

THE HOME BUILDERS ASSOCIATION • GRAND TRAVERSE AREA
PARADE OF HOMES

2018

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Turn by Turn Directions

Pages 36 & 37



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Message from the President

The Home Builders Association of the Grand Traverse Area, Inc., a residential building industry trade association, made up of more than 350 builder and associated industry professionals, is proud to present the 29th annual Parade of Homes!

The purpose of the Parade of Homes is to showcase the latest trends in construction and building designs that are available to the community, as well as showcasing the talent and craftsmanship of our participating builder members. This year, we are featuring 18 custom homes constructed by 13 builders and their teams of professional subcontractors and suppliers.

As President of the Home Builders Association of the Grand Traverse Area, I invite you to enjoy your tour and the detail that has gone into each home. Thank you to our non-profit hosts, to our participants and most of all to you the viewers.

I'd like to encourage you to keep a copy of this Parade Tour Guide and our 2018 Membership Directory close at hand, and know we are here as the best resource for your next building or remodeling project.

Warm regards,

Marcy Hurst,
 MAC Custom Homes
 2018 President of the Home Builders Association of the Grand Traverse Area, Inc.

2018 Parade of Homes

New & Remodeled Homes Dates & Hours

Thursday	June 14	12:00 noon – 8:00 pm
Friday	June 15	12:00 noon – 8:00 pm
Saturday	June 16	9:00 am – 7:00 pm
Sunday	June 17	11:00 am – 4:00 pm

Home 1	CMB Construction	13	Home 10	Pathway Homes	39
Home 2	J. Peterson Homes	15	Home 11	Priced Right Builders.	43
Home 3	Schultz Construction	19	Home 12	Pathway Homes	45
Home 4	Premier Custom Homes	21	Home 13	Socks Construction.	47
Home 5	Premier Custom Homes	23	Home 14	Broad Condominium, LLC.	49
Home 6	EETKO Builders	27	Home 15	Scott Norris Construction.	51
Home 7	Schultz Construction	29	Home 16	Endura Performance Homes	55
Home 8	Blue Sky Building & Design	31	Home 17	Scott Norris Construction.	59
Home 9	Pathway Homes	33	Home 18	Hagan Construction	63

Tickets available at all Parade Homes \$18
 Advanced Tickets are \$15 through June 13th, 2018

Purchase at the Home Builders Association Office:
 3040 Sunset Lane, Traverse City, MI 49684
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Or online at www.hbagta.com

For additional Ticket Outlets and Parade information
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THE HOME BUILDERS ASSOCIATION ▪ GRAND TRAVERSE AREA PARADE OF HOMES

2017 Judges Choice: Featured on front cover **Endura Performance Homes**



3 Bedrooms / 3.5 Bath
Main Level: 2530 sf
Lower Level: 2055 sf

This award winning custom home is located on beautiful Bellows Lake, just outside of Lake Ann, on 30 wooded acres, with broad panoramic views of the lake. Inside you will be welcomed

by rustic hardwood floors and dark rich natural wood casework. Custom painted built-ins frame both main and lower level stone fireplaces with reclaimed hardwood mantels. A full wet bar with patina steel accent panels complement a rec room that includes a pool table and entertainment area. The centerpiece of the open main level floor plan is undoubtedly the picturesque view from the gathering room, which is outlined in deep, dark stained wood beams. Warm wood kitchen cabinetry and eat-in area complement the balance of this gathering space.

Ryan McCoon, LEED AP-H | License #2102200345 | (231) 218-5810 | endurahomes.com

2017 People's Choice Winner / Category A: \$290,000 - \$325,000: **Socks Construction**



4 Bedrooms / 3 Bath
Main Level 1,525 sf
Lower Level 960 sf

Located in Hillside Terrace at Ashland Park, this superior living destination offers a convenient central location less than four miles from East Front Street. The neighborhood boasts beautiful landscaping and sidewalks. After stepping into the home from the covered front porch, you will be greeted with the ideal floor plan featuring 9' ceilings, gas fireplace, island kitchen, mudroom, laundry room and rear deck. The home presents upscale interior features, including granite countertops in the kitchen and bathrooms, wood flooring in the kitchen and great room, ceramic tile and Moen plumbing fixtures. Natural light beams into the home through the expansive windows. The stunning, open floor plan includes a kitchen island with storage and seating open to the dining area and accessibility to the rear deck.

Charles Socks | License #2101179670 | (866) 997-1717 | socksconstruction.com

2017 People's Choice Winner / Category B \$400,000 - \$475,000: J. Peterson Homes



4 Bedrooms / 3.5 Bath
Main Level 1266 sf
Upper Level 1089 sf

Tucked away on the shores of Lake Leelanau this beautifully crafted residence provides both wooded privacy and lakefront living. The crisp, clean white exterior blends modern and traditional

architecture. Inside you will discover scenic lake views fill every window. The expansive layout is perfect for an active family to entertain and enjoy time together. Interior premium finishes include wide plank hardwood flooring, shiplap siding, and a beautiful modern kitchen with Cambria quartz countertops. The second floor includes a loft with charming pitched ceilings and is a perfect space for the kids to hangout. At the end of the hall is a private bedroom wing with en-suite bath and office for study or relaxation.

Joel Peterson | License #2101187818 | (616) 291-1816 | joelpetersonhomes.com

2017 People's Choice Winner / Category C \$550,000 - \$800,000: Bay Area Contracting



3 bedrooms + den
3 full baths / 1 half bath
Main Level 2,438 sf
Lower Level 2,132 sf

This stunning waterfront walkout on Old Mission Peninsula has a subtle and harmonious interplay of textures and contrasts that characterize the interior. On the main level, the kitchens brushed dark-brown granite, brick backsplash tile, and smooth white quartz countertops meet matte painted-wood cabinets. Rustic barn beams highlight the great room's white tongue-and-groove vaulted ceiling, and a blackened steel-wrapped chimney adds modern drama to the rustic stone fireplace. Wide-plank European white oak floors form a warm backdrop for crisp shiplap wainscoting. An en-suite master bedroom and den form the entire south wing of the house, and two more bedrooms flank a large lower-level family room with a vintage-style wet bar.

Dean Adams | License # 2102185008 | (231) 941-0014 | bayareacontracting.net



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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, to provide outstanding service to our community.

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- Suttons Bay Congregational Church
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- Zeta Tau Alpha
- Zonta Club of Leelanau County

2018 Parade of Homes Rules & Regulations

- Advanced sale tickets are \$15.00 prior to June 14, 2018. Tickets purchased at a Parade Home or Ticket Outlet on or after this date are \$18.00.
- Smoking, food and beverages are not allowed within the Parade Homes.
- Children one year of age and under 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

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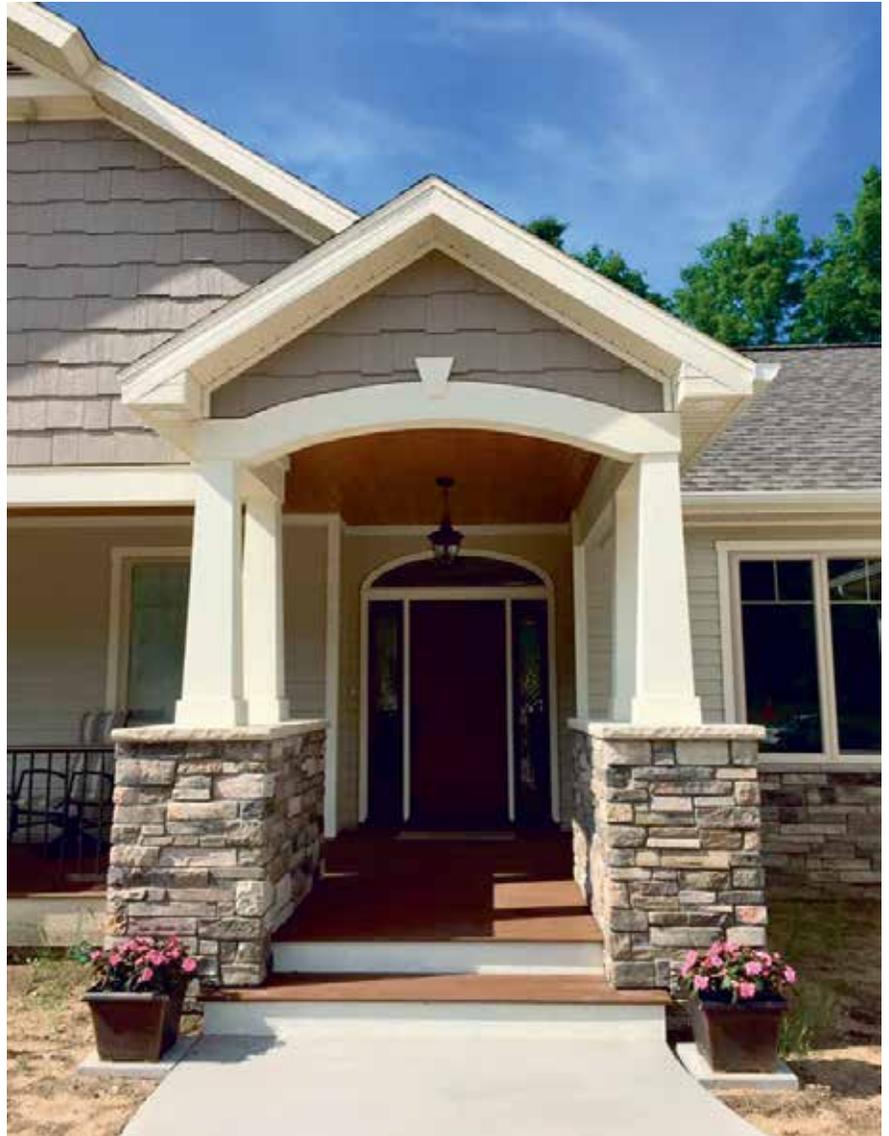
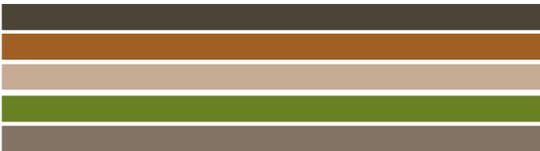
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6108 W Crystal Bend Drive, Glen Arbor, MI 49636

NEW HOME



Main Floor 1788 sf 3 bedroom / 2.5 bath
2nd Floor 534 sf



CMB Construction is excited to present a modern farm house in this year's Parade of Homes. Situated on the picturesque Crystal River and just steps away from downtown Glen Arbor this custom crafted home is wooded riverfront living at its finest. The home's spacious layout was designed for the owners to live comfortably while also entertaining guests.

The clean white board and batten exterior and gable details echo both modern and craftsman styles. The interior boasts large vaulted ceilings with decorative trusses, hickory hardwood flooring, shiplap accent walls, and a spacious chef's kitchen which features a bar table and granite countertops. Every window has views of the Crystal River and the natural forest surrounding. The master bedroom features a double-sided fireplace, a vaulted ceiling, and sliding glass doors with river views. The master bathroom offers a luxurious feel with its large tub, custom cedar vanity which is reminiscent of driftwood, and spacious closet. On the second floor there are two bedrooms, a bathroom for guests, and a large balcony which offers a high vantage point of the cavernous main living area below.



Inside and out every detail in this custom home has been painstakingly thought out to ensure the stresses of everyday life simply melt away.



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NEW HOME

Main Floor 1243 sf 4 bedroom / 2.5 bath
2nd Floor 1117 sf

The team at J. Peterson Homes is please to present this Shingle Style Leland River home. The cedar shake siding and sage green trim perfectly blend the home into it's wooded riverfront setting.

The modern rustic interior will make you feel instantly comfortable. Take a stroll of our outdoor living space including a permanent dock on the river. Please come visit us and see why J. Peterson Homes is Northern Michigan's fastest growing home and cottage builder.



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Checklist for Finding and Hiring an **HBA** 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 the potential Home Builders. 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 they are current references 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

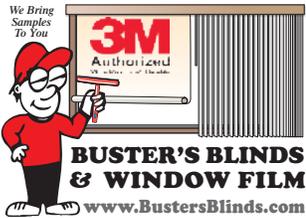
Call customer references. Ask the tough questions:

- 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 them 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.

Check out our windows in
Home #3!



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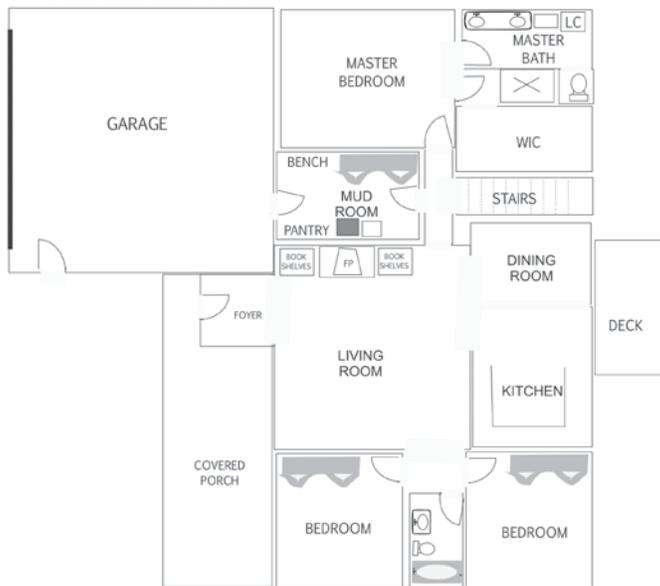
9247 E Summer Field Drive, Traverse City, MI 49684

NEW HOME



FRONT ELEVATION

Main Floor 2053 sf 3 bedroom / 2.5 bath
Lower Floor 2053 sf



Schultz Construction and Remodeling is proud to showcase another craftsman-style home in the parade this year. The entrance to this home has an inviting covered porch. The floor plan is open with 10ft. ceiling, granite kitchen counters, fireplace, built-ins and is accommodating for entertaining guests. Attention to the details is featured in the trim work and finishings. Master suite is spacious with views of the woods. Bathrooms have tile and granite counters. Bedrooms have 9 ft. ceilings and walk-in closets. This custom home features an over-sized 3-car garage perfect for marine storage and more. There are beautiful views of the property out back through large rear windows and a deck. The full look-out basement offers ample natural light.



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6529 E Natures Trail, Traverse City, MI 49684



NEW HOME

Main Floor 1996 sf Lower Floor 1511 sf
2nd Floor 812 sf 3 bedroom / 4 bath



Premier Custom Homes is pleased to present this 4,320 square foot home combining traditional craftsman style with a contemporary open floor plan incorporating generous proportions. A dramatic entrance awaits your arrival with a cedar wrapped cathedral ceiling soaring nearly 20 feet above your head as you walk past the open stairway that leads to the upstairs bedrooms and full bath. A large Living room is the star of the show and sits at the heart of the main level open plan. Plenty of windows surround the entire living space with views across the 5.5 acre wooded lot. Watch the wildlife roam in the valley below from the hearth of a beautiful wood burning fireplace surrounded in classic round stone that covers the chimney all the way to the ceiling. A formal dining room forms a peninsula with windows on all 3 sides ensuring plenty of natural light. A proportionately sized kitchen with a sizable island ties it directly to the neighboring entertainment areas. The thought behind this custom design was to allow a large gathering to disperse into 3 separate, comfortable conversation areas without losing sight contact with anyone ensuring at a moment's notice all of your guests could be reeled back in for that special announcement or festive toast.



conversion areas without losing sight contact with anyone ensuring at a moment's notice all of your guests could be reeled back in for that special announcement or festive toast.

Premier Custom Homes
Philip Beehler
(231) 357-0234
License # 2101161427
www.premiercustomhomestc.com

Non Profit Host:
Zonta Club of Leelanau County



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6535 E Natures Trail, Traverse City, MI 49684



NEW HOME

Main Floor 2300 sf 4 bedroom / 4 bath
Lower Floor 1772 sf



MAIN LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN

Our second home on the 2018 parade is a bold and spacious Modern statement. With a total of 4072 square feet of living space this home is a must see. Borrowing heavily from the new modern playbook this house boasts 13 foot high ceilings in the open and airy living room and kitchen with plenty of windows to flood this home with natural light. Beautifully secluded on a 5.5 acre hardwood lot this home is all about entertainment. On the main floor this home brings nature straight indoors, how does it do that you ask? With 3 giant 8 foot sliding doors connecting the living room and kitchen directly to an oversize deck that looks majestically outward into the canopy providing beautiful wooded views all four seasons. Downstairs the entertainment continues with an absolute monster of a family room and an adjoining wet bar. We continue to let plenty of natural light in through a wall of windows and another sliding door, this time spilling out of the walkout lower level onto a very spacious patio. With 4 bedrooms and an exercise room and a designated office room, tucked away wooded setting, and mere minutes to downtown Traverse City this truly is a must visit this home!



Premier Custom Homes
Philip Beehler
(231) 357-0234
License # 2101161427
www.premiercustomhomestc.com

Non Profit Host:
MEA Retired Teachers

When our freestanding outdoor post and beam bar was completed, the builder had us stand back and take it all in. He said it will never look as good as it does right now. It will settle and weather.

The same holds true with new homes. As the house settles, you will likely encounter minor issues. Some you can live with, others maybe not, so it's very important that home owners discuss warranties before the contract is written.

Warranties have become an ingrained, accepted part of transactions, from the purchase of a toaster to the building of homes. However, per local attorney Robert Whims, "there is no provision for a mandatory warranty from a builder in the state of Michigan. It is certainly a 'best business practice' to have some type of warranty and I encourage it with my clients, but again it isn't required by law."

Ryan McCoon with Endura Performance Homes states, "Most reputable builders offer some type of warranty, even if it's a call back period to take care of seasonal issues, like house drying out, settling and shrinkage, being drywall and framing materials. It's pretty common to see a builder offer some type of warrantee. Most products have warrantees related to them, i.e. siding, shingles, windows, flooring, cabinets, appliances, etc, and in my experience 80-90% of claims are manufacturer related."

Craftsmanship related issue are typically pretty obvious and in need of repair before the last payment is made and before the homeowner takes possession of the home. Occupancy in most contracts is a form of acceptance, so as soon as the client moves into the home, in some form or fashion they have "approved" the work.

Kris Arnold with KA Construction says his warranty starts the date the Certificate of Occupancy is received. His warranty is 12 months, with warranties going through him and not his sub-contractors. "If only the subs are involved, there is a chance I will never know there is a problem", says Kris.

Although not required in Michigan, your contract may contain an "express warranty" from the builder. If it does, read it carefully. It will describe what defects are covered, how long the warranty lasts, your maintenance obligations, and what the builder is required to do to fix the defects. It may also contain a list of items that are excluded from the warranty (sometimes a lengthy list).

Builder contracts can spell out all the things that are building/structure related vs. manufacturer related, so it's pretty clear to the consumer what is covered and for what period of time. It's a benefit to have the builder collect all manufacturer manuals and warranty cards, and provide to the customer upon completion of the home.

Consumers often times visit the Department of Licensing and Regulatory Affairs (LARA) website and misinterpret the 18 month complaint period with an 18 month warranty. If a homeowner is unable to work with their builder to correct a major issue, homeowners have 18 months to file a complaint with the state. It is important to try to work through issues with the builder however and keep a communication log.

A new home warranty is a great way for a builder to stand behind their work. Warranties also give the homeowner confidence in the contractor they are hiring. If you discover a defect in your

home construction, the first place you should look to determine your rights is your construction contract. You likely (hopefully!) signed this contract prior to the building of your home.

I cannot stress enough the importance of ensuring your contractor is licensed and insured! If you hire an unlicensed contractor, you have no recourse if the project goes bad. Builders that are members of the Home Builders Association of the Grand Traverse Area are licensed and insured. The same holds true for our subcontractor members. Visit the Home Builders Association website to find a list of builders at hbagta.com/membership-directory/

If your prospective builder is not on our membership list, check a builder's license by clicking on hbagta.com/hiring-a-builder-checklist/ You will also find documents on how to hire a builder.

Judy Vajda
Executive Officer
Home Builders Association of the Grand Traverse Area

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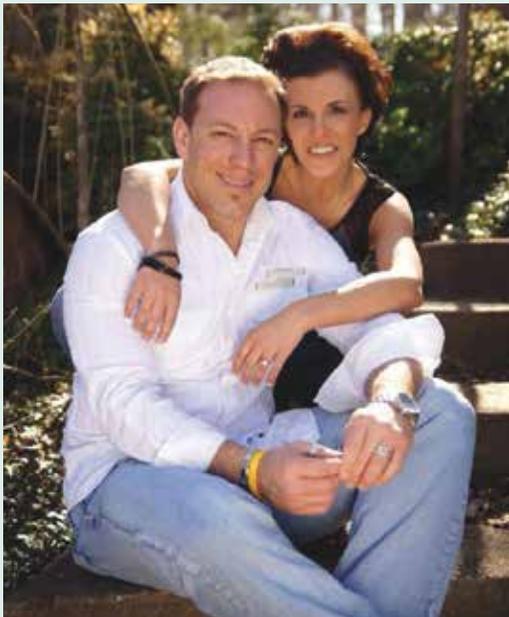
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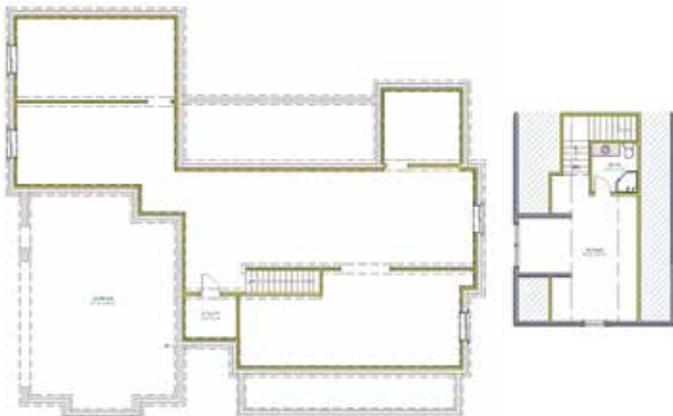
2270 Hayfield Drive, Traverse City, MI 49685



NEW HOME

Main Floor	2100 sf	Lower Floor	2000 sf
2nd Floor	430 sf	5 bedroom / 3.5 bath	

Introducing the latest creation from EETKO Builders, which marries the highest quality in design and craftsmanship with a forgotten time that has past. With around 2,600+/- total sq. ft. of living on the first two floors combined, another 2,000+/- sq. ft. in the finished lower level, over 500+/- sq. ft. of exposed and covered patios and decks outside, as well as an expansive lawn, the amount of possibilities for enjoyment - day or night, regardless of the season - are endless. 12 ft ceilings offer a grand feel upon entering with the focal point of the real wood fireplace front and center. 10 x 10 Master closet, his and hers vanities, Chefs kitchen, Butlers pantry, Shiplap, Wainscoting, Rough sawn wood flooring, 5 bedrooms and 3.5 bathrooms with a steam shower, Billiard room, Movie room, Complete 1920's 'Speak Easy' Bar, Poker lounge and much more, truly something you will not want to miss.



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(231) 620-1130
License # 2102205478
www.eetko.com

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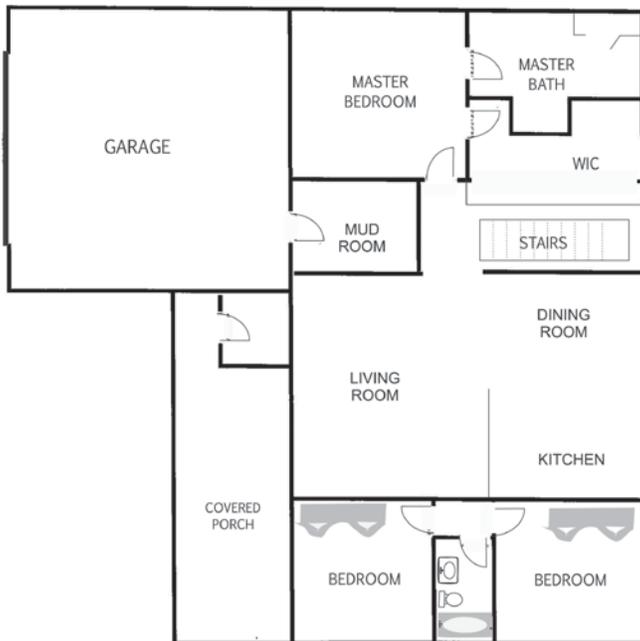
10899 Thiel Road, Traverse City, MI 49685

NEW HOME



Main Floor 1659 sf 3 bedroom / 2 bath
Lower Floor 1659 sf

This new home from Schultz Construction and Remodeling is located in Long Lake Township southwest just minutes from Traverse City. The one acre lots in this development feature beautiful natural woods. Main floor living area is the feature in this new construction with open floor plan, ideal for families and those who prefer fewer stairs. Again, all quality finishings in this home include high ceilings, granite counters, hard wood floors, fireplace, built-in book shelves, large closets and more. Front of the home has a covered porch to enjoy the wooded views. There is a full-basement with large look-out windows allows bright natural light.

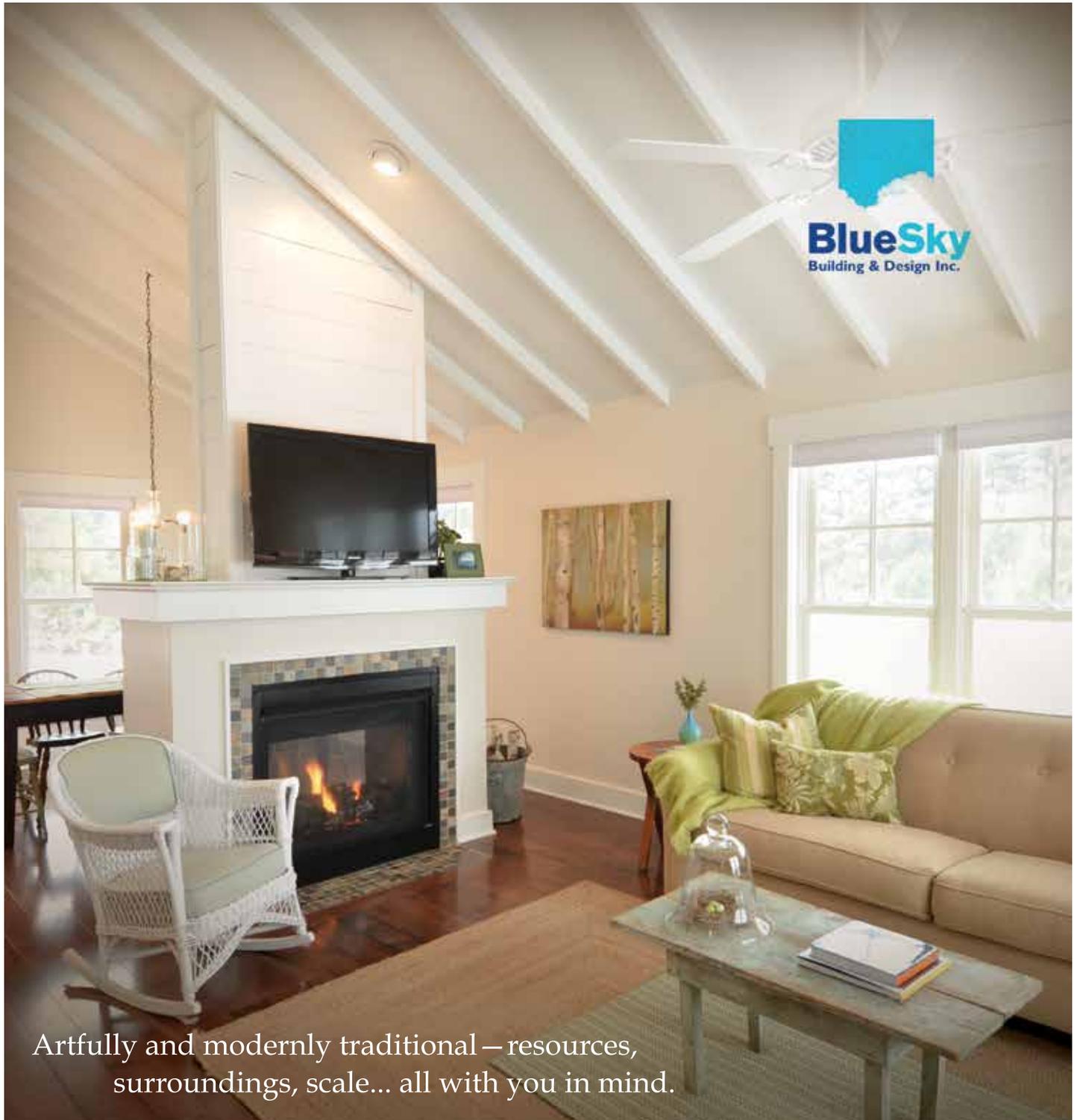


FIRST FLOOR PLAN



Schultz Construction
Greg Schultz
(231) 943-3444
License # 2102171419
www.schultzconstructionandremodeling.com

Non Profit Host:
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1311 Old Long Lake Road, Traverse City, MI 49685

NEW HOME



Main Floor 750 sf 2 bedroom / 2 bath
2nd Floor 400 sf

Bigger is not always better! This 1150 square foot cottage on beautiful Long Lake packs a big punch. With 2 bedrooms, 2 bathrooms and a landing area, this home is very livable because of vaulted ceilings, large windows and loads of custom touches. The home has every feature needed while making use of every cubic foot. It was important to make every space memorable while paying tribute to the original 1930s cottage the family used for years. The new cottage stays within the original footprint and was designed to fit in with other cottages in the area, but with some fun and modern design details. Come walk through this custom cottage and imagine what you could do with a smaller space.



Blue Sky Building & Design
Eric Olsen
(231) 632-0759
License # 2101125390
www.blueskybd.com

Non Profit Host:
Delta Kappa Gamma



Alpers Excavating, Inc.

16 W. Silver Lake Road S.
Traverse City, MI 49685
www.alpersexcavating.com

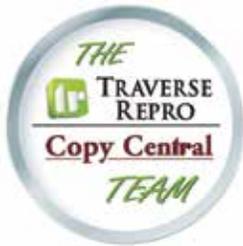
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3528 Huellmantel Drive, Traverse City, MI 49685



NEW HOME

Main Floor 1891 sf 3 bedroom / 2 bath
Lower Floor 1891 sf

Welcome home to Pathway Home's Signature Ranch home, the energy efficient 3-bedroom, 2 bath Meadowdale. This home exudes affordable luxury. Located on Traverse City's west side in popular Huellmantel Lake Subdivision, it's seconds to Long Lake and only minutes to town.

This home's exterior features stone columns, exposed aggregate concrete, landscaping, irrigation, hydro-seeded lawn, covered front and rear porches and 3-car finished garage.

Inside, you're treated to custom detail at every corner. The foyer features 12' barreled ceilings, custom tile and trim detail. The living room features coffered ceiling, hardwood floors, fireplace with custom mantle and stonework. The open kitchen and dining room are ready for entertainment. The kitchen features a large island, floor to ceiling cabinets with glass uppers, granite counter tops, tile backsplash, full line of stainless steel appliances, and huge walk-in pantry. The dining room is complete with custom picture frame wainscoting and sliding doors leading to a large covered porch for enjoying summer evenings. There is a mudroom, separate laundry and floor to ceiling kid lockers to complete the main floor.

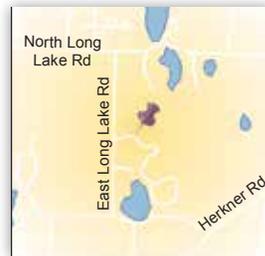
The master suite is luxurious, featuring step ceiling with lighting, huge walk-in closet, and separate walk-through office with custom built-in book shelves. The master bath features Kohler body jets, curved walls with accent lighting and beautiful custom tile work.

The unfinished lower walkout level has large daylight windows, 9' Great Lakes Superior walls and is pre-plumbed for a future bath.

Come take a look, you will not want to leave!

Pathway Homes
Gary Jurkovich
(231) 946-2506
License # 2102201686
www.pathwayhomes.com

Non Profit Host:
PEO EV



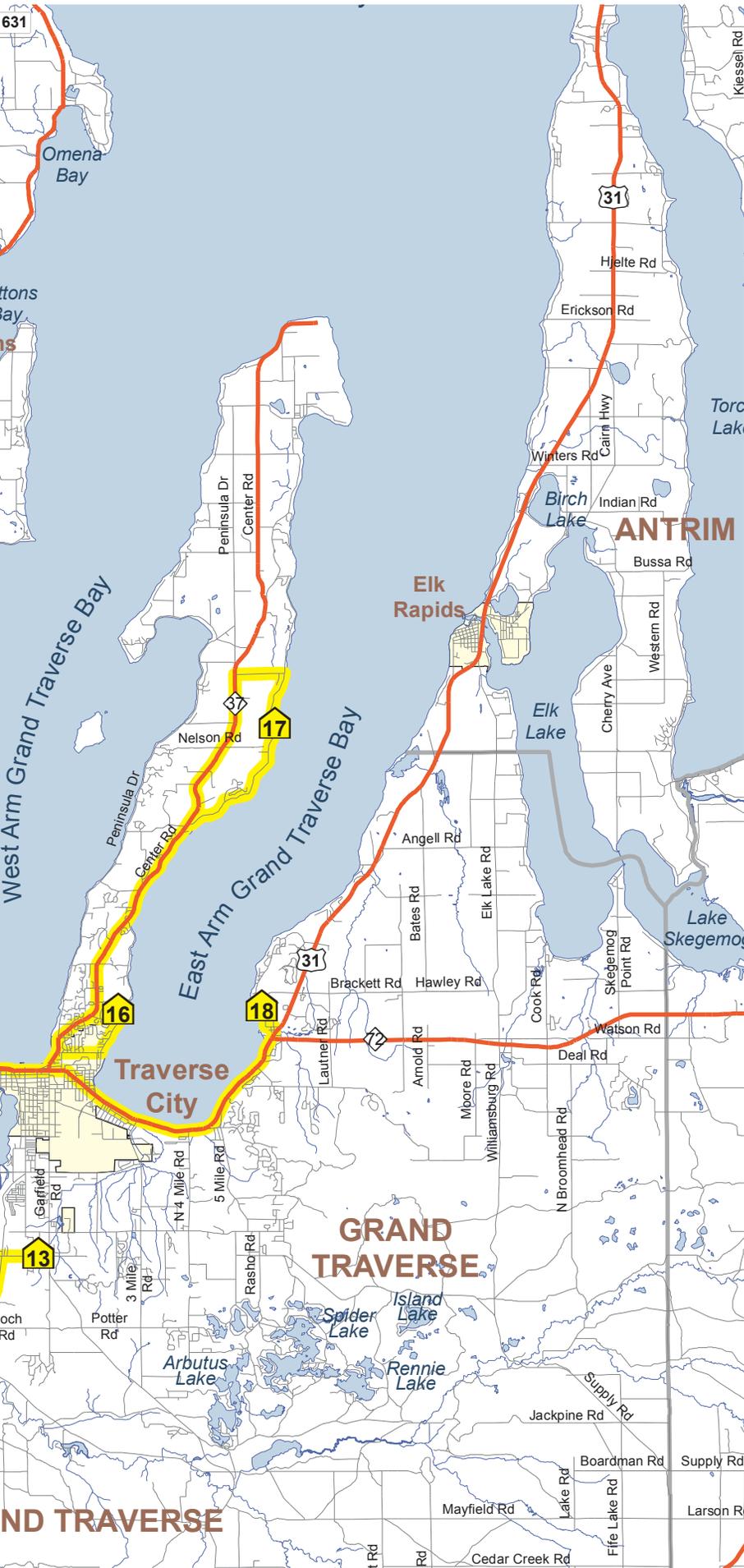
2018 Parade of Homes

- 1 CMB Construction
- 2 J. Peterson Homes
- 3 Schultz Construction
- 4 Premier Custom Homes
- 5 Premier Custom Homes
- 6 EETKO Builders
- 7 Schultz Construction
- 8 Blue Sky Building & Design
- 9 Pathway Homes
- 10 Pathway Homes
- 11 Priced Right Builders
- 12 Pathway Homes
- 13 Socks Construction
- 14 Broad Condominium, LLC
- 15 Scott Norris Construction
- 16 Endura Performance Homes
- 17 Scott Norris Construction
- 18 Hagan Construction



Map prepared by
Land Information Access Association
 324 Munson Ave
 Traverse City, MI 231.929.3696
www.liaa.org

Data source:
 Michigan Center for Geographic Information,
 Dept. of Information Technology



Turn by Turn Directions – 2018 Parade of Homes Route

- 1 6108 W Crystal Bend Drive, Glen Arbor, MI 49636**
CMB Construction...0.3mi
 Head back to State Street...0.1mi
 Turn Right onto S Oak Street...0.1mi
 Turn Right onto River Road/W Harbor Hwy/M-22...18mi
 Turn Right onto Penwood Trail
- 2 2333 Penwood Trail, Leland, MI 49654**
J. Peterson Homes
 Turn Left onto M-22...1.7mi
 Turn Left onto M-204 E...7.2mi
 Turn Right onto N St. Joseph Street/
 SW Bay Shore Drive...8.7mi
 Turn Right onto E Lakeview Hills Road...0.8mi
 Turn Right onto Summer Ridge Drive...213ft
 Turn Left onto E Summer Field Drive...236ft
 Follow to turn around
- 3 9247 Summer Field Drive, Traverse City, MI 49684**
Schultz Construction
 Head back to E Lakeview Hills Road
 Turn Right onto E Lakeview Hills Road...1.8mi
 Turn Left onto S Lake Leelanau Drive...1.8mi
 Turn Right onto E Fouch Road
 (E Fouch Road becomes S Weisler Road)...3.2mi
 Turn Left onto E Nature's Trail...0.4mi
- 4 6529 E Nature's Trail, Traverse City, MI 49684**
Premier Custom Homes
 Continue on E Nature's Trail (Turn Left out of driveway)
- 5 6535 E Nature's Trail, Traverse City, MI 49684**
Premier Custom Homes
 Head back to S Weisler Road (Turn Right out of driveway)
 Turn Left onto S Weisler Road/E Gallivan Road...1.9mi
 Turn Right onto E Hoxie Road/E Alpine Road...1.1mi
 Turn Left onto S Cedar Road
 (Continue on Goodrick Road)...3.6mi
 Turn Left onto Cedar Run Road...0.5mi
 Turn Right onto Church Road...0.9mi
 Turn Right onto N Long Lake Road...2.0mi
 Turn Right onto Fencepost Lane...0.4mi
 Turn Left onto Hayfield Drive
- 6 2270 Hayfield Drive, Traverse City, MI 49685**
(may come up as Interlochen on GPS)
EETKO Builders
 Continue on Hayfield Drive (Left out of driveway)...0.3mi
 Turn Right onto Thiel Road...0.5mi
 Home is on Left before pavement ends
- 7 10899 Thiel Road, Traverse City, MI 49685**
(may come up as Interlochen on GPS)
Schultz Construction
 Head back toward Hayfield Drive
 Continue on Thiel Road/W Long Lake Road...3.2mi
 Turn Left onto S South Long Lake Road...2.3mi
 Turn Left onto Outer Drive S...230ft
 Turn Right onto Old Long Lake Road...384ft
- 8 1311 Old Long Lake Road, Traverse City, MI 49685**
Blue Sky Building & Design
 Head back to Outer Drive S...230ft
 Turn Left onto N South Long Lake Road
 becomes Secor Road...1.2mi
 Turn Left onto E Long Lake Road...1.5mi
 Turn Right onto Huellmantel Drive...0.1mi
- 9 3528 Huellmantel Drive, Traverse City, MI 49685**
Pathway Homes
 Continue on Huellmantel Drive (Left out of driveway)
 Turn Left onto Angling Way
 Turn Right onto Coyote View Court
- 10 6864 Coyote View Court, Traverse City, MI 49685**
Pathway Homes
 Follow loop back to Huellmantel Drive
 Turn Right onto Huellmantel Drive
 Turn Right onto E Long Lake Road...0.53mi
 Turn Right onto N Long Lake Road...2.37mi
 Turn Right onto Barnes Road...0.80mi
 Turn Left onto City View Drive/Meadowview Lane...0.17mi
 Turn Left onto Sky Crest Drive...0.04mi
 Turn Right onto Eagles View...0.12mi

11 4179 Eagles View, Traverse City, MI 49684
Priced Right Builders

Head back the way you entered....0.12mi
Turn Left onto Sky Crest Drive....0.04mi
Turn Right onto City View Drive/Meadowview Lane....0.17mi
Turn Left onto Barnes Road....0.03mi
Turn Right onto Silver Lake Road....1.8mi
Turn Left onto N E Silver Lake Road....3.1mi
Turn Left onto Rennie School Road....0.3mi
Turn Right onto Stafford Drive

12 43 Stafford Drive, Traverse City, MI 49685
Pathway Homes

Turn Right onto Rennie School Road....0.6mi
Turn Right onto US-31 N....1.0mi
At light, Turn Left onto Beitner Road....1.6mi
Continue on S Keystone Road....2.2mi
Turn Right onto Birmley Road....0.9mi
Turn Right onto Douglas Drive/Ashland Park....0.2mi
Turn Right onto Alexander Drive

13 1415 Alexander Drive, Traverse City, MI 49696
Socks Construction

Head back the way you entered
Turn Left onto Birmley Road....0.9mi
Turn Left onto N Keystone Road....0.7mi
Turn Right onto Cass Road....1.5mi
Turn Left onto Hartman Road....0.8mi
Turn Right onto Chelsea Lane....0.3mi
Turn Left onto Wexford Drive

14 3276 Wexford Drive, Traverse City, MI 49685
Broad Condominium

Turn Left onto Avon Drive....0.3mi
Turn Right onto Chelsea Lane....0.8mi
Turn Right onto Hartman Road....0.3mi
Turn Right onto US-31 N/Division Street....3.3mi
Turn Left onto W Front Street....0.3mi
Turn Right onto Monroe Street
(Home is on the right)....0.3mi

15 422 N Monroe Street, Traverse City, MI 49684
Scott Norris Construction (REMODEL)

Continue N on Monroe Street
(Turn Right out of driveway)....413ft
Turn Right onto Wayne Street....0.3mi
Turn Right onto Bay Street....0.2mi
Turn Left onto N Division Street
Turn Right onto W Grandview Parkway....1.3mi
Continue on E Front Street....1.0mi
Turn Left at the light onto Garfield Avenue....0.4mi
Turn Right onto Eastern Avenue....0.9mi
Turn Left onto Birchwood Avenue
(continue on E Shore Road)....0.9mi
Turn Left onto Hidden Ridge Drive....0.1mi
Turn Right onto Peregrine Court

16 6450 Peregrine Court, Traverse City, MI 49686
Endura Performance Homes

Turn Left onto Hidden Ridge Drive....0.1mi
Turn Left onto E Shore Road....2.3mi
Turn Right onto Center Road....2.4mi
Turn Right onto Bluff Road (House is on the Left)....3.0mi

17 12393 Bluff Road, Traverse City, MI 49686
Scott Norris Construction

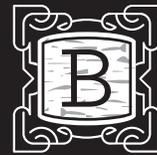
Continue on Bluff Road (Turn Left out of driveway)....1.2mi
Turn Left onto Blue Water Road....1.0mi
Turn Left onto Center Road
Continue to Garfield & Front St....9.7mi
Turn Left onto E Front Street (At the light)....0.4mi
Continue on Munson Avenue....5.9mi
Turn Left onto Shore Road....0.3mi
Follow curve turning Right onto Deepwater Point Road
(House is on the Left)....0.4mi

18 6527 Deepwater Point Road, Williamsburg, MI 49690
Hagan Construction

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6864 Coyote View Court, Traverse City, MI 49685



NEW HOME

Main Floor 1890 sf 3rd Floor 1070 sf
2nd Floor 1547 sf 4 bedroom/ 3 bath

After taking off 2017, builder/designer Gary Jurkovich has returned to the 2018 Parade of Homes with another amazing one-of-a-kind home. Unique, large and exciting are 3 adjectives that fit this home.

This nearly 5,000 SF, 4-bedroom, 3-bath, 3-story home features a theater room over the bonus room, complete with custom built-ins. An 1,100 SF third story is finished off like a turn-of-the-century attic complete with hand-sanded ship lap, gaming station and retro video gaming area. And yet, there's more - this area sits over a massive 22' tall living room that features presidential palace style coffered ceiling and partial glass floor that allows you to peer into the living room below!!!

The views from the third story are an amazing offering. From this perch you can see Twin Lakes and miles of serene country side. The mixture of reclaimed barn wood and galvanized industrial style panels scattered throughout the home and peppered with contemporary glass railings gives this home a modern but traditional feel. To top it off this home features "as to be expected from Pathway" custom tile work, walk-in shower with body jets, and custom cabinets throughout this truly amazing home.

Stop by and see us, you won't want to miss this one!



Pathway Homes
Gary Jurkovich
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Non Profit Host:
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4179 Eagles View, Traverse City, MI 49684



NEW HOME

Main Floor 1850 sf 3 bedroom / 2 bath

Priced Right Builders welcomes you to our 2018 custom parade home. Our modern/contemporary home is one you are sure to love.

This home features a 2-car garage, premium Trex Decking, custom colored LP Smart siding, irrigation, beautiful landscaping, color stamped sidewalks and covered front porch with stone columns.

Walking into this house you will be greeted by the unique design this home offers. The kitchen features granite countertops with an eat in bar, tiled backsplash and black stainless appliances which lead into the living room with vaulted ceilings, daylight windows, a custom corner fireplace and deck with exceptional views of town and West Bay. Luxurious vinyl flooring with a lifetime warranty and premium carpet can be found throughout the home.

This home also features 3 bedrooms including 2 closets in the master, 2 custom tiled bathrooms as well as a main floor laundry and lockers in the entry way from the garage, is 100% maintenance free, certified green built with high quality materials, Great Lakes Superior Walls, and attention to detail.



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43 Stafford Drive, Traverse City, MI 49685



NEW HOME

Main Floor 1414 sf 3 bedroom / 2 bath
Lower Floor 1414 sf

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This home features a side-load garage, large back deck, premium vinyl siding, irrigation, hydro-seeded lawn and black top driveway. Upon entering the front door you'll be greeted by a living room with vaulted ceilings, a fireplace with a custom mantle and stonework, arched hallways and a built-in book shelf. This leads to a kitchen and dining area that features granite counter tops, tile backsplash, stainless steel appliances, 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 and a master bath linen closet.

This home features 3 bedrooms, 2 baths, 2-car attached garage and a covered porch. Also standard is a 96% efficient furnace, programmable thermostat and keyless front door entry. In the lower level you will find large daylight windows, Great Lakes Superior Walls and pre-plumbed for a future bath.

Come by and visit us, you will be amazed at the many affordable features in this lovely home!



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1415 Alexander Drive, Traverse City, MI 49696



NEW HOME

Main Floor 1200 sf Lower Floor 930 sf
2nd Floor 1448 sf 5 bedroom / 3.5 bath

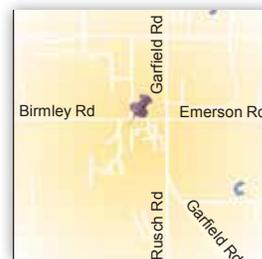


Socks Construction presents sophisticated family style living in the 3838 sq ft home in beautiful Traverse City. The model home is complete with a finished lower level including a bedroom, full bath and a living area. Located in the Rolling Orchard Subdivision at Ashland Park, this superior living destination offers a convenient central location less than four miles from East Front Street. The neighborhood boasts beautiful landscaping and sidewalks.

After stepping into the home from the spacious covered front porch, you will be greeted with the ideal floor plan featuring 9' ceilings on the main floor, gas fireplace, island kitchen, mudroom and accessibility to the rear patio.

The exterior design is contemporary craftsman - a style that was chosen for its classic, enduring look. Inside, there are five bedrooms - including a master suite and lower level guest suite - four bathrooms, an open kitchen/living area and a fabulous main floor den. The kitchen countertops are granite, the backsplash is made from glass tiles, the floor is engineered oak stained a perfectly hip smoky-gray shade, and the pendant and ceiling lights are downright cool. And yes, it has a mudroom, boot benches and upstairs laundry too.

This home was built with energy efficiency, integrity and sustainability in mind. Smart Trim Siding, insulated steel garage door, 95+ Forced Air Natural Gas Furnace, Energy Star Certified windows, and insulated garage are included in the professional craftsmanship of the home.



The interior design and furnishings are tastefully appointed by Home Works Interiors of Traverse City.



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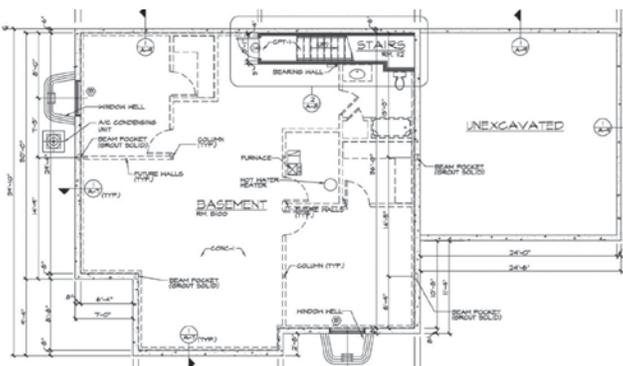
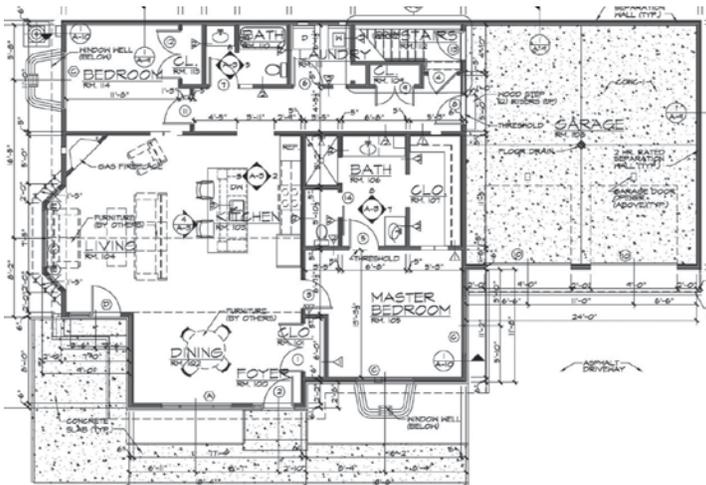
3276 Wexford Drive, Traverse City, MI 49685



Main Floor 1563 sf 2 bedroom / 2 bath
 Lower Floor 1563 sf

NEW HOME

Chelsea Park offers a tranquil, private setting conveniently located just 4 miles from Munson Hospital and downtown Traverse City. These 2BR/2BA, 1563 sq. ft. ranch-style condominiums offer one floor living with many amenities including a spacious master suite which offers a walk-in closet, his and hers vanity with quartz countertops, large tiled shower with double shower heads and body sprays and a heated tile floor. The insulated, oversized 2-car garage has separate access to the main living area and basement. The corner fireplace is natural gas with a tiled front and wired for a TV above the mantel. The kitchen features custom made cabinets, Frigidaire Gallery appliances and quartz countertops. Hardwood flooring in kitchen, dining and living areas; tiled bathrooms and laundry, and carpet in each bedroom. These units have an unfinished basement with 9' ceilings, 2 egress windows and plumbed for 3rd bath to finish for additional living space. Your outside deck gives you plenty of room to entertain!



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REMODELED HOME



MAIN LEVEL PLAN

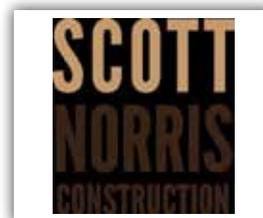


UPPER LEVEL FLOOR PLAN

The challenge of this remodel was to accommodate more modern living amenities in an older Slabtown home on a very narrow lot, while retaining the 100 year old charm of the original structure. All this needed to be done respecting a limited budget. Scott Norris Construction was able to remove parts of the home that had been added over the years and replace them with an addition that is completely complimentary to the original architecture both inside and out. The exterior addition mimicked the steep pitched gables and narrow porches of the original home and the entire structure received a facelift of cheery yellow lap siding and mint green roofing reminiscent of generations past. Inside amenities include a modern kitchen, master suite with luminous white marble shower, mother-in-law suite, and a convenient mudroom. New insulation and an updated HVAC system helped bring the utility costs into the 21st century. Trim elements include, oak floors, quarter-sawn oak cabinets and stair details that reflect and honor the age of the original structure.



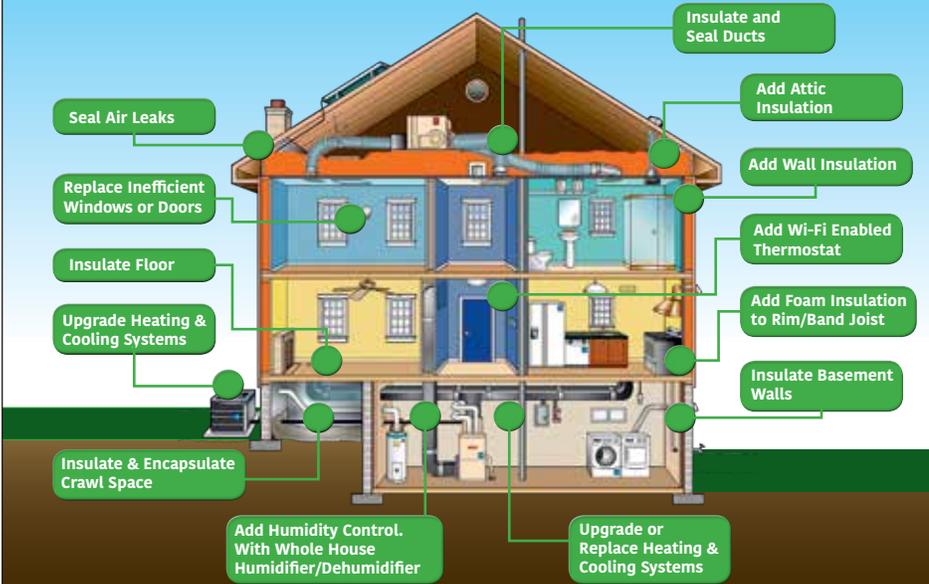
This addition was designed by Scott's son, Caleb Norris. Come and see how smaller spaces can be absolutely functional and beautiful!



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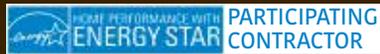
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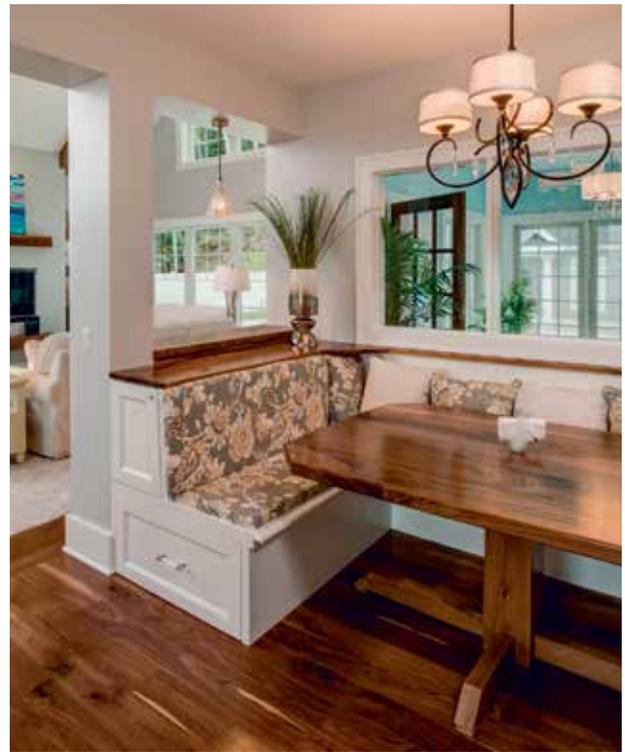




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NEW HOME

Main Floor 1832 sf 4 bedroom / 3.5 bath
Lower Floor 1228 sf



Welcome to the Endura Performance Homes 2018 Parade of Homes house. This year's entry has been built to meet the stringent certification process of USGBC – LEED for Homes. USGBC's Leadership in Energy and Environmental Design (LEED) program is the nationally accepted benchmark for the design, construction and operation of high performance green buildings.

Stop by this high-performance home to experience unparalleled comfort, efficiency, and indoor air quality – resulting in healthier living and reduced energy costs. While you are here, spend a little time with Ryan McCoon, president of Endura Performance Homes, his team, and industry professionals who will provide advice on the benefits of building Better Performing Homes for Better Living with Endura Performance Homes.

This custom-built Modern Farmhouse is located in beautiful Hidden Ridge Subdivision, on the base of Old Mission Peninsula along East Bay. Scenic views of the bay can be seen through the very private wooded lot. The 4-bedroom, 3.5-bath home has been designed and built around family life – with large open gathering areas on the main floor for entertaining, and lower level bedrooms and kitchenette surrounding a family entertainment space for games and movies.

This family-oriented design carries outside on to a large lower level patio and spacious upper level framed deck overlooking the outdoor space below.

Back inside you will be welcomed by rustic white oak hardwood floors and white oak ceiling beam millwork. Custom painted built-ins frame the main level cast concrete finished fireplace surround with white oak hardwood mantel and painted shiplap accents. Entering the kitchen, you'll find a large custom-built island with seating for 6, shaker style painted wood kitchen cabinetry, and beautiful contemporary style floating white oak open shelving with accent lighting.



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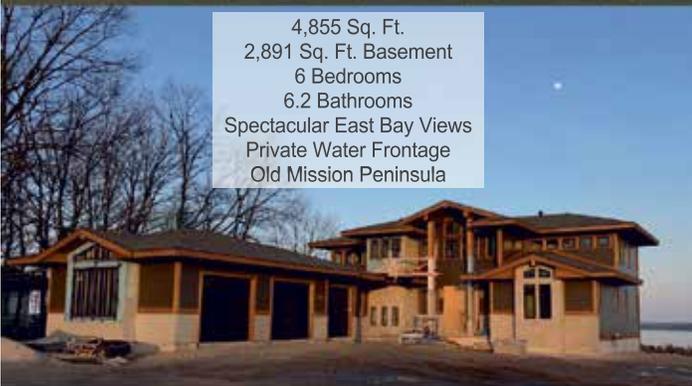
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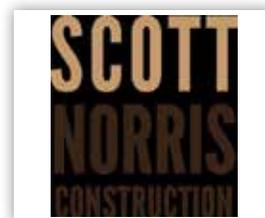


NEW HOME

Main Floor 1555 sf 3 bedroom / 2.5 bat
2nd Floor 1692 sf



This cozy Cape Cod sits on the shore of East Bay, it may remind you of your best Northern Michigan summer vacation. The view of the bay spills into every living space. A wood burning fireplace on the screened in porch overlooking the water will make for cozy evenings. A second floor nook under broad windows provides a quiet reading space with a view. Wide plank oak flooring, classic painted trim, and maple built-ins with antique glass will take you back to Grandma's house. The covered porch facing the lake, with standing seam roof and aged gray tongue and groove flooring, may call you to pause and sit in a rocker for just a bit. The wood RB&B siding and timber frame elements in the porches and eyebrows evoke a time when homes felt substantial and secure. The painted wood ceiling, shaker style cabinets, custom range hood, practical island, and convenient pantry make this a kitchen that you would love and your Grandma would feel at home in. Because family and friends will want to make memories here as well, the hidden guest suite over the garage provides a separate retreat for visitors. This home was designed by Scott's son Caleb Norris and reflects the craftsmanship and creativity typical of a Scott Norris Construction home.



As well, the hidden guest suite over the garage provides a separate retreat for visitors. This home was designed by Scott's son Caleb Norris and reflects the craftsmanship and creativity typical of a Scott Norris Construction home.

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6527 Deepwater Point Road, Williamsburg, MI 49690

NEW HOME



Main Floor 1831 sf 3 bedroom / 2.5 bath
2nd Floor 1092 sf

Welcome to Hagan Construction's "Artisan Blue" home located on Deepwater Point Rd on beautiful East Bay.

This custom- built Craftsman style home with unobstructed views of the bay includes interior features such as a wall of windows giving the sensation of being on the water. A custom stonework fireplace brings the outdoors inside. Double French doors lead into a spectacular library with built in shelving.

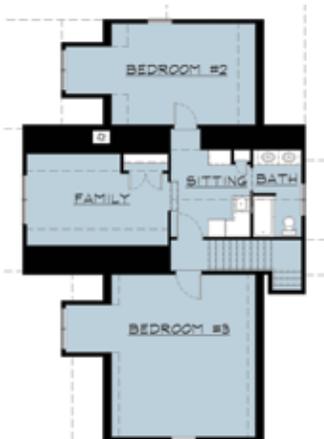
As you look to the South the living area opens into a light, sunny kitchen with "green" custom cabinetry.

A large laundry/ mudroom offers a half-bath with pocket door and Petoskey stone flooring which opens to an attached fully-finished 3 car garage.

Master bedroom suite opens to a 4 seasons room. Generous walk-in closet and custom walk-in stone shower are a few of the special features incorporated into this design.

Second floor features 2 bedrooms with adjoining open area including wetbar/kitchenette serving area.

Sit on the bay-side deck and listen to the sounds of the artful Artisan well water feature while watching spectacular sunsets!



Hagan Construction
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What to Plan On When You're Planning:

Things to Consider When Building a Home

As a home designer, I want the home building process to be fun for my clients from the day we sit down at my drafting table to the day you move into your new home. Nothing turns that process sour faster than unmet expectations, so it's crucial that all parties share their vision from the outset. There will be bumps in the road, but as long as everyone is clear on expectations, it can be a fun and fruitful relationship. Here are five things to consider when building a new home.

Relationship: As the homeowner, you decide what role each party plays in the process. Do you want your builder to give input on the design? Should the designer be available throughout the building process? How involved would you personally like to be throughout the project? These roles will set the tone for the relationships of all involved, and need to be clearly defined up front.

Communication: Finding a team with which you communicate well is integral to a smooth process. Be clear on the level of communication you expect from your designer and various contractors. Some clients expect an instant reply to a text, others prefer detailed emails about the building process. Some prefer a call, some want photo updates on a weekly basis. One way isn't better than another, but being clear about what sort of communication is expected from each party is important to work out up front.

Budget: This is often the most stress-inducing factor in the home building process, so having realistic expectations will go a long way to making the rest of the process stress-free. Remember that cost per square foot is a ballpark estimate at best, so it's wise not to become too attached to that number. Be very clear about your budget from the start, then any builders bidding your home will be able to give you a better idea of what they can do for you in that price range. Here are some important things to keep in mind:

- kitchens and bathrooms are the most expensive rooms
- finished lower levels are the most affordable square footage
- outdoor living spaces often cost as much as some indoor finished spaces
- bonus rooms over garages are costly
- steep building sites drive up excavation, foundation, and labor costs
- complex windows, foundations, and roof lines drive up costs
- interior and exterior finishes are a large percentage of the cost of a home

Site: Many prospective clients purchase a lot before they contact an architect, and get the unwelcome surprise that the lot they've purchased is going to be difficult and costly to build on. Land characteristics that drive up costs aren't always obvious, so it's a good idea to contact a builder or designer for input before closing on a lot. Most will be glad to lend an opinion at no charge, because it means they won't have to be the bearers of bad news if you should choose them to do your home.

Timing: Weather, decisions delays, miscommunication, illness, back-orders, etc., can all play a role in delaying the project. Your builder or designer should give a realistic time table, but it's best to be flexible. Many clients don't realize the role they can play in delaying a project. The big one is failure to make decisions by a the given deadlines. Even being a day behind can create a domino effect that pushes the completion date back by weeks. It sounds extreme, but I've known it to happen.

Lastly, expect to have fun! With a good team, a realistic budget, and a comfortable time frame, you should have a truly enjoyable experience.

Caleb Norris
President, Norris Design Productions, LLC.
Associate Director, Home Builder's Association Grand Traverse Area, Inc.

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