2017

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PARADE OF HOMES

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Message from the President

The Parade of Homes is an annual event presented by the Home Builders Association of the Grand Traverse Area (HBAGTA), showcasing the newest trends in construction and building design in one of the country's most beautiful regions.

As you walk through these Parade Homes, look beyond the décor and closer at the architecture and craftsmanship. Appreciate the detail that goes into the electrical, plumbing, HVAC systems, countertops, flooring and painting. What do the size and shape of the windows and doors do for a home? Check out the exterior of the homes to appreciate the garage door, concrete work, decking and siding.

The builders will be available at each of the homes awaiting your questions, so please take a moment to say hello and provide a kind word about the special detail that has gone into their home.

On behalf of the HBAGTA members, I'd like to thank you for taking the time to walk through our Parade Homes. We hope you enjoy your visit to the 2017 Parade of Homes and recognize all the hard work, attention to detail and overall passion that are an integral part of these beautiful homes.

Sincerely,

Steve Eveleigh, CGP
Northwest Carpentry, LLC
2017 HBA President
Home Builders Association of the Grand Traverse Area

2017 Parade of Homes
TWO PARADES – ONE TICKET!

Remodeled Homes Dates & Hours

Saturday, June 10th, 12:00 noon – 8:00pm & Sunday, June 11th, 11:00am–4:00pm

Home 1 Great Northern Homes . . . . . page 13
Home 2 KA Construction . . . . . page 15
Home 3 Simonis Custom Home Building & Remodeling . . . . . page 19
Home 4 Bay Area Contracting . . . . . page 23
Home 5 Grand Bay Building & Remodeling . . . . . page 25

New Homes Dates & Hours

Thursday	June 15	12:00 noon – 8:00 pm
Friday	June 16	12:00 noon – 8:00 pm
Saturday	June 17	12:00 noon – 8:00 pm
Sunday	June 18	11:00 am – 4:00 pm

Home 1 J. Peterson Homes . . . . . page 29
Home 2 BDR Executive Custom Homes . . . . page 31
Home 3 EETKO Builders . . . . . page 35
Home 4 Endura Performance Homes . . . . . page 39
Home 5 Millward Custom Homes . . . . . page 43
Home 6 Leelanau Construction . . . . . page 45
Home 7 Premier Custom Homes . . . . . page 49
Home 8 Pathway Homes . . . . . page 51
Home 9 Socks Construction. . . . . page 53
Home 10 Priced Right Builders. . . . . page 55
Home 11 Bay Area Contracting . . . . . page 57
Home 12 Calybr Homes . . . . . page 61
Home 13 Silverwood Enterprises . . . . . page 63
Home 14 Northwest Carpentry . . . . . page 65
Home 15 Northwest Carpentry . . . . . page 69

Pathway Homes *2016 Judges Choice Winner*

As featured on the front cover.

This award winning executive style craftsmen home, like every Pathway Home, is packed full of Affordable Luxury items and is located in one of Traverse Cityís newest west side subdivisions, Hills of Huellmantel. The interior features include custom cabinets, crown molding, arches, wainscoting, custom trim, kid lockers, hardwood and tile floors. The master suite offers you a large walk-in closet, step ceiling, crown molding, HUGE walk-in shower with body sprays and Oil Rubbed Bronze fixtures.

Gary T. Jurkovich, CGP | License #2101184925 | (231) 946-2506 | pathwayhomes.com

Brian Terhune, LLC *2016 People's Choice Winner / $290,000 - $325,000*

This log home features unique archways and fireplace surround, built on an insulated concrete wall basement with high ceilings and an engineered flooring system. The main floor level features a master suite with walk-in closet and master bath. The interior finished with cabin grade red oak flooring. A great room features a wood burning fieldstone fireplace and a log stairway leading to the basement. Kitchen has hickory cabinets, slate back-splash and a hammered-cooper sink. This modest home is attractive, energy efficient (2.82 ACH and a 59 on the HERS index), and practically designed.

Brian Terhune | License #2101130796 | (231) 883-9607 | terhuneconstruction.com

KM Kellett, Inc. *2016 People's Choice Winner / $400,000 - $475,000*

The home features front and side porches, and a side entry three car finished garage.

The foyer opens to natural hickory flooring and open floor plan. A large vaulted great room with stone gas fireplace and open stairway to the bonus room provide a spacious feeling. The kitchen has beautifully painted maple cabinetry with a large wrap around snack bar/eating area. The master bedroom features a large walk-in closet and bath with soaker tub. To the rear of the house is a four season sun room with access to a private patio for entertaining.

Kurt Kellett | License #2101136787 | (231) 947-3237| kellettbuilders.com

Pro Builders, Inc. *2016 People's Choice Winner / $550,000 - $800,000*

Craftsman style meets coastal living in this exquisite Lake Leelanau home. Step inside and you are greeted with a gorgeous panoramic view of Lake Michigan and the Manitou Islands. Tall doors and glass railings allow for special viewing. The open floor plan has a stunning master suite with views from the walk-in closet! A bonus room over the garage and third floor are set for future expansion. The lower level features a second kitchen and open living area. Never be in the cold with this high efficient home, featuring a large natural gas whole house generator.

Trevor Bristol | License #2101197866 | (231) 645-6196 | probuildershomes.com

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Advanced Insulation Systems 44
Alper's Excavating. 59
Aspen Contracting 41
B.C.D. Interiors . . . . . Insert
Bay Area Contracting-New home 56
Bay Area Contracting-Remodel 22
Bayview Flooring 32
BDR Executive Custom Homes 30
Cadillac Cut Stone 68
Carol Reichard, LMCU 14
Cherryland Electric 68
D&W Mechanical 66
Distinctive Glass 20
Drogt & Sons Excavating 70
DTE Energy 40
EETKO Builders 34
Endura Performance Homes 38
Floor Covering Brokers 40
GeoFurnace 46
Grand Bay Building & Remodeling 24
Habitat for Humanity. 17
Honor Building Supply 14
Independent Bank 32
James Hardie 72
Johnson & Associates 59
Julie Bravender, LMCU 44
Ken Schmidt, Coldwell Banker. 33
Kerkstra Precast 14
Kiss Carpet 68
Larkin Group 14
Mac Custom Homes 20
Millward Custom Homes. 42
Moeller Builders 47
Northern Building Supply 28
Northwest Carpentry. 64
Pathway Homes. 50
Phillip Elenbaas 59
Phillips Lifestyle 58
Premier Custom Homes 48
Preston Feather 60
Priced Right Builders, Inc. 54
ProBuild 2
Render Construction 67
Silverwood Enterprises. 62
Simonis Custom Home Building & Remodeling . . . 18
Sunspace West Michigan. 70
The Talon Group. 46
Team Jo Services 59
The Concrete Services 58
Traverse City State Bank 60
Tri-Gas 44
Twin Bay Glass 44
VDL Certified Public Accountants, PC 60
Wittock Kitchen & Bath. 52

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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, who provide outstanding service to our community.

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2017 Parade of Homes Rules & Regulations

- Advanced sale tickets are $15.00 prior to June 9, 2017. Tickets purchased at a Parade Home or Ticket Outlet 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 heals 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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PARADE OF HOMES

Two parades

Remodeled Tour

June 10-11

One ticket

New Home Tour

June 15-18

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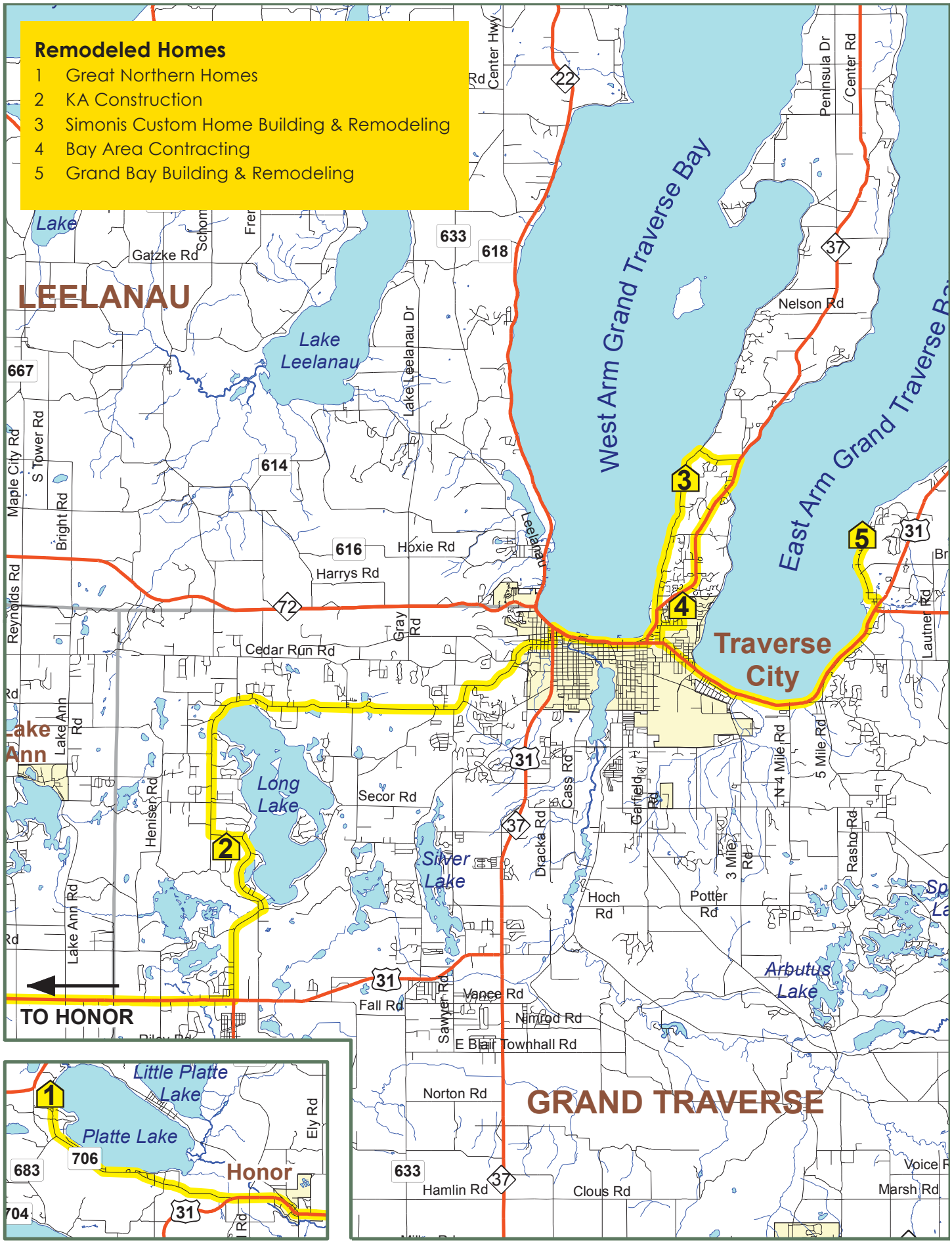
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After

Before

We invite you to make the scenic drive to Platte Lake. Come see how our client-focused Interior Design process leads our trades to produce another Great Northern Home and happy homeowners.

Client project objectives: (4 of 9)

Incorporate a clean craftsmen style mixed with cottage, incorporating white, greens, and grays.

Relocate and update fireplace.

Replace & reconfigure the kitchen and 2.5 bathrooms to be more functional while increasing storage.

Open up stairway to improve sight lines from kitchen to living room, while creating interest.

Solutions: The Designer's narrative (1 of 6)
"The same linear stone-looking tile was used throughout to keep continuity, simplicity and to create rhythm in the house. The tile helped establish the color scheme of whites, creams, and grays and has a wavy pattern, reminiscent of beach sand, thus bringing in a lake cottage element. The Craftsman-style cabinetry, interior doors and millwork create a classic feel. Quartz countertops with glass backsplash and shower tiles incorporate the grays, greens, and creams, for a perfect complement to the cabinetry and millwork."

We invite you. Come and learn the full story of our clients' project objectives and our design build solutions.

Sean and Christina Duperron
Builder and Designer
Great Northern Homes

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REMODELED HOME

After

Before

After

The owners wanted to achieve two goals with this remodel: update the exterior of the home and gain more space in the kitchen and dining areas for family gatherings.

To update the exterior, we did a facelift from top to bottom: new windows, doors, siding, trim and decks. Utilizing the existing structure along with fresh color scheme and trim details we were able to bring new life and character to the outside of the home.

In the interior, we knocked out the middle dividing walls on the main level to create a greatly needed open space for a larger kitchen and dining room layout. The new country kitchen design includes white cabinets, quartz counters, stainless appliances, brick and tile accents plus custom trim details.

The stairway and entry area was also remodeled along with adding a built-in bench with coat hooks.

In the end, we were able to turn this common tri-level into a modern and inviting home.

KA CONSTRUCTION of NORTHERN MICHIGAN

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KEY ITEMS TO CONSIDER WHEN PLANNING A KITCHEN REMODEL

Carolyn Andrews, Kitchen & Bath Designer with Northern Building Supply
Associate Director, Home Builder's Association Grand Traverse Area

Have you envisioned a new kitchen? Updates, new countertops, elegant cabinetry… The possibilities are endless! Are you ready to make your dream kitchen a reality? If so, these remodeling tips apply to you!

First, consider the following:

- Existing footprint: this is simply the current layout of your kitchen space.
- Are you keeping the same layout or are you able to bring down some walls? Find out if any walls are load bearing, as they may require some engineering.
- Are any windows going to move or change size?
- Are there soffits that are going to be pulled out?
- Appliances: Refrigerator, microwave, stove, range, dishwasher, garbage disposal…
- Are you planning to replace all or just some of your appliances?
- Size? Measurement? Most appliances have an industry standard size but some do not, especially refrigerators. Counter depth refrigerators are nice for remodels, especially if there is a limited amount of floor space.
- Flooring: Tile, wood, vinyl, laminate…
- Are you planning to keep the existing flooring?
- Does your current flooring run beneath the base of your cabinets? If not, you may need to change your flooring or be ready to adjust to the cabinets/appliance placement.
- Plumbing: Are you planning to move your sink or dishwasher?
- Size also matters. Apron front sinks are becoming more popular but typically require a special cabinet.

While undermount sinks have replaced the old drop in style, they do require a little bit more room inside the cabinet.

Whether moving plumbing, windows or walls, you are altering the layout style. Always be mindful of space allocation to accommodate your kitchen hardware.

Additional things considered with my clients include kitchen functionality.

I often ask, "Was there anything that they loved or hated in their current kitchen? What does their wish list include? Have they been pining for some customizations such as deep pot and pan drawers or tiered cutlery dividers?

Lastly, many people are hooked on social media and online home improvement websites like Houzz and Pinterest. While these virtual tools can provide ideas and concepts, they can also be overwhelming. Due to the over abundant idea boards and online conception sites, clients can become perplexed and misled. I typically start with a client job by studying their Houzz idea books and/or Pinterest boards and locating the commonalities among each. From there, I guide the client from the virtual possibilities and develop them into realistic options. The goal is to maintain their aesthetic perception when designing the actual result.

Bottom line, if I could offer the most key advice to a client while going through the remodel process, it would be to NOT STRESS and always ASK QUESTIONS! This is your investment, your kitchen and a reflection of your taste. Take the time to pick options that best suit your aesthetic, needs and budget. After all is said and done, it will be well worth all of your efforts!

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8520 Peninsula Drive, Traverse City

REMODELED HOME

After

Before

After

This home, originally built in the 1960's, was purchased in the spring of 2016. The location was perfect, but the home needed much updating.

It had been added on to a few times and remodeled years ago. The homeowners contacted me for this remodel, they were looking for a new look to bring this home up to date. So we started with a new exterior design keeping everything in the original footprint. We also redesigned the interior floor plan to a spacious, open floor plan. The original home had lots of small rooms and low ceilings.

The kitchen area, which was originally the carport, was small with 7' ceilings. The garage was converted into a nice open sunroom and mudroom.

This turned out to be a complete gut on the inside, peeling back the layers of all the previous remodels and additions. The roof trusses were removed as well as the old 8' side walls and replaced with new 9' sidewalls and scissor trusses for that open look. New Pella 850 Series casement windows were added. All the mechanicals, plumbing and electrical were also replaced. At this point the homeowners have a beautiful, new, energy efficient home.

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Checklist for Finding and Hiring a Builder or Remodeler

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

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

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

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

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

Call customer references. Ask the tough questions:

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

For Trades Specialty Contractor and vendor (electricians, plumbers, mechanical contractors, etc) references, find out:

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

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Marty Rhein [CKD + CBD]
Senior Interior Designer

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743 Quail Ridge Dr., Traverse City

REMODELED HOME

Before

After

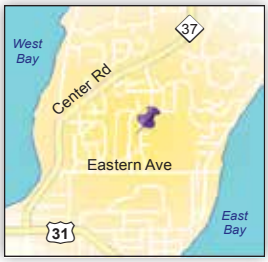
Before

After

Bay Area Contracting, together with BAC Design Group and Senior Designer Marty Rhein are excited to present an Old Mission Peninsula home that, typical of so many homes built in the late 80's, was in dire need of an update - both to style and flow. To accomplish this improvement, the original closed floor plan was opened up; creating a modern home that allows easier movement between spaces.

The kitchen was completely redesigned with all new off-white and pewter glaze cabinets flanking the perimeter, new slate GE appliances, polished granite countertops and two cherry espresso islands. The smaller island, perfect for prep work or an appetizer display works well with the nearby larger island ideal for a quick bite or gathering space for guests.

The original red oak woodwork dated the home. White trim was integrated to update the oak doorways and the floors were re-finished with a modern stain color. The original short, dark, underwhelming fireplace mantel was transformed to a beautiful 10 foot tall white ship lap overmantel surrounding the existing multicolored brick. A new barn door was installed to brighten the mudroom/ laundry room that features custom storage cubbies. Don't miss your chance to see how practical design improvements can transform a closed floor plan house, so common in our area.



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REMODELED HOME

7420 Deepwater Pointe Rd, Williamsburg

After

Before

After

When they first bought this home, the homeowners had a vision in mind of the property's potential. As they shared it with us, we knew that this design/build remodel was one of our favorite types of projects. It encompassed everything that we're passionate about in remodeling- the ability to create a new living environment that really works for the family.

Grand Bay Building and Remodeling added a full second floor to the existing home to create the space and bedrooms that this family needed. A main floor bedroom suite is the only untouched part of the original home and now serves as a guest suite. The stair case is centrally located next to a bedroom converted to a main floor office. This project is a perfect example of the popular open floor plan trend. The redesign of the kitchen, island and dining dramatically changed the main floor of the home.

The second floor is the private family space. It includes a large master suite, Jack and Jill bedrooms, laundry, as well as a wonderfully large family room. The addition of a roof to the existing wrap around deck completes the exterior. The completed project meets our remodeling goal- the home looks like it was always meant to be this way.

We'd like to thank the homeowners for allowing us to share this project. We'll be on site during the Parade of Remodeled Home weekend and look forward to meeting you.

Victor and Nancy, Grand Bay Building and Remodeling

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New or Renewed:
A Brief Comparison Between Building New and Remodeling

By Caleb Norris

For the 2017 Parade of Homes, the Grand Traverse Area Home Builders' Association will once again be showcasing a selection of remodeled homes, in addition to the regular schedule of new homes. Held on two separate weekends, the remodels and new builds (first and second weekends respectively) will no doubt raise questions about the pros and cons of each.

The decision between building new or remodeling is at times pretty clear, but there are circumstances that can muddy the waters. Following are a few common concerns and questions that our design team hears from clients considering whether to build or remodel.

At Norris Design we're often asked about the costs of remodeling. The general assumption is that there's a big savings when remodeling as opposed to building new, but this isn't always true. Remodeling requires working around existing structures and details, which drives up cost. So even if your project is small (i.e. one-room addition, bath renovation, or basement build-out), you may still pay more per square foot than or the same space in a new build. Depending on the extent of the remodeling, there's a point at which tearing down an existing home and building new becomes more cost effective.

Another common assumption is that you'll save some money by doing the work yourself. We live in the age of the self-empowered DIYer, but be warned: this plan can backfire. Remodels tend to present hidden imperfections of the home that create more work. There are unforeseen time delays, and the stress of coordinating all the parts and pieces of the project is something to consider. In the end these things can lead to higher cost than if you'd hired a professional.

Energy efficiency is another issue to take into account. Many people come to the design table thinking they need in-floor heat, or that a walk-out lower level will be musty and cold like the houses they've lived in. Not so with the new houses of today. Current minimum standards for insulating and sealing create homes that are more comfortable and easy to air condition than homes of the past. Even the past 5 years have seen huge advances, so say goodbye to chilly floors and freezing basements! If you're remodeling, consider adding insulation to existing basements and crawl spaces. This will drastically improve the energy efficiency and overall quality of your home, far beyond what a fresh coat of paint could do.

What about lay-out? A new home can take whatever shape the home owner's needs and desires require (and budget allows), but with an imaginative designer, a remodel can have a lot of flexibility. Of course there are times the limitations of the existing home become restrictive, but this shouldn't be assumed. A general guideline is: if you are overall happy with the layout of your existing home, a cosmetic remodel is very achievable. If you like most of the layout but want to move some rooms to different locations within the structure or add rooms, then you're looking at a more challenging design process with more limitations, but it's still achievable. If you want to gut the existing house and totally renovate and rearrange the interior, then you are quickly approaching the threshold of tear-down and build new.

Also consider where you'll live during the construction process. Obviously, with a new build you'll need someplace to stay during construction, but remodeling can be equally displacing. It depends on the extent of the remodel, but more often than not, temporary accommodations will be needed and highly beneficial. Not all remodel projects affect vital areas of the house, but the noise, disruption of routine, and mess can be enough of a reason to temporarily vacate your home. In addition to being more peaceful for you and your family, it frees the builder to work more quickly, making the whole project more cost effective and stress-free.

Whichever way you go, one thing is certain: you are embarking on an exciting adventure, at the end of which awaits a home that will be new to you!

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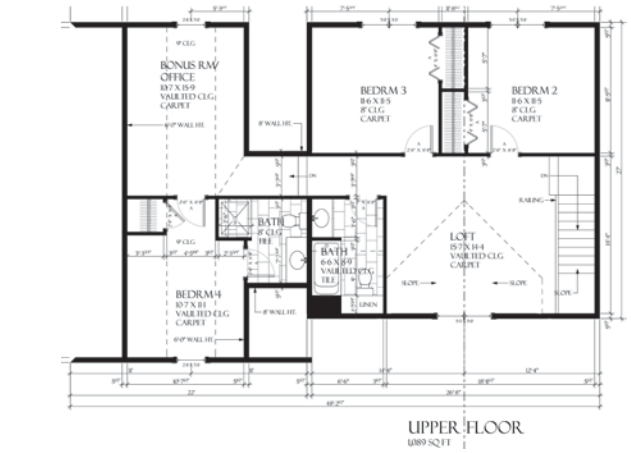
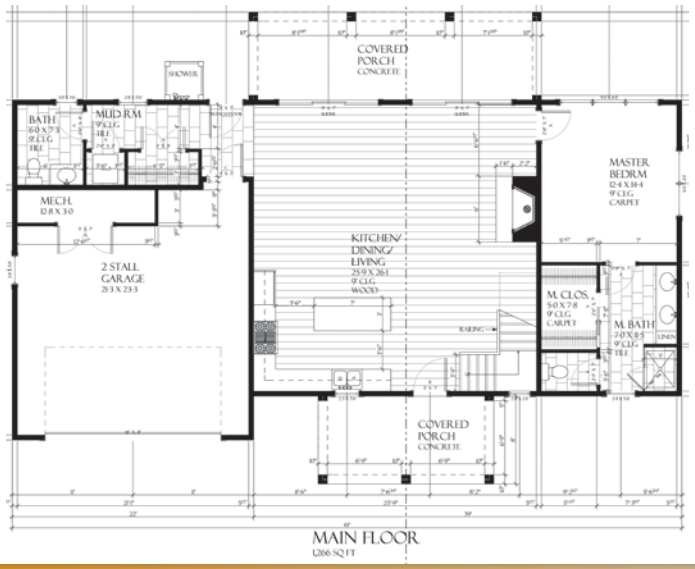
NEW HOME

Main Floor	**1266 sf**	**4 bedroom / 3.5 bath**
2nd Floor	**1089 sf**	





J. Peterson Homes is pleased to present a timeless Michigan cottage in this Spring's Parade of Homes. 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.

A true smart home, this residence offers cutting edge AV technology controlled directly from your iPhone and a whole house back-up generator for peace of mind.

J. Peterson Homes of East Grand Rapids and Traverse City builds family homes and cottages in collaboration with homeowners, architects and interior designers. We strive to bring value to our clients with integrity, professionalism and the highest quality construction in the industry. Please stop by to meet Joel to discuss your next project.

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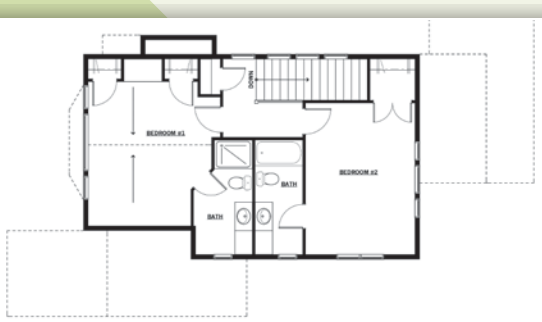
NEW HOME

Main Floor	**950 sf**	**Lower Level**	**780 sf**
2nd Floor	**726 sf**	**4 bedroom / 4 bath**	



UPPER LEVEL FLOOR PLAN

MAIN LEVEL FLOOR PLAN

LOWER LEVEL FLOOR PLAN

BDR Custom Homes established its presence in Northern Michigan 15 years ago by building custom homes from cottages to estates along the shorelines of Lake Michigan and inland lakes. This year, come and see what a custom builder puts in their vacation home at Brook Hill 32 within The Homestead Resort in Glen Arbor. This 4-bedroom, 4.5 bath cottage perched high above the trees will enchant you with its stunning vista of Lake Michigan and Sleeping Bear Point. Three floors of modern living space offer gracious and plentiful accommodations for guests to enjoy year-round leisure activities from golf to skiing to wine tasting. The cottage's double decks set the perfect outdoor stage to appreciate the natural beauty of the setting sun.

Special features include a nod to European design with a fresh blend of contemporary and rustic elements, simplified for relaxation in this peaceful getaway. Finishes in soft wood tones and crisp white are balanced against concrete texture on the fireplace and dark metal accents. The warm palette of soft colors in the furniture and accessories blends with the ever-changing views of nature outside, while unique and on-trend lighting selections offer character to the space. This jewel of a home offers the best of Northern Michigan living!

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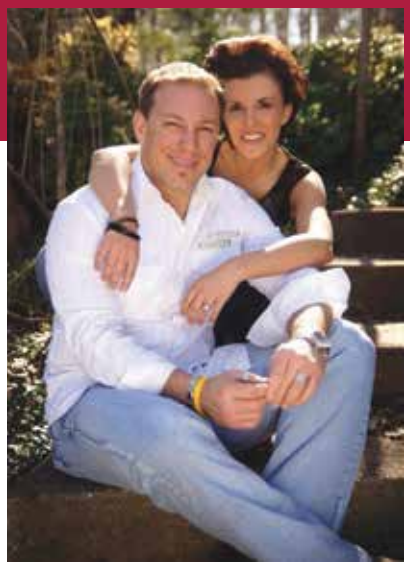

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Home is where first steps are taken, loved ones gather and memories are made. At its heart, the EETKO Builders is all about family. Ours, and yours. It's a story of passion and pride, building a brand that stands for excellence.

EETKO, which stands for **'Energy Efficient Turn Key Originals'** began as the brainchild of Shaun & Crystal Gober. *'We wanted to build unique homes that have equally unique traits, from roof lines to floors each finish is specific to the design of that home.'*

The true vision for EETKO is to design and build fully customized energy efficient homes the way our customers want them with the quality and detail they expect and at the price that meets their budget. *'its very rewarding to involve the customer in the entire process – educating them and allowing them creative freedom to think outside the box. This is what defines EETKO Builders'.*

Shaun & Crystal's ability to create a vision to help each customer imagine 'their' new home helps spark new and creative ideas that are unique and personal to this home. **'your imagination is the limit to what we can do'.**

'In the beginning with the concept of EETKO we established a set of guidelines in which we pledged to always adhere to we created and adopted':

- We will build each house with passion and conviction as if it were our own.
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- We will always work to spark creativity into our customers and allow them the freedom to dream big.
- We will always work to incorporate any vision the customer has into their unique custom home.
- We will make the entire experience exciting and enjoyable for each customer.
- We will work very hard to create life-long friends out of each customer as you are not just a customer to us, when you take ownership of your new home you then become family.
- We will offer complete piece of mind with an amazing 10 year warranty on our homes.

Shaun & Crystal

EETKO BUILDERS

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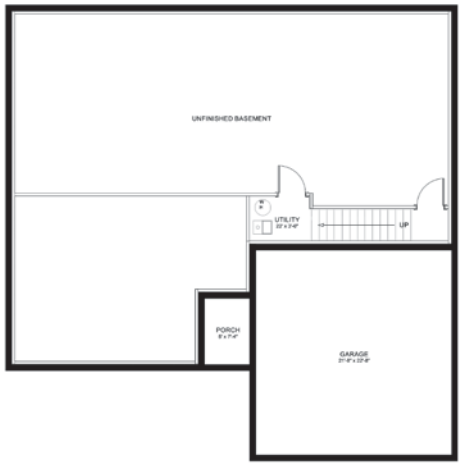
2122 Solace Dr / Traverse City, MI 49696
eetko.com

3301 Inland Oaks Drive, Interlochen

NEW HOME

Main Floor **1615 sf** **3 bedroom / 2 bath**



EETKO Builders Sanibel Elite series performance home located within the inland Oaks subdivision, Interlochen. This 1615 sq ft Craftsman is a true throwback in time with 9ft ceilings, vaulted living room and kitchen - custom wood built ins with classic lines compliment the fireplace on either side. Transom windows top each doorway allowing natural light to travel from front to back. True to EETKO's name this is an amazing Energy Efficient Turn-Key Original! This finely built custom home comes with EETKO Builders full 10 year warranty!

The large spacious lower level of this Sanibel Elite home is ready to be finished to your personal taste. This 9-foot-tall basement is perfect for a large family room, movie room or wet bar and is plumbed for a future full bathroom. It also has 2 large egress windows to allow for future bedrooms (2). With the use of Superior walls systems, the basement walls are insulated and studded, ready for finish, just frame your interior walls and you are ready to go.

EETKO BUILDERS

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2017 Parade of Homes

New Homes

1 J. Peterson Homes
2 BDR Executive Custom Homes
3 EETKO Builders
4 Endura Performance Homes
5 Millward Custom Homes
6 Leelanau Construction
7 Premier Custom Homes
8 Pathway Homes
9 Socks Construction
10 Priced Right Builders
11 Bay Area Contracting
12 Calybr Homes
13 Silverwood Enterprises
14 Northwest Carpentry
15 Northwest Carpentry

= Parade Homes

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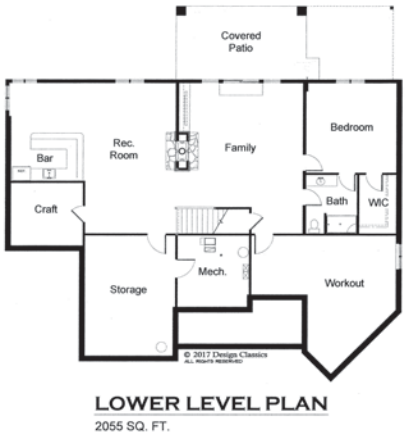
11923 N. Long Lake Road, Traverse City

NEW HOME

Main Floor	**2530 sf**	**3 bedroom / 3.5 bath**
Lower Level	**2055 sf**	



Welcome to the 2017 DTE Energy sponsored Parade of Homes house, in partnership with Endura Performance Homes of Traverse City. 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.

This custom home is located on beautiful Bellows Lake, just outside of Lake Ann, on 30 wooded acres, with broad panoramic views of the lake. The 3-bedroom, 3.5-bath home has been designed to extend to the outdoors, with large casual living areas connecting the home to lake living. Outside features include generous covered and open deck spaces and a lower level patio featuring an outdoor kitchen and bar area.

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.

Don't miss this unique opportunity to experience how your new home can be the most comfortable, healthy, and cost efficient home you have ever lived in. We look forward to meeting you soon!

endura PERFORMANCE HOMES

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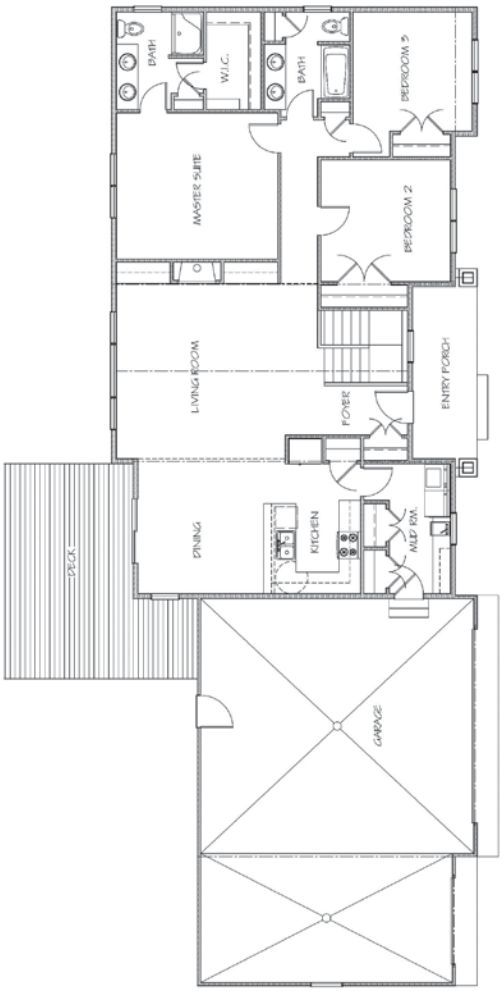
7848 Mapleleaf Drive, Traverse City

NEW HOME

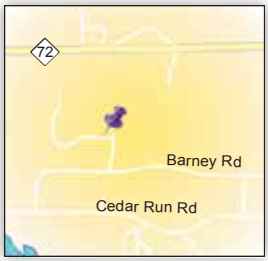
Main Floor	**1665 sf**	**5 bedroom / 3 bath**
Lower Level	**1556 sf**	



Millward Custom Homes invites you to tour our latest entry to the parade of homes. This Craftsman Style Home is approximately 3200 square feet. This 5 bedroom 3 bath home is situated on an open lot in Long Lake Township. The home features a covered porch with stone columns, lower level full walkout sliding door, 9' ceilings, daylight windows, composite deck, and 3 car garage.

As you enter the main floor you are welcomed by a large living area with vaulted ceilings and fire place. The open floor plan invites you into the adjacent Dining Room and Kitchen. On the other end of the home you will find the Master Suite, 2 additional bedrooms, and a Full Bathroom. The Large Master Suite and private bathroom offers a custom tile shower large walk-in closet. Entering the lower level you will find 2 more Bedrooms, and another full bathroom. There are ample opportunities to relax and enjoy the family with the large family room and theater room.

The home is nicely appointed with wood flooring in the living room, foyer, kitchen and dining areas. Tile floors in all bathrooms as well as the mud room / laundry room. Custom Cabinets with Granite Counter throughout. Quality oil rubbed bronze plumbing and lighting fixtures accent this quality built custom home. Imagine yourself in this beautiful quality built custom home. A place for you and your family to enjoy for years to come. Come and see for yourself.



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Joe Millward
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License #2102171986
www.millwardcustomhomes.com

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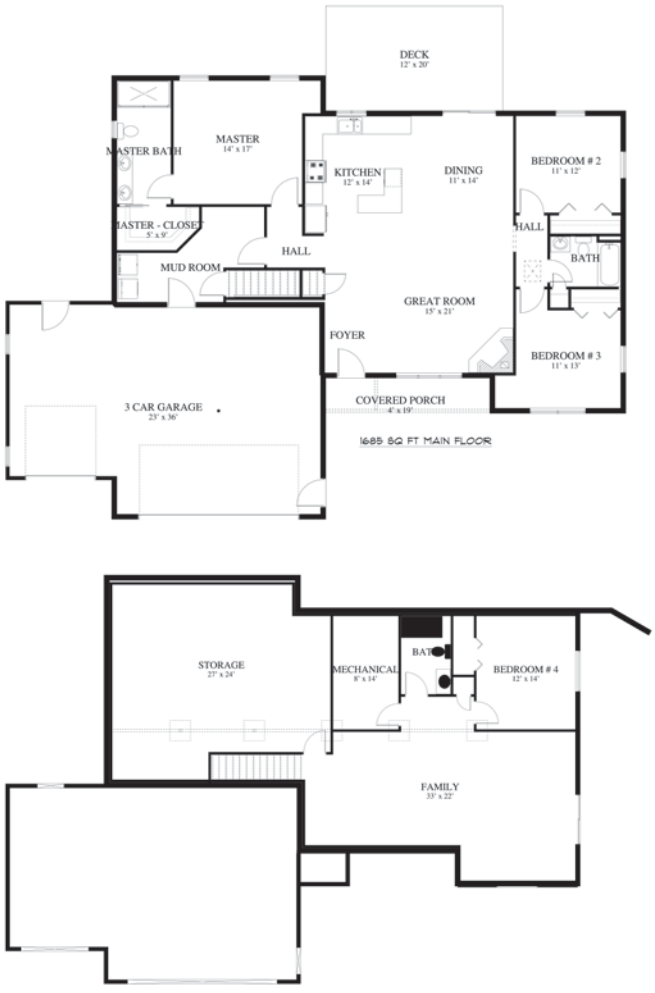
7388 Briar Ridge Drive, Traverse City

NEW HOME

Main Floor	**1685 sf**	**4 bedroom / 3 bath**
Lower Level	**1685 sf**	**Total Living Space 2700 sf**



Modern ranch style house designed for comfort with luxurious first floor living. The main level 1685 sq. ft. open concept features 3 bedrooms & 2 baths. The finished basement with 1015 sq. ft. has1bedroom /1bath for a total of 2700 sq. ft. of finished space. There is an additional 600 square foot storage room in the basement for extra storage. This house features premium Autumn Red vinyl siding, cultured stone, 6 inch composite trim, vinyl shakes, concrete driveway, porch and two concrete patios for a maintenance free exterior. The interior features a Java kitchen with Maple door fronts, quartz counter tops, Samsung appliances and butcher block island. Matching ceiling beam and mantle blend beautifully with the exotic African hardwood Acacia flooring. The bedrooms are carpeted and bathrooms are tile for durability. The corner fire place features a quartz stone, LED fireplace and is prewired for your TV and entertainment center. The master bedroom is situated privately on one side of the house and has a walk in closet, large private bathroom with a 72-inch contemporary double vanity, and a custom tile shower with glass door. This is an excellent home for a first-time buyer, family or the aging community that wishes to have all the comfort of living on the first floor.

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Scott Corey Flaska
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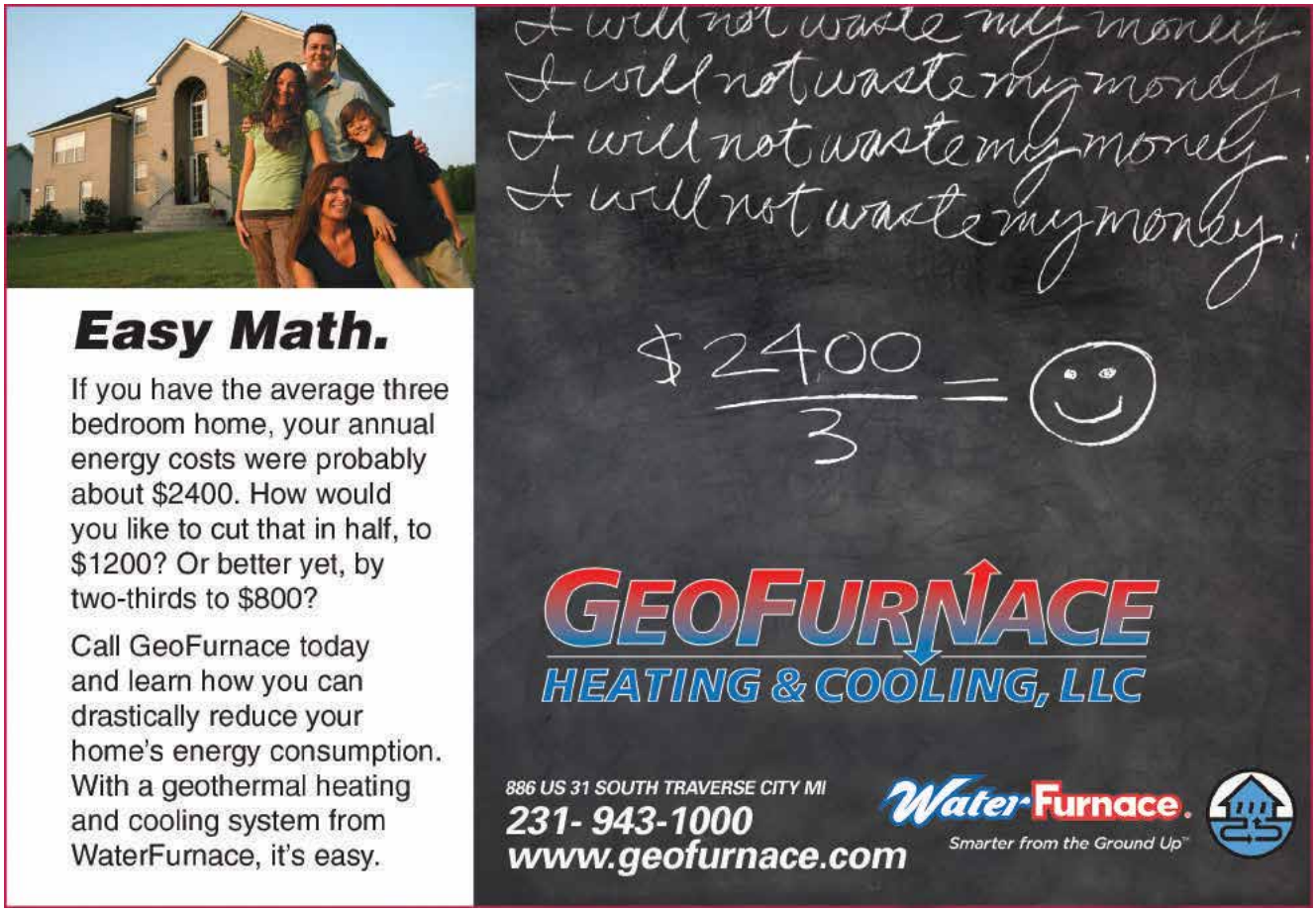

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5335 Ravenhurst Drive, Traverse City

NEW HOME

Main Floor **1650 sf** **3 bedroom / 2 bath**

Premier Custom Homes is proud to present this beautifully constructed 3 bedroom, 2 bath home. With main floor living and an open concept located in a newly established, quiet neighborhood, this home is perfect for an active family or empty nesters. Located just a stone's throw from the Montessori School and West Senior High School, it's the perfect blend of country living just 4 miles from downtown. The main living area features ¾" solid maple flooring. Amenities include a main level laundry, master bedroom with down-lighting in the crown molding and a walk-in closet. The master bathroom walk-in shower features a Northern Michigan rock bed floor and overhead spray. There are two additional bedrooms located on the main floor.

An open staircase just behind the living room gas fireplace leads to a 1576 square foot walkout basement that is designed for an additional bedroom and living space, and is plumbed for a future bathroom and wet bar. 9 foot ceilings make for a roomy feel.

The spacious, finished 3-car garage provides a great deal of storage and is piped for a future optional garage furnace. Now this speaks to any handyman!

We look forward to your visit during the 2017 Parade of Homes!

PREMIER CUSTOM HOMES

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770 N. US-31 South , Traverse City, MI

43 Stafford Drive, Traverse City

NEW HOME

Main Floor	**1414 sf**	**3 bedroom / 2 bath**
Lower Level	**1409 sf**	

Welcome home to Pathway Home's Signature value packed home, the Asheville! We challenge you to find a comparable home anywhere in Northern Michigan that packs as much punch as this home.

This home 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, a fireplace with a custom mantle and tile, 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 and a mudroom with tile floors and kid lockers.

The master suite features a step ceiling with crown molding and mood lighting; large walk n 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 also 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, underground plumbing and Great Lakes Superior Walls.

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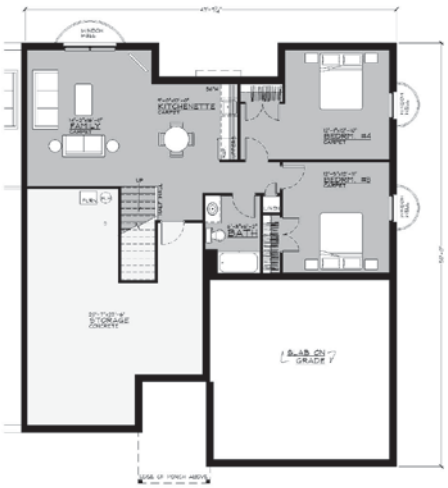
1353 Hillside Terrace Drive, Traverse City

NEW HOME

Main Floor	**1525 sf**	**4 bedroom / 3 bath**
Lower Level	**960 sf**	



Socks Construction presents maintenance free, main floor living in this 1525 sq ft home in beautiful Traverse City. The model home is complete with an additional 960 sq ft finished lower level including 2 bedrooms, living area, kitchenette and a full bathroom. 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. The home includes a total of 4 bedrooms and 3 bathrooms.

This home was built with energy efficiency, integrity, and sustainability in mind. Smart Trim Siding, insulated steel garage door, 90+ 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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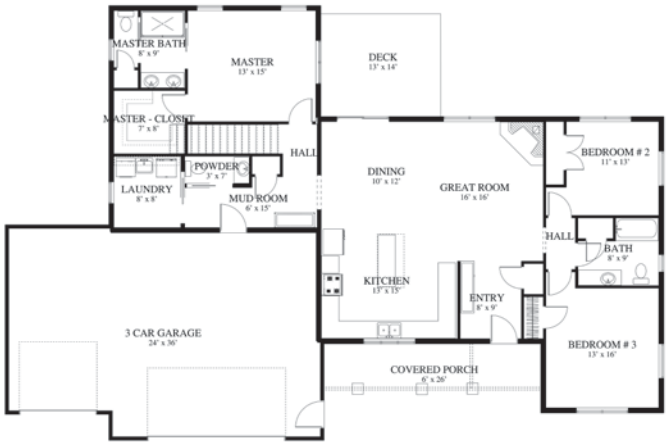
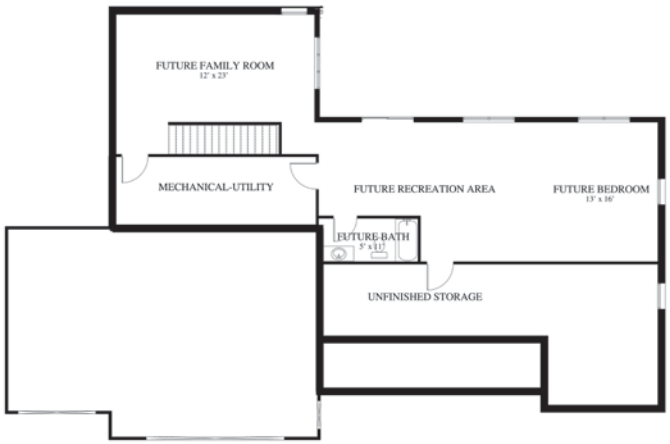
170 Cinnamon Lane, Traverse City

NEW HOME

Main Floor **1800 sf** **3 bedroom / 2.5 bath**





Settling on a spacious lot, modern elegance flows through the open floor plan of this beautifully constructed 100% maintenance free home. A fully finished 3-car garage, along with 3 bedrooms, 2 and a half bathrooms, as well as main floor laundry gives this house both adaptability and function. Easy access to a spacious composite rear deck from both the living area and master bedroom provide the perfect setting for both relaxing and entertaining. Quartz countertops, tiled bathrooms, and beautiful engineered hardwood flooring delivers the timeless design you want while allotting for the functionality and durability you need. In addition to it's abundance of highlighted traits, this home is fully equipped with energy efficient features that are guaranteed to save both time and money. An energy recovery ventilator as well as an air to air heat pump ensure superior indoor air quality for many years to come. Certified green built with high quality materials and attention to detail, this contemporary style home perfectly exemplifies the Priced Right Builders name.

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8192 Peninsula Drive, Traverse City

NEW HOME

Main Floor	**2438 sf**	**3 bedroom / 3.5 bath**
Lower Level	**2132 sf**	

The owners of this stunning waterfront walkout on Old Mission Peninsula envisioned a casual, welcoming home with wide-open spaces where they could host friends and celebrate family. The challenge for BAC and BAC Design Group was to incorporate classic design elements inspired by nature and surrounding vintage farms while maintaining an overall urban flair. This was achieved on the exterior with dark grey LP board + batten and lap siding – echoing a "painter's palette" of field rocks, barn boards, and tree bark – as well as linear metal roofing accents, natural cedar columns anchored by ledge stone bases on the lower-level patio, and black iron railings on the covered veranda above.

A subtle and harmonious interplay of textures and contrasts characterize the interior. On the main level, the kitchen's 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.

Home finishes include:

- Three fireplaces
- Mudroom
- Huge walk-in pantry
- Drywall-wrapped windows
- 3-car garage
- Billiard room

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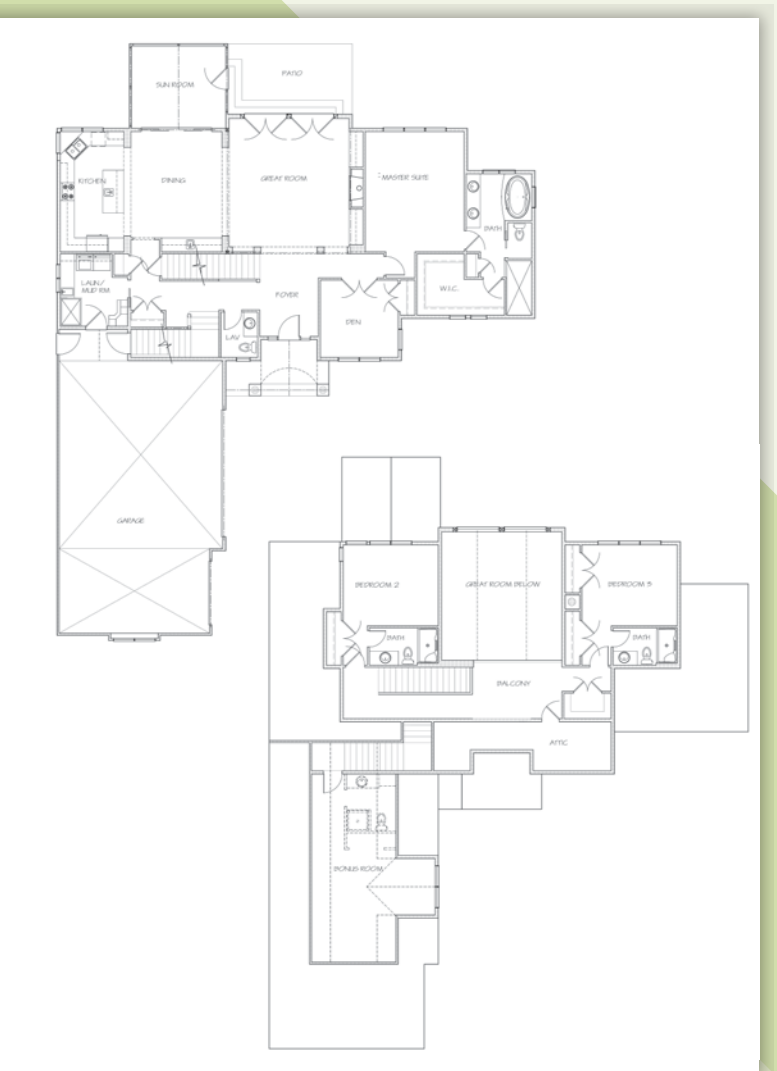
15609 Birch Drive, Traverse City

NEW HOME

Main Floor	**2040 sf**	**4 bedroom / 4.5 bath**
2nd Floor	**1265 sf**	



Calybr Homes proudly welcomes you to our newest custom home. We are privileged to have a team comprised of talented local craftsman and are excited to share our work with you on our 10th parade home!

This home is situated on an amazing lakefront lot with sunset views over West Bay. Upon entering under the barreled ceiling above the front door your eye will be drawn through the house to the fabulous view and large Windsor windows but don't forget to take a moment and look at the dark oak hardwood floors and fine trim craftsmanship that carry you into the living room and throughout the house.

The vaulted living room and its repurposed barnwood shelves and beams anchor the open floorplan. You will find dry stacked ledgestone around the fireplace and very unique cable rail system on the stairs and balcony above that we custom designed for this house.

Also on the main floor is the master suite containing a closet with our custom built shelving and a bathroom featuring a wall of stone tile and open shower. The kitchen and dining are designed to entertain and lead out to a 3 season room utilizing the EZE Breeze screen system. Other fun features on the main floor include the shower and automatic door for the family dog in the laundry room.

The second floor has a great reading nook and 2 bedrooms each with their own bathroom. All take advantage of the stunning view. A separate staircase leads to another private bedroom & bathroom above the garage.

Thanks for taking the time to visit another Calybr Home!

CALYBR HOMES LLC
Traverse City, MI

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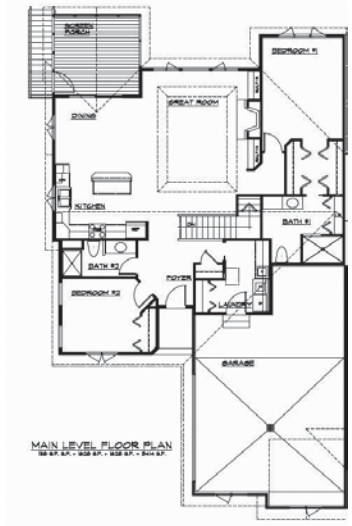
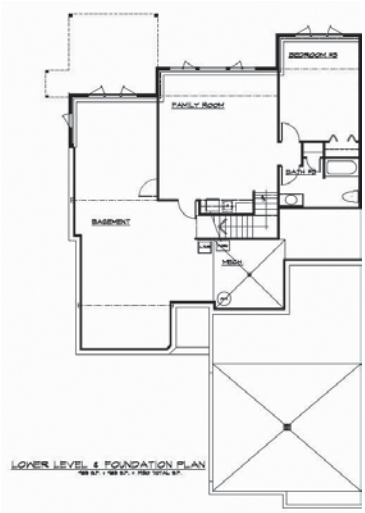
196 Wildwood Meadow, Traverse City

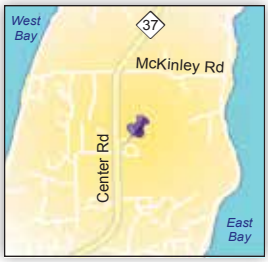
NEW HOME

Main Floor	**1630 sf**	**3 bedroom / 3 bath**
Lower Level	**800 sf**	





Silverwood Enterprises is pleased to present this 2,450 square foot craftsman style luxury condominium located 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 ½ 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. This floor plan even offers a covered screened in porch so that you can enjoy those warm summer nights out on the deck. The craftsman style and beauty continues into the interior, from the stunning oak wood flooring to the beautifully crafted fireplace, the attention to detail becomes apparent. Floor to ceiling 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 a large custom tiled walk in shower. Rounding out the first floor is a spacious laundry room and an additional first floor den/bedroom and guest bath. The finished lower level offers a spacious family room as well as an additional 3rd bedroom and full bath.



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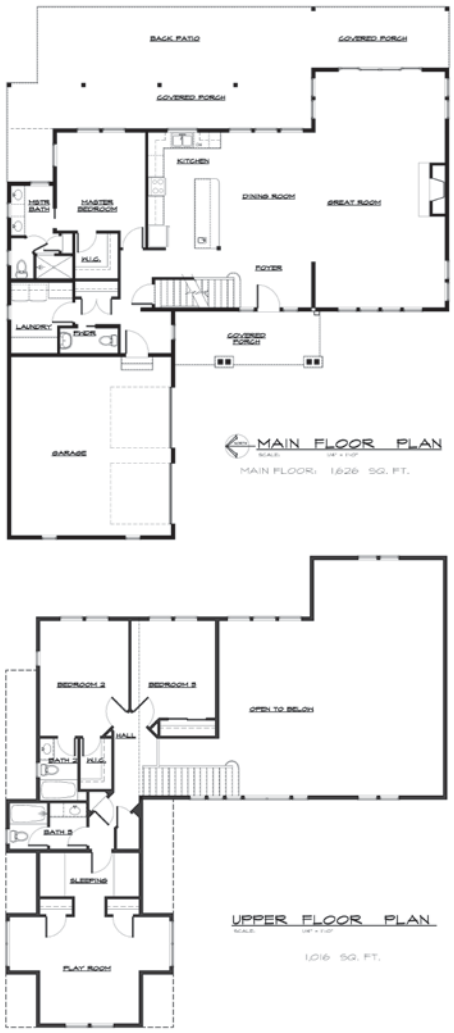
NEW HOME

10739 Shore Dr, Williamsburg

Main Floor	**1620 sf**	**3 bedroom / 3 bath**
2nd Floor	**1000 sf**	



Welcome to the 2017 Parade of Homes. This vacation 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 2600 sf home sits on Elk Lake.

Stepping into the home from the covered front porch takes you through the foyer and into the open layout main floor with Hardwood floors and a natural gas burning fireplace with custom stone work. There is a mud /laundry room entrance from the garage. The design and placement of the home allow for natural light in all rooms.

The Living room, kitchen and dining room have a shared open plan centered by an island with bar stool seating. Step outside from the dining room on to the covered deck. The floorplan has the master bedroom suite with a walk in closet, bath with double vanities and walk in tile shower. The second floor of the home has 2 bedrooms and 2 bathrooms with a finished bonus room above garage that has custom built in bunk beds. The bathrooms and laundry/mudroom have tile floors.

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

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

CUSTOM CRAFTED HOMES
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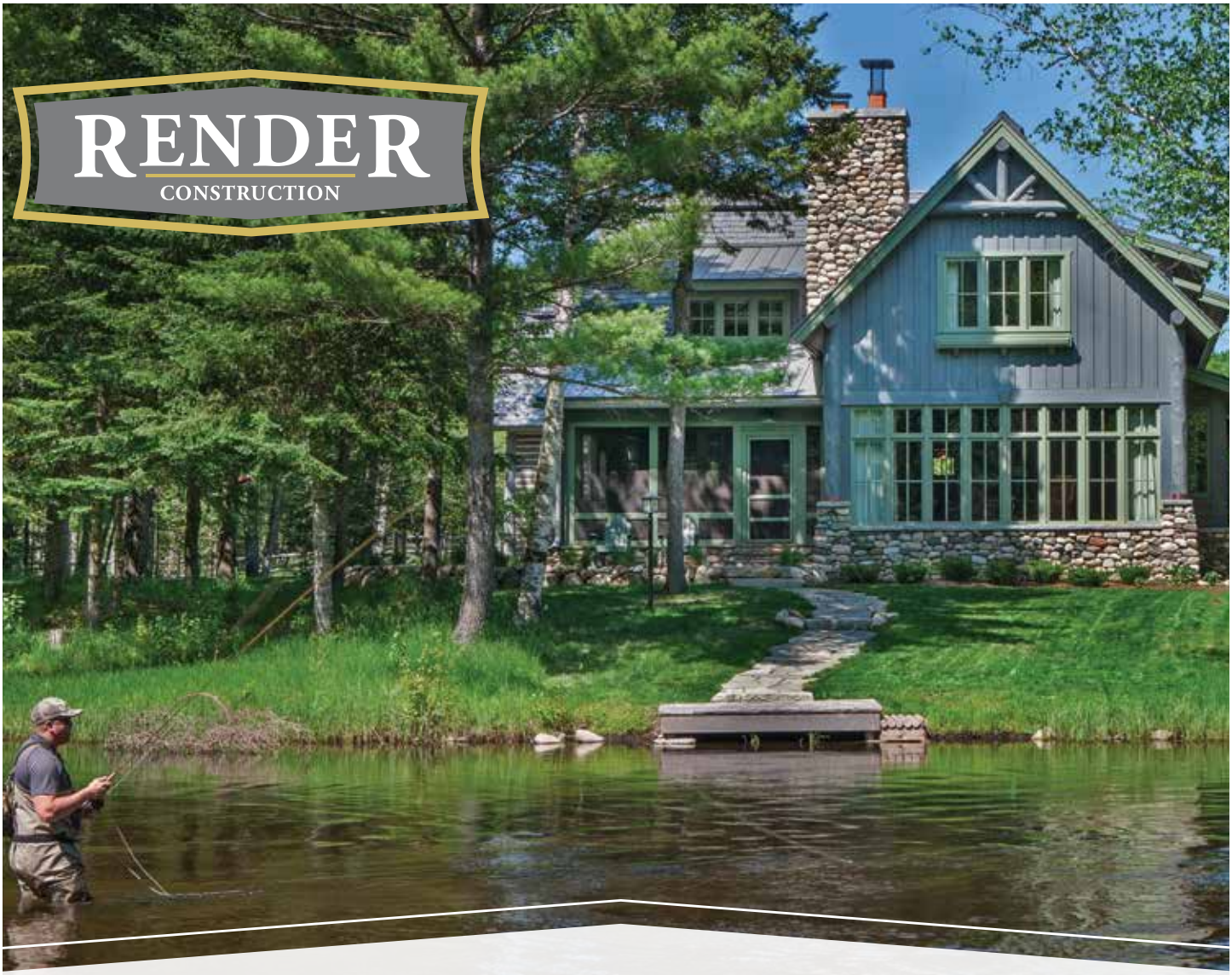

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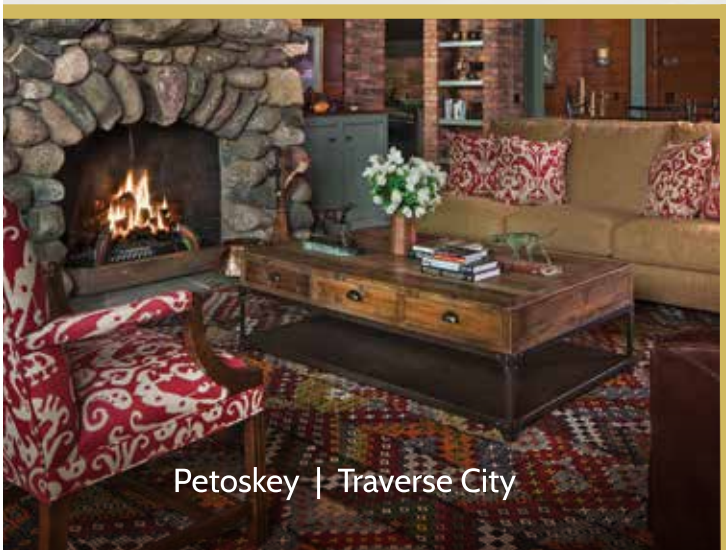

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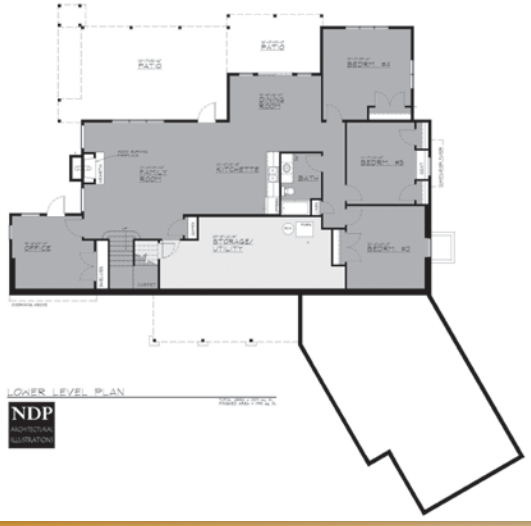
9304 Wheeler Oaks Dr, Williamsburg

NEW HOME

Main Floor	**2500 sf**	**4 bedroom / 3 bath**
Lower Level	**1991 sf**	



Welcome to the 2017 Parade of Homes. This 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.

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 great room with Hardwood floors, a wood T&G ceiling. 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 keeping room, walk in closet, bathroom with double vanities, and custom tile walk in shower.

This home features custom made cabinetry and trim throughout. 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.

Home finishes include: Granite counter tops in kitchen and baths, Porcelain tile and hardwood floors, custom cabinetry with LED cabinet lighting, fireplace and wood ceilings.

CUSTOM CRAFTED HOMES
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Only a 100% HARDIE exterior combines America's #1 brand of siding with the trim that has the strength to stand beside it. Bring your home's true character to light, and keep the look you love longer.

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