

HBA GRAND RAPIDS PARADE of HOMES

FALL 2022 | OCTOBER 7 - 15



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Come check out our newly remodeled 17,000 square foot showroom!
Flooring, tile, and professional installation available.

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ON THE COVER

Williams
Kitchen & Bath
williamskitchen.com

A kitchen design from Williams Kitchen & Bath.
Visit their showroom or www.williamskitchen.com.

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Ticket required per person ages 13+, and allows entry into all HBA Parade homes. Repeat entry allowed with ticket. All sales are final, no refunds or exchanges. The holder of a ticket and accompanied minors of ticket holder assumes all responsibilities for any risk of bodily harm or loss of property sustained while attending this event, and waives all rights to lay claim for damages resulting from any cause whatsoever either before, during, or after the event.

ENJOY THE PARADE TO ITS FULLEST!

To fully enjoy the HBA Parade of Homes, the Home Builders Association 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.

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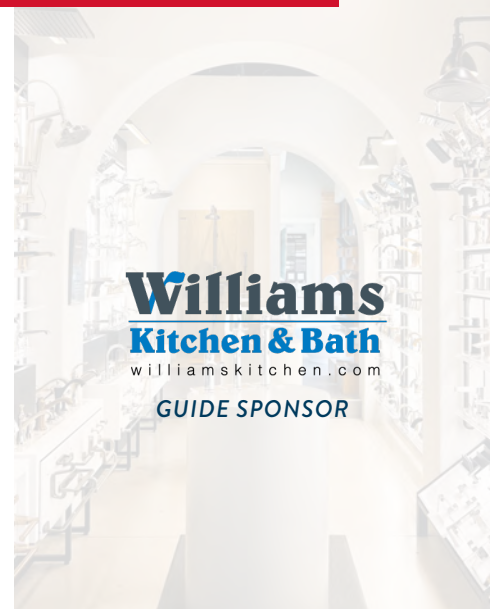
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THANK YOU TO OUR EVENT SPONSORS



SCHEDULE & TICKET INFORMATION

HOMES 1 - 12

October 7 - 15

Fridays & Saturdays | 1pm - 8pm [No Sunday]

Monday - Thursday | 4pm - 8pm

IN-PROGRESS HOME IP1

October 7, 8, 14, & 15

Fridays & Saturdays | 1pm - 8pm [No Sunday, Mon - Thurs]

VIRTUAL TOURS

View virtual tours online at
paradeofhomes.mygrhome.com

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 the homes on tour.

PARADE OF HOMES TICKET PRICES

Ages 13+

\$15 at the door and mygrhome.com

\$10 at Lake Michigan Credit Union Locations

Children 12 & Under

Free admission accompanied by an adult

Ticket required per person ages 13+, and allows entry into all HBA Parade homes. Repeat entry allowed with ticket. All sales are final, no refunds or exchanges. The holder of a ticket and accompanied minors of ticket holder assumes all responsibilities for any risk of bodily harm or loss of property sustained while attending this event, and waives all rights to lay claim for damages resulting from any cause whatsoever either before, during, or after the event.



PARADE OF HOMES APP + WEBSITE

Visit www.myGRhome.com to view details for each Parade Home, including a search function for price range, builder, region, and the suppliers for each home to complete your next project! Download the Parade App to provide driving directions using your mobile phone's map function, and view close by homes on the tour, including details of the home, right at your fingertips.



Show us how you tour the parade!
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[@hba_ggr](https://www.facebook.com/hba_ggr)



HOME BUILDERS ASSOCIATION
OF GREATER GRAND RAPIDS

the value of membership

ADVOCACY

FIGHTING FOR RIGHTS, REGULATIONS AND
LEGISLATIVE CHANGES THAT AFFECT OUR MEMBERS

EDUCATION

PROVIDING OPPORTUNITIES TO IMPROVE YOUR SKILLS
AND ADVANCE YOUR CAREER

NETWORKING

KEEPING YOU CONNECTED WITH NETWORKING
EVENTS THROUGHOUT THE YEAR

PROMOTION

SPONSORSHIP + PROMOTIONAL OPPORTUNITIES
TO REACH YOUR TARGET AUDIENCE

SAVINGS

EXCLUSIVE DISCOUNTS AND OFFERS ON A WIDE
RANGE OF PRODUCTS AND SERVICES

616 281 2021
homes@hbaggr.com

2022 FALL PARADE OF HOMES

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 NUMBER(S)
56 West Homes and Design LLC	5
Eagle Creek Homes	10
Epique Homes	1
Heartland Builders	2
Hygge Custom Homes	V1
Interra Homes	9
Miles Builders	4
Muston Construction	V3
North Cove Builders	7
Oetman Construction	V2
Rendr Custom Homes	IP1
Ridgeline Homes	12
Sherwood Custom Homes	11
Spoelma Builders	6
TruBuilt Builders LLC	3
Your Homes	8

2022 FALL 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

- 1 | Epique Homes
- 4 | Miles Builders

CALEDONIA

- 10 | Eagle Creek Homes

CEDAR SPRINGS

- 12 | Ridgeline Homes

GRAND HAVEN

- 6 | Spoelma Builders

GRANDVILLE

- 8 | Your Homes

HUDSONVILLE

- 7 | North Cove Builders

LOWELL

- 2 | Heartland Builders
- IP1 | Rendr Custom Homes
- 3 | Trubuilt Builders

MARNE

- 5 | 56 West Homes & Design

MIDDLEVILLE

- 11 | Sherwood Custom Homes

WYOMING

- 9 | Interra Homes

2022 FALL PARADE

HOMES BY PRICE

The Parade is an excellent opportunity to tour homes and meet builders who can work within your budget. Note, price range does not include lot. Not all Parade homes are for sale; look for those with the for sale symbol - **FOR SALE**.

\$500,000 - \$600,000

IP1 | Rendr Custom Homes

\$600,000 - \$700,000

10 | Eagle Creek Homes | **FOR SALE**

\$700,000 - \$800,000

2 | Heartland Builders

\$900K - \$1 Mil

12 | Ridgeline Homes

CONTACT BUILDER FOR PRICING

5 | 56 West Homes & Design

1 | Epique Homes

V1 | Hygge Custom Homes

9 | Interra Homes

4 | Miles Builders

V3 | Muston Construction

7 | North Cove Builders | **FOR SALE**

V2 | Oetman Construction

11 | Sherwood Custom Homes

6 | Spoelma Builders

3 | TruBuilt Builders

8 | Your Homes | **FOR SALE**

2022 FALL PARADE

PROJECT CREDIT DIRECTORY

The following HBA member companies have supplied goods 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.

SUPPLIER	HOME NUMBER (S)
Advanced Interiors	7, 10
Bekins Audio/Video & Appliances	V1, IP1
Belden Brick	2, 4
Bolt & Regnerus Electric	11
Bouma Bros. Sales & Service, Inc.	6, 11, V1, V2
Century	1, 5, V1
Closet Concepts	V3
DeHamer Landscaping	8
Eikenhout	2, 3
Elenbaas Hardwood	3, V2
Etna Supply	3
Ferguson Bath, Kitchen & Lighting Gallery	8, V1
Fitzpatrick Custom Design	11
Flame Center	V2
Gerrit's Appliance	2, 8, 11
Godwin Plumbing	2
Hearthcrest Fireplace	11
Kamps Tile & Stone	V2
Koetje Builders	4
KSI Kitchen & Bath	2
Lake Michigan Credit Union	2, 9
Laninga Appliance, Inc.	V2
Laverne Schut Poured Walls, Inc.	V2
Lighthouse Title Group	9
Meulenburt Painting & Decorating	2, 8, 3
Modern Hardware	2, 6, 11, V1
Modrn GR	IP1
Nawara Brothers	4
Norbert's Glass & Mirror	3, 11
Northwind Insulating	3
Pella Windows & Doors	11
Premier Granite & Stone	3, 4, 6, 11, IP1
Pries Supply	2, 8, 11
Standale Lumber	2, 6, IP1
Standard Lumber	V1, V3
The Lighting Corner	6, 11
The Window Center	V1
TruMedia	V1
Velco Plumbing	11
Village Custom Interiors	6, 8, 11, V2
West Michigan Lumber	8, 11
Williams Kitchen & Bath	4
Your Shower Door	V3
Zeeland Lumber	V2



HOMECREST 



LET US BRING YOUR STYLE TO LIFE!

A Partner You Can Trust

We are a locally owned Michigan-based company that has been a staple of the Grand Rapids community since 1968. We have a long-standing partnership with the Home Builders Association that spans more than a decade. With five showrooms across West Michigan, Williams offers the full range of cabinetry, countertops, and options to fit your vision. Additionally, we offer seven different cabinet lines that are in stock and ready for delivery!

A Team That Inspires

Our professional design team experts help you create beautifully functional spaces that fit your style and your budget. Our passion for design encompasses your whole home, not just your kitchen and bath. From laundry rooms to mudrooms and entryways, our vast collection of cabinetry can be used to create beautiful, organized spaces throughout your entire home.

Products for Every Style

Choosing the right cabinetry, countertops, plumbing and hardware helps create homes that are warm, inviting, and personal. Bringing quality, style, and function together to create spaces that are unique to you, we offer hundreds of door styles, color options, and organizational combinations that are sure to fit your lifestyle and your budget.

Williams Kitchen & Bath

www.williamskitchen.com

Grand Rapids • Lansing • Holland • Mecosta

WILLIAMS STUDIO

www.thewilliamsstudio.com

Kentwood

5107 HICKORY POINTE WOODS ADA 49301

5 BED | 4 FULL 2 HALF BATH | 4887 SQ FT | CONTACT BUILDER FOR PRICE | MAP 4

1



Epique Homes presents a timeless clean-lined, light-filled executive one story home you will not want to miss. This custom floor plan includes 5 bedrooms, 4 full and 2 half baths, and many custom features throughout.

These spaces showcase the elegant design in both form and function. The custom-built kitchen offers the commercial-level function for entertaining while also providing intimacy of serving a family.

Lifestyle and organization were considered in every aspect of the design and construction.

Come see some of the highlights below:

- Golf simulator/theater room
- Proportioned high ceilings with white oak beams
- Custom-built walk-in closet with dressers
- Screen room with fireplace

True to our commitment to core quality, Epique Homes raises the standard with energy efficiency and construction practices. Come see the difference!

DIRECTIONS:

Cascade Rd to Whitneyville south to 5nd st. Turn left (east) on 52nd to Hickory Pointe on left



TROY SCHROCK

troyschrock@epiquehomes.com

616-437-1767

epiquehomes.com

Epique Homes takes pride in building the finest custom homes in West Michigan. This is achieved by exceeding expectations throughout the building process and having a passion for helping our clients. We are true to our core quality, unsurpassed communication, and detail in design throughout the process. Come talk with us and find out why we have built for 9 repeat customers in the last 10 years.

2

851 BOULDER BLUFF LN LOWELL 49331

MAP 2 | 3 BED | 2.5 BATH | 2990 SQ FT | \$700K - \$800K

**RICH & CINDY KOGELSCHATZ**

cindy@heartlandbuilders.com

616-205-5430

heartlandbuilders.com

We believe building a custom home should be Easy, Fun, and Fast(er than you think)! We do that by being a process-driven company that puts our clients first: we evaluate land, design your home with 3D animation, and provide an interior designer to make sure your home is beautiful while staying within your budget. All these steps lead us to your favorite part: building your home. We care about how your home looks and performs, and we also believe that you should enjoy your custom home-building experience.

We are excited to share this stunning modern farmhouse with you! Step in and you will easily be able to visualize yourself living here. Our clients dreamed and planned every detail from the spaces to the finishes. Here are some of the highlights you won't want to miss:

- Soak in the sunlight and enjoy the beautiful view while enjoying a tasty meal in the dining room.
- Gather with your friends and family in the living area and relax under the impressive 12' ceilings.
- Relax in the owners' suite and enjoy the tray ceiling in the bedroom, or the view from the soaking tub, or let your stress wash away in the stunning tile shower, or pick the perfect outfit in a walk-in closet made to complete this awesome oasis area. Just enjoy it all!
- Productivity is easy when your mudroom and laundry area is spacious and designed for organization – check out the fun color on the lockers!
- Enjoy the kids being upstairs with plenty of room for playtime.

We at Heartland Builders enjoy sharing our craft and invite you to experience all that this home has to offer. We would love to chat about building your home where the process is easy, fun, and fast(er than you think!)

DIRECTIONS:

Go East on Fulton Street (M21) and turn on Bennett St. Continue to Parnell St SE and turn North. Go to McPherson St NE and turn East. Head South on Cumberland Ave which will turn into Boulder Bluff Lane and take until the end.

1565 ALDEN NASH AVE NE LOWELL 49331

4 BED | 4 BATH | 6400 SQ FT | CONTACT BUILDER FOR PRICE | MAP 2

3



This classy custom home is what dreams are made of! TruBuilt Builders have once again brought the homeowners' vision to life in a wonderfully unexpected twist of classy and cozy. This home showcases the quality and creative design you have come to expect from TruBuilt Builders through the one-of-a-kind floorplan to the special trim details that make this house feel like home.

Custom trim and cabinetry by our sister company, TruCraft Cabinetry, is on display from the kitchen cabinets and oversized range hood to the numerous built-ins and various ceiling features. The spa-like master suite will check all the boxes on your wish list. Stop by and experience the precise, artistic style TruBuilt Builders is known for!

DIRECTIONS:

From Downtown Grand Rapids, Take US-131 N to exit 86A for I-196 E/G R Ford Fwy toward Lansing. Take exit 39 to merge onto M-2 W. Sharp Left onto M-21 E/Fulton St E. Turn left onto Bennett St SE. Turn left onto Parnell Ave SE. Turn right onto Bailey Dr NE. Turn left on Alden Nash Ave NE. Destination is on the left.

TRUBUILT®
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HERMAN HANKO

herman.trubuilt@gmail.com

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trubuiltbuildersmi.com

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.



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Email: bultemabrothers@jnstone.com

4179 HONEY CREEK AVE NE ADA 49301

3 BED | 2.5 BATH | 3150 SQ FT | CONTACT BUILDER FOR PRICE | MAP 2

4



Back by popular demand! Miles Builders is pleased to present our award-winning bohemian 1.5-story farmhouse. This three-bedroom, two-and-a-half bath home is tucked away on a private 12-acre wooded lot in Ada.

Some unique attributes to the home include:

- 12' ceilings in the main living area
- Home Theatre
- Stained Decorative Beams
- Open floor plan

DIRECTIONS:

Turn right onto Knapp St NE, turn left onto Honey Creek Ave, destination will be on your left.



**MILES
BUILDERS**

Going the Extra Mile

DON MILES

milesbuilders10@yahoo.com

616-706-0576

milesbuildersllc.com

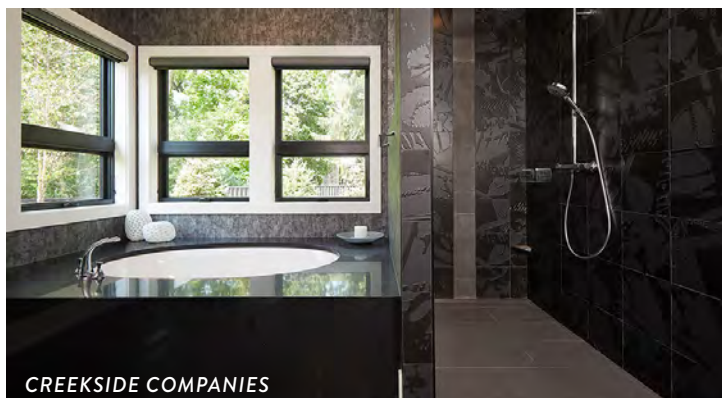
At Miles Builders, we always go the extra MILE to give our homeowners the quality they deserve. We are a custom home builder serving the greater Grand Rapids Area and continually expanding. We are not afraid to take on projects all over the state of Michigan.

5 TRENDY WAYS TO UPDATE YOUR BATHROOM

Although they serve a specific function, bathrooms don't need to conform to a utilitarian design. If anything, this space benefits from personalization. From simple contemporary designs to chic, luxurious fixtures, today's bathroom trends are about creating a relaxing personal retreat. Whether you're looking to buy a new home, thinking about renovating your current one, or you're just interested in what's new in home designs, here are some of the biggest trends you will see dominating in 2022.

MERGE THE INDOORS WITH THE OUTDOORS

Blurring the lines between inside and out can create the ultimate sanctuary. For example, ample windows or greenery can create an instant connection. Or take it one step further by placing one or more components — such as a tub, shower or sitting area — entirely outdoors.



INCORPORATE HARMONIOUS PATTERNS AND TEXTURES

Bringing in texture and merging different patterns and materials through tiles and natural materials can help bring your bathroom space to life. Creative use of oversized tiles and mixing patterns — made easier with today's high-tech technology — can result in stunning spaces that can be both exhilarating and serene.

BLEND COOL AND WARM COLORS

Warm shades make a comeback and can be mixed with cool colors such as blue to create harmony. You don't have to rely purely on paint either: Wood textures work here, too, to infuse warmth and natural elements into your bathroom. Contrasting shades of white with black is expected to catch on this year.



INCORPORATE FUTURISTIC TECHNOLOGY

From touchless, self-cleaning toilets to leak detectors, floor heating systems to interactive LED mirrors, and fixtures that can control water flow and temperature, a smart device is available to connect your whole bathroom. Select the features that are most important to you to create a top-notch luxury experience for your bathroom retreat.

For more information about home design trends or to find a bathroom remodeler visit mygrhome.com.



INSTALL STANDOUT FIXTURES

Freestanding tubs are as eye-catching as they are comfortable and can serve as a great focal point for any bathroom space to give it a lavish and sleek look.

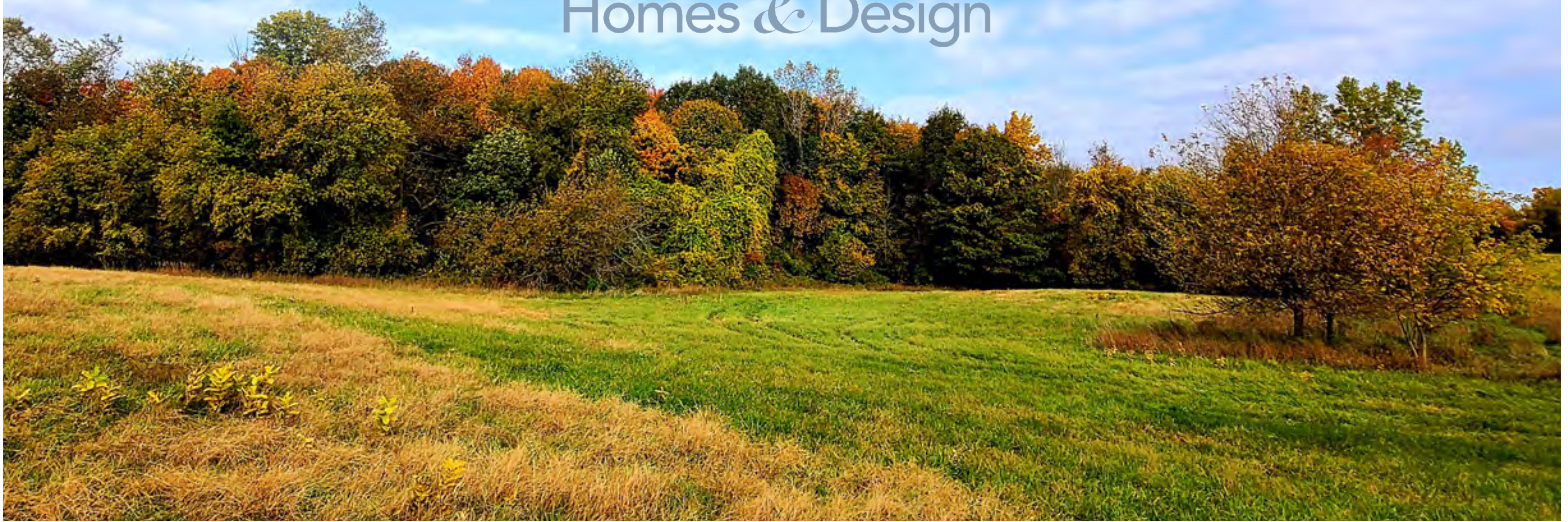
Don't have the space? For a different spa-like setup, incorporate two or more showerheads in your shower to provide different water flow experiences. Multiple showerheads can also be a low-cost upgrade for increased relaxation.





56WEST

Homes & Design



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- Kenowa Hills School District

www.56WestHomes.com



56WestHomes



56West and

56WestHomesAtSheffieldsWay

14135 SHEFFIELDS WAY MARNE 49435

4 BED | 4.5 BATH | 5716 SQ FT | CONTACT BUILDER FOR PRICE | MAP 1

5



56 West is proud to present this beautiful home in our newest development Sheffield's Way. This stunning residence is a definite must-see – boasting 5,716 square feet! The feel of this home is a dreamy mountain lodge that meets glam and modern, mixing it up and appealing to all the senses for both him and her. As you enter, you will be greeted by a gorgeous circular staircase that winds all three floors. The high 11 feet ceilings give the home a lodge feel and many areas are distinctly defined with beautiful custom cabinetry and builtins. The large central kitchen alongside another large walk-in butler's pantry are not only stunning in their scale but also leads to the entertainment pub that will leave all the guys jealous! The outdoor grilling pavilion with cozy fireplace areas are perfect for family time and entertaining. The main floor master suite boasts a walk-in designer closet with an island, a steam shower, and custom-built vanity and storage. Four bedrooms are all ensuite and unique in their own capacity! Come and experience the 56 West way, we believe that your home should be a place to surround yourself with the people and things you love, and your home should fit the lifestyle you want to live – and we can make that happen. Can't wait to see you there!



JOEL TERPSTRA

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616-843-7604

56westhomes.com

DANIEL BOUMA

daniel@56westhomes.com

616-843-7605

56 West Homes and Design designs and builds beautifully crafted homes with high-quality materials and unique designs. We pride ourselves on custom beauty and tailoring our crafts to meet the needs of each client and home.

DIRECTIONS:

From downtown Grand Rapids :

Take 131 North to 96 West, follow 96 west until exit 23 Marne, turn left onto 16th Ave, follow until you reach Hayes St. Turn Left onto Hayes, follow approx 1/4 mile and Scheffields Way is on your right hand side. Follow Scheffields way down, house is on the right side of street.

6

17996 BRUCKER ST GRAND HAVEN 49417

MAP 3 | 3 BED | 4 BATH | 3219 SQ FT | CONTACT BUILDER FOR PRICE

**KEVIN SPOELMA**

kevin@spoelmabuilders.com

616-953-2382

spoelmabuilders.com

Spoelma Builders has been building
"Handcrafted" custom homes for over 30 yrs.

We guarantee you will receive the utmost in
quality and personal attention to detail so all your
desires and needs are exceeded in every way!

Spoelma Builders is proud to present our 2022 Fall Parade of Home! This hand-crafted home has all the custom cabinetry and attention to detail you have come to know and expect. We look forward to meeting you!

- Gorgeous wooded lot with stunning views of Lake Michigan.
- Relax, unwind and enjoy the beautiful surrounding views on over 2,200 square feet of a maintenance-free deck.
- Entertain in the spacious kitchen with quartz counter, large exotic granite island, and Butler's pantry.
- Soak up the warmth of the wood-burning stone fireplace in the living room.
- Owner's suite showcases large bedroom with vaulted ceiling and linear gas fireplace, large walk-in closet with built-ins. Owner's bath with dual vanities, soaking tub, walk-in tiled shower, and separate stool room.
- Lower level features a large mudroom with generous cabinetry, laundry, heated/cooled garage, hobby room, and full bath.
- 2 additional guest suites, each with walk-in closets and full baths.
- 2nd-floor laundry.

DIRECTIONS:

From downtown Grand Rapids merge onto US-131N toward Cadillac. Take exit 89 for I-96W toward Muskegon. Take exit 9 for MI-104 toward MI-231/Spring Lake/Gd Haven. Continue onto M-104, left onto M-231, right onto Lincoln St, right onto US-131N, left onto Rosy Mound Rd, right onto Lakeshore Ave, and left onto Brucker St.

6606 MARIA DR HUDSONVILLE 49426

4 BED | 3.5 BATH | 3454 SQ FT | CONTACT BUILDER FOR PRICE | MAP 3

7



Welcome to North Cove Builder's 2022 Fall Parade Home! Nestled on a beautiful waterfront property in Alward Estates, this 3454 sqft ranch home is guaranteed to impress. We have meticulously designed this home to provide a functional layout for everyday living, while also delivering the space and features essential for comfortable entertaining.

The open concept main level is adorned with large windows providing gorgeous views out of every room, including the spacious master ensuite bedroom. The kitchen offers every necessity and more including a large walk-in pantry and an oversized island! Also on the main level is one additional bedroom, a full bath and half bath, the laundry room, and a spacious foyer and mudroom each with custom built-in benches.

Equally as impressive, the walk-out lower level of this home features 2 additional bedrooms, a full bathroom, an extra spacious family room with a custom wet bar, and even a large flex room perfect for a home gym/theatre/game room!

At North Cove Builders, you will feel at home, before you even move in! We pride ourselves on having great communication, a fun, and organized process, and a terrific team to help you every step of the way!

DIRECTIONS:

Port Sheldon Street to Alward Drive. Right on Winsome Drive, left on Maria Drive.



North Cove Homes

NEAL KELLEY

northcovebuilders@gmail.com

616-682-7422

northcovebuilders.com

North Cove Builders is YOUR new home builder in the greater Grand Rapids area. We focus on the small details that make a huge difference, not only in your new home but also in your building experience. With North Cove Builders, you will receive a personalized experience throughout the entire process. We are here to patiently and thoroughly guide you through the budgeting and planning stages so that when you choose North Cove as YOUR builder, you are not only comfortable with your new home but also with us!

TAKING RESERVATIONS NOW! CALL NATE BIALIK AT 616 710 1220

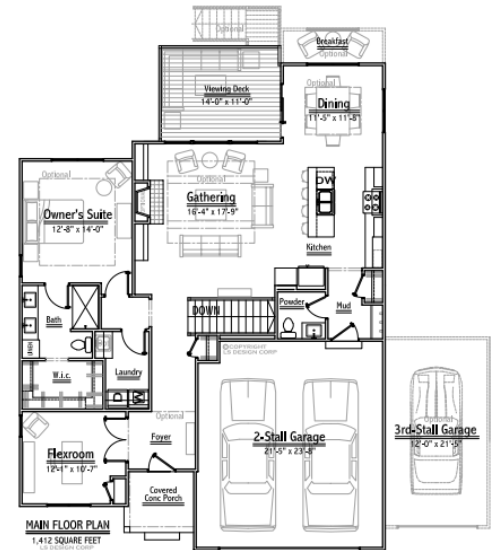
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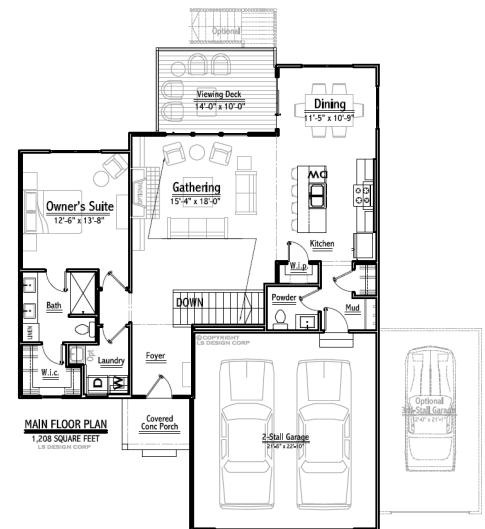
PHASE 1 SOLD OUT. RESERVE YOUR SPOT IN PHASE II OF SUMMERSET VILLAS TODAY!

These single-family stand-alone condos are ready to begin construction as early as December 2022! Choose from four fully customizable floor plans ranging from 1200 sq ft to 3000 sq ft.

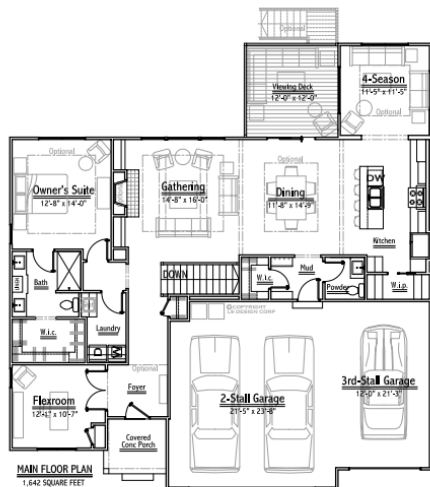
- Priced at \$400K and up
- 1 Bedroom to 4 Bedroom Plans
- Lower Level Optional Finish
- 3rd Stall Garage Option
- All Quartz Countertops
- Composite Deck with Metal Railing
- Kitchen Appliances Included
- Pets Allowed
- Monthly Dues include water/sewer, snowplow service of roads and driveway, landscape maintenance and trash removal
- Upgrade amenities and plan customizing allowed



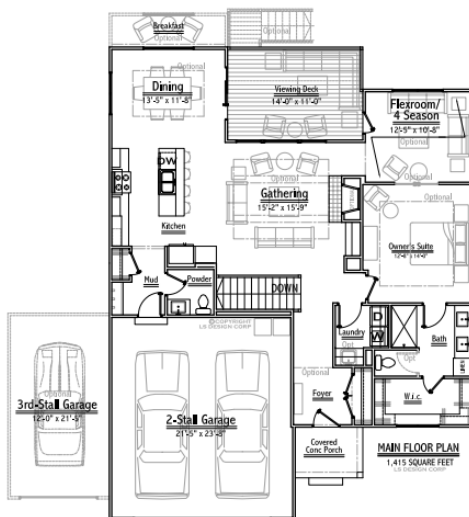
THE BROOKSIDE



THE LANCASTER



THE WELLINGTON



THE PATTERSON

656 STONEBRIAR CIRCLE GRANDVILLE 49418

2 BED | 2.5 BATH | 1997 SQ FT | CONTACT BUILDER FOR PRICE | FOR SALE | MAP 3

8



Your Homes is proud to present our 2022 Fall Parade Home! Step into this open concept, ranch-style condo in Summerset Villas complete with:

- Large owner's suite with walk-in closet
- Cathedral ceiling in the living room
- Stained kitchen island with quartz countertops
- Back deck for relaxing on cool fall nights

This is the last available unit in Phase 1 of Summerset Villas, but phase 2 is starting soon! Choose from four customizable floor plans and reserve your spot in this desirable neighborhood today!

At Your Homes, we believe that listening to the needs of our clients and partnering with them throughout the process enables us to build homes that allow them to live their best lives.

For more information and to see more of our work check out our website at yourhomes.com.

BUILT FOR YOUR LIFE. INSPIRED BY YOUR STYLE. YOUR HOMES LLC

DIRECTIONS:

From downtown Grand Rapids: Take US-131 South to exit 77 to merge onto M-6W towards Holland. Take exit 1 for 8th Ave. Turn right onto 8th Ave, then right onto Stonebridge Dr. Take a left onto Stonebriar Circle and the home will be on the left.



YOUR HOMES
your home. your style.

TIM SCHOLLAART

tim@yourhomes.com
616-433-2112
yourhomes.com

At Your Homes, our experienced team stays focused on the clients vision and assists them in assessing their goals to make sound decisions to fit their lifestyle. Our goals is to deliver quality craftsmanship and design on every project, only utilizing partners who are experts in the field. Building dream homes for our clients that we know will be enjoyed now and for generations to come!

HOW TO MAKE AN OUTDOOR LIVING SPACE YOUR GUESTS WILL FALL IN LOVE WITH

COURTESY OF TORCHWOOD LANDSCAPING

In beautiful West Michigan, truly standout homes go beyond the house—they also include outdoor spaces worth remembering. Outdoor living areas provide the perfect setting to relax, entertain, and celebrate. They turn a so-so yard into a space your family can enjoy all year long.

That's especially true in the fall. Just because the temperature drops a few degrees doesn't mean your loved ones are forced to veg out on TV. Instead, with the right outdoor living area, you can enjoy all of Michigan's most picturesque season. Here's how to create a space your guests can love from Labor Day to Thanksgiving.



SET THE STAGE WITH A PATIO

A patio is the foundation of an outdoor living area. These structures make your space accessible, practical, and stylish. And don't worry about being stuck with the same setup your neighbors have. Patios are endlessly customizable. You can choose the size, shape, and material that blends perfectly with your home. Just be sure to consider how you want your space to be used before you hire a hardscaper. That way, you'll get the right balance of durability, cost, and style.

PLAN YOUR PLANT LIFE

The main draw of outdoor living areas is that they bring the comfort of the living room out into nature. So of course your hardscape will need some landscaping. It's best to opt for a mix of trees, shrubs, perennials, annuals, and grasses so your yard has something that shines in each season. But it's not too late to plant some fall color either.

Cool-season annuals like violas and pansies don't mind the drop in temperature and can complement the changing leaves. Trees, shrubs, and perennials can also be planted in September or October. And if you don't want to work in the ground, use a variety of potted plants. It might take a little planning, but weaving such plant life into your yard will make the whole space feel organic and fresh.





REMEMBER THE FOOD

The best gatherings have one thing in common—food! Your guests will love enjoying a meal in your outdoor space. On one end, that might simply mean including a dining table on your list of patio furniture. But for a truly memorable space, consider putting in a full outdoor kitchen.

An outdoor kitchen can feature a built-in grill and countertop. It can include spaces for prep and cabinets for storage. That means you can spend less time running in and out of the house and more time with your loved ones. They might even compliment your setup as much as your cooking.

EMPHASIZE COZY VIBES

Finally, there's no way around it: fall is a cooler season. So if you want to keep your outdoor living area comfortable and inviting through November, emphasize cozy vibes.

Include a firepit or fireplace in your patio setup. Your family will love gathering around the warm glow and swapping stories over s'mores. Plus, when you choose the right materials for your fire feature, your entire backyard will enjoy a boost in sophistication.

If an open flame isn't right for you, just be sure to think about lighting. Use soft string lights to rival the stars or set up solar lights so the path to fall memories is well lit.

Enjoy Your Backyard All Autumn Long!
Follow these steps and you'll be on your way to an outdoor living space worth perfect for enjoying all season. Need a little more help making your space your own? For more ideas and inspiration about how to make a memorable backyard visit torchwoodlandscaping.com.





KALLISTA®

KALLISTA® offers luxury designer faucets and fixtures in a variety of traditional, transitional and modern styles to outfit any bathroom or kitchen.

Call any of our locations to speak to one of our expert consultants for information on KALLISTA.



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616.245.0808

www.infusionshowrooms.com

3842 RESERVE DR WYOMING 49418

3 BED | 2.5 BATH | 2080 SQ FT | CONTACT BUILDER FOR PRICE | MAP 3

9



Interra Homes presents the two-story Biltmore plan. Located in The Reserve community in the Grandville School District. A large, family-friendly neighborhood, conveniently located near highways and shopping.

This home features:

- Kitchen with solid surface counters, walk-in pantry, full tile backsplash, and great island space.
- Primary suite features a walk-in closet, private bathroom with large vanity and shower.
- Two additional bedrooms and a full bathroom finish the upstairs.
- Mudroom and pantry are conveniently off the 2-stall garage with a 4 ft bump.
- Walk-out basement with finished family room with gorgeous views.

This home is sold, but there are others available and a large next phase with many homesites to build your dream home on. Come visit us at this home and discover the many options available to you when you choose Interra Homes. Expertly Crafted. Designed for Life.

DIRECTIONS:

Take US-131 South. Take M-6 West to Wilson Ave. SW. Take exit 3 from M-6 W. Continue on Wilson Ave. SW to Reserve Dr. SW. House will be just down on your right.



DALE KRAKER

info@InterraHomes.com

616-514-0262

interrahomes.com

Interra Homes will bring you a home built with unmatched value and quality. From the design and planning phase to placing the finishing touches, each Interra home is carefully constructed to last for you and your family. Combining timeless style and incredible functionality, your Interra Home will be a place of pride, comfort, and quality for all the years ahead.



EAGLE CREEK HOMES



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YOUR LIFE IN YOUR DREAM HOME!

*You've dreamed of living in your fantasy home, now make
that dream your reality with Eagle Creek Homes. We'll
work with you every step of the way to bring your vision
to life on budget, and on time. Give us a call today!
You're one step closer to living in luxury.*

1360 84th St SW
Byron Center MI 49315
TEL 616-583-7700

EMAIL info@eaglecreekhomes.net
WEB eaglecreekhomes.net

EAGLE
CREEK
HOMES



Make it yours.

10120 HIDEAWAY CT CALEDONIA 49316

3 BED | 2.5 BATH | 3950 SQ FT | \$600K - \$700K | FOR SALE | MAP 4

10



One look at The Talon Hill and you're sure to fall in love with its stunning design and romantic demeanor. With its timeless decor, the elegant home will be perfect for any family for years to come. Its gorgeous exterior is accented with hints of wood, from its inviting front door to the spacious front porch. The floor displays an appropriate mix of tile, soft carpet, and luxury vinyl flooring for a versatile and comfortable effect. The aesthetic rectangular windows in the front of the house flood the den and foyer with boundless natural light, creating a warm, light feel to complement the bold exterior.

Behind the front door, the experience begins with a dramatic foyer that opens up to a true flex room. The primary living room space is open and spacious with a generous island kitchen that opens to a spacious dining and great room, perfect for entertaining or a comfortable evening in front of the fireplace. The dining room opens to a large backyard deck. The spacious master suite is located on the main floor for total convenience. The 3-car garage has plenty of space for your vehicles and storage for your outdoor gear.

Located at 10120 Hideaway Court in Caledonia, the home has walking trails nearby and is close to schools. The Caledonia school district is one of the best in West Michigan, and the city is also known for its extremely low crime rates and safe, comfortable atmosphere. There is so much to love about the stunning and serene Talon Hill property. Don't miss out on what could be the home of your dreams!

DIRECTIONS:

100th street to Hannah Lake Ave. Hannah Lake Ave South to Hideaway Dr. Hideaway Dr. East to Hideaway Ct, Hideaway Ct to address.



EAGLE
CREEK
HOMES

ERIC DEVRIES

eric@eaglecreekhomes.com

616-583-7700

eaglecreekhomes.net

Eagle Creek is among the top home builders in West Michigan. Our dedicated and hard-working team plans and creates homes of the highest quality. No matter how impossible your dream home may seem, Eagle Creek Homes will find a way to build it.

We involve you in every step of the building process. We help you select the perfect materials and plans for your custom home from floor to ceiling -- and beyond. Every detail is crafted with efficiency and integrity. It's what we do.



SHERWOOD
Custom HOMES LLC

info@sherwoodcustomhomes.com

11393 OAKLEIGH DR MIDDLEVILLE 49333

5 BED | 4.5 BATH | 5021 SQ FT | CONTACT BUILDER FOR PRICE | MAP 4

11



Sherwood Custom Homes invites you to tour this amazing house on Gun Lake. This fully custom home is designed to entertain family and friends while making the most of each space including a billiards area off the living room.

- Custom cabinetry
- Glass stacking doors leading to the sun porch
- Beautiful tile showers in each bath
- Bunk Room with custom-made bunk beds
- Stamped concrete sidewalk with patio overlooking the lake
- Feature bar area in the kitchen with antique mirror back splash
- Decorative ceiling beams in the hallway

Be sure to find us on Facebook and Instagram too!

DIRECTIONS:

US 131 South to Bradley/Hopkins Exit 61, East on M-179 to Briggs Rd. S, South on Briggs Rd., right on Oakleigh Dr.



JEFF SHERWOOD

jeff@buildsherwood.com

616-891-1865

sherwoodcustomhomes.com

At Sherwood Custom Homes every home is built and designed by us with no wasted space and using the highest grade materials. Utilizing Houtnerf Cabinet Co, all of our cabinetry and woodworking is custom-made. We take pride in the detail and quality of our work. Our staff and our contractors are dependable, honest, and communication-focused. We are just the right size to meet every need and keep the customer involved throughout the entire project.



WHY YOU SHOULD CONSIDER A CAREER IN CONSTRUCTION

A career in construction is more than just wearing a hard hat and steel-toed boots. The industry is filled with talented and creative individuals who have the opportunity to help build homes that strengthen communities. Not only does a career in the residential construction industry provide a sense of personal achievement, it also provides many practical benefits such as strong earning potential, job security and opportunities for advancement.

October is Careers in Construction month, which shines a spotlight on the opportunities in the industry and recognizes the professionals working in the residential construction industry. All those who are looking for a career change, seeking an alternative to a 4-year college degree or are simply interested in a new challenge should strongly consider a career in construction.

A VARIETY OF JOBS FOR EVERY SKILL LEVEL ARE AVAILABLE

Occupations such as carpentry, plumbers and HVACR technicians are in high demand. These types of jobs require individuals who have skills such as being detail-oriented and active problem-solvers who enjoy troubleshooting a range of challenges. A popular career field that is often overlooked is the many jobs available in construction management. Construction managers plan, coordinate, budget and supervise construction projects from inception to completion. Most construction manager's work out of a field office located at the construction site but some work in a more traditional office setting.

SKILLED TRADES OFFER INDIVIDUALS HIGH EARNING POTENTIAL

Individuals entering the residential construction industry have the potential to earn a great salary. The top 25% in most construction trades professions earn at least \$60,000 annually. And you don't need to follow the traditional college path to get there. The gender pay gap is also smaller in the construction trades. On average, women in the United States earn 80 cents for every dollar a man earns. Women in the construction industry earn 97 cents for every dollar a man earns. And average salaries in the Greater Grand Rapids area remain competitive with other industries.

TRAINING OPPORTUNITIES AND SCHOLARSHIPS ARE WIDELY AVAILABLE

There are many resources available to help individuals get started in a career in the trades. The HBA of Grand Rapids can connect students to mentors, apprentice programs or other job training programs locally. The National Housing Endowment, in partnership with the Home Builders Institute and home builders associations across the country offers scholarships to students interested in pursuing a career in the building industry.

3095 SOLON ST CEDAR SPRINGS 49319

4 BED | 3.5 BATH | 4659 SQ FT | CONTACT BUILDER FOR PRICE | MAP 2

12



O.J. SABIN

ridgelinehomes.us

616-299-8180

ridgeline.homes@yahoo.com

When I started my own business 25 years ago, I put a lot of focus on just a few of the subcontract elements of new home construction. As time went on I started to move towards managing the entire building experience. Today, I still take a hands-on approach. I enjoy leading and being a part of the team that puts excellence in Ridgeline-built homes. From planning & design to materials & finishing touches, I value being a part of everything that makes your house a home!

Ridgeline Homes welcomes you to our 2022 Fall Parade Home! Located in beautiful Cedar Springs, this home sits nestled on a quiet wooded lot. In addition to this wonderful home is a massive barn in process that has a shop, office, and storage space.

Inside you will find custom wall and ceiling details that speak for themselves. A pair of crossing beams are in the living room and mimicked on the front porch. The main floor is open and spacious with windows that boast a relaxing view as well as a 3-season porch with a fireplace. The grand master bath has tile scattered throughout. The lower-level rec area flows into the family room and wet bar making it perfect for entertaining or gathering with family. Ridgeline Homes knows how to build a home, not just a house! We would love to talk with you about your upcoming home project!

DIRECTIONS:

US 131 north to the Cedar Springs Exit, West on 17 mile to Edgerton Ave, North on Edgerton Ave. to Solon Rd. Then west on Solon Rd. to Home on the north side of the street.

HBAF

HOME BUILDERS ASSOCIATION
OF GREATER GRAND RAPIDS
FOUNDATION

The Home Builders Association Foundation works to make an impact on the lives of those with special housing needs and to support the development of the next generation of housing industry professionals.

HOW DO WE DO IT?

SUPPORT OTHER NON-PROFITS

Like Home Repair Services and Disability Advocates with monetary and volunteer time to construct more than 650 access ramps and other critical home repairs.

THE NEXT GENERATION

Oversee the Next Generation/Workforce Development Committee and partners with local education and community partners to attract, train and retain talent for the residential construction industry.

PROVIDE SCHOLARSHIPS

Provide scholarships to students entering the construction industry.

AWARD MONETARY GRANTS

Award monetary grants to nonprofits serving some of our most vulnerable special needs community members, including Habitat for Humanity of Kent County, Shepards of Independence and Bethany Christian Services YouthBuild. We have granted over \$250,000 since our inception.

HBAFOUNDATIONGR.COM

HBA GRAND RAPIDS PARADE of HOMES

FALL 2022
OCTOBER 7-15

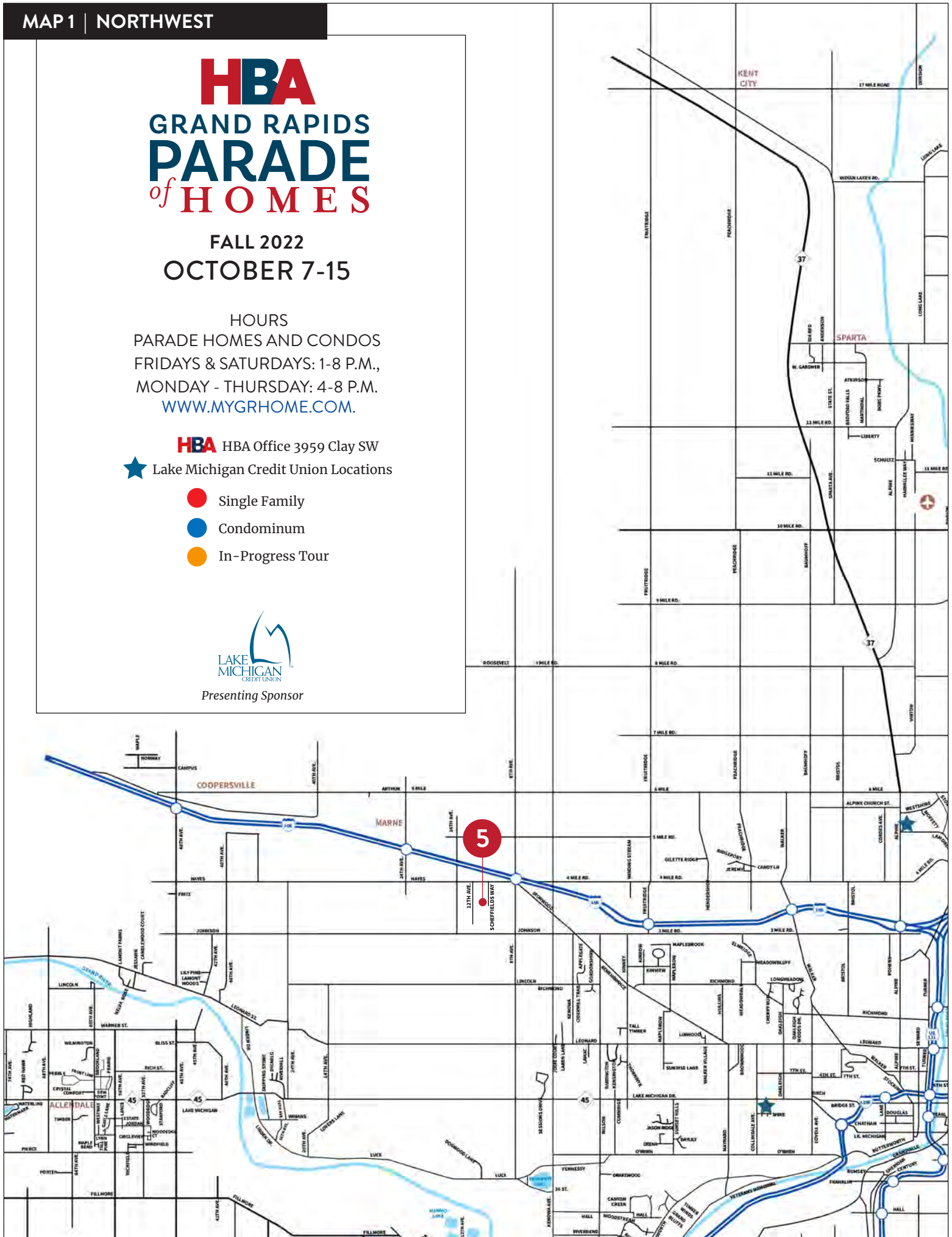
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WWW.MYGRHOME.COM

★ **HBA** HBA Office 3959 Clay SW
★ Lake Michigan Credit Union Locations

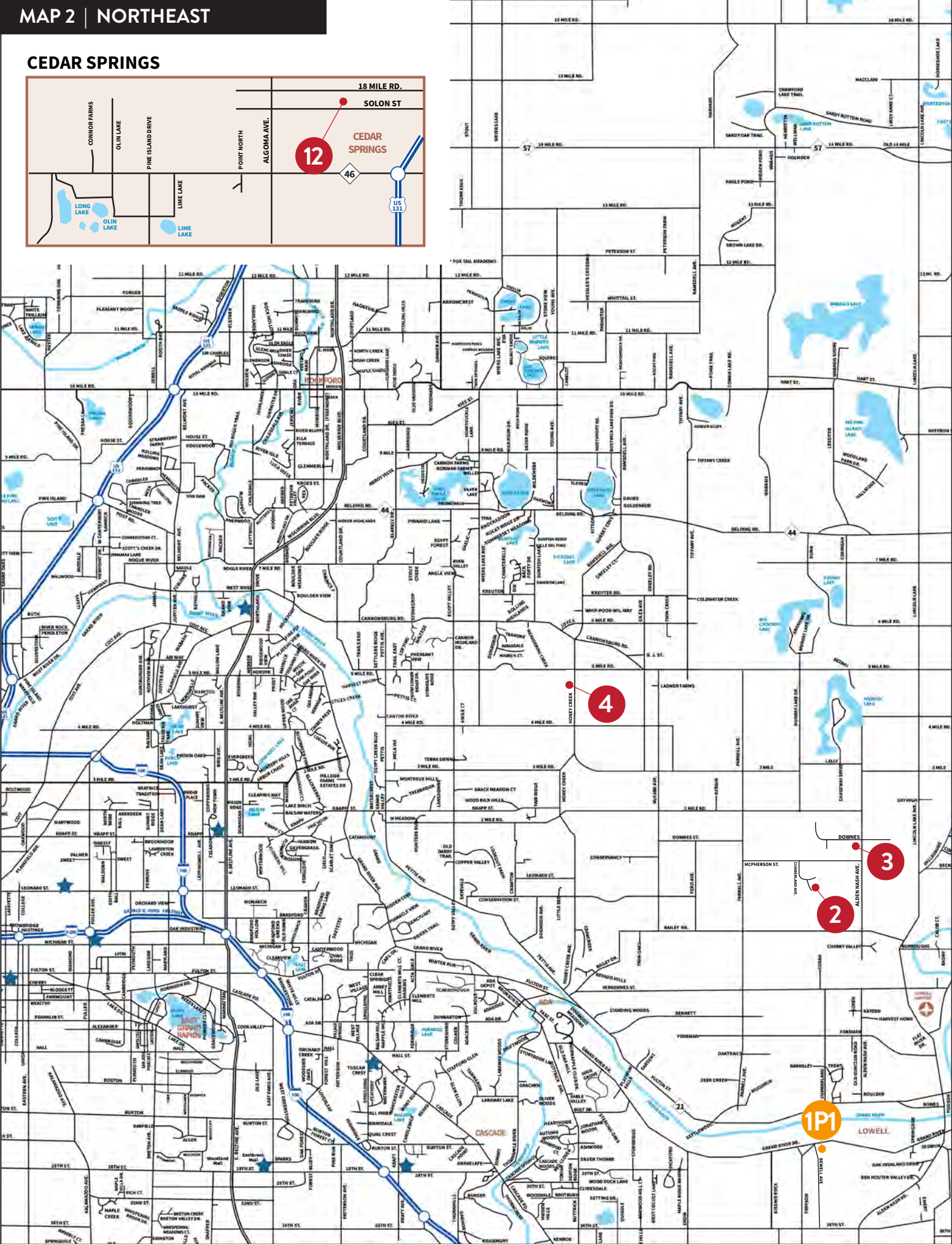
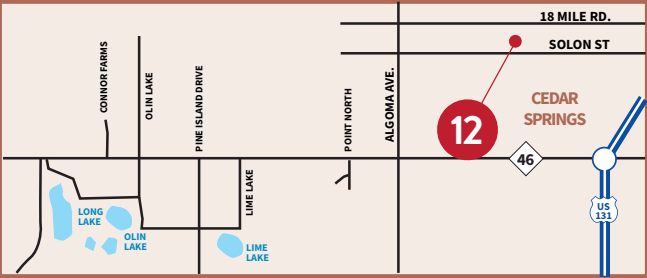
- Single Family
- Condominium
- In-Progress Tour



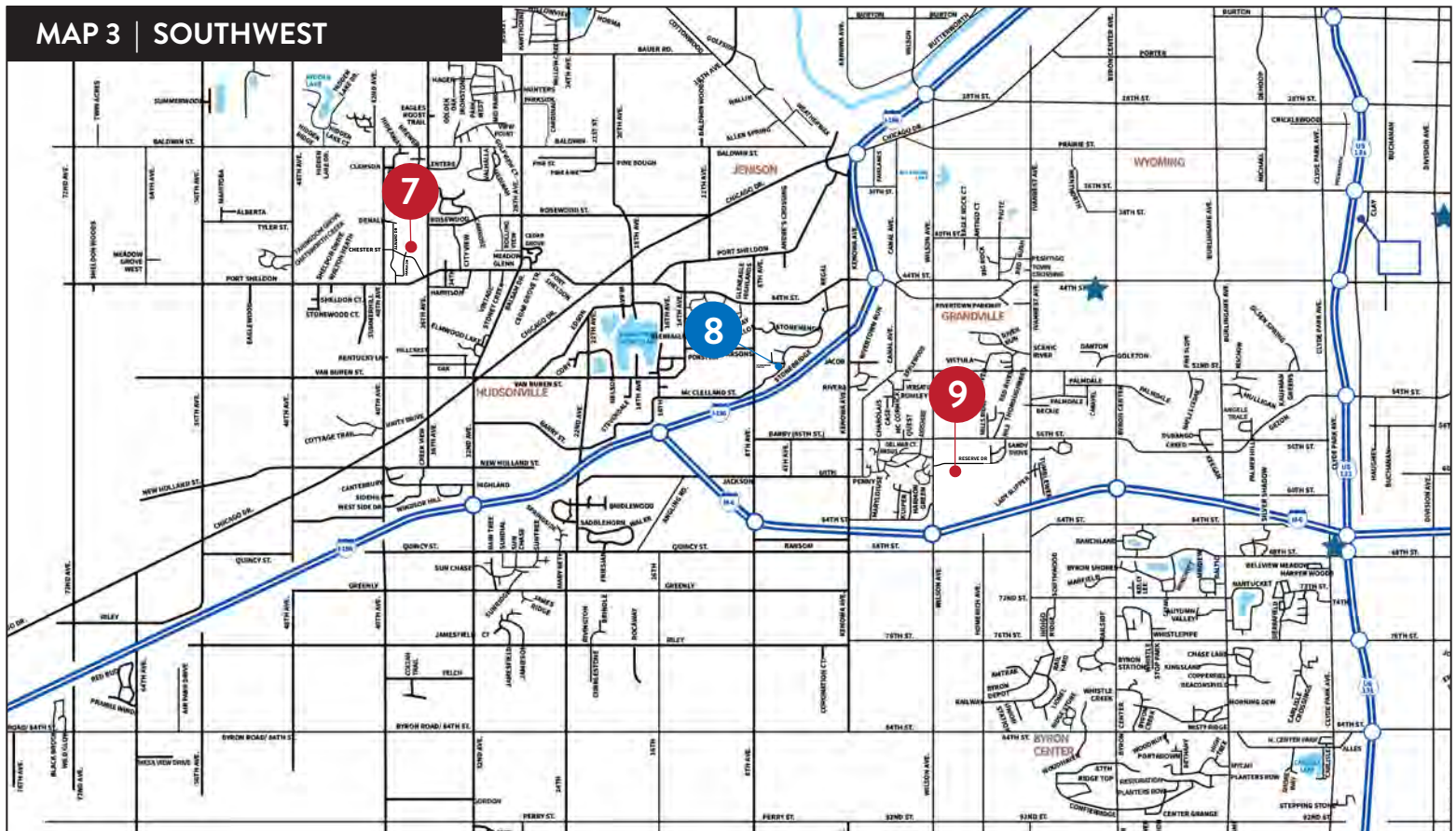
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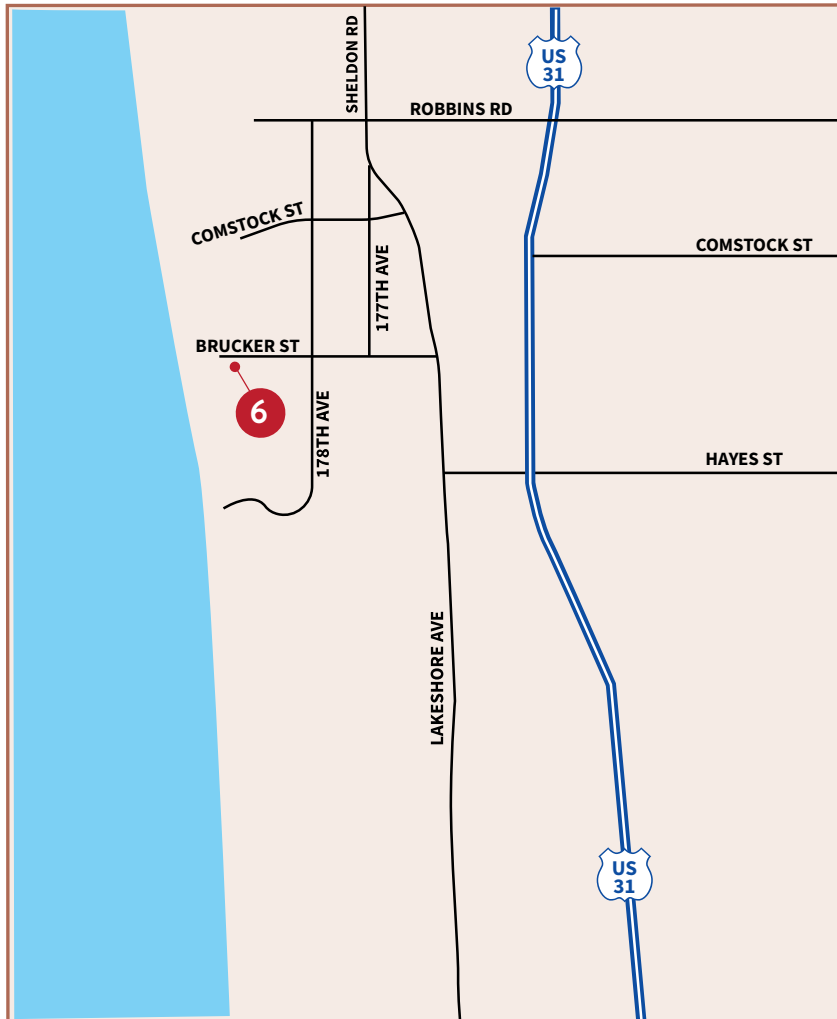
CEDAR SPRINGS



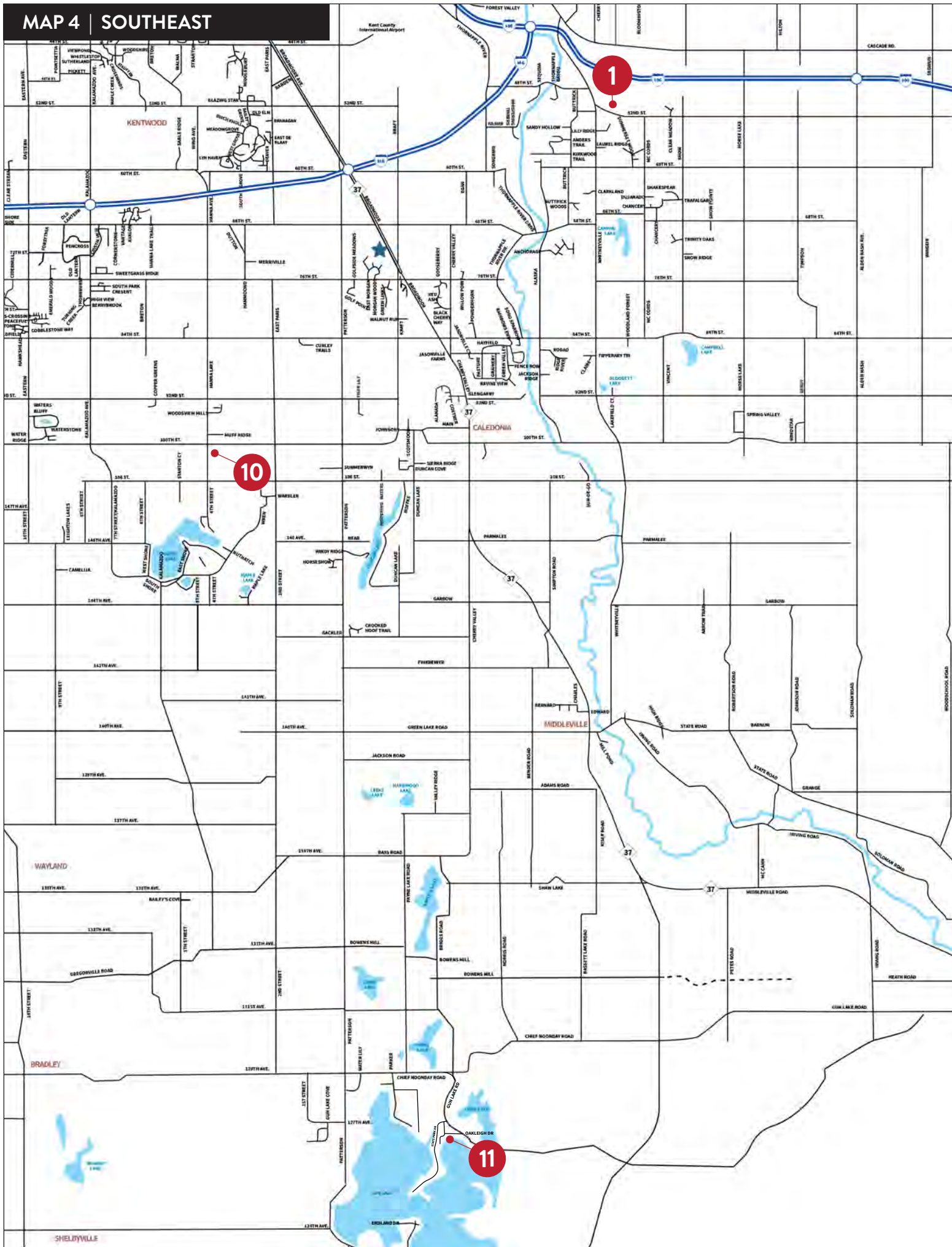
MAP 3 | SOUTHWEST



GRAND HAVEN



MAP 4 | SOUTHEAST





You'll Love Banking Here!

Make Building Your Dream Home a Reality

Written by Kate McDougall, VP of Regional Mortgage Production, Lake Michigan Credit Union

Your careful planning and preparation and our low mortgage rates can help make building your own home a reality. But first, you'll want to make sure you're really ready by following these important steps.

You can also visit [LMCU.org/FinancialWellness](https://www.lmcu.org/FinancialWellness) to learn even more or use our handy calculators to see what it will take to open the door to your new address.

Make sure your finances are in order

Add up your monthly expenses — credit cards, auto loans, student loans, current rent or mortgage — and divide that by your gross monthly income (income before taxes) to determine your debt-to-income ("DTI") ratio. This number will help you determine how much home you can afford. The lower your ratio, the better. Ideally, you want your DTI ratio to be 36% or lower.*

Assess your savings

Even buyers with good credit should expect a 5%** down payment in Michigan, plus an extra 15-25% for finishing costs like landscaping, a mailbox, or fencing. At Lake Michigan Credit Union, we have low down payment options, and our one-time close construction loan will save you money in closing costs.

Determine how much of a monthly payment you can afford

It's not just your home you're paying for each month. You'll also need to pay property taxes, insurance, homeowner's association fees, city assessments, water, sewer, garbage, utilities, and repairs. All of these expenses should be taken into consideration when planning your monthly budget.

Balance the gotta-haves with the nice-to-haves

To make sure you get everything you need AND want, make a list of both. In the "needs" category, list the features your home must have, like air conditioning and four bedrooms. In the "wants" category, list luxuries like a fireplace in the bedroom and an in-ground pool. When you're all done with the needs, make sure you have enough left over for the wants.

Consider both buying new and building new

Most builders have homes that are already built and move-in ready. If timing is important, there are great financing options with down payments as low as 3%*** that can get you into that newly built home that checks most of your boxes.

Know the neighborhood

If you're already looking at homes in a specific area, consider what the traffic is like (and not just at 8 a.m. on a Sunday morning). How are the schools? Any railroad tracks or airports nearby that could be a nuisance? Remember, you're not just purchasing the house, you're buying into the neighborhood.

If you're still ready to build, do your homework before picking a lender. Not all financial institutions offer the same loans or charge the same fees. LMCU is Michigan's number one construction lender**** and we've helped thousands of homeowners.

Visit [LMCU.org/Mortgage](https://www.lmcu.org/Mortgage) or call us at (616) 219-8865 to get pre-qualified.



*Business Insider, 2022. **For well-qualified borrowers. ***Marketrac, 2022. LMCU NMLS #442967.

IN-PROGRESS TOURS

SEE DIFFERENT STAGES OF THE HOME
BUILDING PROCESS BY TOURING
THE IN-PROGRESS HOMES

ALL HOMES HAVE PASSED ROUGH INSPECTION

**OPEN FOR TOUR:
OCTOBER 7, 8, 14, & 15
1PM - 8PM**

MAINTENANCE TIPS FOR FIRST-TIME HOME OWNERS

As a first-time home owner, you now have a place to call your own. Routine home maintenance will help you enjoy your new home for years to come. Maintaining your home not only helps ensure your home is working at an optimal level, but helps to identify or fix problems before they become a larger issue. To keep your home comfortable and enjoyable, consider adding these maintenance items to your annual list of home activities.

SCHEDULE AN HVAC TUNE-UP

Annual HVAC checkups can extend the life of your unit, regardless of its age. Typically, a qualified professional will thoroughly clean your unit and identify if any leaks are present. Although an HVAC tune-up usually occurs annually, experts recommend changing your air filter every 60 or 90 days. Other factors — such as your home size, pets or allergies — can alter how often your filters should be replaced. Changing out your air filter will reduce the wear and tear on your unit, and improve the airflow in your home.

CHECK YOUR SMOKE DETECTORS

Smoke detectors save lives. According to the National Fire Protection Association (NFPA), three out of five home fire deaths result from fires in properties without working smoke alarms. NFPA recommends testing all smoke alarms in your home at least once a month. Simply press the test button to be sure the alarm is working. Follow the manufacturer's maintenance instructions if available. NFPA also recommends a visual inspection of the detector for damage. The detector should not be dirty or obstructed.

RECAULK YOUR WINDOWS

If you have a drafty window or if you can see daylight around a window frame, then you may have an air leak. Caulk — a flexible material used to seal air leaks — can be found at any hardware store. There is caulk for exterior windows, which can withstand different types of weather, and interior caulk, which shouldn't emit any toxic fumes. According to energy.gov, the best time to apply caulk is during dry weather when the outdoor temperature is above 45 degrees and low humidity will prevent cracks from swelling with moisture.

CLEAN YOUR GUTTERS

Making sure water flows away from your home during a storm is critical. Your gutters protect your home's foundation, roof and walls by controlling the flow of rainwater from your roofline. Neglecting your gutters can lead to mold or water damage to the exterior or interior of your home. Although it may seem like a hassle, it is important to keep your gutters clutter-free. Also, make sure to read all warning labels and follow manufacturer instructions if you are using a ladder to clean your gutters.

TOUCH UP EXTERIOR PAINT

Eventually, the exterior of your home will endure wear and tear because of the elements. Adding a fresh coat of paint where needed not only enhances your home's curb appeal, it functions as an extra layer of protection to your home. A simple visual inspection around the exterior of your home once a year will help you identify problem areas. It is important to address any issues, such as cracking or peeling paint, before it gets worse.

IN-PROGRESS HOME OPEN FOR TOUR OCTOBER 7, 8, 14 & 15
11610 GRAND RIVER DR SE LOWELL 49331

3 BED | 2.5 BATH | 1813 SQ FT | \$500K - \$600K | MAP 2

IP1



RENDR Custom Homes is thrilled to invite you to our Grand River Tree House! This 1800-square-foot beauty is full of unexpected color and unique details. With 3 bedrooms and 2 1/2 baths plus a den and two decks, it is an efficient and well-thought-out use of space that makes the most of the gorgeous surrounding trees and river valley view. Natural light brought in from the multitude of tall windows, combined with a stunning 15-foot ceiling gives the living room and kitchen a dramatic sense of spaciousness. The fireplace provides an ideal coziness that will be appreciated during long Michigan winters.

The exceptional kitchen design is punctuated by modern cabinetry with a sharp profile and distinctive tile backsplash. We encourage you to make certain you see all the fun tile choices this home showcases. Each bathroom makes the most of pattern, texture, color, and lighting, with unique tile, paint, hardware, and wallpaper.

When you walk through this space we would be delighted for you to stop and chat. Tell us about your future home needs and how RENDR might be able to help. We can't wait to see you there!

DIRECTIONS:

I-96 to Lowell exit, head north. Go west on Grand River, Approx. 1 mile to home, south side of the road.

RENDR CUSTOM HOMES

HENRY WESTERHUIS

hello@rendrgr.com

616-287-0197

rendrgr.com

We're RENDR Custom Homes, a full-service new build and large-scale renovation firm serving West Michigan. Fueled by our expertise in custom home building and classic, enduring design, we support our clients each step of the way with personalized service and attention to detail. Our passionate team of craftsmen prides themselves on tailored solutions for upgrading your home or creating a beautiful new space from scratch. With transparency and integrity at the forefront of our business, we always hope to provide our customers with a clear path to creating the home of their dreams and having fun along the way! Want to build a RENDR Custom Home? Let's talk shop.

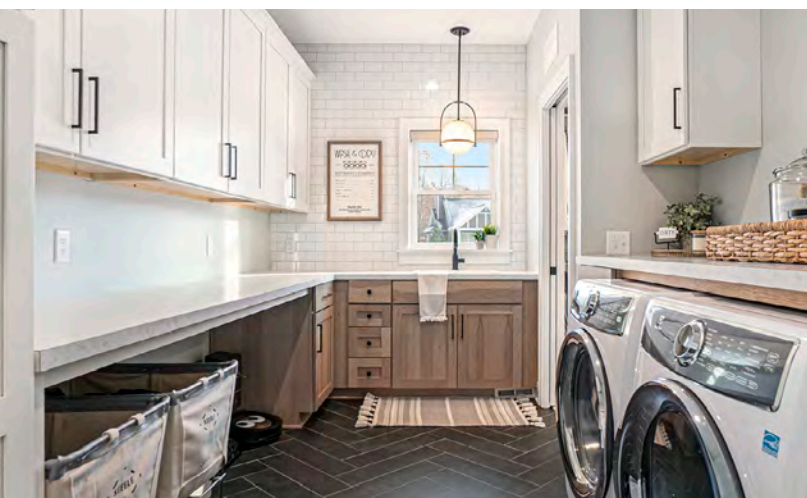


YOUR HOMES

your home. your style.



BUILT FOR YOUR LIFE. INSPIRED BY YOUR STYLE.



WANT TO BUILD BUT DON'T KNOW WHERE TO START?

Our team of experts will guide you through our organized and simplified process to build your home, your way.



Convenient Process. We offer an app that streamlines the homebuilding process by keeping communication, budgeting, schedules, selection approvals, documents, daily logs all in one place!



Creative Problem-Solving. We are adaptable, and our "can-do" attitude means we will go the extra mile for you.



Dedication to Quality & Detail. From administration to design to carpentry, we make sure that every "piece of the puzzle" fits and is done right!



Personal Attention. Each member of our team is ready to listen and answer questions. We believe that clear expectations and communication build strong relationships.



YOURHOMES.COM

4322 CENTRAL PKY, STE A
HUDONSVILLE, MI 49426

CONTACT TIM:
OFFICE: 616 433 2112
CELL: 616 890 1381
TIM@YOURHOMES.COM

HBA
MEMBER



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SPECIALTY SPACE PLANNING

office@closetdesign.biz

588 E. 40th St. Holland, MI. 49423

616.298.2506

www.closetdesign.biz

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your business and your family
nahb.org/Savings



DELL Technologies



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Budget

GOODYEAR

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LOWE'S

PRO

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HotelPlanner

houzz PRO

RingCentral



The PWB is the voice of women in the local building industry. Through education, professional development and networking opportunities, the PWB helps members to acquire and develop invaluable leadership and business skills to boost career success.

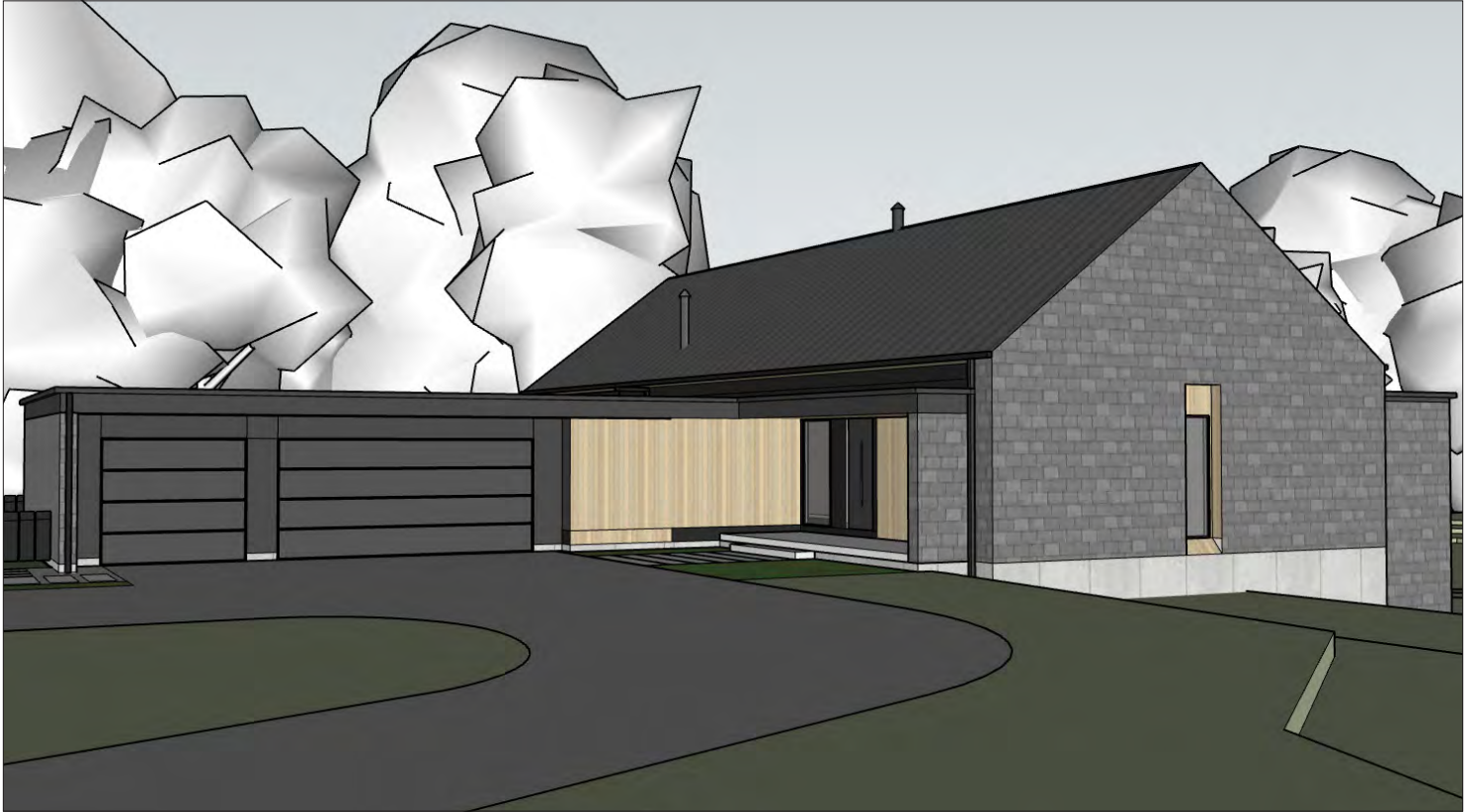
MYGRHOME.COM



V1

VIRTUAL TOUR

4 BED | 3.5 BATH | 3249 SQ FT | CONTACT BUILDER FOR PRICE



**HYGGE
CUSTOM
HOMES**

hello@hyggecustomhomes.com

616-893-3060

hyggecustomhomes.com

Hygge Custom Homes embodies all things modern, comfortable, and awesome! Hygge (pronounced who-guh), is a Scandinavian word describing a quality of coziness and comfort that elicits a feeling of contentment and well-being. We bring this spirit to all our projects along with a desire to build energy-efficient homes that are completely bespoke and well thought out from beginning to end. If you love custom modern design then we want to work with you!

HYGGE Custom Homes invites you to tour their Modern Danish Slate House. This unique home features exterior natural slate cladding, cedar accents, and a standing seam metal roof. Inside you'll find oversized windows throughout that not only take advantage of the rural views but also flood the home with natural daylight.

- White oak flooring
- Custom cabinetry
- Thermador appliances
- Large primary suite with walk-in closet
- Marvin windows
- 4 bedrooms/3.5 baths
- Vaulted ceilings
- Modern walk-in scullery

HYGGE Custom Homes is all about modern yet cozy design. Come and experience what HYGGE can do for you!

DIRECTIONS:

View virtual tours online at paradeofhomes.mygrhome.com

VIRTUAL TOUR

3 BED | 4 BATH | 3638 SQ FT | CONTACT BUILDER FOR PRICE

V2



Welcome to our 2022 Spring Parade Home! Oetman Construction is pleased to share this executive 3,638 square foot ranch located in a beautiful country setting. The unique custom design of this home is very family-oriented and tailored for entertaining with a spacious open floor plan. It offers comfortable living as well as stylish functionality with a contemporary flair. The main floor features complimenting tray ceilings, wood beams, an exquisite tile surround fireplace, a large family living room, and a modern gourmet kitchen that is a chef's dream. The kitchen features an expansive work area including a large island with a quartz waterfall countertop, two sinks, a coffee station, and a walk-in pantry with built-in cabinets. The private master suite is designed to be a relaxing oasis with a magnificent large tiled shower, a soaking tub, and a walk-in closet. The custom tile work in the bathrooms is a must-see! The front area of the house has an executive office purposed for work or pleasure with a view of the front yard. The lower level provides space for entertaining and good times with a large entertainment room featuring a beautiful view of the backyard, a wet bar with a custom quartz top, a game room/pool table area, and lots of storage. In addition, there are 2 bedrooms and 2 baths with ample storage. This home features a large 3-stall garage with stairs to the basement storage room and access to the rear patio and hot tub area. The attention to detail, quality, and craftsmanship is evident throughout this custom home.

DIRECTIONS:

View virtual tours online at paradeofhomes.mygrhome.com



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REMODELER RED FLAGS

If you're ready to refresh your home, consider hiring a professional remodeler. A professional remodeler ensures your home project is successfully completed with quality craftsmanship. There are qualified remodelers with many years of experience in our community. Unfortunately, whenever you hire someone for professional services, from mechanics to contractors, not all individuals operate with the highest level of standards or business integrity. Therefore, before hiring a professional remodeler, it's always important to thoroughly vet them to avoid project headaches in the long run.

If you come across one or more of the following red flags, chances are you may be dealing with an unscrupulous contractor:



1

NO CONTRACTS

A professional remodeler will take the time to write a clearly written contract. The contract is an opportunity to review the scope of work, process, costs and helps clarify how problems will be managed. If the contractor you're considering doesn't offer contracts, hire someone else. You are not protected when something goes wrong if you don't have a contract.



3

THE NUMBERS DON'T ADD UP

Everyone must work within their budget for a home renovation. However, if you've found a contractor that offers pricing that is too good to be true, it probably is. The contractor may propose the best price, but that doesn't guarantee the best work. Too good of a bargain may mean that the contractor may cut quality costs, which can cost you more when you must redo the substandard work. Some contractors use tactics like offering "special" pricing that is only applicable if you sign a contract today. Do not fall victim to these deceptive proposals.



2

REQUIRES FULL CASH PAYMENT UP FRONT

Shady contractors demand cash and then run with the money. As a result, many home owners are stranded if they pay in full upfront. A deposit towards materials is typical, but only pay it once you have a contract signed by both you and the contractor. It's also suspect if the contractor request that you pay cash to a salesperson instead of a check or money order to the company.



4

CONSUMER REFERENCES ARE SCARCE

Professional contractors should have references they can provide from current and past clients — and you should be able to reach those references, not just an answering machine. Glowing references are abundant for professional remodelers because happy home owners enjoy sharing their good experiences and appreciation of their newly upgraded space. Ask to speak with previous clients and see photos of previous home remodels to get a sense of their customer relations practice and work style.

By being aware of these remodeler red flags, you will be able to hire an expert and enjoy the tangible benefits of high-quality craftsmanship for many years to come. To find a professional remodeler in your area, visit mygrhome.com



THANK YOU FOR TOURING THE 2022 GRAND RAPIDS PARADE OF HOMES

see you in 2023!



RESOURCE GUIDE

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