



**PARADE** OF **HOMES**  
GRAND TRAVERSE AREA **HBA** ★



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**2021**

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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 32nd annual Parade of Homes!

The Parade of Homes showcases the latest trends in construction and building designs that are available to the community, as well as the talent and craftsmanship of our participating builder members. This year, we are featuring 8 custom homes constructed or renovated by seven 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 2021 Membership Directory close at hand, and know we are here as the best resource for your next building or remodeling project.

Warm regards,

Mike Tucker  
Kingsley Lumber  
2021 President of the Home Builders Association  
of the Grand Traverse Area, Inc.

## 2021 Parade of Homes

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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.

## Board of Directors 2021

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Daniel Paulson Builders  
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#### GOLF TOURNAMENT

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(231) 499-2474



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231.943.7000

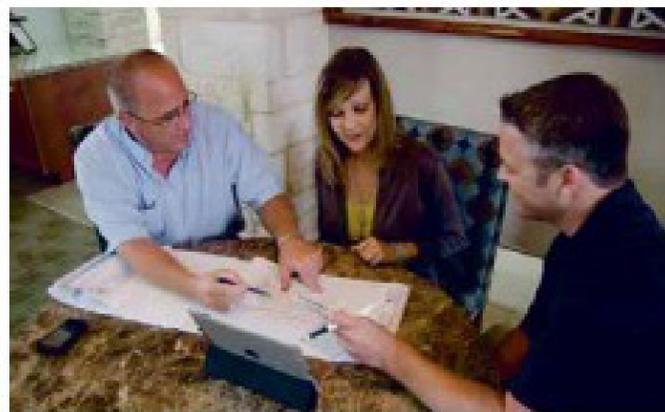
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# Home #1 | Scott Norris Construction



Scott Norris  
Scott Norris Construction



## Home #1 | 6872 W Harbor HWY, Glen Arbor

### HOME DESCRIPTION:

This classic vacation home is nestled in the woods on the shores of Lake Michigan. The owners love to share their summers on Lake Michigan with family and friends but had outgrown the modest cottage that sat on this beach. In their new home, with two guest suites and a bonus room over the garage, summer company are now easily accommodated. The classic cedar shingle exterior compliments the surrounding homes and natural setting. The interior is contemporary, and functional. Interior finishes are classic and muted making the water, islands, and sky the main attraction. The home is complemented with the unique custom built-ins you would expect in a Scott Norris Home; a pantry with floating shelves, quartz-faced fireplace, white oak timbers, built-in bunk beds, and even a Tee-Pee cubby for the grandchildren to play or sleep in.

A screened in porch with its own fireplace, expansive beach-side decking, and gracious windows all add to the stunning views overlooking the Manitou Islands.

### HOME DESIGNER:

Norris Design Productions

### INTERIOR DESIGNER:

Carrie Long Interiors

### MAIN LEVEL PLAN:



### LOWER LEVEL PLAN:



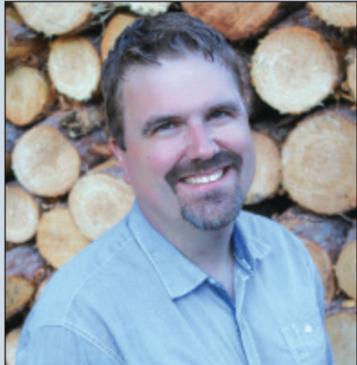
### SECOND LEVEL PLAN:



**SCOTT  
NORRIS  
CONSTRUCTION**

Scott Norris Construction  
2588 N Garfield Rd, Suite 45  
Traverse City, MI 49686  
Phone: 231.218.6849

# Home #2 | Bogard and Sons Construction



Andrew Bogard  
Bogard and Sons Construction



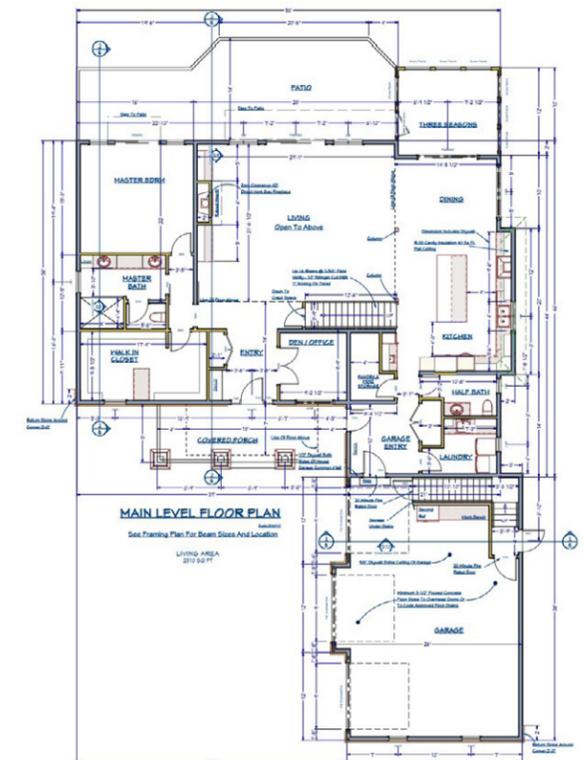
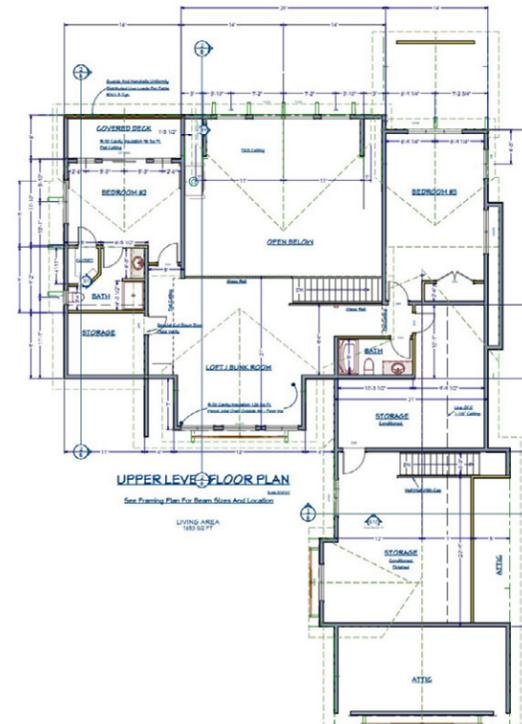
# Home #2 | 8222 Lakeside Trail, Williamsburg

## HOME DESCRIPTION:

The sunrise view over Lake Skegemog steals the show in this classic 3963 sq. ft. craftsman home presented in the 2021 Parade of Homes by Bogard and Sons Construction. This Up North Retreat was built with great attention to detail and superior craftsmanship by a talented team. The expansive entry with floor to ceiling windows and beautiful vaulted 28 foot ceiling frame a spectacular lake view.

This well-appointed home features hickory floors, custom built-in mudroom bench, pantry, and master closet, along with lake views from each bedroom suite and living area provides for a perfect get-away with space to accommodate guests. The elegant custom kitchen design by Nowak Cabinets features granite counter tops, premium appliances, and an impressive island fit for entertaining. Hand crafted loft barn door, artfully designed ridge beam, vaulted tongue and groove ceilings, barn beam mantle and custom metal worked railing blend seamlessly with the clients carefully-chosen furnishings and lighting fixtures to create a graceful lakeside charm.

Wander the landscaped path lakeside to sit by the unique firepit. This home is the future respite of a wonderful couple, designed for family and to connect generation for years to come. Enjoy!



**Bogard and Sons Construction**  
103 First Street  
Elk Rapids, MI 49629  
Phone: 231.499.6025

# Home #3 | CMB Construction, LLC



Colin Bushong  
CMB Construction, LLC



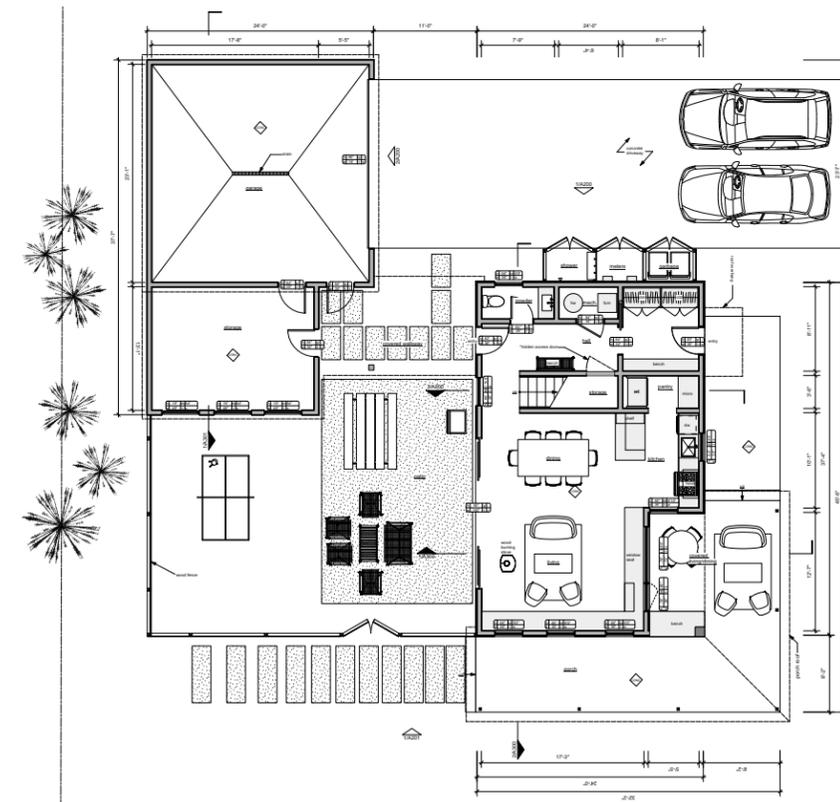
# Home #3 | 10149 North Shore Drive, Northport

## HOME DESCRIPTION:

This remarkable home's location at the tip of the Leelanau Peninsula may set it farther afield, but that's part of its magnetic appeal. Take a gorgeous drive up M-22 to Northport, a charming byside village that blends old-fashioned charm with many new businesses in its vibrant downtown and nature just steps away. Spend time shopping, dining, and exploring after you tour this head-turner on Fifth Street.

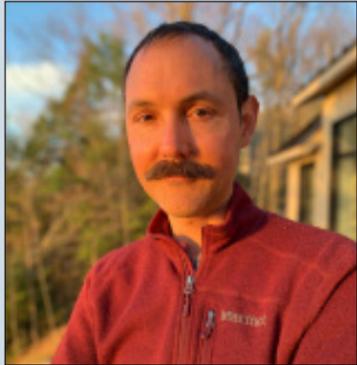
CMB Construction built this custom design for a work-from-home family with a love of the outdoors. The homeowners and their architects brought a bold, modern sense of style to the project, resulting in a house that perfectly fits the family's needs and taste. The crisp, white, gabled house is defined with black accents and warm knotty cedar for a look that's modern but approachable, drawing on Northern Michigan traditions while still looking current and original.

Every detail was customized to express a minimal, Scandinavian-influenced aesthetic on the tight in-town lot. You'll see unusual features like a fully tiled "wet room" bath, polished concrete flooring, sleek maple built-ins, a bayview office perch, a separate workshop and art studio, and a backyard sauna. The homeowners mixed both high-end and budget-friendly materials for a look that's undeniably fresh, fun, and chic. This is the house you don't want to miss!



**CMB Construction**  
741 Quail Ridge Drive  
Traverse City, Michigan  
Phone: 231.218.8621  
Email: colin@cmbquality.com

# Home #4 | Livwell Homes, LLC



Chad Kotlarz  
Livwell Homes, LLC



## Home #4 | 134 Mitchell Road, Elk Rapids

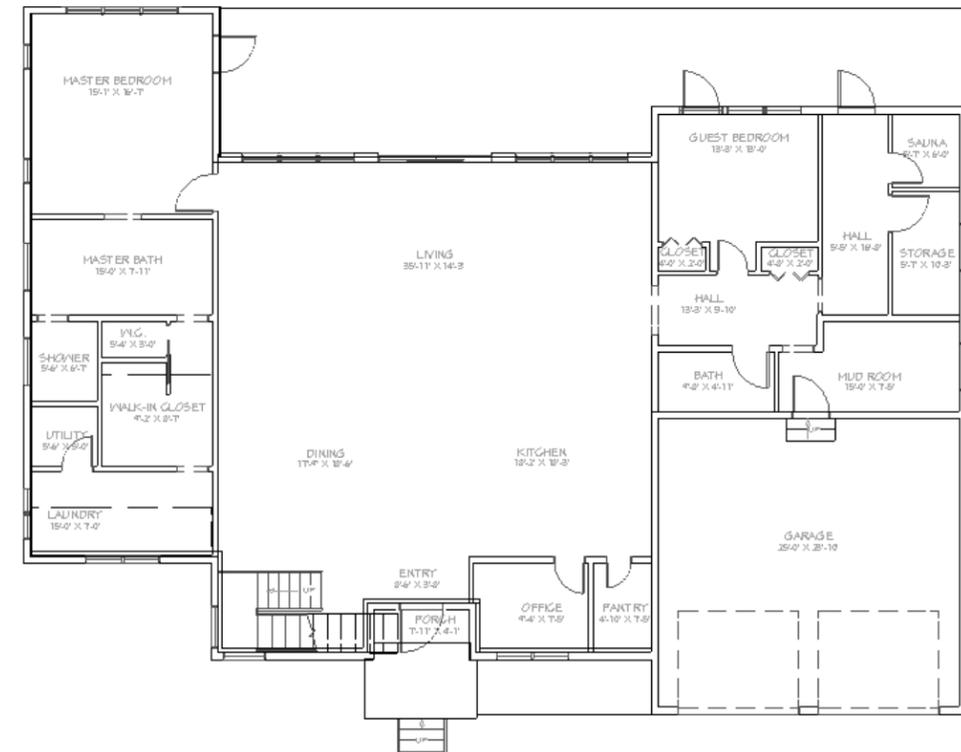
### HOME DESCRIPTION:

Livwell Homes is a full service design-build company, focusing on the most modern and efficient construction methods available. The result is a culmination of functionality, longevity, low-maintenance, smart, green, and healthy home themes.

This home is constructed on 70 helical piers, encased in 24" thick concrete grade beams. The first floor is a 6" reinforced polished concrete slab with in-floor radiant heat. The second floor deck features a "live" roof and floating porcelain tile system. Structural steel and commercial framing allows for broad, open spaces and large window openings in the kitchen/living room areas.

The windows are high-efficiency, triple pane, 100% aluminum featuring "lift slide", "tilt turn" operation. Walls are insulated with closed-cell foam and all studs are thermally broken with 1.5" foam board. The standing seam steel roof was designed with no valleys to increase longevity. Thermally-modified ash siding has the rot resistance and structural stability of teak wood, featuring a 3/4" rain-screen and "snapon" fastener-less system for extended durability.

Thermostats, door locks, garage doors, lighting, security, blinds, and audio will all be smartphone and tablet operable. The fireplace features reclaimed brick from a historic building and a custom steel surround. Rooms were designed with vaulted ceiling spaces to allow for an open and inviting feel.

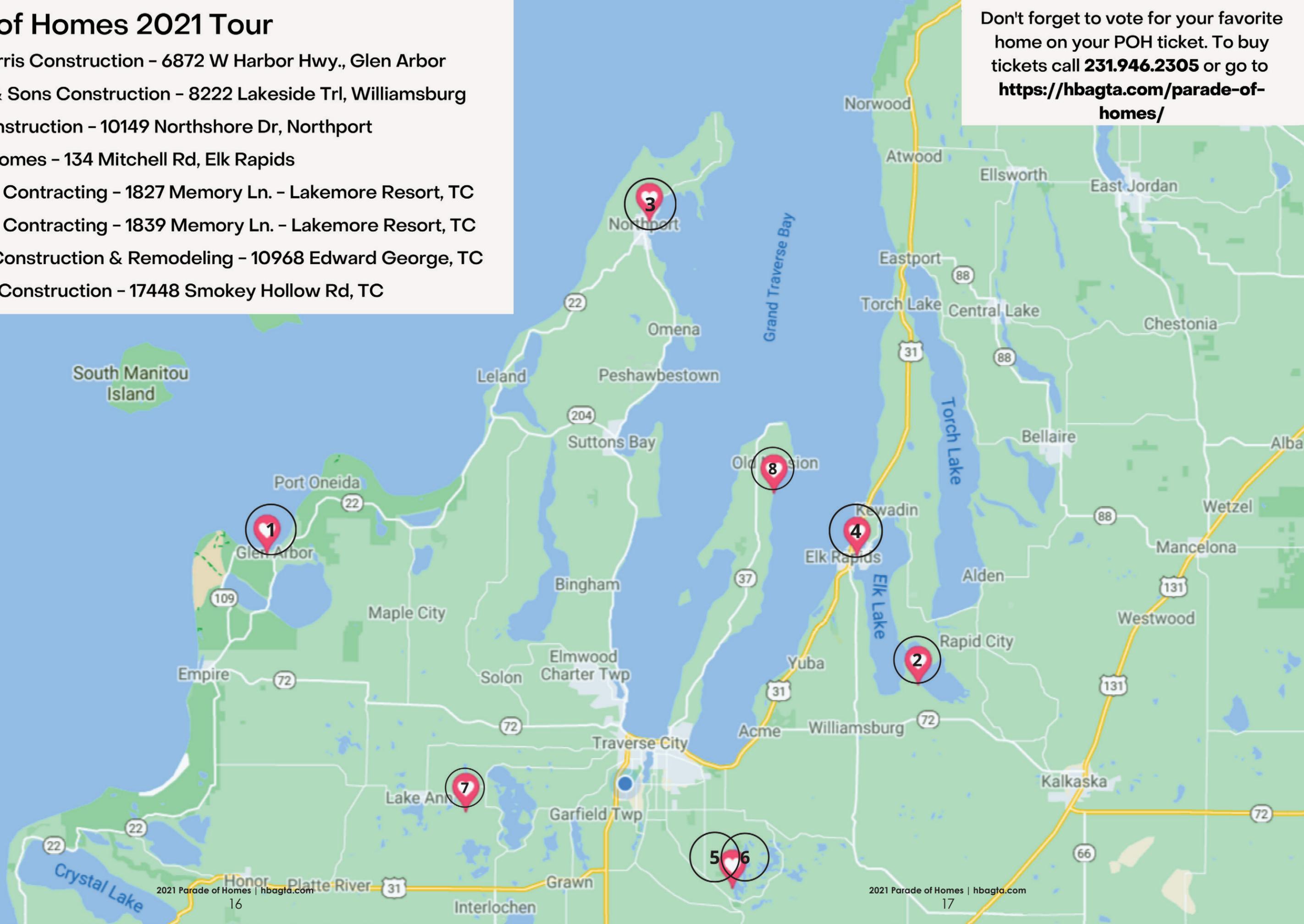


**Livwell Homes**  
Phone: 231.264.9111  
Email: info@livwellhomes.com

# Parade of Homes 2021 Tour

1. Scott Norris Construction – 6872 W Harbor Hwy., Glen Arbor
2. Bogard & Sons Construction – 8222 Lakeside Trl, Williamsburg
3. CMB Construction – 10149 Northshore Dr, Northport
4. Livwell Homes – 134 Mitchell Rd, Elk Rapids
5. Bay Area Contracting – 1827 Memory Ln. – Lakemore Resort, TC
6. Bay Area Contracting – 1839 Memory Ln. – Lakemore Resort, TC
7. Schultz Construction & Remodeling – 10968 Edward George, TC
8. Terhune Construction – 17448 Smokey Hollow Rd, TC

Don't forget to vote for your favorite home on your POH ticket. To buy tickets call **231.946.2305** or go to **<https://hbagta.com/parade-of-homes/>**



## Home #5 | Bay Area Contracting, Inc



Dean Adams  
Bay Area Contracting, Inc



## Home #5 | 1827 Memory Lane, Arbutus Lake

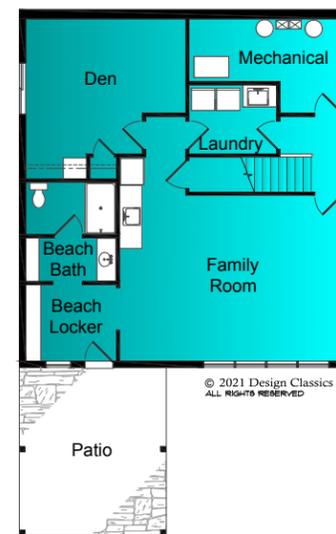
### HOME DESCRIPTION:

Bay Area Contracting and BAC Design Group is proud to present Lakemore Teal, 1 of 10 luxury vacation homes built as a part of Lakemore Retreat & Resort on beautiful Arbutus Lake. BAC is one of Northern Michigan's premier residential design and construction firms. Launched in 2007, Bay Area Contracting has grown year after year because of the company's commitment to quality and strong client relationships. A recent expansion of services (excavation, trim, tile, woodshop) has allowed BAC to provide a one-of-a-kind building experience that is truly custom and Lakemore Resort is a beautiful collaboration of all our divisions.

The design of Lakemore Resort was largely based on the previous work at Lakemore Retreat, a separate project that was featured in the 2015 Parade of Homes. The objective was to build seven structurally identical homes, while achieving seven unique interior designs that would allow guests to easily identify which home they want to stay in. Each property's design was planned to be centered upon a distinct color – that color would be incorporated throughout the exterior and interior elements of the seven lakeside cottages.

Lakemore Teal brings back the classic lakeside cottage style. Beautiful combinations of deep turquoise are paired with white-washed cabinets, oil-rubbed hardware, and very colorful tile selections. All Lakemore Resort homes feature an open concept kitchen, dining, four seasons screened porch with heated tile floor & gas fireplace, and a main level living room with an electric water vapor fireplace. Views from Arbutus Lake are featured in all the main living areas, and new leather furniture offers the perfect seat to take it all in. Pay attention to design details meant to increase the longevity and practicality of these homes which were built to rent: stylish barnwood shiplap in all busy hallways, hooks in all entryways, bedrooms and bathrooms, stylish tile wainscoting in the bathrooms, swanstone panels in the showers, durable LVT flooring, open concept closets/vanities in the sleeping areas and custom-designed built in beds with easily accessible charging stations and reading lights.

### LOWER LEVEL:



### MAIN LEVEL:



**Bay Area Contracting**  
970 Emerson Road  
Traverse City, MI 49696  
Phone: 231.941.0014  
Email: [contact@bac-tc.com](mailto:contact@bac-tc.com)

## Home #6 | Bay Area Contracting, Inc



Dean Adams  
Bay Area Contracting, Inc



## Home #6 | 1839 Memory Lane, Arbutus Lake

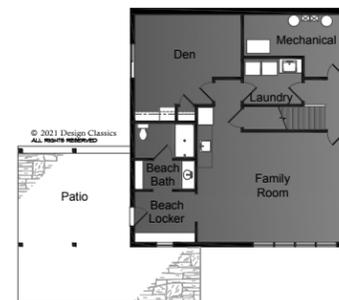
### HOME DESCRIPTION:

Bay Area Contracting and BAC Design Group is proud to present Lakemore Black, 1 of 10 luxury vacation homes built as a part of Lakemore Retreat & Resort on beautiful Arbutus Lake. BAC is one of Northern Michigan's premier residential design and construction firms. Launched in 2007, Bay Area Contracting has grown year after year because of the company's commitment to quality and strong client relationships. A recent expansion of services (excavation, trim, tile, woodshop) has allowed BAC to provide a one-of-a-kind building experience that is truly custom and Lakemore Resort is a beautiful collaboration of all our divisions.

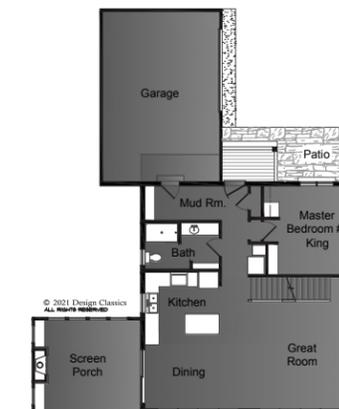
The design of Lakemore Resort was largely based on the previous work at Lakemore Retreat, a separate project that was featured in the 2015 Parade of Homes. The objective was to build seven structurally identical homes, while achieving seven unique interior designs that would allow guests to easily identify which home they want to stay in. Each property's design was planned to be centered upon a distinct color – that color would be incorporated throughout the exterior and interior elements of the seven lakeside cottages.

Lakemore Black features a style not often seen in Northern Michigan and offers a clear contrast to the Teal House (despite having nearly identical layouts). The Black house takes inspiration from the Southwestern United States. Black cabinets and interior doors contrasted with a pickled oak island, terracotta tile and color accents create a fun and unique vacation experience. All Lakemore Resort homes feature an open concept kitchen, dining, four seasons screened porch with heated tile floor & gas fireplace, and a main level living room with an electric water vapor fireplace. Views from Arbutus Lake are featured in all the main living areas, and new leather furniture offers the perfect seat to take it all in. Pay attention to design details meant to increase the longevity and practicality of these homes which were built to rent: stylish barnwood shiplap in all busy hallways, hooks in all entryways, bedrooms and bathrooms, stylish tile wainscoting in the bathrooms, swanstone panels in the showers, durable LVT flooring, open concept closets/vanities in the sleeping areas and custom designed built in beds with easily accessible charging stations and reading lights.

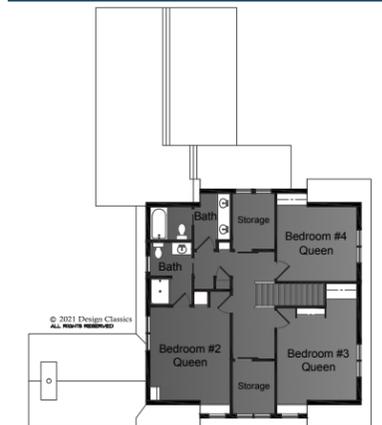
### LOWER LEVEL:



### MAIN LEVEL:



### UPPER LEVEL:

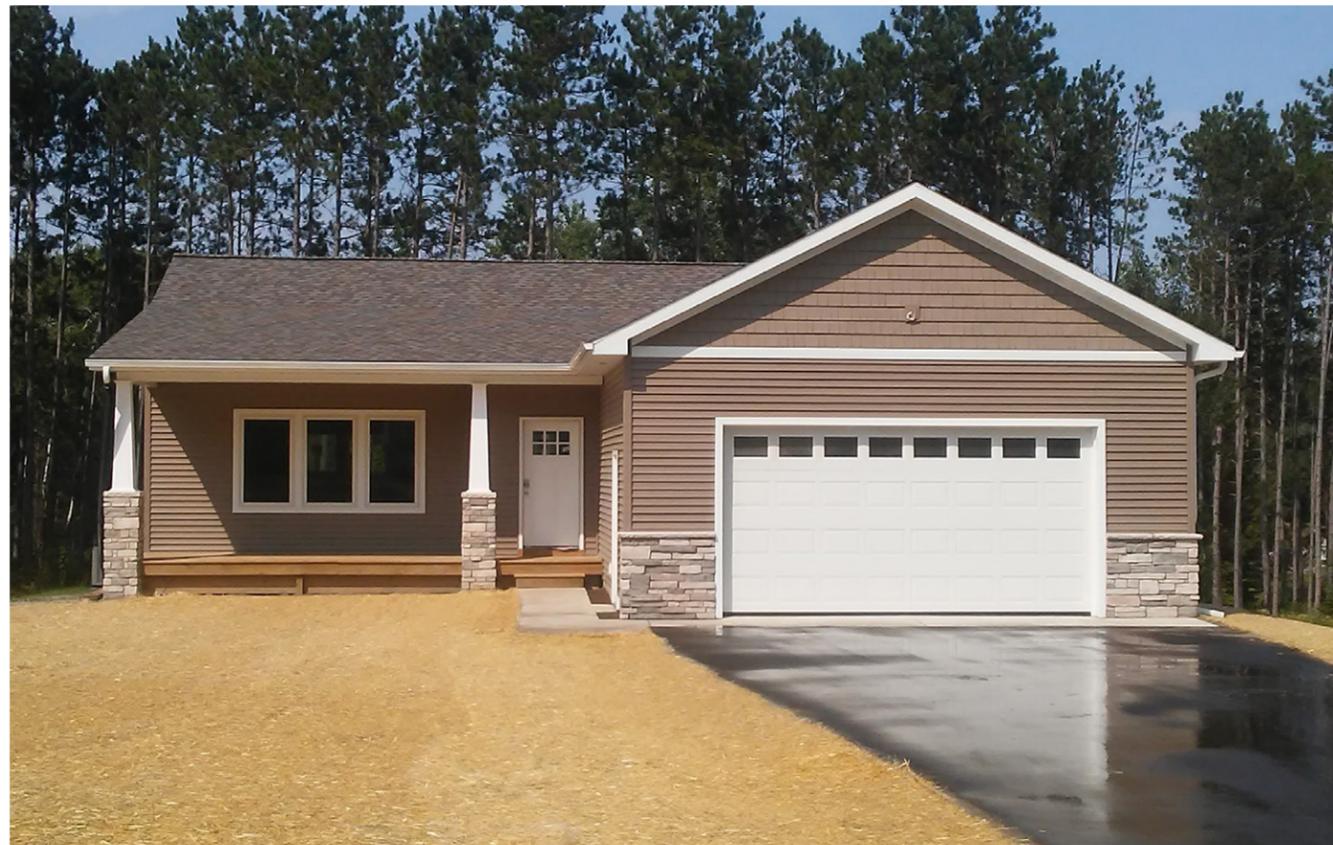


**Bay Area Contracting**  
970 Emerson Road  
Traverse City, MI 49696  
Phone: 231.941.0014  
Email: contact@bac-tc.com

# Home #7 | Schultz Construction & Remodeling



Greg Schultz  
Schultz Construction & Remodeling



## Home #7 | 10968 Edward George, Traverse City

### HOME DESCRIPTION:

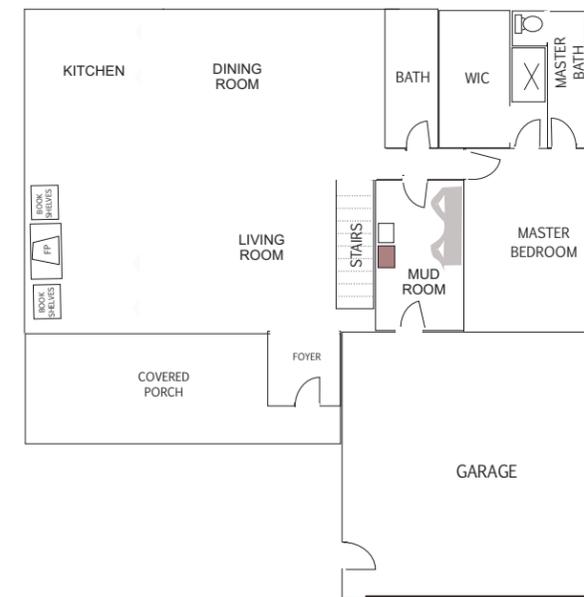
Schultz Construction & Remodeling is proud to showcase another home in the Parade of Homes this year. Nestled in the woods of Long Lake Township, this home is only about a 10-minute drive to Traverse City proper.

This home has many high quality features typically found in much larger homes. The kitchen has solid wood cabinets, granite counters with a practical island for added storage, perfect for food preparation and entertaining. The open floor plan leads to the living room featuring a fireplace with built-in bookcases. There are 10-foot ceilings in the living room.

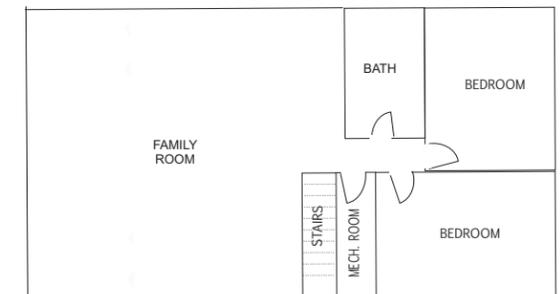
The master suite has a trayed ceiling and bathroom with tiled shower. The walk-in closet will wow you with its great use of space and organization features. Another popular and practical feature is the mudroom/laundry room behind the garage.

The full basement, also with 9-foot ceilings, adds a lot of useful space for storage or a large family activity room and 2 more bedrooms. Once again, this home is a classic example of single-floor living at its best with many high quality features. This home is one of the last homes to be built in the beautiful wooded Heniser Estates subdivision that Schultz Construction & Remodeling has developed in Long Lake township.

### FIRST FLOOR PLAN:



### LOWER LEVEL PLAN:



### HOME SPECS:

2600 sq. ft.  
3 bedroom & 2.5 bath



**Schultz Construction & Remodeling**  
3877 Smokey Cove Drive  
Traverse City, MI 49686  
Phone: 231.943.3444

# Home #8 | Terhune Construction



Brian Terhune  
Terhune Construction



# Home #8 | 17448 Smokey Hollow Road, Old Mission Peninsula

## HOME DESCRIPTION:

Drawing inspiration from green-build principles and the five-generation family history of the property, this Old Mission Peninsula home on East Grand Traverse Bay takes advantage of natural features in the landscape to create a secluded, parklike setting.

Updating the sixty-year-old home involved raising part of the roof line, special engineering to accommodate existing structures and a new roof system, introduction of vaulted ceilings, modification of most of the interior walls, a redesigned stairway, upgrading the attic insulation to R-49 and the walls to R-27 with a permeable-membrane system, and replacement of the old vinyl siding with contemporary manufactured pre-finished wood siding. The addition of a zone heating system and an extensive upgrade of electrical and plumbing systems make the home not just charming, but comfortable.

Utilizing energy-efficient windows and doors, Terhune Construction created grand morning sunrise views with economical operating costs. Modern LED lighting throughout the home complements the natural light and lowers costs.

For the family's enjoyment, adding functionality to the previously compartmentalized main floor lends a smooth flow to this home. The openness of the reconfigured space, including the kitchen as the main hub, encourages ease to access the surrounding dining room, laundry room, mudroom, newly-added half bath, den and guest wing for hosting large gatherings.

Fresh white cabinets and granite countertops in the kitchen accentuate the dark luxury vinyl flooring, enhancing the beauty and durability of the space. The kitchen was ergonomically designed to benefit the owners' health and ease of use.

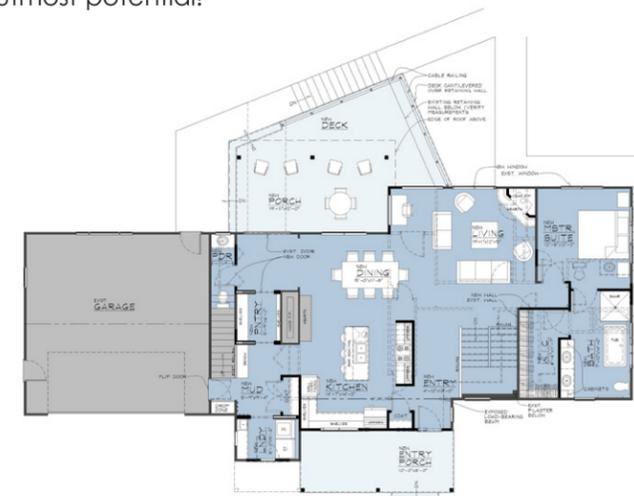
The renovation incorporated a fireplace which was built by the current owner's grandfather and great uncle, but upgraded using a contemporary gas-burning insert.

An open floor plan for entertaining and generational family fun flows onto the covered veranda and patio overlooking the bay.

This home features a main floor master suite with spectacular lake views as well as a well thought out mudroom and laundry.

The full finished walkout basement features a rec room, full wet bar, exercise room, and full bath.

This beautiful Parade home is a must see for anyone who appreciates maximizing a floor plan to its utmost potential!



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