## October 5 - 20, 2018







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#### **PUBLISHED BY**

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#### **ADVERTISING INFORMATION**

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#### **CONTRIBUTORS**

Maps: Doug Smith Design: Tanya Gonzalez

#### ON THE COVER

A kitchen design from Williams Kitchen & Bath. Visit a Williams showroom or www.WilliamsKitchen.com.





#### How to Use The Guide

#### **ENJOY THE PARADE TO ITS FULLEST!**

Homes, the Home Builders Association overview pages may include: of Greater Grand Rapids (HBAGGR) has developed this Official Guide. Inside are tools to help you find the Parade Homes and builders you want to visit.

HBA Parade app Download the HBA Parade of Homes app for directions, sweepstakes, and professionals to start your next home project. Search for Parade of Homes, home tours, new homes, home ideas, interior design, for sale, realty, renovation, and construction. Visit myGRhome.com to download the app.

Area Maps (pgs. 49-55) Each home is indicated on the map by Parade Number.

Parade Directory (pgs.16-19) will help you easily locate Parade homes by builder, city, and sale price.

Resource Guide (pgs 79-96) This will help you find members of the HBA for your next project.

To fully enjoy the 2018 Fall HBA Parade of Important Symbols on the home



This home is for sale



This home was built to Energy Star standards and has been certified by a third-party rater.



This home features Universal Design elements.



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# SCHEDULE & TICKET INFORMATION

#### Homes 1-27 & Remodeled Home A

October 5 - 20 Fridays & Saturdays | 1pm - 8pm Wednesdays | 5pm - 8pm

#### Remodeled Homes B & C

October 19-20 | 1pm - 8pm



#### **Tickets & Pricing**

Tickets may be purchased at Lake Michigan Credit Union branches, the Home Builders Association of Greater Grand Rapids, online at www.myGRhome.com, or at most of the homes on tour.

Parade of Homes Ticket Prices

Adults (Ages 13+) \$12 (on the tour)

\$10 (Lake Michigan Credit Union locations

or online at www.myGRhome.com)

Children Under 12 Free Admission



Image provided by: 56 West Homes & Design



2018 HBAGGR President, 56 West Homes & Design

SPECIAL MESSAGE FROM THE PRESIDENT

#### **WELCOME!**

Welcome to the annual 2018 Fall Parade of Homes presented by the Home Builders Association of Greater Grand Rapids (HBAGGR)!

Embrace the changing season and marvel at the 26 new homes, 3 remodels and 3 virtual tours that will be showcased. The homes range from \$150,000 to \$1 million+, with features to match.

We continue to see growth in West Michigan and we hope that our Parade can connect these newcomers and long-time residents with the builder that can best match their needs and budget. Because every HBA member is licensed and insured, it's hard to know which of the 200 builders to choose. This is where the Parade comes in. It allows homeowners to discover the builder that emphasizes the same priorities in new home construction or remodeling as they do.

After you have toured the homes, we encourage you to seek out HBA members and the HBA logo. These are professionals who have dedicated themselves to the being leaders in the industry. This is demonstrated through their commitment to best practices, continuing education, and community involvement.

Don't forget to download our Parade of Homes App, sponsored by Consumers Credit Union. The app is designed so that parade-goers can easily get directions, plan a route, and get home details at the touch of a button. Because most of the homes are new construction, many smart phones and GPS cannot yet find these new addresses. Those touring the homes can take the guess work out of following confusing directions or consulting the map by using the app to get to each home via the most efficient route!

Thank you for coming out to support our builders and vendors in this event that is another testament to why the Greater Grand Rapid area is such a great place to live!

Sincerely,

Joel Terpstra, 56 West Homes & Design

2018 HBAGGR President



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#### **OUR MISSION**

To empower our members to succeed through education. advocacy, networking, and promotion.

#### **OUR VISION**

A better community through better builders.

#### THANK YOU TO OUR VOLUNTEERS!

The Home Builders Association of Greater Grand Rapids (HBAGGR) relies on area non-profits to staff the homes during the annual Parade of Homes. Since 1986, the HBAGGR has donated over \$2.7 million to area non-profits as a thank you for volunteering their time to help staff homes during the HBA Parade of Homes.

We want to thank the non-profit groups that are volunteering their time to staff the 2018 Fall HBA Parade of Homes.

#### FALL 2018

#### **PARADE COMMITTEE**

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Image provided by: 56 West Homes & Design

#### THANK YOU TO OUR EVENT SPONSORS!

The Parade of Homes is an official event of the Home Builders Association of Greater Grand Rapids (HBAGGR). Without the support of our partners, the event would not be possible. Thank you to all of our sponsors of this year's HBA Parade of Homes!



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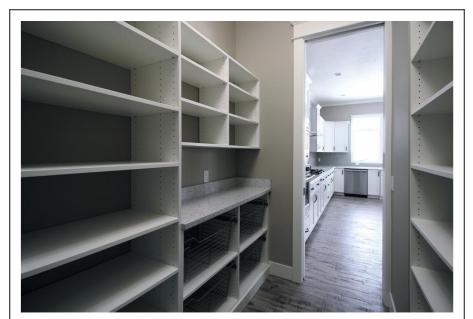
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## **HOW TO GET YOUR FURNITURE ARRANGEMENT RIGHT**

want to shake things up...Think of them as a blank canvas. By using a few basic rules of furniture arrangement, you can achieve professional-looking results with minimum stress.

#### **Function**

How will the room be used and how many people will use it? That will dictate the type of furnishings you'll need and the amount of seating required, "You want to look at each room and think about how you want it to function. For example, do vou want to have a formal sitting area or are you the more casual type" says Julie Wynalda of True Vine Creations, "Think about who will be using the room, is it all adults or will you have lots of kids coming and going. All those factors go into what type of furnishings vou will want."

#### **Select Seating**

The "correct" furniture is whatever works best for your family. Some people love the idea of sofas so that there is potential for stretching out and lounging. Sofas create a more intimate seating arrangement as it forces people to sit next to each other. Arm chairs, or side chairs, allow you to better control where individuals will sit and what direction they will face. Chairs can help break up space without being too large. The key is to find the balance between sofas (vou may not have room for more than two) and individual chairs (you don't want so that it makes your living room look like a hotel lobby). "Another great seating alternative is a sectional. There

You are looking at your rooms and are many options for configuration based on the room size and it can work really well if you're not one to move furniture around often and don't need that flexibility." continues Wynalda. Shopping for furniture and not sure if it will fit in the room? Here's a great trick: get the dimensions of the furniture and tape newspaper together in the size and shape of the furniture. Lay the newspaper down on vour floor and you'll be able to easily see if you have enough room to walk around the piece (you'll want about 30" - 36" of walkway between pieces).

#### Focal point

Is it your fireplace? The view outside? Most homes will have one focal point. but this doesn't mean that all the furniture will face it. The focal point is what you want the eyes to find first upon entering the room; it's the part of the room you want to show off. If your windows are low, choose furniture that has a low profile, so it doesn't block the

#### **Establish a Center Point**

This isn't necessarily the middle of the room but most of the time it will be. Generally, this is where the coffee table. or center table should sit. If your home has a very long or very large living room, consider having two center points; one will be larger than the other.

"This type of seating arrangement creates a cozy space that can allow for easier conversation with friends and family."











#### **Add Flat Surfaces**

Don't forget the side tables when creating a comfortable space. Whether your living room is for formal occasions or everyday living, you'll want to provide enough surfaces for people to place their drinks or other items down comfortably. The general rule of thumb is to place the coffee table within 14" - 18" from the sofa; side tables may sit closer to the chair or sofa. How many you have is up to you. If you are short on space, but require lots of tables, try finding nesting tables that can be moved around when you have more people in the room but collapsed into one table when you aren't entertaining.

#### **Priority**

Place the largest pieces of furniture first, such as the sofa in the living room or the bed in the bedroom. In most cases, this piece should face the room's focal point. Chairs should be no more than 8 feet apart to facilitate conversation. Unless your room is especially small, avoid pushing all the furniture against the walls.

"Floating furniture in a room and adding a beautiful area rug helps to anchor the room and adds another layer of design and dimension," states Wvnalda.

#### **Get The Right Size Of Everything**

The most important rule to remember when designing your living room is balance. Large rooms can take large pieces, but not every piece should be large. Small rooms can withstand a large sofa however large sofas command large coffee tables, which will quickly fill the room. Use the newspaper trick to move "furniture" around - it will help you decide between sizes before actually buying.

Once you've established your sofa and chair sizes, there are good guidelines to follow for "appropriate" table sizes. The coffee table should be about 1/2 - 2/3the size of the sofa. Sofa tables (the console table that sits behind the sofa) should be no taller than the height of the back of the sofa and can be nearly the length of the sofa. Side tables, or end tables, very often hold table lamps and decor, so their size will depend upon how many items you need to place on the surface plus how much room you have in the space. Place them on the ends of a sofa or side chair and allow enough room for pass-through. Their height should be no taller than the height of the arm of the upholstered piece and no lower than the height of the seat: just make sure a person can easily set something down on the end table without it being awkward.

Case goods, like armoires or credenzas, serve as storage pieces and space-fillers. If you need lots of storage in this room, select pieces that have closed doors for a cleaner look. If you want to show off your china, find a case good with glass doors to keep out the dust.

#### Symmetry

Wynalda says to think symmetrical for formal rooms and an asymmetrical arrangement for a more informal room.

#### Traffic

Think about the flow of traffic through the room — generally the path between doorways. Don't block that path with any large pieces of furniture if you can avoid it. "Allow 4-5 feet inches of width for major traffic routes and a minimum of 24 inches of width for minor ones." says Wynalda.

Try to direct traffic around a seating group, not through the middle of it. If traffic cuts through the middle of

the room, consider creating two small seating areas instead of one large one.

#### Variety

Vary the size of furniture pieces throughout the room so your eyes move up and down as you scan the space. Balance a large or tall item by placing another piece of similar height across the room from it (or use art to replicate the scale). Avoid putting two tall pieces next to each other.

#### Contrast

Combine straight and curved lines for contrast. If the furniture is modern and linear, throw in a round table for contrast. If the furniture is curvy, mix in an angular piece. Similarly, pair solids with voids: Combine a leggy chair with a solid side table, and a solid chair with a leggy table.

"By mixing it up with finishes, fabrics, and styles you will create a recipe that fits you and your personality but that's anything but predictable," continues Wynalda.

#### Ease of use

Place a table within easy reach of every seat, being sure to combine pieces of similar scale, and make sure every reading chair has an accompanying lamp. Coffee tables should be located 14 to 18 inches from a sofa to provide sufficient legroom.

#### Add Height With Wall Decor:

Decorating the walls is usually left to the end and is nearly always a struggle for homeowners. Should you hang mirrors or artwork? Lots of small pictures

FALL 2018 HBA PARADE OF HOMES or one giant one? Shelves or photos? Decorating the walls is important as it can create a sense of height and force the eye to travel around the room.

Wynalda says that for some people choosing artwork and decor to compliment their furnishings can be stressful, It may make sense to enlist the help of an interior designer who can make the process a lot easier and save a lot of time.

Generally, mirrors, which will reflect light into the room and make the room feel larger, should be used sparingly in the room unless you want to create a statement piece (i.e. a grouping similar mirrors all together or placed symmetrically.) Remember framed artwork with a glass front can also help reflect light into the space.

Pieces hung on the wall, regardless of what they are, should generally be placed so that the center of the piece is at eve level (which is about 60" -65" from the floor). Allow 6" - 12" of space between the edge of the piece and the ceiling or wall edge. Using the newspaper trick, you can create a template of your artwork by hanging newspaper in the same dimension of the art pieces and temporarily hang it on the wall using painter's tape. Move the newspaper template around until you are happy with the arrangement.

If you would like to enlist the help of an interior designer, you can find them at myarhome.com.



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## **OCTOBER IN MICHIGAN IS A GREAT MONTH.**

show, the apples are ripe for picking and the weather is usually perfect for a light own pureed pumpkin, the options are jacket or scarf. Here are some ideas to endless. And it's definitely not fall until get started with this month:

#### Winterize Your Home

Now is a great time to prepare your home for the winter. The prep work that you can do now can save you a good chunk of change on your heating bill.

#### Use Your Leaves

When you rake those leaves up in your yard, make good use of them. Think composting - here's a great idea from Style at Home:

If you have a compost bin, keep bags of leaves nearby to add to the bin periodically throughout the winter. Another option is to make leaf compost - fill a garbage bag with shredded leaves, a few handfuls of soil and some water, close the bag, and shake once a week. By spring you should have usable leaf mold.

#### **Go Pumpkin Crazy**

Now is a great time to experiment with pumpkin recipes. Whether you pick up

The leaves start to turn and put on a great some canned pumpkin on the cheap from the grocery store or you make your you've gotten your pumpkin fill.

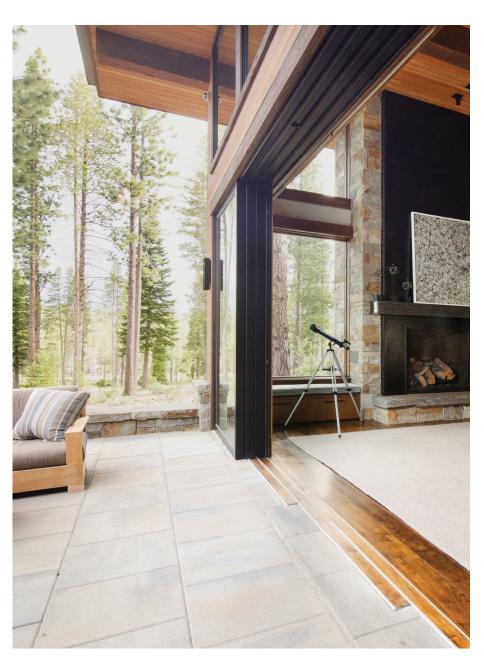
#### Head to a Local Farm

We have so many great farms here in West Michigan that big pumpkin farms can be pricey, but smaller local farms should feature better prices when it comes to fall goodies. Also, look for fall festivals going on in your area - October is the perfect time to get outside! You could even take a nice little frugal excursion to a nearby winery and sample their goodies.

#### **Rethink Your Space**

If your home is in a style rut, fall is a great time to change things up. You can update the decor in your home very cheaply, or even for free, just by rearranging furniture and swapping out

Bottom line...Michigan is a great place so go out and enjoy all that it has to offer.



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#### PARTICIPATING BUILDERS

To learn more about a specific Parade builder, see their work first hand, or meet them in person, find them listed below and visit their home(s) to see if they will be the right builder for you!



Builder	Home
56 West Homes & Design	1
CBH Building & Development LLC	26
Celebrity Builders LLC	23
Creekside Companies	V1
Dan Vis Builders	10
Dave Visser Builder	2
DVS Construction LLC	17
Eagle Creek Homes	24
Epique Homes, Inc.	8
Forest Hills Homes	7
Heartland Builders	4

Builder	Home
Interra Homes	25
J. Peterson Homes	В
JAG Development, Inc.	19
JDH Custom Homes	12
Jim Tibbe Homes	16
Koetje Builders	18
LOYL Homes LLC	9
Mike Noorman Builders LLC	V2
Mike Schaap Builders, Inc.	14
Miles Builders, Inc.	21
Mosaic Homes	6

Builder	Home
Muston Construction	А
MVM Builders	С
North Cove Homes LLC	15
RDI Homes LLC	27
Sable Homes	11
Schultz Builders LLC	22
Snowden Builders LLC	5
Steve Visser Builder	3
Tim Schollaart Builder LLC	20
TruBuilt Builders LLC	13







#### **HOMES BY PRICE RANGE**

You have a budget established for your next home. The Parade is an excellent opportunity to tour homes and meet builders who can work within your budget. Not all Parade homes are for sale; look for those with the For Sale symbol. FOR

#### \$200,000 - \$300,000 26 CBH Building & Development LLC V1 Creekside Companies FOR SALE 25 Interra Homes FOR SALE FOR SALE Koetje Builders Sable Homes FOR SALE \$300,000 - \$400,000 Heartland Builders 19 JAG Development, Inc. FOR SALE FOR SALE 16 Jim Tibbe Homes V2 Mike Noorman Builders LLC FOR SALE 20 Tim Schollaart Builder LLC \$400,000 - \$500,000 FOR SALE 24 Eagle Creek Homes LOYL Homes LLC 15 North Cove Homes LLC \$500,000 - \$600,000 22 Schultz Builders LLC FOR SALE \$1,000,000 + 7 Forest Hills Homes FOR SALE 14 Mike Schaap Builders, Inc.

FOR SALE

Cor	ntact Builder for Pricing	
1	56 West Homes & Design	
23	Celebrity Builders LLC	FOR SALE
10	Dan Vis Builders	
2	Dave Visser Builder	FOR SALE
17	DVS Construction LLC	
8	Epique Homes Inc.	
В	J. Peterson Homes	
12	JDH Custom Homes	
21	Miles Builders, Inc.	FOR SALE
6	Mosaic Homes	
Α	Muston Construction	
С	MVM Builders	FOR SALE
27	RDI Homes LLC	FOR SALE
5	Snowden Builders LLC	
3	Steve Visser Builder	
13	TruBuilt Builders LLC	

<sup>\*</sup>Price ranges listed do not include the price of the lot, just the home.





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## **2018 PARADE HOMES BY LOCATION**

Whether it's close to work or the school district you prefer, you can tour homes in communities that are of interest to you.

#### Ada Mosaic Homes Epique Homes, Inc. **Byron Center** 10 Dan Vis Builders 22 Schultz Builders LLC 23 Celebrity Builders LLC 24 Eagle Creek Homes 25 Interra Homes 26 CBH Building & Development LLC 27 RDI Homes LLC Caledonia 11 Sable Homes 12 JDH Custom Homes Dorr 13 TruBuilt Builders LLC **East Grand Rapids** B J. Peterson Homes C MVM Builders **Grand Rapids** Forest Hills Homes LOYL Homes LLC

Grandville

20 Tim Schollaart Builder LLC

21 Miles Builders, Inc.

15	North Cove Homes LLC
16	Jim Tibbe Homes
17	DVS Construction LLC
18	Koetje Builders
V1	Creekside Companies
Jer	ison
19	JAG Development, Inc.
5 <b>Mu</b> :	Snowden Builders LLC skegon
A	Muston Construction
Roo	ckford
4	Heartland Builders
V2	Mike Noorman Builders LLC
	ıth Haven
Sou	

Steve Visser Builder



Image provided by: Nugent Builders

The following HBA member companies have supplied products and services to the builders to create these beautiful homes. If you are looking for any of the products you found while enjoying the parade homes please visit these members.

HBA Suppliers	Parade Homes Supplied
42 North - Architecture + De	sign 8
Action Awning LLC	10
Advanced Interiors, Inc.	5, 6, 18, 22
Beaver Tile and Stone	6, 8, 20
Bekins Audio/Video & Applia	nces 7, 14, B, C
Belden Brick & Supply Co.	1, 7, 8,
	12, 23, 27
Benchmark Wood & Design S	Studios 14
Bolt & Regnerus Electric, Inc.	5, 22, 23, V1
Bouma Bros. Sales & Service,	Inc. 17, 18
Bultema Bros. Builders Suppl	ly, Inc. 18
Carpet Bonanza, Inc.	12
Columbo's Floors To Go	17
Comfort Insulation	12
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CVI Design LLC	23
Decker & Sons	5, 7, 12, A
DeGraaf Interiors	23, V1
Double O Windows & Doors	20
Eikenhout, Inc.	6
Ferguson Bath, Kitchen & Lig	hting Gallery 6, 20
Fitzpatrick Custom Design	22, 23
Flier's Underground Sprinklin	ig, Inc. V1

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G & K Insulating, Inc.	18
Gerrit's Appliance, Inc.	1, 4, 6, 18,
	20, 22, 23, V1
Godwin Hardware & Plumbir	ng, Inc. 4, 18
Great Lakes Granite Works	10
Hard Topix	1, 21, 23, B, C
Hearthcrest Fireplace & Hom	ne Decor 3, 5
Home Builders Job Maintena	ance LLC 13, B
Huizen Furniture	4
Kendall Lighting Center	4, 6, 7, 8
Klingman's Furniture	6
L.B. & L.B. Construction, Inc.	4, V1
Lighthouse Group	18
LS Design Corporation	5
Meulenberg Painting & Deco	rating 4, 20
Modern Hardware	1, 4, 6, 7, 23, V1
Mont Granite	7
Nobel Concrete, Inc.	23, 26
Norbert's Glass & Mirror Co.	13
Northwind Insulating System	ns LLC 4, 7, 11, 13, V2
Premier Granite & Stone	1, 2, 3, 13, 16,
	17, 18, 21, 22, 27, V1
Reliable Heating & Cooling	1

HBA Suppliers	Parade Homes Supplied
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Rockford Floor Covering, Inc	c. 4, A
Ron Miedema Cement Cont	ractor, Inc. 18
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	A, B, V2
Starlite Kitchens	4, 5, 17, V1
Talsma Furniture	5
The Lighting Corner	5, 12, 18, 22, 23, V1
TruMedia	4, 12
Velco Plumbing, Inc.	5, 26
Village Flooring	20
West Michigan Lumber Co.	6, 7, 17, 18, 20, 23
Squeegee Squad	24
Williams Kitchen & Bath	27, A
Wimsatt Building Materials	18
Your Shower Door	6, A
Zeeland Lumber & Supply	8, 22, C
Zylstra Door, Inc.	6, 7, 8, 26

<sup>\*</sup> The supplier list was provided by each builder participating in the parade. The list may not include all suppliers used during the building process.



# DOWNLOAD THE FREE HBA PARADE OF HOMES APP

No matter if you are a baby boomer, a millennial or somewhere in between, the odds are that today you own a smartphone. And, like most people today, you use it for just about everything. Knowing that, it was just a matter of when, not if, the HBA would develop its own Parade App.

The HBA Parade of Homes App is designed so that parade-goers can easily get directions, plan a route, and get home details at the click of a button. The Parade home builders and their suppliers (subcontractors, interior designers, kitchen suppliers, landscape professionals, etc...) can advertise their homes and products like never before to you, our valued consumer.

Because most of the homes are new construction, many smartphones and with GPS cannot yet find these new addresses. Those touring the homes can help take the guess work out of following directions or consulting the map (still useful), by using use the

app to get to each home via the most efficient route!

"Last Fall, we introduced the Parade of Homes App primarily to assist with going from home to home," tells Executive Officer Andy Lofgren. "Thanks to our Shop the Parade and Parade App Sponsor, Consumers Credit Union, we're excited to introduce upgrades to the App this Spring that will continue to enhance the Parade going experience." These upgrades include more information about the homes on the App, as well as information on the vendors and suppliers that have contributed to the final product you see when you tour the homes.

To download the APP vist your app store and search for HBA Parade of Homes. Or, visit myGRhome.com.





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To learn more, find your local Mortgage Loan Officer at **ChemicalBank.com** or call **855.230.9359** 





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Thank You To Our Builders! Koetje Builders, Inc. Miles Builders, LLC

#### HIRING A CONTRACTOR

### **5 THINGS YOU SHOULD KNOW**

The Grand Rapids housing market is one of the healthiest in the nation. With the high demand, home owners may be waiting a long time for a reputable contractor. Always take the time to follow these five things to be sure you have the right person for the job. Unaffiliated contractors will sometimes feign a membership, so check out the Home Builders Association website at mygrhome.com throughout the hiring process.

#### 1. References

- Make sure the contractor has a verifiable mailing address for his or her business.
- Checkthatthebusiness does not have unresolved complaints against them through the Better Business Bureau. www.bbb.org/us/find-a-bbb/
- Ask for references and talk to past clients.

#### 2. Credentials

- Be sure he or she is licensed. Did you know that any project over \$600 requires your contractor to be licensed?
- Make sure they have insurance (liability; worker's comp).

#### 3. Price and payment

- Once you've narrowed down your top three contractors, get bids.
- Paying 20-50 percent before the project begins is common.
- Make sure they accept check, money order, or credit card; if they require you to pay cash to lock in a deal, they may be cutting corners or taking advantage of you.

Toss out the lowball offer- be wary
 of someone who comes in several
 thousand dollars below the others.
 They are more than likely using
 cheaper materials or may start the
 project only to tell you down the line
 that it's more complicated than they
 initially assumed and therefore more
 expensive.

#### 4. Think beyond just the price

- Meet with this professional and get a feel for their personality. They are going to be working around you and your home, so make sure you are comfortable with them.
- Be sure that they have the same vision for the future of your project. You want someone who understands your lifestyle and needs.

#### 5. Contract and completion

- Every project should have a contract, no matter the size of the estimated work.
- Be sure every detail is included in the contract, from a work timetable, to the description of the work, and materials that will be used.
- Find out if the work requires city or county inspection, make sure that it is done and you have paperwork to prove it before making the final payment.

If you do your homework, you will be able to dodge shady contractors for the common repair jobs often required in Michigan. Remember that if it seems too good to be true, it probably is. Check your local Home Builders Association for dependable contractors at myGRhome.com.





56 West Homes and Design is a team of talented individuals who are passionate about the design and build process. Unique designs set us apart, and we take pride on the custom beauty we create, tailoring our crafts to meet each clients needs.





#### **56 WEST HOMES & DESIGN**

Joel Terpstra joel@56westhomes.com (616) 843-7604 www.56westhomes.com 56 West is excited to welcome you to our Fall Virtual Parade Tour Parade Home!

This modern farmhouse is a light and bright home with clean lines and warm tones. This home features many custom spaces including a cozy office nook, custom bunk and loft area with built in desk, playhouse under the stairway and beautiful detailed woodwork throughout.

The center of this open concept home is the kitchen, housing 3 large airy windows with a beautiful view, a walk in pantry, all solid surfaces and custom cabinetry. The master wing is beautiful and private complete with a soaker tub, large walk in shower and closet!

Be sure to check this home out as part of your tour!

#### VIRTUAL TOUR

Virtual tour may be viewed online at: http://paradeofhomes.mygrhome.com/homes/1/



This home is now a virtual tour only



#### MAP 1

Located in Walker, on the corner of Kinney and 3 Mile

Meadow Springs has a lot to offer when it comes to stand alone condominiums. These units offer great access to heavily used highways, while still maintaining the rural development feel. Meadow Springs provides great views of retention ponds, rural neighborhoods, and landscape. Consider these beautiful stand alone condos for your next home!

- All condos are stand alone units
- · All Sites offer daylight with some walkouts.
- Four season room option.
- Standard two stall garage with third stall garage option.
- · Various interior customization options.

Are you looking for a custom home built to your needs? With nearly 30 years of experience, as a builder and developer in the state of Michigan. Dave and his son Brad will provide you with everything you need to create the best experience as a customer. If you're looking for a quality custom home built at an affordable price, consider Dave



Visser Builder for your next home.

#### **DAVE VISSER BUILDER**

Dave Visser/Brad Visser dave@davevisser.com brad@davevisser.com (616) 540-3232 davevisser.com





Building your new home should be fun and exciting with a balance of timeliness and precision. We have committed ourselves to delivering the home of your dreams to fit your budget and exceed your expectations. See for yourself the level of quality and customer care that we provide by teaming up with us to build your next house.

STEVE VISSER
BUILDER LLC

STEVE VISSER BUILDER
Steve Visser/Brandon Visser
Steve@stevevisser.com
Brandon@stevevisser.com
(616)822-7207

stevevisser.com

A gorgeous ranch home brought to you by Steve Visser Builder. We invite you to see why Steve Visser continues deliver quality custom homes for over 3 decades. This home features:

- Open floor plan with large living and entertaining area.
- Large deck off of the back, partially covered, with cathedral ceiling.
- Custom milled wood slab floating shelves in the living room and kitchen.
- Beautiful wooded view of the 7.88 Acre Lot.
- · Custom trim details throughout
- Bar/Kitchenette in the lower level with metal face
- Lower Level theater room

We hope you enjoy walking through this home. We would love to meet you and show you the personal and professional experience that you get when you choose Steve Visser Builder for your next home.

#### MAP 1

I-96 West towards Muskegon, Exit onto Fruit Ridge Ave, North on Fruit Ridge Ave to 4 Mile Rd Left (West) on 4 Mile Rd, In One-Half of a Mile Turn Left (South) onto Winding Stream Dr.





#### MAP 3

131 North to West River Dr. Head East to East Beltline. Turn north on the East Beltline to Belding Road and turn East. Turn South immediately onto Courtland Dr. The home will be on your right.

We are excited to share this fantastic "almost empty nester" rustic modern home featuring the quality, craftsmanship, and customization Heartland Builders is known for:

- Zero step at front door and garage door.
- Full tiled walls in kitchen with open shelving for an awesome look!
- Electric linear fireplace for cozy family time.
- Designed around several pieces of furniture that the client built.
- See the home like our clients did before they built it: in 3D.

We look forward to sharing this home with you and showing you our craft. Visit us and see how you can build a custom home: Easy. Fun and Fast(er than you think).

6337 COURTLAND DR NE, ROCKFORD 49341

We are a process driven company that puts our customers first: we evaluate land, design your home with 3D animation, provide a Design Consultant to coordinate your finishes, and help you identify sources of funding. All those steps lead us to our favorite part: building your home. We care about how your home looks and performs, and we also believe you should enjoy your custom home-building experience!



#### **HEARTLAND BUILDERS LLC**

Rich or Cindy Kogelschatz cindy@heartlandbuilders.com (616)205-5430 heartlandbuilders.com







#### MURRAY LAKE 4595 CAUSEWAY DR NE, LOWELL 49331

Snowden Builders is dedicated to building superior quality custom homes that exceed customer expectations. By providing step-by-step guidance through the building and customization process, our customers are able to design and build a beautiful, unique home that fits their needs and budget. without sacrificing quality.



BUILDERS.

**SNOWDEN BUILDERS LLC** Bob Snowden info@snowdenbuilders.com (616) 532-1800 snowdenbuilders.com Welcome to Snowden Builders LLC Fall 2018 Parade Home!

We tore down the existing cottage on the property to make room for this stunning custom home! On the lakefront of the gorgeous 320-acre Murray Lake in Lowell, we are excited to present "The Willowcrest" plan, a cozy yet spacious ranch style home with over 3300 square feet of finished space and features:

- Inviting foyer entrance featuring a large tray ceiling wrapped around the center staircase-
- Purposefully designed 4-stall garage to allow for storage of all the toys that can come with a lake home
- Open layout with plenty of natural lighting from the floor-to-ceiling windows in both the dining and Lake Room areas, and a breathtaking view of the lake
- Screened porch with a fireplace conveniently accessed from the Lake Room, Owner's Suite as well as the deck
- 5 bedrooms and 4 bathrooms, including a bunk room on the lower level with awesome custom built-in bunkbeds!

For more information, visit our website at www.snowdenbuilders.com

#### MAP 3

Head E on I-196 from Downtown GR. Take exit 38 and turn Left on E Beltline Ave. Right onto Knapp St NE. Right onto Honey Creek Ave NE, and Left onto 2 Mile Rd NE. In 4.1 mi, Left onto Murray Lake Ave NE. Right onto Lally St NE, then Left onto Causeway Dr NE. House is on the Right





#### MAP 3

Fulton across the Grand River. U-turn onto Pettis. NE on Pettis to Vergennes. Quick Turn onto Bailey from Vergennes. East on Bailey 1/2 Mile to Revado Hills.

Price Range: Contact Builder for Pricing

Situated in the hills of Ada, Revado Hills is one of the newest neighborhoods crafted by Mosaic Properties. Mosaic Homes' 2018 Fall Parade is a modern home inspired by Scandinavian design and a twist on the open floor plan. Rough sawn mortared lumber, floor to ceiling windows, and a combination of metal and live green roof outside. Floor to ceiling picture windows bring in amazing light and views from the wooded front yard back to the natural pond in the back yard. A custom swimming pool, patio and wooded back yard are situated high up and have a stunning long-view. Inside, a one of a kind floor plan with natural wood details, custom reclaimed structural beams and sauna accent both the rustic and modern elements of the home.

A smart, well designed home with one of a kind architecture. Not one to miss!

REVADO HILLS 8356 REVADO HILLS CT, ADA 49301

to craft residential neighborhoods that radiate a sense of community and place that inspire those who live in, or are travelling through them.

Mosaic Homes and Mosaic Properties is a real estate brokerage.

construction and development company established in 1993.

Brad Rottschafer founded the company out of his desire



#### **MOSAIC HOMES Brad Rottschafer** info@mosaicproperties.com (616)235-0711 mosaicproperties.com





# every detail matters.

We build excellence.

Let Forest Hills Homes help you make your new home dreams come true. We specialize in every step of the homebuilding process.

- Site Selection/Evaluation
- Specializing in Waterfront Homes
- In-House Designer, including 3D Design Give us a call today and our team will make sure every detail is exactly as you dreamed.

We build excellence.









## Matthew McCollum

Owner/Licensed Builder

Matt@ForestHillsHomesLLC.com

616.889.2593

Check us out on Facebook!





#### MAP 3

Take I-196 east to I-96 to exit 40 Cascade Road. Turn left on Cascade Road. Follow Cascade Road to Manchester Hills Drive. Turn left on Manchester Hills Drive to Whitworth Court.



Located in Manchester Hills, this new home by Forest Hills Homes is designed for both grand entertaining and everyday family life. With 5 bedrooms and 4 1/2 baths, plus a bonus room, there is plenty of space for a large family. Upon entering the two story entry from the wrap around front porch, a generous study is to the left, directly across from a formal dining room. The majestic stairs are the focal point of the foyer, and have a convenient back stair. The living room has a large fireplace, coffered ceilings and large windows overlooking the wooded backyard. The large chef's kitchen has hardwood floors, beautiful painted cabinetry, quartz countertops, a walk-in pantry, and pro-style appliances. A large mudroom includes custom lockers, a drop zone, and walk-in closet; all right off the three stall garage. The sunny breakfast room will accommodate a large table and is surrounded with windows. Steps away, is a large covered porch and deck. The master suite on the upper level and is highlighted by a tray ceilings, large soaking tub, quartz vanities, a custom tile shower and heated tile floors. There are three more bedrooms on this level. Two of them share a J&J bath, while the fourth has its own private bath. There is also a huge bonus room. The large laundry room is right where the dirty laundry gets generated! The finished walk-out lower level has a family room, game area and wet bar. This level also has the guest bedroom with an additional full bath. Call Forest Hills Homes at 616.940.9015 for pricing, and check us out on Facebook!

Our goal at Forest Hills Homes is to make the experience of home building or remodeling an enjoyable one. Here at Forest Hills Homes "We Build Excellence."



# FOREST HILLS HOMES Matthew McCollum matt@foresthillshomesllc.com (616) 940-9015 foresthillshomesllc.com













Custom Homes Remodeling Cottages



epiquehomes.com

# EPIQUE HOMES

SURPASSING THE ORDINARY











#### MAP 4

Buttrick just north of 30th st. to 28th st. Take 28th street east to Burwood hills ct.

#### **Elegant Modern**

This 2018 Epique Homes Fall Parade home captures the owner's dreams throughout this open layout. Modern elegance best describes the finishes of this home. The layout features a unique homeowners wing with an elegant bath, home office, large custom-built walk in closet and bedroom. Come see great design infused with Epique Homes "Core" quality.

- Cathedral ceiling invites you when you enter
- Custom white oak beams
- Chef's kitchen with custom cabinets and wolf/subzero appliances
- · Large screen room with heaters built in the ceiling
- Custom bar with lighted shelves

With our years of experience in custom home building, Epique knows how to bring your dreams to reality. We will lead you through process to make building your dream home a confident and enjoyable experience. Come experience the difference of working with our team at Epique Homes!

Custom home building team with over 40 years experience that focuses on Surpassing customers expectations on each of the homes we build. This accomplished by never compromising on the "Core" quality, offering a unique communication system for each home and unparalleled design on the inside and out. We are designing homes around the way we live.



Troy Schrock troyschrock@epiquehomes.com EPIOUE HOMES (616) 437-1767 epiquehomes.com







LOYL Homes is a full-service home building firm. Our process is understandable, engaging, transparent, and fun. We have a systems-based philosophy, which focuses on quality of life and ensuring that customers and communities needs are supported.

LOYL Homes presents this beautiful walkout ranch designed with today's and tomorrow's trends and lifestyles in mind. A spacious living area with fireplace, large kitchen, and 4-season sunroom combine with quality appointments throughout to create a welcoming and usable environment for the owner and guests. This home also features a main floor master bedroom with private bathroom and walk-in closet. The location is fantastic, and positioning on the site and an abundance of windows are arranged to maximize the views of the surrounding nature. Outdoor and indoor spaces alike are attractive, inviting, and provide for both comfortable living and entertaining.

We look forward to your visit!

#### MAP 4

Get on US-131 N. Drive from I-196 E and I-96 to Cascade Township. Take exit 44 from I-96 E. Take Thornapple River Dr SE and 48th St SE to Thornapple Bayou Dr SE.



LOYL HOMES

Kurt Lang
info@LOYLhomes.com

(616) 236-3131

LOYLhomes.com





#### MAP 4

131 to M6 headed East. Kalamazoo Ave exit to 84th St head East to Eastern Ave head South

Nestled deep in a secluded wooded lot, this Dan Vis Builders original has the craftsmanship and interior design details you have come to expect.

A mix of old and new elements give this family-friendly home a unique twist; incorporating the client's desire for rustic touches and repurposed items and combining them with modern accents like shiplap and bright textured wallpaper that set it apart from the neutral trends.

Be sure to notice the private entrance off the garage into what will become a future home-based retail store. Just inside that entrance, check out the thoughtfully designed passageway that offers a grocery drop zone connected right to the kitchen pantry!

Other must-see features include the second-floor catwalk overlooking the foyer and family room, backyard screened porch that invites hours of relaxing, lower level wet bar for entertaining, and floor-to-ceiling site-built cabinets, closets, and trim that are staple in every Dan Vis home. Be sure to Like us on Facebook and visit us at www.danvisbuilders.com

When choosing a Grand Rapids custom homebuilder, quality

craftsmanship, precise attention to detail and excellent customer service should rank at the top of your wish list. These same attributes continue to set Dan Vis Builders apart from other custom homebuilders in Michigan



**DAN VIS BUILDERS** Dan Vis danjvis@gmail.com (616)293-3597 danvisbuilders.com













#### Byron Center | Opposite Tanger Outlet Mall Over 40 Burning Displays

365 84th Street SW, Byron Center, MI 49315 P: 616.583.9349 | F: 616.583.9471 Email: hearthcrestfireplace@gmail.com East Grand Rapids | Gaslight Village 2176 Wealthy St SE, Grand Rapids, MI 49506

176 Wealthy St SE, Grand Rapids, MI 4950 P: 616.456.5300 | F: 616.456.7283 Email: karen.hearthcrest@gmail.com







# The most fun you can have in socks.

**Enjoy the Parade of Homes!** 





Follow US-131 N to M-57/14 Mile Rd. Take exit 101 and head west. north on Crystal Ridge Dr. Turn right to head west on Ridge Water Dr. Home is on the west side of the road.

Price Range: \$200,000 - \$300,000

Sable Homes is proud to present the award-winning Bayberry model, an open-concept ranch with plenty of room for entertaining. This home was designed to include many gorgeous features, such as:

- Granite kitchen countertops
- Stainless steel appliance package
- Spacious master suite with a walk-in closet, dual sinks, and tiled shower
- Gas fireplace in the family room
- Large mudroom with lockers and main floor laundry
- 3-stall garage



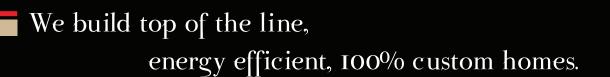
## 4604 WREN DR, CALEDONIA 49316

Since 1996, Sable Developing has helped over a thousand West Michigan families live their dream of owning their own home. We create homes and neighborhoods where families can live comfortably, and because we're a locally owned and operated builder, we don't just build communities—we live in them, too.



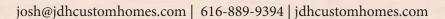
#### **SABLE HOMES**

Karin Kay karin.kay@sablehomes.com (616) 866-3913 www.sablehomes.com





Our company's focus is on turning your dreams of the perfect home into a reality. Give us a call today!







Take US-131 S to exit 72 for 100th St

Price Range: Contact Builder for Pricing

Turn left onto 100th St SW Turn right onto Division St Turn left onto 144th Ave (2.8 miles towards Kalamazoo Ave.) JDH Custom Homes proudly presents this countryside home which incorporates high quality, uniqueness and style with comfort and functionality. The spacious layout is sitting on 2.5 Acres and has a stunning view you will have to see to believe. This impressive home boasts of numerous upgrades and amenities which include:

- Expansive open kitchen with impressive island and a large scale hidden butler's pantry
- Screen room off the dining room, a perfect place for relaxing and entertaining
- Energy efficient- using premium windows, insulation, lighting and quality construction methods
- · Large master suite with a free-standing tub and tile shower
- Dog wash in the laundry room to help keep your furry friend clean

We LOVE building unique quality custom homes personalized to your needs, comfort and Dreams. Thank you for choosing JDH Custom Homes.

#### 647 144TH AVE, CALEDONIA 49316

Josh Hankamp, owner of JDH Custom Homes has been in the building industry for 18 years. JDH Custom Homes is a small company with a personal feel that focuses on making the Homeowner's dreams a reality. JDH is not a production home builder; everything his team dose is 100% custom. They love to use top of the line, energy efficient and stylish

materials, while meeting personalized needs and desires. JDH is the perfect choice for you custom dream home.



#### JDH CUSTOM HOMES

Josh Hankamp josh@jdhcustomhomes.com (616) 889-9394 jdhcustomhomes.com





#### 2360 144TH AVE, DORR 49323

TruBuilt Builders works to bring our clients' dreams to reality with quality precision and custom design, providing every client with integrity-driven construction and service. In business since 2006, we are committed to designing homes that meet the lifestyle and needs of our clients and will

last for generations.



#### TRUBUILT BUILDERS

Herman Hanko herman.trubuilt@gmail.com (616) 885-4857 www.trubuiltbuildersmi.com

TruBuilt Builders proudly presents this modern farmhouse which exemplifies our high quality and creative design. The open floor plan and large back porch make the perfect place for both relaxing and entertaining. The exquisite ceiling details in the great room and shiplap wall in the office accentuate the farmhouse style along with custom barn doors throughout.

Custom trim and cabinetry by our sister company, TruCraft Cabinetry is featured in the gourmet kitchen, stunning built-ins, ceiling features and more. The refurbished, rustic barn beams in the dining room set this home apart as they are from the homeowners' parents' barn. Come on in and be inspired by the excellent craftsmanship, quality and precision that TruBuilt Builders is known for.

#### MAP 2

US 131 South to exit 72/100th St. West to Wilson. South to 144th Ave. West to home, Dorr, MI.

Price Range: Contact Builder for Pricing





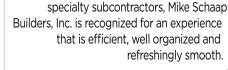
I-196/US-31 take exit 18 and head north on I-196/M-140. Take 14th Ave. west and continue as it curves south into 77th St. Continue on 77th St. for a ½ mile to South Beach Dr. GPS Locator: use 17164 77th Street, South Haven.



Classic lake home architecture infused with contemporary sentiments defines this remarkable beach front residence. Inspired to be both bold and timeless, the project—from early sketches to the final modern masterpiece—was a collaborative effort between Mike Schaap Builders, Inc and Benchmark Design Studio and illustrates that when it comes to modern luxury, the difference is always in the details.

- With a reverence to architectural simplicity on the exterior, inside shows off grand symmetry and a dramatic open-air design that maximizes lake views and square footage.
- Rich stained doors and trim work mixed with bold patterns and sumptuous upholstery
  exemplify the home's contemporary tone, while warm hues of driftwood, whitewashed oak
  floors and shiplap walls lend character to its nautical undertones.
- Dedicated to private time, upstairs holds a master suite with its own lake front balcony, two guest quarters, and a cozy alcove featuring ultra-clever built-in bunk beds.
- Downstairs, a generous living area with casual furnishings and additional guest quarters encourage visits from extended family and friends and lend a hand in beach entertaining.

Mike Schaap Builders, Inc. specializes in original, one-ofa-kind, custom homes that are as spectacular as they are enduring. With a team of over 30 specialists on staff including estimators, project managers, supervisors and craftsmen, and partnerships with the most highly regarded





#### MIKE SCHAAP BUILDERS, INC.

Mike Schaap info@mikeschaapbuilders.com (616) 399-9925 mikeschaapbuilders.com

# **USE THE COMING MONTHS** TO PLAN YOUR SPRING **CONSTRUCTION BUILD**

Eric Burgoon, Chief Lending Officer, So, how to get started? Lake Michigan Credit Union

reflects our tastes, sensibilities and unique styles. But sometimes, it doesn't exist. At least, not yet. With the supply of materials, and become familiar with our salable homes at historically low levels. prospective home buyers are often faced with a decision - continue to look indefinitely for a home that may or may not exist, or choose to build a new home that checks off all the boxes.

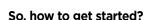
By planning your spring build now you can save time and stress later. When considering building or renovating your home, there are a few things to keep in mind.

#### It's an exciting prospect

But a potentially daunting one as well. The choices will all be yours - everything from architecture and layout to countertops and flooring. In comparison to choosing an existing home to buy, it's a significantly more complex process.

#### The Big Three

You'll need the assistance of three types of professionals - realtor, loan officer, and builder. Realtors will help you locate and bid on suitable property. Loan officers help secure affordable financing. And builders make it all happen. These professionals are all great sources of information and contacts, and can make recommendations to help guide your decisions.



Since you're already checking out We all want that perfect home that Parade of Homes offerings, use this opportunity to narrow down your preferences, consider design ideas and area's best builders.

#### **Financing**

Ideally, your first contact should be a loan officer from a reputable financial institution. They will help you determine your budget limitations and recommend appropriate loan products. Getting pre-qualified is important. It puts you in position to make an offer on your preferred property quickly. It also shows sellers you're serious and can put you at a competitive bidding advantage.

#### Where to Build?

You'll need to have a handle on the area you'd like to live in. Research The Big List neighborhoods as if you were buying an existing home. Rely on your realtor or builder to help you locate appropriate parcels according to your needs and preferences.

#### Realtors

Once you have a basic feel for your project and budget limits, select a realtor who specializes in vacant land procurement. Choose someone who's experienced, responsive and willing to work with you throughout the process. This realtor will do double duty and

will also be responsible for selling your existing home.

#### **Builders**

Selecting the right builder is key. They are the one who will ultimately make vour plans a reality. Builders often have specialties. You'll need to find one experienced in constructing the kind of home you have in mind. Realtors and loan officers can often make sound builder recommendations. They know who does what, who's busy, and who can offer the best new home value.

#### Where to Build?

You'll need to have a handle on the area you'd like to live in. Research neighborhoods as if you were buying an existing home. Rely on your realtor to help you locate appropriate parcels according to your needs and preferences.

- Select a financial institution and loan officer
- •Select real estate agent
- Research properties and building plans
- Select your builder
- •Decide on a building plan
- •Hire an architect if building from scratch
- Begin choosing materials
- ·Coordinate financing and building schedules
- ·And....ao!

#### A note about financing:

Construction loans typically have two parts. The first covers the financing of construction, and is paid out to the builder in stages. The second finances the final end loan that you'll carry forward over time. If possible, choose an institution that can offer a singleclose construction-to-permanent loan that finances both, to avoid having to pay closing costs twice and locking in one rate for the life of the loan, even as you begin construction.

#### Need to renovate before selling?

You'll probably have an existing home to sell as part of your move. If you need to remodel, update or improve your home in advance of its sale, your loan officer can offer ways to finance major fix-ups in addition to your construction loan.

#### Get after it!

Use the winter months to tackle the process in stages. Take your time. Talk with your spouse, partner or significant other. Ask questions. And try to take a look at some properties before the leaves drop and the snow flies. You'll get a better idea of how properties stack up. This is a rare opportunity to build precisely the kind of new home you've been dreaming of. Make it happen!



US-131 S to M-6 W to 32nd Ave in Hudsonville.

Price Range: \$400,000 - \$500,000

Take exit 62 from I-196 W.

Take Chicago Dr, M-121 E and 48th Ave to Eaglewood Dr

Take Eaglewood Dr to Eagle Cove Dr.



This spacious ranch home makes entertaining feel effortless, while keeping every day living convenient and comfortable. The main floor, featuring over 1900 sq ft, lends every necessity, creating a functional space for you and your family. The over-sized kitchen island is perfect for snack time with the kids, or drinks and hors d-oeuvers with guests. Custom built in benches and lockers provide extra character, while also keeping your home extremely organized. Also enjoy large windows that provide an abundance of natural light, making your open concept kitchen, living, and dining area bright and welcoming! None the less, you have the convenience of a main floor master en suite with a large walk-in closet, in addition to another bedroom and office. The lower level of this home is just as impressive, with an additional 1500 square feet of living space! Boasting two additional bedrooms, a large family room with fireplace, and a custom designed bar, your family and guests are going to thoroughly enjoy this space! As if that isn't enough to make you swoon, there is also a 300 sf bonus room perfect for a children's playroom, theater, game room, gym, or art studio! The possibilities with this expansive floor plan are virtually limitless!

North Cove Builders - Feel at home before you even move in. One on one personal service from start to finish. We provide quality custom homes at fair prices. We look forward to

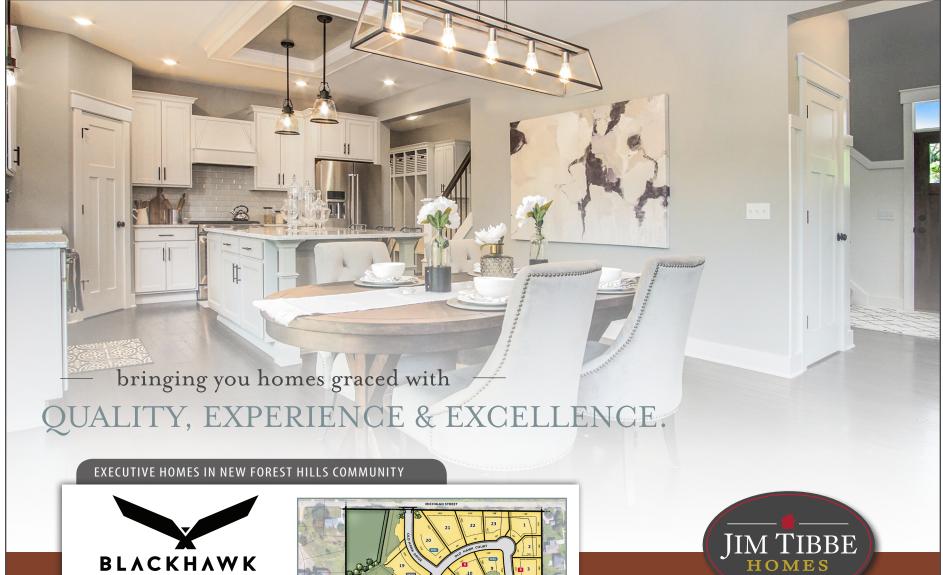


EAGLES LANDING 5294 EAGLE COVE DR, HUDSONVILLE 49426

#### NORTH COVE HOMES LLC

Neal Kelley neal@northcovebuilders (616) 682-7422 NorthCoveBuilders.com







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**RESERVE YOUR SPOT TODAY** 



West on I-196. Take Chicago Drive (M-121) exit, heading West. West on Port Sheldon. North on Alward Drive, located just West of 36th Ave. East on Winsome Drive to home.

HBA MEMBER Jim Tibbe Homes presents the popular Sycamore plan, which combines comfort, functionality, and style. Located in the highly desirable Alward Estates community and Hudsonville School District, this home offers ease of access to dining, entertainment, and shopping options.

This home features numerous amenities and upgrades, including:

- Two-story great room with floor to ceiling windows and stunning fireplace with stone surround
- Large kitchen with stainless appliances, solid surface counters, upgraded cabinetry, central island, walk-in pantry, and expansive dining area
- Impressive main-floor master suite with tray ceiling, ceramic tile shower & large walk-in closet
- Bonus room w/glass French doors and wainscoting, mudroom with bench & cubbies and spacious laundry room round out first floor
- Second floor includes three large bedrooms and a full bathroom
- Finished daylight basement, including rec room, full bath, and fifth bedroom
- Added 12' x 20' third stall garage with window and professional landscaping package

While this home is available, there are other lots available in Alward Estates Phase 2. Come visit us at this featured home and discover the many options available to you when you choose Jim Tibbe Homes!

Jim Tibbe Homes brings you homes graced with quality and impressive attention to detail. From the planning process to the finishing touches, each of our homes are carefully crafted to ensure that your home will continue to be a place of quality and comfort for years to come.



#### JIM TIBBE HOMES

Brad Blackport/Jeff Hill brad@third-coastrealestate.com jeff@third-coastrealestate.com (616) 318-4674 / (616) 581-0521 jimtibbehomes.com



At DVS Construction, we follow our very own golden rule: Build each home as if you are building it for yourself. Treat each customer with the respect they deserve. And make the building process a positive experience with a can-do attitude and integrity.

We are a custom home building company serving the West Michigan area since 2007. We are a family-oriented company as seen by our team. The DVS team builds in many fine

communities in the Grand Rapids and client-owned lots.

**DVS CONSTRUCTION LLC** 

Dustin Vander Wilp dustin@dvsconstructionllc.com (616) 291-6247 dvsconstructionllc.com

DVS Construction welcomes you to our fall 2018 parade of homes. This is a must see home nestled in the woods. You will surely enjoy this open floor plan whether it is enjoying the private backyard or the large front porch. Inside you will find tall ceilings and clean lines. There is plenty of room for the entire family to enjoy this beautiful home. We hope you will enjoy it as well.

- Tall Ceilings
- Large front porch
- Open floor plan

#### MAP 2

196 West to Baldwin St/Exit 69C Head West past 48th Ave. (6.8 miles.) Home is on the left.





I 196 West to Baldwin St off ramp, Baldwin St west to 36th Ave, 36th Ave north to Eagles Roost Trail, East on Eagles Roost Trail to Golden Eagle Way, Continue east on Golden Eagle way to Golden Eagle Ct, Continue east on Golden Eagle Ct to home.



Eagles Roost Condominiums feature beautiful waterfront, daylight and walkout sites in Georgetown Township. This parade home showcases our 1 bedroom 11/2 bath main floor plan with 2 bedrooms, a bath and family room in the lower level and is on the pond.

- · Custom built cabinetry throughout.
- · Finished walkout basement
- Units range in size from 1178 square feet to 1600+ square feet
- All sites feature daylight or walkout basements that provide additional space options
- Floorplans range from 1 bedroom, and 1 bath to 2 bedroom and 2 bath main floor units, or let us help design your own dream interior layout.
- All units feature two stall attached garages and have the option of screen porches or sun rooms.
- Zerostep garage entries available on some sites

Koetje Builders Inc has been serving Grand Rapids by providing custom homes of all sizes and styles since 1965. We specialize in custom designed and built high performance homes with custom built cabinetry.



#### **KOETJE BUILDERS**

Randy Koetje / Julie Boetsma info@koetjebuilders.com (616) 457-3450 www.koetjebuilders.com







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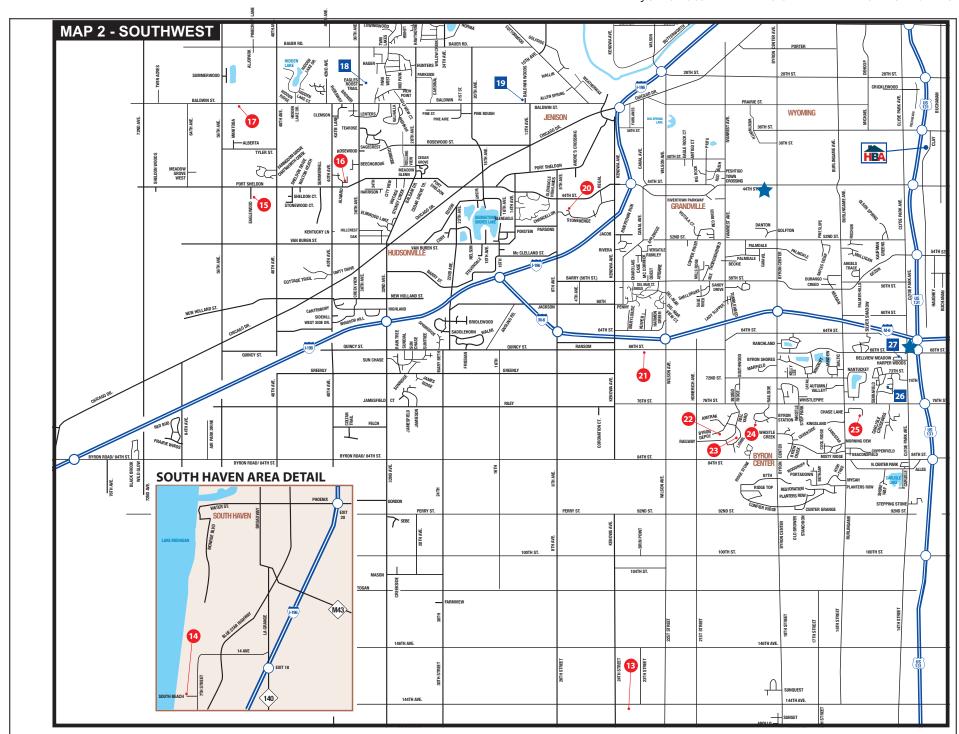
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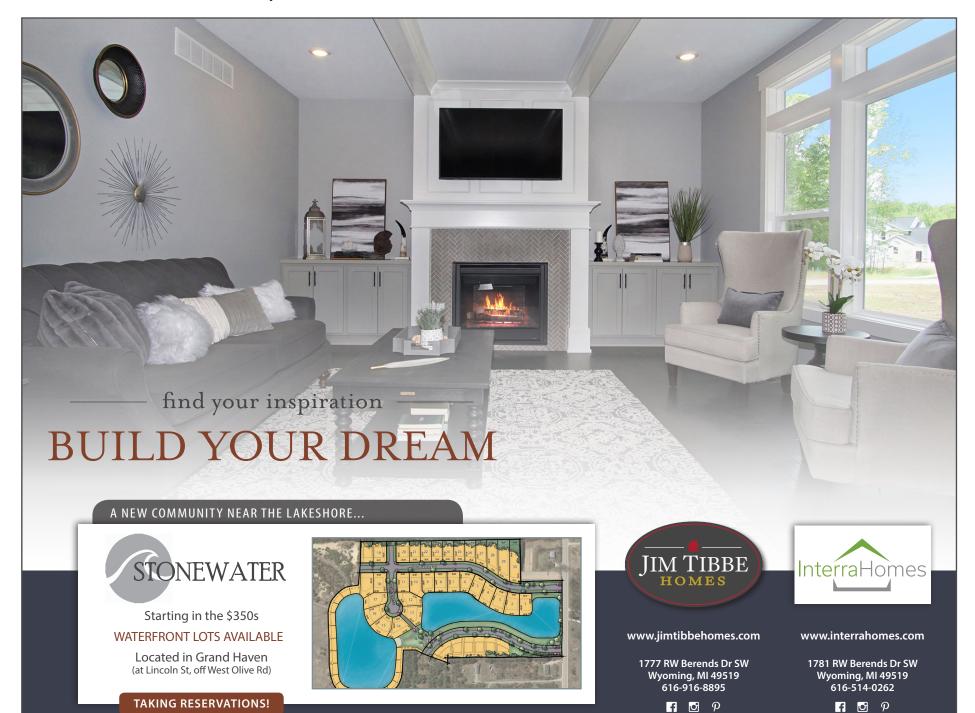




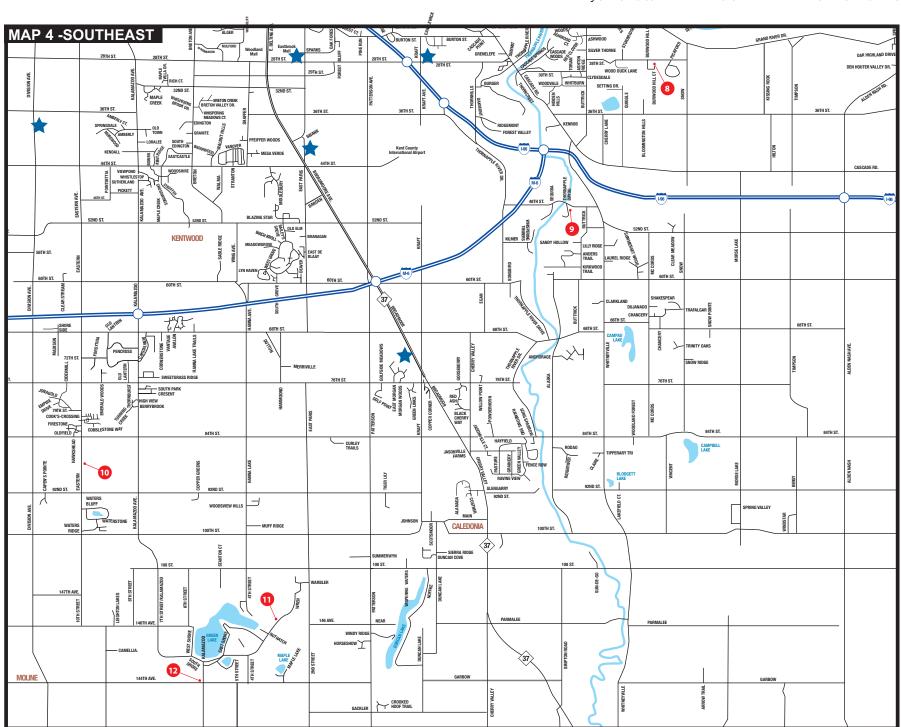








**f o p** 









#### MERCANTILE BANK MORTGAGE SERVICES

Mercantile Bank's lot and land options can take you from ground breaking to finishing touches in one easy step.





\*Annual Percentage Rate (APR) of 6.05% is current as of 04/18/2018 and is based on \$1115 in fees. Other fees not affecting APR may apply. The monthly payment schedule for a 3 year Adjustable Rate Mortgage (ARM) Lot or Land Loan for \$90,000 at 3.99% and 90% loan to value (LTV) with 0 points due at closing is as follows:

36 payments of \$474.56

12 payments of \$568.56 at an interest rate of 5.99%

252 payments of \$605.26 at the fully indexed rate of 6.75%

Payment does not include taxes, insurance premiums. Actual payment may be larger. The 3/1 ARM is a 25-year loan where the initial interest rate is fixed for the first 3 years. After the initial 3 years your rate may change once per year based on the average of interbank offered rates for one-year U.S. dollar denominated deposits in the London market (LIBOR) plus our margin (4.00%) rounded to the nearest 0.125%. It is possible that your interest rate, APR and payments may increase substantially after the initial 3 years and with every change thereafter. Loans subject to credit and collateral approval. Minimum credit score of 690 is required. Maximum loan amount is \$150,000.00 Lot / Land must either be in a platted subdivision or less than 2 acres. Purchase transactions only. Offer cannot be combined with any other loan discounts or offers. Limited time offer, subject to change without notice. Contact a Mercantile lender for complete details.



I-196 West to Baldwin Street (Exit 69C) Baldwin Street West to Baldwin Woods Ct., just west of 12th Ave.

JAG Development & Aukeman Development welcome you to our newest condo project, Baldwin Woods!

- This 39 Unit condo project offers a beautiful wooded setting yet close to walking trails, shopping, library, restaurants and more!
- This unit offers a great life style design with zero step entry, zero step master shower, great open floor plan with wider hallways and doorways.
- Main floor boasts a chefs kitchen with high end finishes and pantry. Master suite is a beautiful
  retreat with large bathroom and walk in closet. Main floor living area is perfect for entertaining
  and a great screened in porch offers a place to just sit and relax!
- Finished lower level boasts large family room and great guest suite with walk in closet! Home has lots of custom features and extras that are a must see!

JAG Development, a West Michigan developer, has contracted the services of Aukeman Development to bring you Baldwin Woods condominium project.



# JAG DEVELOPMENT

info@jagdevelopment.com (616) 538-6337 www.jagdevelopmentinc.com







# TIM SCHOLLAART BUILDER LLC









- Review Client Needs and Goals
  - Site Selection Assistance
    - Floor Plan Design
    - Detailed Home Specifications
      - Free Estimates
      - Flexible Lending Programs
      - Detailed Project Schedules
      - Professional Interior Design
      - Monthly Budget Reports
      - Interior Drawings of Custom Elements
      - Simplified Building Process
      - Quality Control Project Management
      - Team Approach to Servicing Clients
      - Punch list review prior to occupancy
      - One Year Warranty Walkthrough and Servicing

We build homes in all price points

To begin your project, contact Tim: Tim@tsbuilder.com | 616.890.1381 | tsbuilder.com View more of our finished homes on our website or on Facebook.

Come see us at home 20!



From westbound 196, take exit 67 at 44th St, west on 44th St from ramp to 8th Ave, south, .9 miles to Stonebridge Dr (left). East on Stonebridge Dr to Stonebriar Circle, on left side of road. First home on north side of cul-de-sac.



Welcome to Summerset Villas, a Stand-Alone Condominium Community located in Grandville, MI.

There are 26 sites in Phase I, ranging from, daylight vs walkout to rear wooded vs clear. Many sites support a three-stall garage. Three highly desired floorplans are available to choose from, with options to add pre-defined custom features.

There is a menu of customization options to add to your base unit, which include the following:

- 9ft lower levels
- Tray ceiling details
- Zoned heating and cooling
- Performance insulation Package
- Generous allowances for interior finishes
- Fireplaces
- 3 stall garage
- Surround Sound package
- Dozens more options to best suite your needs and desires

Visit our Fall Parade for hands on examples. For more information, please visit Summerset Villas.com.

At Tim Schollaart Builder LLC, we believe that good business practices are based on deep rooted values of integrity, professionalism, and knowledge, and hard work.

These core values are reflected through our team, ensuring every project is attentively taken care of. We have an excellent, well-planned process, surrounded with dedication to the quality and details of each project. Creating an ease of building for our clients. We proudly strive to daily produce our best and seek methods of improvement.

We are thankful each and every day for our abilities which, allow us to service our clients.

#### TIM SCHOLLAART BUILDER LLC

Tim Schollaart Tim@tsbuilder.com (616) 890-1381 tsbuilder.com





At Miles Builders, we always go the extra MILE to give our homeowners the quality they deserve. We are a custom home builder serving the greater Grand Rapids Area and continually expanding. We are not afraid to take on projects all over the state of Michigan.

MILES
BUILDERS

Going the Extra Mile

#### MILES BUILDERS, INC.

Don Miles milesbuilders10@yahoo.com (616) 706-0576 milesbuilders1lc.com Miles Builders welcomes you to the rare opportunity to visit our Spec Home presented in the 2018 Fall Parade of Homes. This beautiful modern inspired home located in Byron Center comes with a one of kind view and plenty of large sliding glass doors and windows to accommodate. Every inch of this 6,400 square foot home has been thought out in detail so that each space has a purpose. Dynamic contrasting colors , a variety of textures, and modern touches make this home a masterpiece.

- 3 Stall Garage, 2 Stall Garage Under
- Concrete Fireplace
- Steel I Beam Ceiling Accents
- Cathedral Ceiling Master Bath
- · Stone Arch on Main Level
- 16 ft. Glass Slider in Living Room
- Custom Built Open Staircase
- Floor to Ceiling Stairway Wall of Windows
- Large Kitchen including Quartz Backsplash and 2 Islands
- Covered Outdoor Patio with Fireplace

#### MAP 2

1-31 South to M6 West towards Holland, take Wilson exit, go south on Wilson until 68th st, Go West on 68th to House Location.





East on 76th Street to Byron Depot, South to 7956 Bryon Depot lot 164

Price Range: \$500,000 - \$600,000

Schultz Builders LLC welcomes you to tour our 2018 Fall Parade Home built with our continued commitment for quality and attention to detail in every project. This spacious walkout ranch home is designed with an open floor plan, loaded with upgrades and creates comfortable and organized living. Located in the desired area of Byron Center near the Kent Trail for those who enjoy walking, running or biking.

#### Highlighted Features Include:

- Kitchen with large center Island, solid surfaces, stainless appliances and extended dining area.
- Master Suite wing on one side of the home with tile shower, his / her sinks and walk-in closet.
- Message center, main floor laundry, half bath and large closet inside the three-stall garage.
- Large gathering room, fireplace that is encompassed with custom built-ins.
- Second and third bedrooms or an office that features a shared full bath.
- Large deck off eating area with stairs to the private back yard with outer tree line.
- Tons of storage and potential future living space in the basement.

Schultz Builders looks forward to your visit in this available home! Visit our website to learn more about our team along with other projects, lots and developments we have to offer. www.schultzbuilders.com.

Schultz Builders has been crafting custom homes, renovations, and additions while building lasting relationships with clients for over 25 years. Our team is built to provide service from start to finish with financial adviser recommendations, real estate professionals, interior/ exterior design consultants, in-house cabinetry designer, project managers along with the best skilled subcontractors and suppliers that has helped form the redound reputation Schultz Builders has echoed for many years. We are looking forward to meeting you during the Fall 2018 Parade of Homes!

#### SCHULTZ BUILDERS LLC

RAILSIDE 7956 BYRON DEPOT, BYRON CENTER 49315

Jim Schultz/Rich Schultz/Sean Bush
jim@schultzbuilders.com
rich@schultzbuilders.com
sean@schultzbuilders.com
(616)669-9771
schultzbuilders.com





QUALITY CUSTOM HOMES







#### TROY DEHOOP | ROB VIS

p: 616.299.2178 | 616.291.1808 e: info@celebritybuildersllc.com



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"Celebrity Builders is AWESOME to work with providing IMPRESSIVE attention to detail. Choose them for their fine craftsmanship!"

—Janis Freel, 2018

"The Celebrity Builders team is exceptionally  $CONSCIENTIOUS\ of\ the\ customer's\ needs.$ They are personally INVOLVED in every building decision and are very DETAILED throughout the entire project. Rob and Troy are great guys and easy to work with!"







Take US-131 South. Take exit 77 to merge onto MI-6. Take exit 5 onto Byron Center Ave. Turn left onto Byron Center Ave. Turn right onto 76th St. Turn left onto Railyard Dr. Turn left onto Lionel Dr. The home is on your right.

Price Range: Contact Builder for Pricing



Celebrity Builders, LLC is making an impression in Byron Center with their 2018 Fall Parade Home. Keeping a young family in mind, this wide open floor plan offers bold design choices that put lifestyle ahead of tradition. Our contemporary two story breaks the mold placing the master suite on the 2nd level along with 3 additional bedrooms giving young parents a secluded escape just steps away from their kiddos. Paneled walls, a double barn door, and an industrial twist on contemporary design make this home a highlight of the 2018 Fall Parade tour.

Additional features you won't want to miss include:

- Remarkable entry surrounded by a stone front porch with a corrugated steel ceiling
- Completely open main floor living space that extends onto a covered deck
- · Stunning custom built kitchen with quartz countertops and a clever hidden pantry
- Inviting master suite complete with unique sloped ceilings, a serene master bath, and a spacious walk-in closet
- Dramatic switchback staircase with custom metal handrail
- Dual laundry rooms conveniently placed on both the main and upper levels

Committed to excellence and quality, Celebrity Builders constructs custom homes that fit your lifestyle and meet your needs. Placing high priority on detail, craftsmanship, and customer care, we will make your home building experience smooth and enjoyable



RAILSIDE WEST 8021 LIONEL DR SW, BYRON CENTER 49315

#### **CELEBRITY BUILDERS LLC**

Rob Vis (616) 291-1808 Troy DeHoop (616) 299-2178 rob@celebritybuildersllc.com troy@celebritybuildersllc.com celebritybuildersllc.com



# **DESIGN 101: 5 HOME DECORATING PROBLEMS AND HOW TO FIX THEM**



Courtesy of Freshome.com

No home is perfect, no matter how big or new it is. You may find issues with the layout, or storage or lighting. Many home decorating problems have easy fixes you can tackle in just a few hours or a weekend.

Here are five of the most common home decorating problems and how you can easily fix them.

#### My space feels small and cramped

If one of your biggest decorating problems is a small, cramped space, you can do a few things to improve it. Here's a three-step action plan:

- Declutter the area. Too many items. pictures and even furniture pieces make a room feel smaller. Clean out what's unnecessary and donate. throw out or store it in a box or bin somewhere out of sight. Keep bookshelves and surfaces clutter-free and use only essential furniture pieces in the room.
- Paint the walls. Freshen up the room by painting your space in a lighter, fresh color. This shouldn't be too hard and will brighten the room.
- Add large mirrors. Mirrors reflect light and expand a space by creating the illusion that there's more. You can buy a large, full length mirror and lean it against a wall. Or add a wall mirror or square mirror tiles over a table or behind your sofa. Choose where to place the mirror strategically by choosing to reflect light or a nice view in the mirror.

# don't have the budget for an overhaul

You don't have to spend a ton to update your living room. Finding ways to freshen up the furniture should save you from having to replace it all.

- Add tailored slipcovers to your sofas if
   Make the bed with a nice bedding set they're looking old and tired.
- Invest in a new coffee table or paint your existing one.
- Pick a bold color to accent your existing space and add a combo of one or two throw pillows, a vase, new curtains and an inexpensive area rug in that color.

#### My spare bedroom is full of junk and I have guests coming to stay!

We've all been there. It's time to do a little weekend organization. Don't sweat making the guest room perfect. As long as it's clean, relatively clutter-free and features a nicely dressed bed and one nightstand, most guests will be happy. And anyway, you don't want them to stav forever, right?

- what stavs and what goes.
- Get rid of all furniture except for a bed and nightstand and any other essential furniture pieces.
- Add bookcases or shelves if you have lots of smaller items you need to put back in the room.
- Add storage bins under the bed.
- Use behind-the-door organizers for shoes, supplies and other items.

- My living room needs an update but I Maximize the closet space by adding bins, caddies and extra shelves to store clothes and larger items.
  - Add (or clean up) a desk area if you keep work-related items in the guest room.
  - to look inviting and presentable.

#### My walls are boring and I don't know what to do.

Boring white walls are not fun. What can you do to dress them up and breathe life into them? Add pattern and color in a big way.

- Hang a large and unframed canvas artwork (since it's very lightweight) with removable wall hooks.
- Wallpaper one single focal wall using removable wallpaper that's easy to peel off.
- Paint one focal wall in a wild, bold color.
- · Create a gallery wall or collage of objects or pictures.
- Declutter the room first to decide Add a floating shelf display for your favorite objects.

#### I hate my carpet or floors, but I'm not ready to change them.

If you can't stand your floors, then cover them up. There's nothing wrong with adding a large, beautiful area rug over your existing carpet.

Solving home decorating problems just takes a little bit of creativity and some inspiration.



Byron Center Ave to Byron Station Dr. Byron Station Dr. West to Country Rail Dr. Country Rail Dr. South to home. Home located at corner of Country Rail Dr. and Country Rail Ct.



Eagle Creek welcomes you to Railview Ridge—a SW Grand Rapids landmark with the small town charm of Byron Center.

This classic home with modern touches, nestled against Kent Trails with easy access to Railside Golf Club, provides a quiet, peaceful retreat from all the hustle and bustle. Exterior features include stone detailing, complete with shake siding, metal roof accents, and stately columns for a memorable entrance.

Inside, the main floor reveals high ceilings, a beautiful fireplace, a private study, and an impressive grand staircase. With a built-in bar and outdoor living area just steps from the kitchen, the heart of the home is perfect for entertaining. The spacious master suite is sure to impress, featuring a soaking tub, a double vanity, and a fantastic tile shower.

Don't miss this chance to experience one of Eagle Creek's award-winning homes in an exclusive neighborhood.

Building a home is an investment and a commitment. It's one of the most important purchases you'll make. But you shouldn't have to spend a fortune to love where you live.

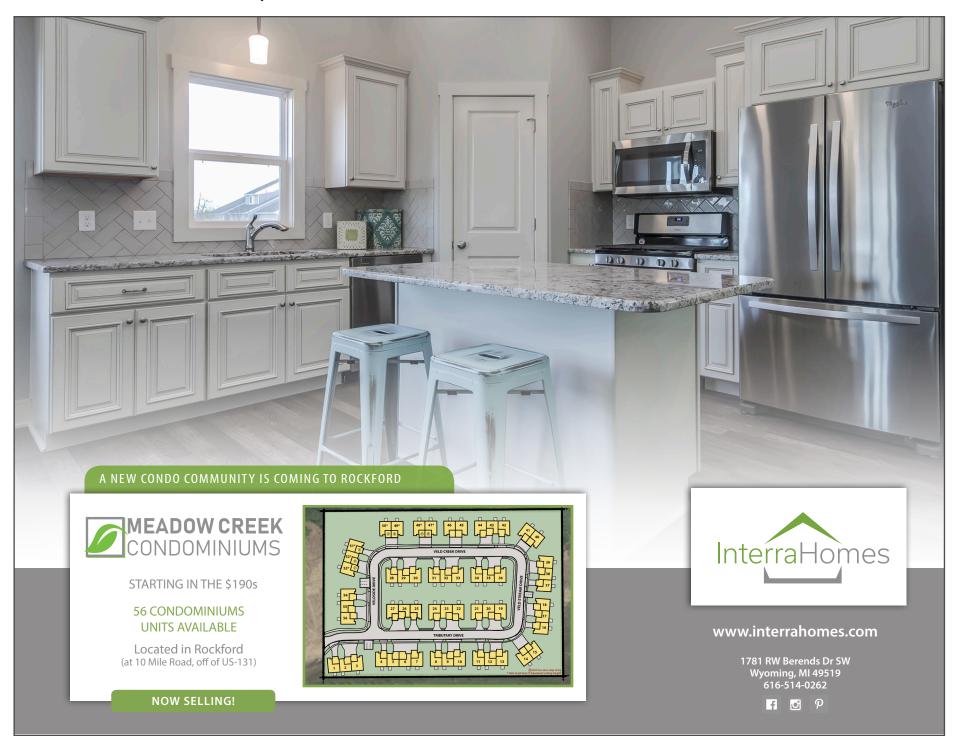
We offer more custom options at a lower price point, so you can add your own personal touch and stay involved every step of the way. With Eagle Creek, you have the chance to build the home you want, without compromising or settling for less.

Our homes range from \$200,000 - \$750,000 +.

#### **EAGLE CREEK HOMES**

Eric De Vries eric@eaglecreekhomes.net (616) 583-7700 eaglecreekhomes.net







#### **HOME SPECIFICATIONS**

Square Feet: 2,200

Bedrooms: 4 Bathrooms: 2 full 1 half Price Range: \$200,000 - \$300,000

### CHASE FARMS 1500 CHASE FARMS DR, BYRON CENTER 49315

#### MAP 2

South on US-131. Take 76th Street exit, heading West. South on Burlingame Ave SW. East on Chase Lane, just south of Tonja Dr. North on Chase Farms Drive, follow to home.



Interra Homes presents the fantastic Cascade floor plan, which combines comfort, functionality, style and quality finishes in this well designed home. The vibrant Chase Farms community is nestled into a quiet, yet convenient location in the ever popular Byron Center area.

This home features numerous amenities and upgrades, including:

- Large, open great room with gas fireplace featuring stone surround and beam mantle, open dining area, and additional den/study
- Mudroom with bench and powder room
- Gorgeous kitchen with full tile backsplash, quartz countertops, walk-in pantry, stainless steel appliances, Riverrun cabinets, and a wonderful, large dining area
- Sprawling upper level master suite w/ ceramic tile shower and large walk-in closet
- Three additional bedrooms and full bath round out the second floor
- Daylight basement with room for future rec room, full bath, and bedroom
- 12' x 12' deck w/stairs, professional landscaping, upgraded elevation w/stone and added 10' x 20' third stall garage

While this home is available, there are other lots available in Chase Farms. We invite you to visit our model homes not in the Parade this Fall to discover the amazing attention to detail and quality in every home we build!

At Interra Homes, we have high standards, and we know you do too. We build our homes with this in mind, bringing you exterior and interior features that come together with structural integrity, all with an exceptional home building experience. We're proud to bring new homes to West Michigan that are beautiful designed and expertly crafted to fit your lifestyle for years to come.



#### **INTERRA HOMES**

David Scheid & Mike Friar dscheid@anchorrealtygr.com mfriar@anchorrealtrygr.com (616) 292-5166/(616) 204-4800 www.interrahomes.com



CBH Building is a custom home builder with residential developments located in Byron Center, MI including Sierrafield Condominiums & Turning Creek.





# CBH BUILDING & DEVELOPMENT LLC

Paul Spica jpaulspica@gmail.com (616) 262-3213 Sierrafield.com This main floor living condo has everything you'll need to sit back and enjoy maintenance free living at it's best! The spacious main floor includes a luxurious master suite with an oversized walk in closet, private bathroom, and conveniently located laundry. An open kitchen, dining area and living room benefit from the numerous windows letting in ample light! An unfinished walkout lower level could add 1-2 additional bedrooms, a large family room and a second full bathroom. This end unit ranch condo, with a 2 stall garage is ready for its new owner!

#### MAP 2

Take US 131 South to 76th St exit, head west on 76th St to Sierrafield Dr turn, North on to Sierrafield Dr, proceed to Nevada Ridge, turn South on Nevada Ridge then West on to Monte Rio, the condo will be on your right





South West Corner of 68th Street & Clyde Park. South on 131 to 68th Street (Cutlerville exit) West to Clyde Park & South 1/4 mile to Project Entrance. Rob Deppe & Chad Lettinga of RDI Homes LLC are proud to present this custom condominium at the all new 68 WEST

Home Features include:

- Zero Step entry from garage to home
- Large welcoming family entry
- Main floor laundry
- Large open kitchen with island
- Family living with fireplace and built-Ins
- Sun-room & deck
- Owner's suite with tile shower & walk-in closet
- 2nd Bedroom / flex room with bathroom access
- Finished lower level
- · Family recreation with refreshment center
- 3rd bedroom
- Full bath with 5' shower

RDI Homes LLC is a Custom Design-Build Company building quality custom homes designed to match our clients individual lifestyles



#### **RDI HOMES LLC**

Chad Lettinga chadl@rdicompanies.com (616) 277-1584 rdihousesllc.com







US 131N, to I-96W (Exit 89), to US31N (Exit 1B) toward Muskegon, to Moses J Jones Pkwy (Exit 116) toward N. Muskegon, keep right, go to Whitehall Rd., Left onto Giles Rd., Right to Horton Rd., Right to Fenner Rd., Left to N. Bear Lake Rd. It turns to S. Bear Lake Rd.

Fridays & Saturdays 1-8pm | Wednesdays 5-8pm



Come see this transformation! Here is what we did:

- We demolished the inside of this home built in 1955 down to the studs.
- We expanded the kitchen, added a new bedroom, bath, and a garage.
- The interior layout was completely reconfigured.
- We installed new mechanicals, plumbing, electrical, a linear fireplace and foam insulation.
- Jeldwen Epic Vue black windows were installed and the house was re-roofed.
- Stylish interior doors and trim work were added to the freshly applied drywall.
- Custom built-ins, new cabinetry and quartz counter tops were installed.
- We designed and custom-built unique double sliding doors for the new office.
- Flooring and beautiful tile work completed the contemporary interior design.
- Finally, we painted the existing exterior brick white to contrast with the new black windows.

The result is an attractive energy-efficient home with a modern interior and panoramic views of Bear Lake.

Check out our website at mustonconstruction.com and like us on Facebook.

#### 182 S BEAR LAKE RD, MUSKEGON 49445

We exist to make building a simple process and a nice experience for our customers. We have been in business since 1994 helping our customers design and build their dream home and/or extensively remodel their existing home. Whether you are looking for design ideas or planning to build, we look forward to talking to you at the Parade of Homes.



#### MUSTON CONSTRUCTION

Phil & Myeeda Muston office@mustonconstruction.com (616) 887-9088 mustonconstruction.com





REMODEL SPECIFICATION
FULL HOME REMODEL
Available for tour October 19-20

EAST GRAND RAPIDS 3103 MANHATTAN LANE EAST GRAND RAPIDS 49506

MAP 3

Fulton to Cascade to Manhattan. South to Manhattan Lane,

J. Peterson Homes is West and Northern Michigan's finest custom home builder. Based in East Grand Rapids and Traverse City, we bring experience, integrity, quality and value to every project.

# J. Peterson H O M E S MEMBER

beautifully renovated mid century modern into the 2018 Fall Parade of Remodeled Homes. Much thought and care was put into the interior of this whole house renovation including a minimalist modern kitchen, custom light fixtures and furniture, stunning concrete faced fireplace, and a master suite that will blow you away. The exterior features include new landscaping, fencing and an outdoor kitchen. Come visit

us and experience the J. Peterson Homes

difference.

J. Peterson Homes is pleased to present this

#### J. PETERSON HOMES

Joel Peterson joel@joelpetersonhomes.com (616) 291-1816 joelpetersonhomes.com



MERCANTILE BANK MORTGAGE SERVICES

Mercantile Bank's construction loan options can take you from ground breaking to finish touches in one easy step.





- \* Annual Percentage Rate (APR) of 5.108% is current as of 08/27/2018 and is based on \$1097.00 in fees. Other fees not affecting APR may apply. The monthly payment schedule for a 7 year Adjustable Rate Mortgage (ARM) Construction Permanent Loan for \$200,000 at 4.375% and 80% loan to value (LTV) with 0 points due at closing is as follows:
- 12 months of monthly interest only payments based on the amount of credit outstanding during the construction period followed by;
- 72 payments of \$1015.31 at an interest rate of 4.375%
- 276 payments of \$1141.20 at the fully indexed rate of 5.625%

Payment does not include taxes, insurance premiums or mortgage insurance. Acutal payment may be larger. The 7/1 ARM is a 30-year loan where the initial interest rate is fixed for the first 7 years. After the initial 7 years your rate may change once per year based on the average of interbank offered rates for one-year U.S. dollar denominated deposits in the London market (LIBOR) plus our margin (2.75%) rounded to the nearest 0.125%. It is possible that your interest rate, APR and payments may increase substantially after the initial 7 years and with every change thereafter. Loans subject to credit and collateral approval. Minimum credit score of 690 is required for a LTV of 90%. Offer cannot be combined with any other loan discounts or offers. Limited time offer, subject to change without notice. Contact a Mercantile lender for complete details.



REMODEL SPECIFICATION FULL HOME REMODEL

Available for tour October 19-20

# EAST GRAND RAPIDS 2226 LAKE DR, EAST GRAND RAPIDS 49506

# MAP 1

Take Fulton St East from downtown, slight right onto Lake Dr East. House on the right in 2 miles. Urbanhouse is a great example of what rescuing a house looks like...originally build in 1937 and Reinvented in 2018. This classic bungalow has taken a cool twist with raising the bar for the 21st century.

MVM builders and Rock Kauffman's Reinvent threw their heart and soul into this project...Great finishes combined with top quality craftsmanship helps command a very hip yet classic home. UrbanHouse is positioned in the middle of East Grand Rapids and contains living room and dining room with masonry fireplace, 3 en-suite bedrooms, additional main floor powder bath...A stunning kitchen with the latest and greatest appliances and countertops.

Luscious dark wide plank floors and interior walls in museum white with all the accoutrements make it a dream when walking through the front door...enjoy!

From an early age, I loved to build and create. As a teenager, a neighbor introduced me to the world of tools and woodworking, and it sparked in me a lifelong love for the process of building. Those early experiences have led me into a 20-year career as a finish carpenter, project manager, and most recently, owner of my own small, independent building company, MVM Builders, which specializes in custom homes and remodels. I enjoy working alongside some of the best people in the building business, and work hard to ensure that the process of building and creating a new space or home is done with the highest quality, diligent work, and steady dependability.

# **MVM BUILDERS**

Mark VerMerris mvmbuildersgr@gmail.com (616) 822-0684





# Passionately dedicated Helping you create the house that is truly your home.











Creekside Companies provides award-winning custom home building & renovations along with professional real estate. Serving the greater West Michigan area, delivering the best design, building & remodeling experience possible.

CreeksideCompanies.com

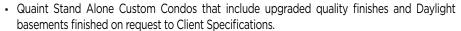
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Price Range: \$200,000 - \$300,000

Virtual tour may be viewed online at: http://paradeofhomes. mygrhome.com/homes/virtual-parade-homes-1/



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  garages.
- Energy efficient features include: 2x6 wall construction, blown-in cellulose insulation packages,
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- Great quiet community location includes a walkable neighborhood, very close to a large park with pavilion, 18-hole disc golf course, expanded playground areas, picnic areas, and courts/ fields all for public use. New and existing bike and walk paths nearby. Just over a ¼ mile walk or stroll to downtown Hudsonville where exciting development is happening with new and renovated restaurants, a winery, breweries, major hardware store, grocery store, post office, and many other city amenities. Geographically located with a 20 minute drive east to downtown Grand Rapids as well as west to the Holland Lakeshore, putting you in the center of all West Michigan has to offer.
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Creekside Companies has almost 25 years of award winning expertise in custom residential building & renovating of established homes as well as offering professional real estate services for our clients. Creekside has served the greater West Michigan area, delivering the best building & remodeling experience possible with excellent craftsmanship and functional design experience. Creekside Companies has many local and national awards for its completed projects here in West Michigan and invites you to contact them to make your home vision and dreams a reality.

# CREEKSIDE COMPANIES

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# **CONTRACTS**

# A ROADMAP TO A SUCCESSFUL PROJECT

Your home is one of the most important investments you will make. So, when you make the decision to build or renovate you want to create a document that spells out the details and sets the expectations for both you and your contractor. Think of the contract as your map to the final destination, your finished home.

Contracts are a two-way street that can provide peace-of-mind to both you and to the contractor. It is organized into a number of sections, including information about the project location (address, lot number, etc.), permits, contractor insurance and licensing, project timetables, and payment schedules. It should be crafted to lay out all the details of the project.

**Scope of the work** - You want to layout ,as specifically as possible, the tasks you are asking your contractor to complete. Include plans, drawings and specs that specify exactly what is to be completed.

Who will be providing the materials? Will your contractor be required to clean up each day before he leaves? Will your contractor be required to coordinate his schedule with other contractors? Whatever it is, make it clear in the contract.

**Compensation** - The contract should define how much and when your contractor will get paid. Perhaps the contractor will get paid based on milestones he surpasses (ie 25% complete, 50% complete, etc). Or perhaps upon completion of specific tasks (i.e., 50% upon completion of exterior work.) However you plan to pay

Your home is one of the most your contractor, spell it out clearly in the moortant investments you will make contract.

**Discretionary funds** - Allowances cover parts of the job that haven't been specified, such as a specific flooring or fixture. The contract should also specify when the decision is needed.

The contract should clearly explain the change-order policy, including what types of changes can be made at each stage of the project, who can sign off on changes, and the costs involved. It's in everyone's interest for even small changes to be documented in writing.

Who will make the decisions - It is extremely important to indicate who will be the decision maker. This should be one person -- for instance the husband or wife, but not both -- who will act as the contractor's main contact for approvals, changes, and questions. Having one decision maker will eliminate any confusion and make communication more efficient.

Insurance Requirement - Require your contractor to carry insurance - both general liability insurance and workman's comp insurance. All HBA members will be able to provide you with proof of insurance prior to commencing work.

**Deadlines and Penalties** - If your project is time sensitive include your deadlines and what the penalty is for the work not completed on schedule.

A contract that clearly defines the who, what, and how of the project will help you avoid the most common issues that crop up during construction or renovation.



# **VIRTUAL TOUR**

Virtual tour may be viewed online at: http://paradeofhomes. mygrhome.com/homes/virtual-parade-homes-2/

- 4 Bedroom, 1 up 3 down
- 2 Full 11/2 Bath
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- Frigidaire Kitchen Appliances
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Mike Noorman Builders LLC was started in the spring of 2005 with a dream to provide high quality new and remodel projects. Since that time, we have established a great reputation in the remodel market and are now establishing a presence in the new home market. Our goal is to provide our clients with a process that is easy to work through giving them the peace of mind that their project will be done right. With our wide range of experience and a strong desire to complete everything as good as it can be done we are a good fit for those who appreciate craftmanship.



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(616) 457-4818

www.Ainteriors.net

Ascent Fine Cabinetry

(616) 682-6055

ascentcabinetry.com

Benchmark Wood & Design Studios

(616) 994-7374

Burns and Burns, Inc. DBA Gallery Interiors

(616) 874-7000

Closet & Room Solutions

(616) 785-1021

www.closetandroomsolutions.com

Homelife Kitchen & Bath

(616) 682-0100

www.homelifehomes.com

Kuiper Kustoms Woodworking

(616) 498-0224

www.kuiperkustoms.com

Natural Elements

(616) 453-3215

www.naturalelementswm.com

Rivershores Building Products. Inc.

(616) 738-8440

www.rivershores.com

Sligh Closet & Glass

(616) 422-4321

www.slighdesign.com Standard Lumber/Standard Kitchens

(616) 243-3655

www.standardlumber.com

Starlite Kitchens (616) 583-9304

www.starlitekitchens.com

Tru Kitchens

(616) 957-1969

www.trukitchens.com

Williams Kitchen & Bath

(616) 771-0505 www.williamskitchen.com



Woodways (616) 956-3070

www.woodwayscustom.com

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Jonathon Kamps Carpentry

(616) 249-8118

www.jkcbuilt.com

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(616) 498-0224 www.kuiperkustoms.com

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(616) 784-5700

www.professionalhomeimprove.com

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(616) 755-4948

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Carpet Bonanza, Inc. (616) 396-2765 www.carpetbonanza.com Century (616) 988-4524

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www.columbos.com **DeGraaf Interiors** (616) 669-1621

www.degraafinteriors.com DeHaan Tile & Floor Covering, Inc.

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www.dehaanfloorcovering.com

Flooring by Design (616) 534-6500

www.flooringbydesigngr.com Grand River Interiors, Inc.

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www.grandriverinteriors.com

Johnson Carpet One (616) 531-3100

www.johnsoncarpet.com Klingman's Furniture (616) 942-7300

www.klingmans.com Old to Gold Hardwood Floors

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www.rivercityflooring.net Rockford Floor Covering, Inc.

(616) 866-2748

www.rockfordfloorcoveringinc.com

Standale Interiors (616) 453-8201

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vacuumcleanercenters.net Overhead Door Co. of Grand Rapids

(616) 261-0300

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www.dreammakergr.com

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www.sherwoodcustomhomes.com

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www.allguttersystems.com

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(616) 292-5329

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Eikenhout, Inc.

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www.eikenhout.com

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www.montellconstruction.com

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www.standalelumber.com

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(616) 451-2980

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www.arcc.edu

Home Builders Association of Greater

**Grand Rapids** (616) 281-2021

www.mygrhome.com

Home Builders Institute

(616) 965-3831

Home Repair Services of Kent County

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www.createdcontrol.com

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(616) 669-6740

www.deweerdandvandyke.com

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(989) 289-2774

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www.northwind-insulating.com

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www.classicengineering.com

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(616) 531-3660

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www.feenstrainc.com

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www.catalyst-partners.com

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www.haphoekwater.com

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www.herringtonexcavating.com

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www.fenceconsultants.com

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www.chemicalbankmi.com

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tregan-citizens.mortgagewebcenter.com Consumers Credit Union

(616) 821-7226

www.consumerscu.org

Grand River Bank (616) 929-1600

www.grandriverbank.com

Independent Bank (231) 799-4027

www.independentbank.com

Lake Michigan Credit Union

(616) 234-6336

www.lmcu.org

Macatawa Bank

(616) 392-2130

www.macatawabank.com

Meiier Credit Union

(616) 784-4822

www.meiiercreditunion.com

Mercantile Bank of Michigan

(616) 726-5896

www.mercbank.com

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(616) 552-5711

www.northpointe.com

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www.consumerscu.org

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www.horizonbank.com

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www.lmcu.orginsurancebusiness

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www.dusendanghomes.com

Midtown Craftsmen LLC

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www.epssecurity.com

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www.koetjeheatingandcooling.com

Lamphear Service Company

(616) 538-9360 lamphearservice.com

Reliable Heating and Cooling

(616) 649-8079

klkalsbeek.wixsite.comreliableheating

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www.grandhome.com

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www.trumediahome.com

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www.vannoords.com

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Bekins AudioVideo & Appliances

(616) 957-2333

www.bekins.us

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www.createdcontrol.com

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www.nawarabros.com

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www.trumediahome.com

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Catalyst Partners

(616) 454-1111

www.catalyst-partners.com

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www.greenedgemichigan.com

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Huizen Furniture

(616) 452-9920

www.huizens.com

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www.klingmans.com

Portobello Road

(616) 405-3467

portobelloroad.us

Room Candy

(616) 260-1452

www.roomcandyhome.com

Standale Interiors

(616) 453-8201

www.standaleinteriors.com

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ambervallevconstruction.com

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www.greatlakesgranite.com

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(616) 608-8484

grand-rapids.handymanconnection.com

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hansons.com

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www.mrhandyman.com

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www.homesatrdi.com

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www.sliahdesian.com

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www.vanderkolkplumbing.com

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www.slighdesign.com

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www.greenfithomes.com

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DeVos Insulation Co.

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www.devosinsulation.com

G & K Insulating, Inc.

(616) 291-6371

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(616) 988-2115

www.northwind-insulating.com

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www.nuwool.com

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www.professionalhomeimprove.com

WMGB. Inc.

(616) 243-3700

www.wmab.com

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(616) 234-6983

www.lmcu.orginsurancebusiness

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www.granitetransformations.

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Great Lakes Granite Works

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www.iagdevelopmentinc.com

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synergycustomhomes.com

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www.dehamerbrothers.com

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www.flierssprinkling.com

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www.h2oasisinc.com

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www.harderandwarner.com

Horrocks Nursery Farms, Inc.

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www.horrocksnursery.com

Landscape Design Services, Inc.

(866) 750-8585

www.LandscapeDS.com

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Sanderson & DeHaan Irrigation, Inc.

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Scholten Landscape Maintenance

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fergusonshowrooms.com

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cmsmaterialsoulutions.com

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www.standardlumber.com

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www.brianclinger@grar.com

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digitalconcreteweb.com

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thegeargroup.com

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www.americanml.com

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www.elenbaas.com

Phil Elenbaas Millwork

(616) 791-1616

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R J Raven Corporation

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www.rjraven.com

Standale Lumber LLC

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www.standalelumber.com

Standard Lumber/Standard Kitchens

(616) 243-3655

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**Zeeland Architectural Components** 

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zeelandarch.com

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www.zeelandlumber.com

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www.adventurecu.org

Chemical Bank

(616) 588-7438

www.chemicalbankmi.com

Citizens Bank

(616) 299-4674

tregan-citizens.mortgagewebcenter.com

Community West Credit Union

(616) 261-5657

www.communitywestcu.org

Consumers Credit Union

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www.consumerscu.org

Grand River Bank

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www.grandriverbank.com

Horizon Bank (616) 214-3756

www.horizonbank.com

Lake Michigan Credit Union

(616) 234-6336

www.lmcu.org

Macatawa Bank

(616) 392-2130

www.macatawabank.com

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Critter Control of Grand Rapids (616) 245-4680 www.grandrapids.crittercontrol.com

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www.allguttersystems.com Rodenhouse Door & Window, Inc.

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www.rodenhouse-door-window.com

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www.godwinplumbing.com

Grover Investments, Inc. DBA Re-Bath of

West Michigan (616) 949-8827 www.rebathgr.com

Norbert's Glass & Mirror Co.

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www.norbertsglassandmirror.com

Sligh Closet & Glass (616) 422-4321 www.slighdesign.com Vos Glass, Inc.

(616) 458-1535 www.vosglass.com Your Shower Door (616) 940-0900

www.yourshowerdoor.com

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**Avalon Building Concepts** 

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avalonbuildingconcepts.net

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www.eikenhout.com

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www.montellconstruction.com

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www.professionalhomeimprove.com Square Deal Building Supply

(616) 538-6660

www.square-deal.com

Standale Lumber LLC (616) 530-8200

www.standalelumber.com

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www.tomssiding.com

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www.premiergranitetops.com

River City Flooring (616) 896-6904 www.rivercityflooring.net Stoneway Marble Granite & Tile

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www.stonewaymarble.com Williams Kitchen & Bath

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www.williamskitchen.com

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transmi.com

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# **UTILITIES**

Consumers Energy (800) 477-5050

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www.brianclinger@grar.com

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perspective3-d.com

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alliedbuilding.com

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# www.squeegeesquad.com WINDOW COVERINGS

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www.budgetblinds.comhudsonville
Klingman's Furniture
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www.klingmans.com
Standale Interiors
(616) 453-8201
www.standaleinteriors.com
Window Fashions by Michele
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www.windowfashionsnymichele.com

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