fixtures, oil rubbed bronze fixtures and hardware, programmable thermostat, keyless front door entry, 95% efficient furnace and so much more. Come take a look, you will not want to leave!



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(231) 946-2506  
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**Non Profit Host:**  
Trinity Lutheran Church of  
Traverse City, Dorcas Society



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Mike Farrer  
434 East Front Street  
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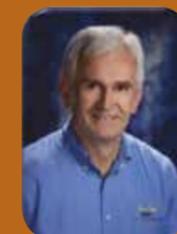
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5834 Ravens Roost, Traverse City



Main Floor 1934 sf 3 bedroom / 3.5 bath  
Lower Level 1867 sf

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This home is powered almost entirely by Solar panels. The integrated electric system, insulation system, windows, and HVAC system provide year around comfort, air purity, and all utility needs at a very negligible cost.

This home is not only a reflection of the owner's environmental sensibilities but also an expression of their aesthetic taste, lifestyle needs, and appreciation of fine woodworking. The beautiful maple timbers are handcrafted from trees taken from the site. The custom maple doors and trim were all made locally. Simple elegant craftsmanship is seen in every detail, from the vanishing doors to the built-in library desk top crafted from the trunk of a huge Ash tree that succumbed to the Ash bore.



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## 11050 Cedar Valley Ridge Drive, Traverse City



**Main Floor 2178 sf 3 bedroom / 2 bath**  
**Lower level unfinished walkout**

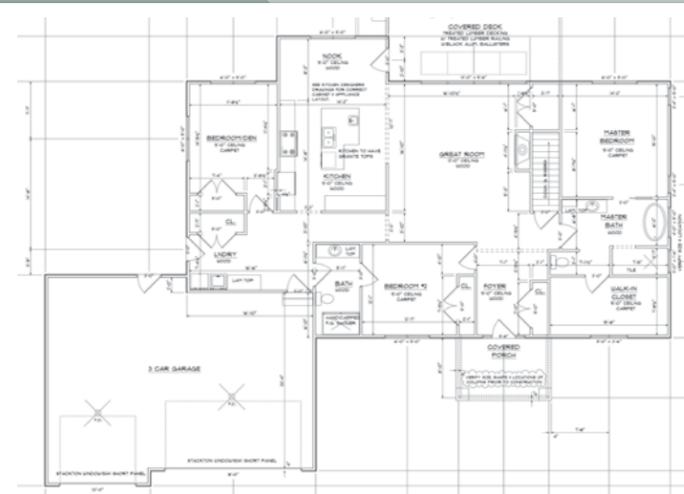
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The exterior foundation is made of 9 ft Xi Superior Walls. Superior Wall foundations are dry and warm, with full-length insulation built in to increase energy efficiency.

Upon entry of the home, you are greeted with 12ft ceilings that flow into an open floor plan. Large bay windows to the back of the home draw visitors to a picturesque view of the woods.

Quality interior finishes include:

- Kolbe vinyl casement windows
- Cedar tongue & groove vaulted ceiling over back porch
- Solid core 3-panel shaker style interior doors
- Master bath large walk-in shower with glass surround
- Custom made 3/4" hickory kitchen cabinets (stained)
- Custom stone piece behind the kitchen cook top
- Granite counter tops
- Hardwood flooring mainly made with genuine hickory 4" wide planks



This is a comfortable 2,178 square foot home design. You'll find that the vision for this home is one of fine quality craftsmanship.



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Main Floor 1363 sf 3 bedroom / 2 bath  
Lower Level 1363 sf

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This home is located on a corner lot and features a side load garage, large back deck, premium vinyl siding, irrigation, hydro seeded lawn, and black top driveway. Coming in the front door you will be greeted by a living room with vaulted ceilings, fireplace with custom mantle and tile, arched hallways, and built in book shelves. This leads to a kitchen and dining area that features granite counter tops, tile backsplash, stainless steel appliances and a mudroom with tile floors and kid lockers.

The master suite features a step ceiling with crown molding and mood lighting, large walk in closet, granite counter tops in the bath with a tile shower and floors, Delta Oil Rubbed Bronze fixtures and hardware, Kohler singing shower head and in bath linen closet.

This home also features 3 bedrooms, 2 baths and a 2 car garage with a covered porch. Also standard is a 95% efficient furnace, programmable thermostat, keyless front door entry. In the lower level you will find large daylight windows, underground plumbing and Great Lakes Superior Walls.



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- 9 .....Francetic Home Builders
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- 11 ..... Red Barren Builders, LLC
- 12 ... Silverwood Enterprises, LTD
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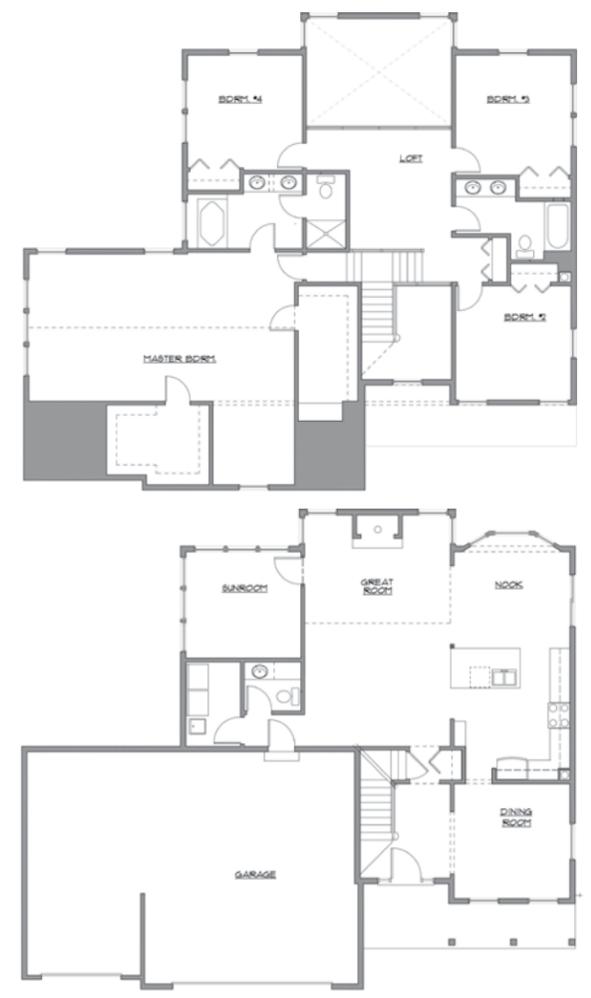
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**Main Floor 1222 sf Lower Level 1053 sf**  
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J. Kime Homes welcomes you to our 2015 Parade Home located in the luxurious Grayhawk development minutes from downtown Traverse City. Natural light adorns the open floor plan featuring multiple areas to entertain or relax in this quiet, peaceful setting.

While visiting the home you'll experience a house designed for superior functionality and built using top-quality custom materials. The first floor includes an open floor plan, custom surround sound, 2 story ceilings, sunroom, and a heated 3 car garage. The well designed kitchen includes a large island and stainless steel appliance package housed in maple cabinetry with granite countertops. Mere steps from the kitchen you'll find a great room complete with a natural stone fireplace, formal dining room, breakfast nook, and a sliding door leading you to a spacious cedar deck.

The Master Suite includes a private entrance, custom built closets, a spa like master bath and reading nook. The 3 1/2 bathrooms feature porcelain tile, cherry cabinetry, granite countertops and Kohler bath accessories. The finished lower level has a second living area and outdoor patio making it perfect for entertaining and hosting guests.

We invite you to experience the quality and craftsmanship of J. Kime Homes. This home is currently for sale.



Thank you for visiting our Parade Home!



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Thank you Roger for many years of service!!

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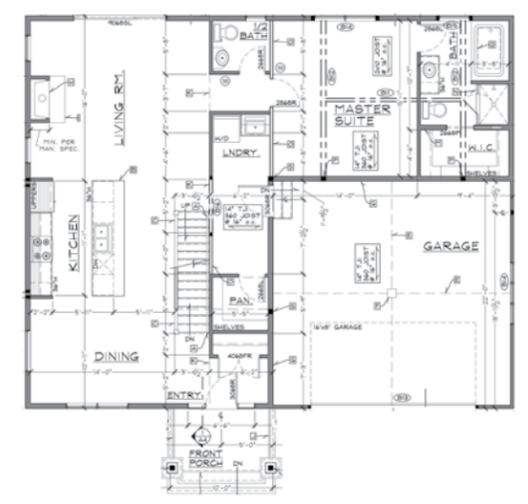


## 10714 Campanile Square, Traverse City

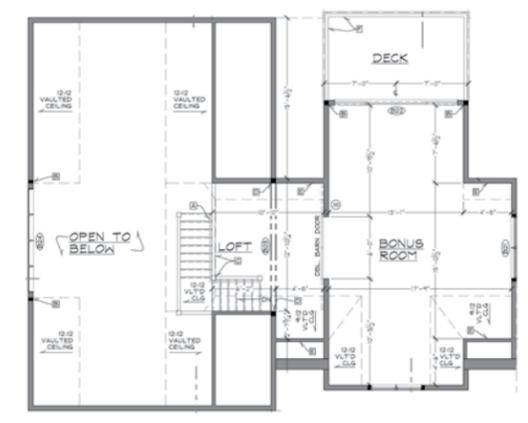


**Main Floor 1280 sf Lower Level 1200 sf 961 finished**  
**2nd Floor 600 sf 4 bedroom / 2 bath / 2 half bath**

Francetic Home Builders has selected this three-story showcase in affordable luxury for its debut in the HBAGTA Parade of Homes. Located on 1/2 acre in the heart of Morgan Farms, this craftsman style home utilizes creative design to maximize usable space and natural lighting while optimizing panoramic views of West Bay and Old Mission Peninsula.



MAIN LEVEL PLAN



UPPER LEVEL PLAN

The front entrance leads through the foyer to the two-story Great Room featuring Angelim Pedra hardwood with spectacular Black Walnut accents. A large granite kitchen island anchors the open plan incorporating the kitchen, dining and living areas. The door wall opens to a generous deck, extending the views and entertainment space into the private outdoor setting. A second entrance from the garage leads to the Great Room via to the mud/laundry/pantry area.

The exotic hardwood floors continue through the powder room into the main-floor master bedroom suite, which includes a walk in closet, glass enclosed shower, soaking tub and granite-topped vanity.

The outstanding flooring and ceiling features that characterize the main level flow to the upper level, comprised of a spacious loft, boasting built-in book cases, a water closet, a wet bar with barn-wood surround and a balcony with water views.



This home is rounded out with a fully finished walkout level. Guests staying in these two bedrooms enjoy a full bath and a large family room featuring tray ceilings, a 9' ft door wall and large window flooding natural light throughout. An ample storage/mechanical room complete the lower level.



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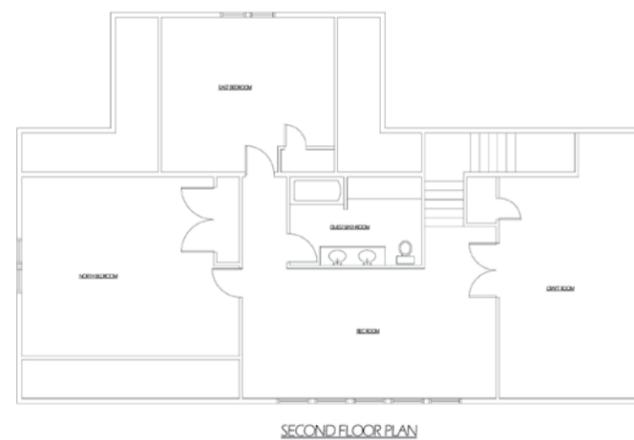


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Main Floor 1600 sf 4 bedroom / 2.5 bath  
2nd Floor 1500 sf



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.



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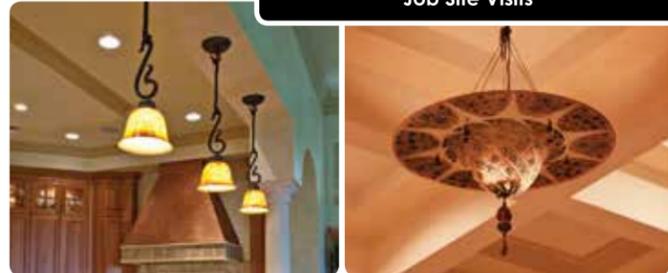
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## 2138 Chelsea Lane, Traverse City

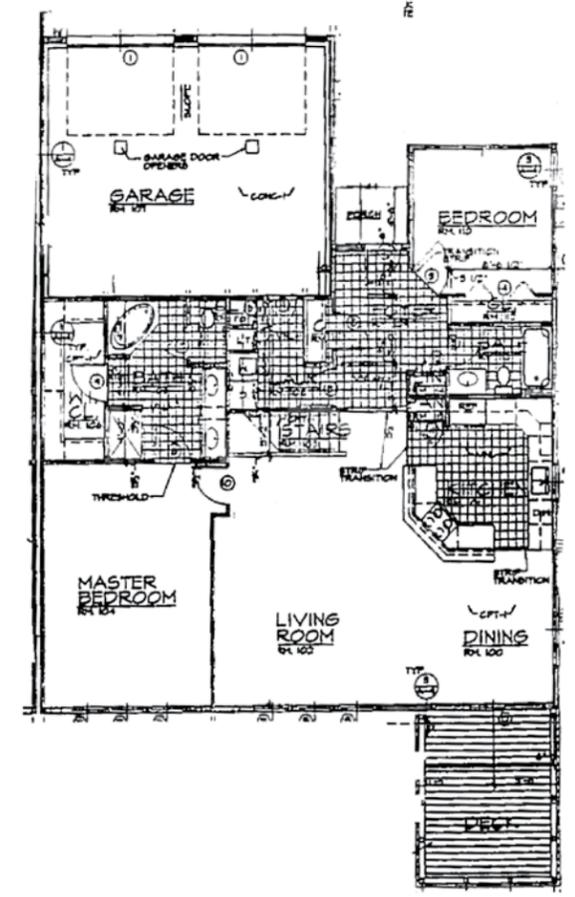


Main Floor 1500 sf 2 bedroom / 2 bath

Red Barron Builders is proud to showcase this modern 3 bedroom, 2 ½ bath condominium, located just south of town, with the convenience of being close to shopping and restaurants.

This new unit is set up for main floor living with a lower level, which adds an additional 1500 square foot for extra living space. The basement is studded and insulated, waiting to be finished with the owner's specific tastes and desires. This home has an easy flowing and open floor plan. Amenities are upscale and include:

- Granite counter tops throughout
- Master bath with stand-up soaking tub and ceramic shower
- Wide square edge casing
- Craftsman 3-panel doors
- Kitchen cabinets – cream white with chocolate glaze
- In-window blinds
- Ceramic tile in bath and laundry rooms
- Laminate wood flooring in main living space
- Covered 12 X 14 deck
- Two car garage
- Beautifully landscaped



This is a comfortable, livable home design and you will definitely want to include this home on our tour. Red Barron Builders has been in business in the Grand Traverse area since 1996.



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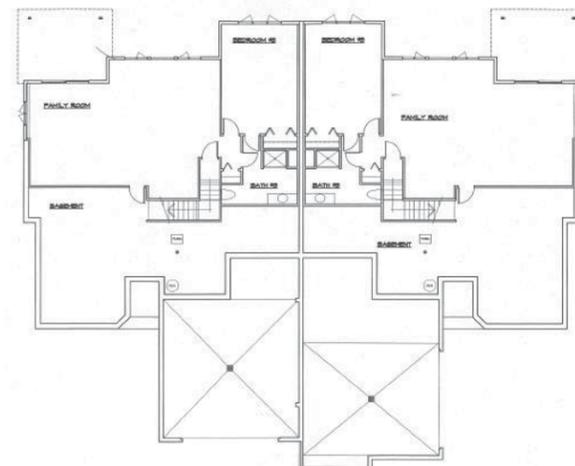
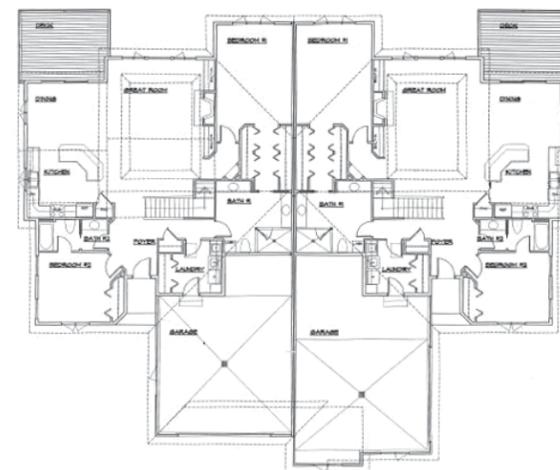
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## 86 Wildwood Meadows Drive, Traverse City



Main Floor 1630 sf 3 bedroom / 3 bath



Silverwood Enterprises is pleased to present this beautiful 2900 square foot condominium at Wildwood Meadows on beautiful Old Mission Peninsula. With only 2 units in each building, the feel of single family living and the freedom and peace of mind that the condominium lifestyle offers come together. The exceptionally large 2 1/2 car attached garage insures there is plenty of room for all the toys needed to enjoy the Up North lifestyle.

Architectural details, such as shutters, mullioned windows and cedar shakes create a charming cottage feel to the exterior. The craftsman style and beauty continues into the interior, from the stunning ceramic flooring to the beautifully crafted fireplace, the attention to detail becomes apparent. Built-ins on each side of the natural gas fireplace and 10'6" ceilings make the living room an inviting place to relax or entertain. The open, well designed kitchen offers family and friends an opportunity to pull up a stool and visit with the cooks as they prepare meals. Adding to the livability of this home is the first floor Master Suite, with a walk through spacious closet, and an additional first floor Den/Bedroom.

The finished lower level offers a spacious family room, complete with a wet bar. Completing the lower level is another large bedroom and full bath, along with an expanded area for a fully fitted exercise room.



Enjoy your stay and thanks for spending your time with us in this luxury Condo lifestyle.



Silverwood Enterprises, Ltd  
Kendall Smith  
(231) 929-2445  
License 2101080517  
www.silverwoodenterprises.com

Non Profit Host:  
Quota International of Traverse City

468 Shaker Trail, Traverse City



Main Floor	2252 sf	Lower Level	1297 sf
2nd Floor	1320 sf	5 bedroom / 4.5 bath	

This custom-designed, family home is located in prestigious Underwood Farms just three miles from Traverse City on Old Mission Peninsula.

You enter the main level to an open, airy feeling provided by a cathedral ceiling soaring to the loft above. A welcoming master suite, high-end kitchen, dining and living room, study, guest bath and laundry complete the design. The upper level includes three bedrooms, one with an en-suite, and a second Jack-and-Jill bath between the other two bedrooms. The completely-finished lower level features a fifth bedroom with en-suite, exercise room, family room, billiards area, and wet bar with wine cellar.

Features throughout include:

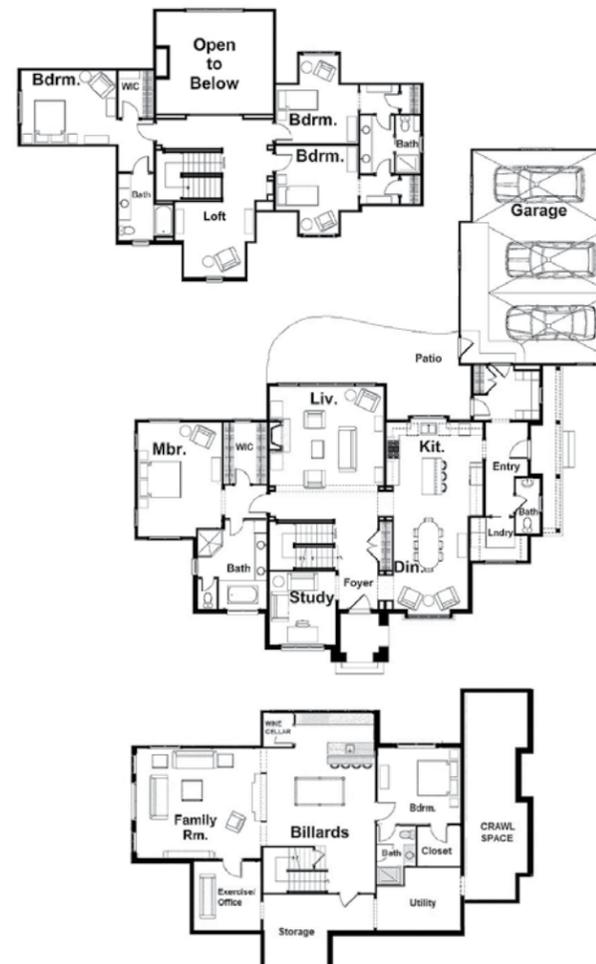
- Large, Andersen E-Series windows
- Two stone fireplaces
- Hardwood and ceramic tile floors
- Natural, thin-veneer stone and cement siding
- KitchenAid Architectural Series stainless steel appliances
- Soaking tub and Euro shower
- Granite countertops

The home also has a patio area perfect for entertaining or just relaxing while enjoying views of Grand Traverse Bay. An oversized three-car garage, fully landscaped lot with irrigation system, and 500 feet of shared beach front access complete the package. This area is a great place to live in as a vacation retreat or a full-time home!



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Non Profit Host:  
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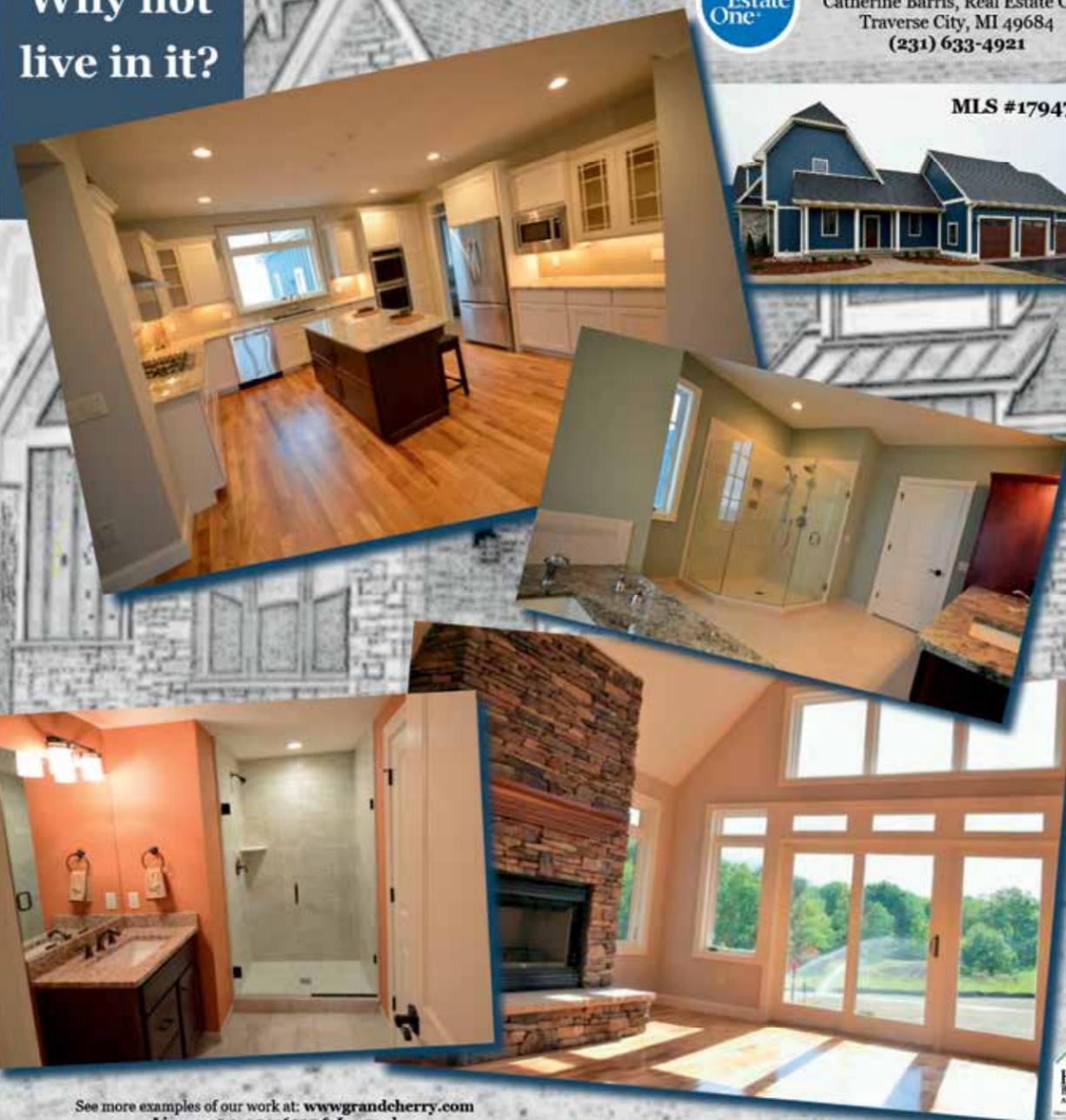
**231.421.8726**

Traverse City, MI | 49686



FOR MORE INFORMATION ABOUT 468 SHAKER TRAIL:  
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 Traverse City, MI 49684  
 (231) 633-4921

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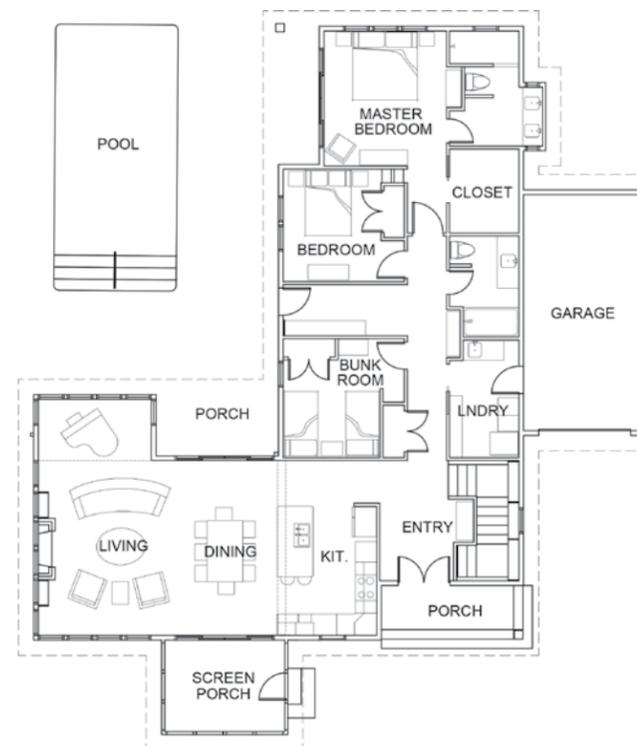


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## 8765 Center Road, Traverse City



Main Floor 1832 sf 3 bedroom / 2 bath  
Lower Level 492 sf



Calybr Homes is proud to present this modern take on Coastal Classic. Nestled into the hillside of Old Mission Peninsula, this unique home offers many treasures with its direct view of East Bay and many custom detailed finishes throughout. As you walk through the double front door the driftwood gray flooring welcomes you and carries you throughout the main living areas. White shiplap wood walls are another feature that really reflects the homeowner's style and taste as well as coastal elegance. This feature is repeated throughout the home.

The living room and its unique window layout and detailed trim are the anchor to the open floor plan living space. A vaulted tongue and groove ceiling and hand crafted beams accent the vaulted 12' ceiling. The white painted brick fireplace completes the space. A sliding door opens to a screened in porch to the east with beautiful bay views, while another slider opens to the west which features the true oasis in the backyard, a small in ground pool.

Rounding out the house you will find more fine craftsmanship and custom built ins. Don't miss the bunkroom, lockers to the pool and library bookshelves that lead you to the finished lower level. Stop by and see what we have to offer.



Calybr Homes, LLC  
Brian Mohr, CGP, CAPS  
(231) 342-4455  
License 2101180805  
[www.calybrhomes.com](http://www.calybrhomes.com)

**Non Profit Host:**  
Great Lakes Children's Museum

827 Vienna Way, Traverse City



Main Floor	1288 sf	Lower Level	685 sf
2nd Floor	784 sf	5 bedroom / 3.5 bath	

Welcome to 827 Vienna Way in Verndale at East Bay. Sean McCardel Construction, Inc. CGP, CGB is excited to have you tour our "Home for the Masses". No matter if you are a retired empty nester looking forward to all that retirement has to offer or a young family looking forward to all of the rewards that come with raising a family, the Northway has been designed and built with you in mind.

The Northway is a 2072 SF two story, 5 bedroom, 3.5 bathroom home with a first floor master suite, first floor laundry and 685 SF finished in the lower level. Our home sits on a ¼ acre sized lot and is proud to be the 2015 DTE Energy all gas appliance home. From the heated 3 car garage to the gas outdoor living area complete with an Eldorado Stone Products fire bowl you will see why Natural Gas is the Green and affordable choice when it comes to home heating, cooking and recreating.

We know you have choices during your 2015 Parade of Homes Tour. We hope you will find time to come and visit with us at 827 Vienna Way, Traverse City 49696 and see the Next Generation of Fine Homes in Verndale @ East Bay.



First Floor



Second Floor



Sean McCardel Construction, Inc. CGP, CGB  
 Sean McCardel, CGP, CGB  
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**Non Profit Host:**  
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2040 Evergreen Avenue, Traverse City



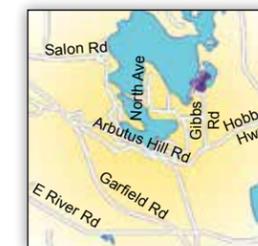
Main Floor 1584 sf 4 bedroom + den  
 2nd Floor 350 sf 3 bath + bedroom sink vanity  
 Lower Level 776 sf

Built as one of two neighboring Arbutus Lake vacation rental homes with mirror-image layouts but distinctly different personalities, Lakemore Lodge radiates industrial-chic style without sacrificing comfort and warmth. Its welcoming red board-and-batten LP-SmartSide lap siding exterior creates a stunning contrast against the backdrop of mature trees and sparkling water.

A combination of luxury, practicality and durability is evident on all three floors of the Lodge, from the lower-level locker room, family room, laundry and game room to the main-level open kitchen, great room and 4-season sunroom, and the upstairs loft. High-end materials and custom-crafted details abound: energy-efficient Kolbe & Kolbe wood windows, rustic oak plank and natural slate flooring, oiled walnut 5-panel doors, ceramic tile baths, granite countertops, and oil-rubbed bronze fixtures, lighting and hardware. Adding to the "up north" appeal, the trim package in both the Lodge and neighboring Lakemore Cottage features repurposed barn beams.

Additional amenities include:

- Outdoor shower and covered patio
- Shared sand beach, hot tub, grill, fire pit and picnic area
- Shared dock, canoe and other recreational accessories
- 1-car garage with direct entry to Lodge



For information on renting Lakemore Lodge, visit [www.lakemoreretreat.com](http://www.lakemoreretreat.com)



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2028 Evergreen Avenue, Traverse City



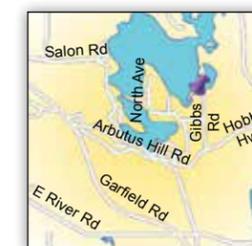
Main Floor 1584 sf Lower Level 776 sf  
 2nd Floor 350 sf 4 bedroom + den / 3 bath

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.

Additional amenities include:

- Outdoor shower and covered patio
- Shared sand beach, hot tub, grill, fire pit and picnic area with tables
- Shared dock, canoe and other recreational accessories
- 1-car garage with direct entry to Cottage

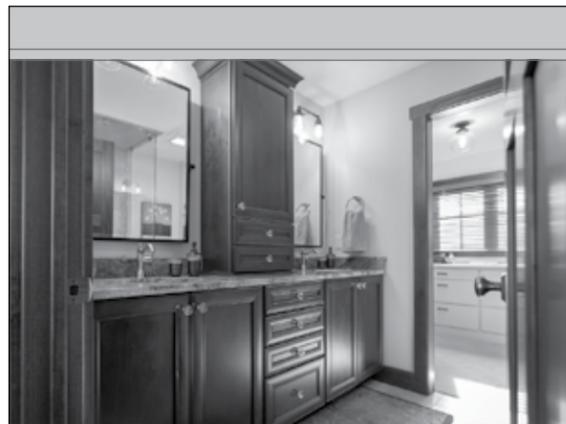


For information on renting Lakemore Cottage, visit [www.lakemoreretreat.com](http://www.lakemoreretreat.com)



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**Non Profit Host:**  
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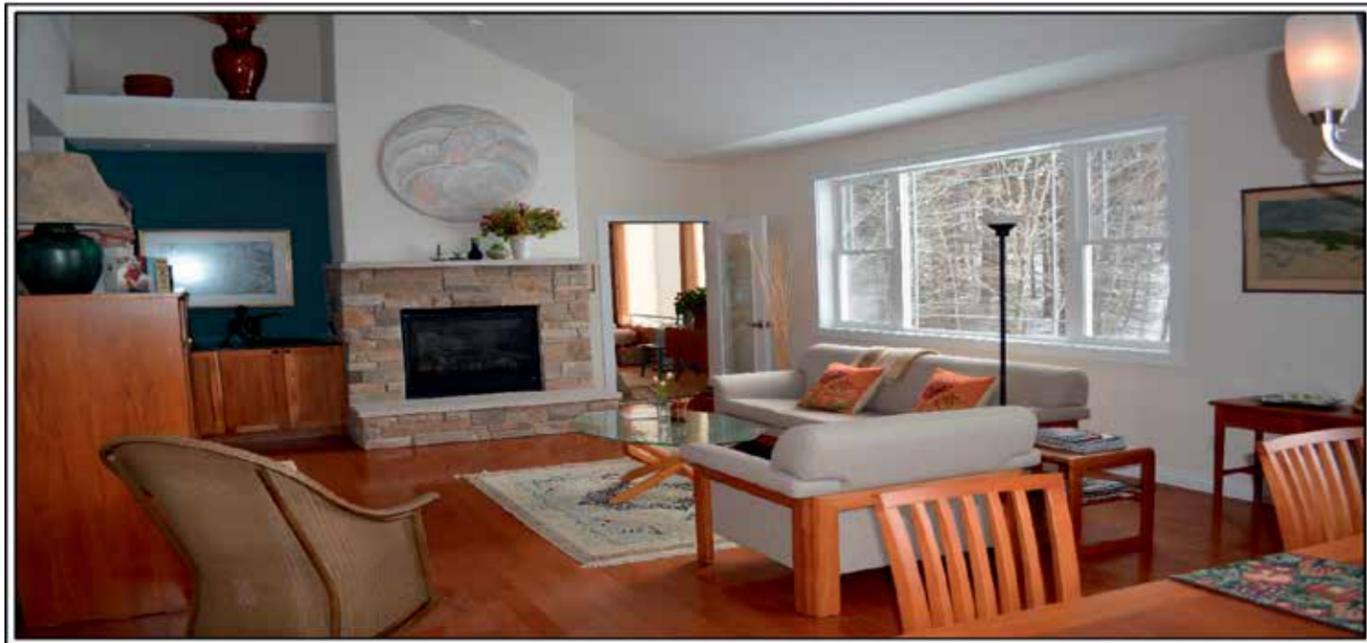
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### 3872 Falling Leaf Trail, Traverse City



Main Floor 1100 sf 2 bedroom / 1.75 bath



Introducing the "Timber Cottage" at Stoney Creek Hills Cottages. The NEW Holiday Rd. leads to this East side development! Access to the TART and VASA trail systems as well as the mt. Holiday ski area, provides close by amenities, along with an on-site community tennis court, "ball field" and clubhouse. The natural beauty of the property features dramatic topography with a mix of majestic hardwoods and Pines.

This home showcases the concept of "smaller footprint" living with a focus on energy efficiency, an affordable price point and an ease of day-to-day home maintenance. This design has 1,100 sq. ft. of comfortable living space with "cozy cabin" decor.

This particular design option shows an eclectic mix of rustic and modern interiors. The home features the warmth of exposed timbers in the main living areas and progresses to a more modern material use in the Master suite, guest bedroom and bath. This is not the largest or most expensive home on this years Parade, which is entirely by design-Enjoy!

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Scott Norris  
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License 2101069183  
www.snorrisconstruction.com

**Non Profit Host:**  
Sweetwater Evening Garden Club

216 Rivershore Drive, Elk Rapids



Main Floor 2450 sf 3 bedroom / 2.5 bath

Welcome to the 2015 Parade of Homes. This waterfront home was 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 2500 sf home sits on a wooded lot on the river in Elk Rapids, MI.

The design and placement of the home allow for an open feeling with lots of natural light. Stepping into the home from the covered front porch takes you into the tall open entryway. Next enter into the great room with Hardwood floors, a wood T&G ceiling, and a 2 story fireplace with custom stone work. There is a mud /laundry room entrance from the garage.

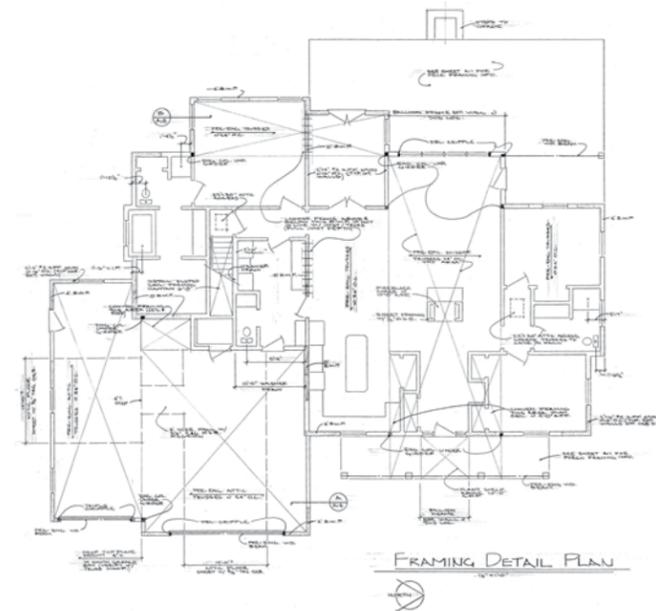
The kitchen and dining room have a shared open plan centered by an island with bar stool seating. The Hardwood floors carry through to both rooms. Finishing out the main floor is the master bedroom suite with hardwood floors, walk in closet, bathroom with double vanities, custom tile tub and walk in shower. The home also has 2 large bedrooms with hardwood floors. The bathrooms have tile floors.

This home was built with energy efficiency, sustainability and durability in mind. With a Home Energy Rating System (HERS) score of 60, this home is 40% more energy efficient than a home built to standard building codes. The air sealing and insulation techniques used will make this home very comfortable to live in year round. The easily maintained exterior has Lp Smartside siding, Trex decking and Paradigm energy efficient windows.



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

**Non Profit Host:**  
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The Home Builders Association of the Grand Traverse Area lost a prominent member of our building community this year. Mike Collings of MAC Custom Homes was an active member of the HBA for over 37 years, most often recognized for his expert craftsmanship and his outstanding success with Parade of Homes entries.



MAC Parade Homes were always beautifully decorated; each one unique in design and style. Mike and his lovely wife Robin were always so welcoming, greeting people as they toured their Parade Homes as if they were coming to dinner. On behalf of the HBA membership, we wish Robin and the MAC team all the best as they carry on Mike's premier building legacy.

Matthew Vajda,  
President HBAGTA

*One of MANY Tribute Letters...*

We are fortunate to have worked closely with Mike, as he built one of his "masterfully crafted" homes, the home we live in and love. As with all things of value, created with care and pride, there was time involved, and Mike brought his patience, uncommon skill, and construction-without-compromise to every endeavor along the way. He and Robin became precious friends, warm and faithful to God, to one another, to their family and friends, and to the people they served. And yes, what a smile Mike had! Accompanied by a soul-deep chuckle, his face lit up and his eyes danced when he was amused. After having been away for 4 months we arrived back here at our home in Williamsburg last night. As I walk back through it, each room reminds me of time spent with Mike conceiving and completing it. Ours is one of many pieces that fit together to create a small part of the legacy of a great man, whom we deeply miss and who will be remembered by us and so many others with love.



The MAC team is dedicated to continue Mike's legacy of building the best quality homes in Northern Michigan.

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