

FALL 2025

OCTOBER 4, 5, 8, 11, 12

Weekends 1pm-5pm, Wednesday 5pm - 8pm

A TOUR OF STUNNING HOMES BUILT BY HBA BUILDER MEMBERS

PARADE OF HOMES



Presented By

MARVIN
DESIGN GALLERY



—LAURENCE SMITH—
WINDOW & DOOR



HOME BUILDERS ASSOCIATION
OF GREAT LAKES BAY REGION

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Welcome.

Welcome to the Home Builders Association Parade of Homes tour, just the second under the direction of our newly minted Home Builders Association of Great Lakes Bay Region!



Whether you're in the market for a new home, seeking inspiration for a remodel of your current space, or just checking out new home designs and builders craftsmanship, the Parade of Homes presents something for everyone.

With the rapid pace that our housing industry is moving along together with the challenges builders have faced with supplies & labor shortage and soaring costs for both labor and materials, it is important to highlight what is being accomplished by our talented, local professionals. This year's lineup continues to exemplify the skills and talents of the Home Builders Association builders and remodelers. As always, you will see the finest craftsmanship and cutting-edge designs.

Everyone you will find listed on the pages of this guide book are Home Builder's Association members. We have now combined Midland and Saginaw HBA's into the Home Builders Association of the Great Lakes Bay Region allowing us as members to better serve you and the greater community in which we all live and work. Our members are active in the community supporting housing needs and other area non-profits as well as education and scholarships for the next generation of home builders. **As our customers and potential customers, we welcome your feedback and suggestions for change as well.**

I would like to thank the builders, the sponsors, and the committee members for their incredible efforts to bring you a spectacular Parade of Homes. Thank you to the residents of the Great Lakes Bay region and surrounding communities for touring the homes and supporting Home Builders Association Members.

Kelly Wall, Parade of Homes Chairman
Greystone Homes

Thank You.

The Home Builders Association of Great Lakes Bay Region would like to thank its wonderful sponsors who have supported this event. HBAGLBR would also like to give a special thanks to its members, for their support of the association and their dedication to growing the building industry.

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—LAURENCE SMITH—
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Marvin Design Gallery by Laurence Smith
Mitten Made Builders
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Stephen Flora Homes



Touring Notes:

- **Virtual homes are NOT open to the public**
- **No public restrooms**
- **No strollers**
- **Do not park or trespass on adjacent property**
- **Food and beverages are not allowed in homes**
- **No photographs**

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- Shattuck Farms
- Freeland
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- Pine Meadows
- Rivers View

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- Woodland Place
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1

COBBLESTONE HOMES

3253 ZEISS LANE | MIDLAND, MI 48642



THE HOME 2,634 sq. ft | 4 Bedrooms | 2.5 Baths

Siebert Woods, Larkin Township

- Set in the exclusive Siebert Woods community, this floor plan offers bold design with flexible living options.
- A striking linear fireplace surrounded by oversized tile pairs beautifully with stained mitered beams on a soaring 12-foot ceiling.
- The kitchen is curated for entertaining; featuring white full-overlay cabinetry, a waterfall-edged quartz island, a full quartz backsplash, a custom wood hood, and a corner pantry with its own prep space.
- Expansive backyard views are enjoyed from the kitchen, the primary bedroom, or from the vaulted covered porch.
- The primary suite is designed for relaxation, with a dark tray ceiling, spa-like bath, freestanding tub, handcrafted tiled shower, and his and her walk in closets.
- A main-floor pocket office provides a convenient workspace or family command center.
- The second floor includes three bedrooms all with walk-in closets, a large bath, and a loft, all connected by a striking black horizontal iron rail staircase.
- Built with Cobblestone's high-performance standards, this Energy Star tested and certified home is a true reflection of inspired design and lasting quality.

THE BUILDER Cobblestone Homes

5474 Garfield Rd. Ste 2 Saginaw, MI 48603 | 989.692.0210 | info2cobblestone.me | cobblestone.me

At Cobblestone Homes, we believe there's no more honorable calling than to create the place where life's most precious memories happen. We don't just build homes. We construct the steps that your little girl walks down wearing her prom gown. We craft the floors where your baby learns to crawl. Inside the walls of a Cobblestone home, you'll kiss your children goodnight, and hug family and friends arriving for holiday celebrations. Those moments are why we do what we do the way we do it. We build better homes so families can live life to the fullest.





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2

COBBLESTONE HOMES

110 BRASS LEAF CT | MIDLAND, MI 48642



THE HOME 1,711 sq. ft | 3 Bedrooms | 2 Baths

Brass Leaf, Midland

- Cobblestone unveils its newest stand-alone condominiums in the sought-after modern farm community of Brass Leaf.
- The all-white exterior with black accents and Andersen windows makes for a crisp, elegant first impression.
- A gallery-style foyer creates a sophisticated entrance, leading to thoughtfully designed interiors.
- The kitchen blends modern and traditional style, showcasing dark granite countertops, an extended white tile backsplash, and subtle dark accents.
- In the great room, a linear fireplace framed by oversized imported tile provides a bold design statement.
- The primary suite retreat is tucked at the rear, featuring a tray ceiling with handcrafted beams, spa-inspired bath, custom-tiled shower, and a spacious walk-in closet.
- A covered porch adds 168 square feet of outdoor living, perfect for enjoying this serene neighborhood.

THE BUILDER Cobblestone Homes

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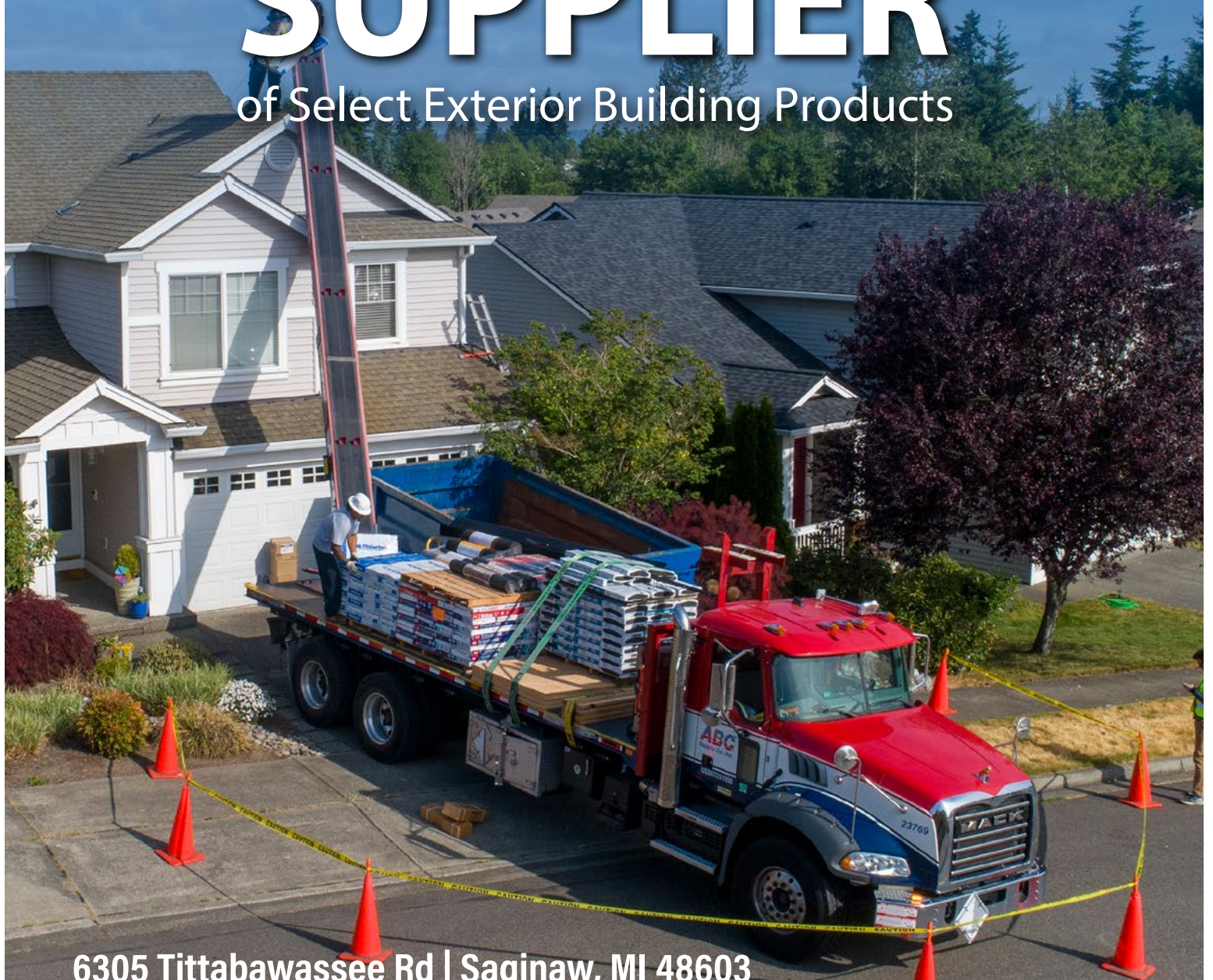
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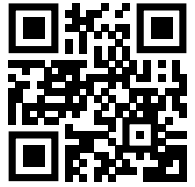
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3

FREEDOM HOMES

479 W ISABELLA RD | MIDLAND, MI 48640



THE HOME 2,400 sq. ft | 4 Bedrooms | 2.5 Baths

- **Faster Construction:** Modular homes are built in a factory environment, protecting materials from the elements and minimizing weather-related delays.
- **Cost Savings:** Simultaneous construction and site preparation reduce overall building time, potentially lowering construction loan interest and material waste.
- **Customization:** We offer a wide variety of customizable floor plans, allowing you to personalize your home with various features and finishes.
- **Exceptional Quality:** We use high-quality, brand-name materials in our homes. From durable siding and roofing to energy-efficient windows and appliances, your home will be built with superior materials designed for lasting value and performance.
- **Superior Strength:** To withstand transportation, our homes are built with extra framing and fastening materials, making them inherently stronger than traditionally built homes.
- **Precision Engineering:** CAD technology allows for precise customization and flexibility in floor plan designs.
- **Climate-Controlled Environment:** Building in a climate-controlled environment protects materials from the elements, resulting in a higher-quality home.
- **Energy Efficiency:** We offer Energy Star-compliant homes that meet or exceed EPA standards for energy efficiency. Enjoy lower energy bills and a reduced environmental footprint in a home designed for sustainable living.
- **Quality Control Inspections:** A rigorous inspection process, including third-party inspections, guarantees consistent quality and code compliance.
- **Outstanding Customer Service:** Our homes come with a one-year limited warranty and a 10-year structural warranty, backed by dedicated customer support.

THE BUILDER Freedom Homes of Michigan LLC

479 W Isabella Rd - M-20, Midland, MI 48640 | 989.486.9699 | freedomhomesllc.com

Freedom Homes of Michigan is your trusted partner for building affordable, high-quality custom modular homes across Michigan. As a family-owned and operated business and a turn-key company, we manage your home-building project from start to finish and we're committed to personalized service and exceptional craftsmanship. Specializing in custom builds, we bring a wealth of experience from new construction projects and are eager to create a home tailored for your family. We'll guide you through every step of the process, from selecting the perfect floor plan to adding your personal touches.





Greystone Homes



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greystonehomesmi.com

**Drive-By
Only**

4

GREYSTONE HOMES

6201 SWITCHGRASS CIRCLE | MIDLAND, MI 48642



THE HOME 2,028 sq. ft | 3 Bedrooms | 2.5 Baths

Sorry, this one is drive by only and is just at drywall stage but you can see the stained post & beam front porch and impressive exterior. While you're there meander through the neighborhood to view the other new homes and available lots where we could build your home. This 2028sf, 2.5 bath, 3 bedroom home features a beautiful great room open to the cook's kitchen and a covered porch, pantry closet, electric fireplace, zero entry primary shower, accessible hallways and a basement that is begging to be finished. Let's talk to see if this is your family's next home?

What you won't see behind the design details (but we made sure it's there) is state-of-the-art forced air heating, air-conditioning and super insulation and sealing to achieve an energy efficient home. You'll also find engineered high strength & pre-insulated (R-16) basement walls, high performance windows and energy-saving construction complete with Greystone Homes quality and workmanship. We invite you to experience this fantastic new home.

THE BUILDER Greystone Homes

6408 W. Wackerly St. Midland, MI 48642 | 989.835.6965 | info@greystonehomesmi.com

The owner of Greystone Homes, Kelly Wall, is an engineer with a passion for great home design and works to incorporate the best in modern building science and energy efficiency into your home. We believe that there is a difference when superior design is employed, quality materials are used and skilled craftsmen honor attention to detail. You can have the home you envision, and we can help make it affordable. We will guide you throughout the planning and construction process to make your new home fabulous and the process itself enjoyable. Greystone strives to give each customer not only the home of their dreams, but also an unparalleled building experience.

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5

GREYSTONE HOMES

5412 WESTRIDGE | MIDLAND, MI 48642



THE HOME

Phase 2 of Forestridge with beautiful wooded lots is now open and offers luxury condo living. Greystone luxury and quality at an affordable price. This home is the middle size of 3 available floor plans (2356sf, 1941sf and 1445sf). Two and three bedroom models feature hardwood and tile floors, stone countertops, optional 4 season room, heated tile floors, oversized 2 car garages and ready-to-finish 9ft basements.

Are you looking for aging in place design? Somebody else to do the yard work and snow removal? We've got you covered.

What you won't see behind the design details (but we made sure it's there) is state-of-the-art forced air heating, air-conditioning and super insulation and sealing to achieve an energy efficient home. You'll also find factory made high strength & pre-insulated basement walls, high performance windows and energy-saving construction complete with Greystone Homes quality and workmanship.

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LIFESTYLE HOME BUILDERS

6011 DIAMOND VIEW EAST | MIDLAND, MI 48642



THE HOME 1,550 sq. ft | 2 Bedrooms | 2.5 Baths

This home is nestled in the heart of Diamond View Farms—where comfort meets modern convenience. This beautifully crafted single-story unit offers 1,550 square feet of thoughtfully designed living space, featuring a spacious open layout perfect for both relaxation and entertaining. Enjoy the ease of zero-step entry and a barrier-free design throughout, ensuring accessibility for every lifestyle.

This home includes a full basement, a finished 2-car garage, and seamless indoor-outdoor living with both a covered front porch and a covered rear patio. Beyond your doorstep, Diamond View Farms offers exceptional community amenities, including a fenced-in dog park, a peaceful nature trail, and a thriving community garden where you can grow your own produce and connect with neighbors.

Whether you're enjoying peaceful mornings on the porch or entertaining guests in your stylish, accessible home, this rare gem in Diamond View Farms delivers timeless charm with every modern amenity.


THE BUILDER Lifestyle Home Builders & Design

989.797.4740 | lifestylehomebuilder.com

Dennis Dittenber established Lifestyle Home Builders & Design in 2005 after the company's initial founding in 1978 as Thomas Caterino Builders. At Lifestyle Home Builders & Design, our goal has always been to provide the best living experience for our clients, which is evident through our concern for detail in architecture, function, budget, and all phases of the home building process. It is this continuing vision that has led to the development of the company you see today. Over the years, we have built more than 500 homes, a testament to the trust our clients place in us and the quality we deliver. We pride ourselves on timeless designs crafted to last for many years to come.





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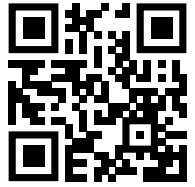
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GREATER MICHIGAN BUILDERS

5010 DANBURY PL | MIDLAND, MI 48642



THE HOME 2,000 sq. ft | 3 or 4 Bedrooms | 3.5 Baths

- 2 Primary bedroom suites
- Maintenance free lifestyle
- Zero barrier on first floor
- Fireplace
- Quartz countertops throughout
- Ceramic walk in showers
- Walk in closets in all bedrooms
- Two car attached garage
- 14x14 concrete patio
- First and second floor laundry
- Carpet and LVP flooring
- Exterior included stone veneer and vinyl siding

THE BUILDER Greater Michigan Builders

989.835.1477 | buildgmb.com

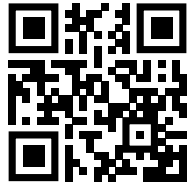
Greater Michigan Builders is a residential contractor located in Midland, Michigan that offers new build, home additions, and home renovation services. We bring your dream home to life with high-quality design, construction and craftsmanship. With endless customized options, our homes are built to your specifications and your needs. Our team of dedicated professionals will work with you every step of the way to ensure that you can say, "There's no place like my home."



8

STEPHEN FLORA HOMES

7109 SILENT WOODS CIRCLE | MIDLAND, MI 48642



THE HOME 1,800 sq. ft | 3 Bedrooms | 2.5 Baths

Stephen Flora Homes welcomes you to this one-of-a-kind ranch home that's both thoughtfully laid out and flows with function! Nestled into a cozy wooded lot, yet easy access to all that the city offers, this stream-lined home is ready for you!

- The high style open-concept kitchen / dining makes entertaining effortless, featuring plenty of seating for guests, and space on the quartz-topped counters to spread out those game day delectables. In addition, the ample walk-in pantry houses all the extras.
- A vaulted great room shines with a custom designed gas fireplace featuring a white oak wood mantle and a blend of stone and wood panels that extend to the ceiling. The addition of custom built cabinetry and floating shelves complete the look.
- The privacy of this master suite brings tranquil feelings with soft tones and special details including: tray ceilings, a zero-entry shower, dual sinks and a large walk-in closet.
- Custom cable railings lead to a full basement that's ready to be finished for additional living space.
- A secluded half bath is perfect for family and guests alike.
- Easy access from the mudroom, a separate laundry room showcases generous storage, plus a custom folding table. These high use landing zones are conveniently located off the insulated three-car garage.

THE BUILDER Stephen Flora Homes

8501 Midland Rd. Feeland, MI 48623 | 989.239.1274 | stephenflorahomes.com | info@stephenflorahomes.com

As a family owned design and build company, we have over 30 years of experience in the home building industry. When you partner with Stephen Flora Homes, you receive a personalized approach to your unique building or renovation project. Our in-house design team works with our clients to customize their project for their needs and requirements. We consistently work with industry professionals that share our commitment to quality in every stage of building. Our passion is design and building and we are excited to work with people to bring about their dream home!



FOREVER BUILT HOMES

1202 SOUTH HEMLOCK RD | HEMLOCK, MI 48626

**THE HOME** 1,793 sq. ft | 3 Bedrooms | 3 Baths

- Fully landscaped hydro-seed and mulch beds with vegetation.
- Granite and quartz countertops.
- Great Lakes Superior Poured wall basement foundation.
- Two story open great room.
- Luxury vinyl flooring w/ carpet in bedrooms.
- Appliances included.
- Walk in tile shower in master bath.
- Beautifully painted black/white spindle railing leading to second story.
- Electric fireplace with custom built mantle.
- Black/white single hung windows, white siding with cedar exterior accents.

THE BUILDER Forever Built Homes LLC

Forever Built Homes LLC was founded by Mark R. Hammond II in 2013. However, Mark is not new to the construction way of life. Mark has been around construction sites from the age of 12. Working alongside his Dad he first started by learning how to hang and finish drywall in the family business. Family is where it all starts with Mark. Mark has a beautiful, caring wife, Allison and an amazing son, Owen.

"I believe in doing what is right, every time. No cutting corners to make a quick buck. We believe that when a client chooses to build with us they are choosing more than just a new home. They are also paying for the wonderful, exciting experience that should come with the building of there new home. We strive to exceed every expectation. After all buying a home is the biggest investment a person or couple can make!"

"Quality, Character, Integrity, Pride....It's What Defines Us!"



The Homes:

- 1 COBBLESTONE HOMES**
3253 Zeiss Lane | Midland, MI 48642
- 2 COBBLESTONE HOMES**
110 Brass Leaf Ct | Midland, MI 48642
- 3 FREEDOM HOMES**
479 W Isabella Rd - M20 | Midland, MI 48642
- 4 GREYSTONE HOMES - DRIVE-BY ONLY**
6201 Switchgrass Cir | Midland, MI 48642
- 5 GREYSTONE HOMES**
5412 Westridge | Midland, MI 48642
- 6 LIFESTYLE HOME BUILDERS**
5806 Diamond View East | Midland, MI 48642
- 7 GREATER MICHIGAN BUILDERS**
5010 Danbury Place | Midland, MI 48642
- 8 STEPHEN FLORA HOMES**
7109 Silent Woods Circle | Midland, MI 48642
- 9 FOREVER BUILT HOMES**
1202 South Hemlock Rd | Hemlock, MI 48626
- 10 GREYSTONE HOMES**
9393 Carter Rd | Freeland, MI 48623
- 11 COBBLESTONE COMMERCIAL**
9720 Dice Rd | Freeland, MI 48623
- 12 COBBLESTONE HOMES**
4265 Village Green Dr | Freeland, MI 48623
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- 16 MITTEN MADE BUILDERS**
9841 Beech Tree Ln | Frankenmuth, MI 48734
- 17 STEPHEN FLORA HOMES - VIRTUAL ONLY**
Elk Lake, Northern Michigan
- 18 LAURENCE SMITH - VIRTUAL ONLY**
Bay City, MI
- 19 LIFESTYLE HOME BUILDERS**
4070 Woodburn Ct | Saginaw, MI 48603
- 20 MOELLER BUILDERS - VIRTUAL ONLY**
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MADE
BUILDERS**

9841 Beech Tree Lane, Frankenmuth, MI 48734 | \$629,900

4 Beds | 3 Baths | 1,750 SQFT



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THE TEAM



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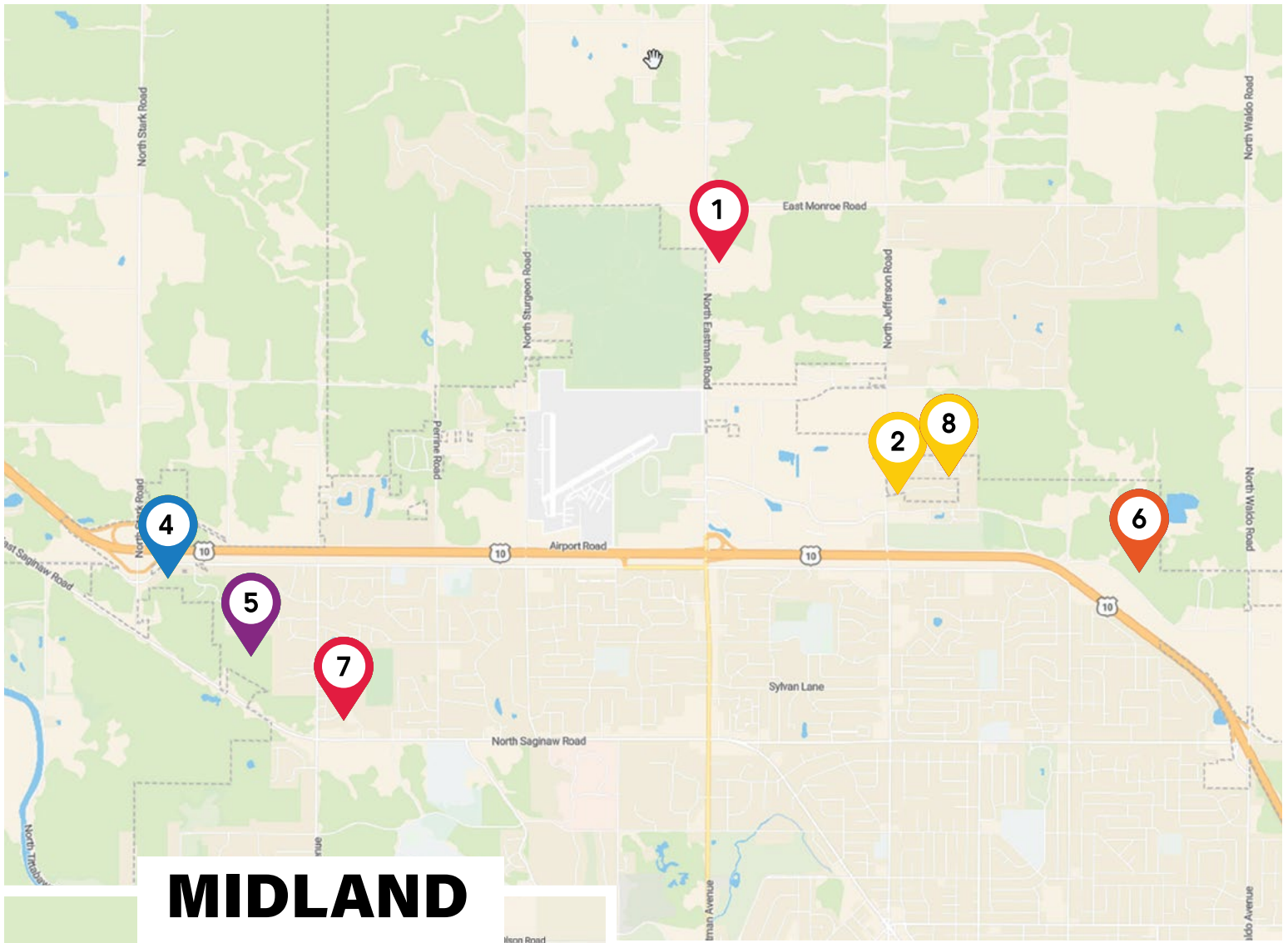
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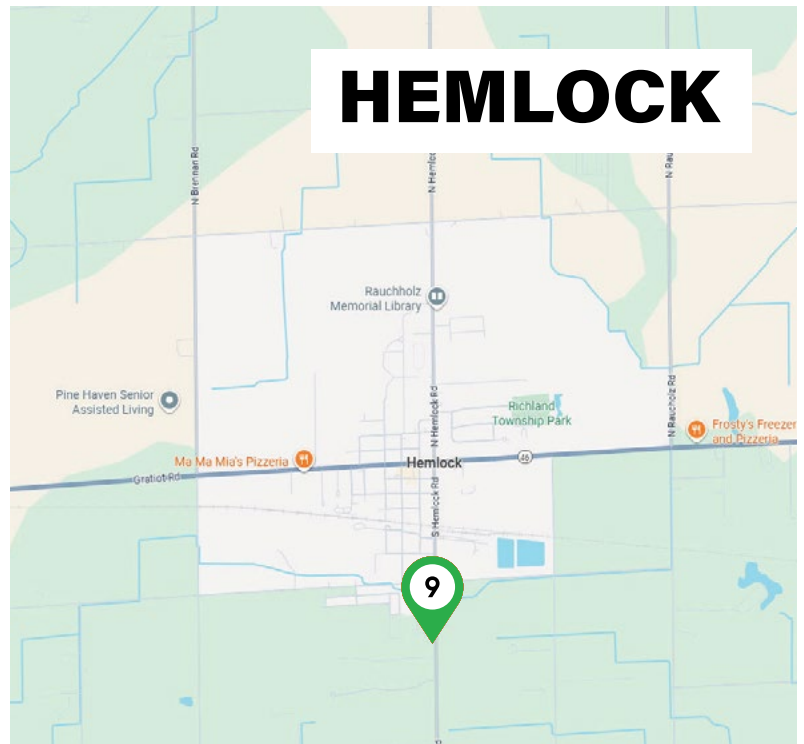




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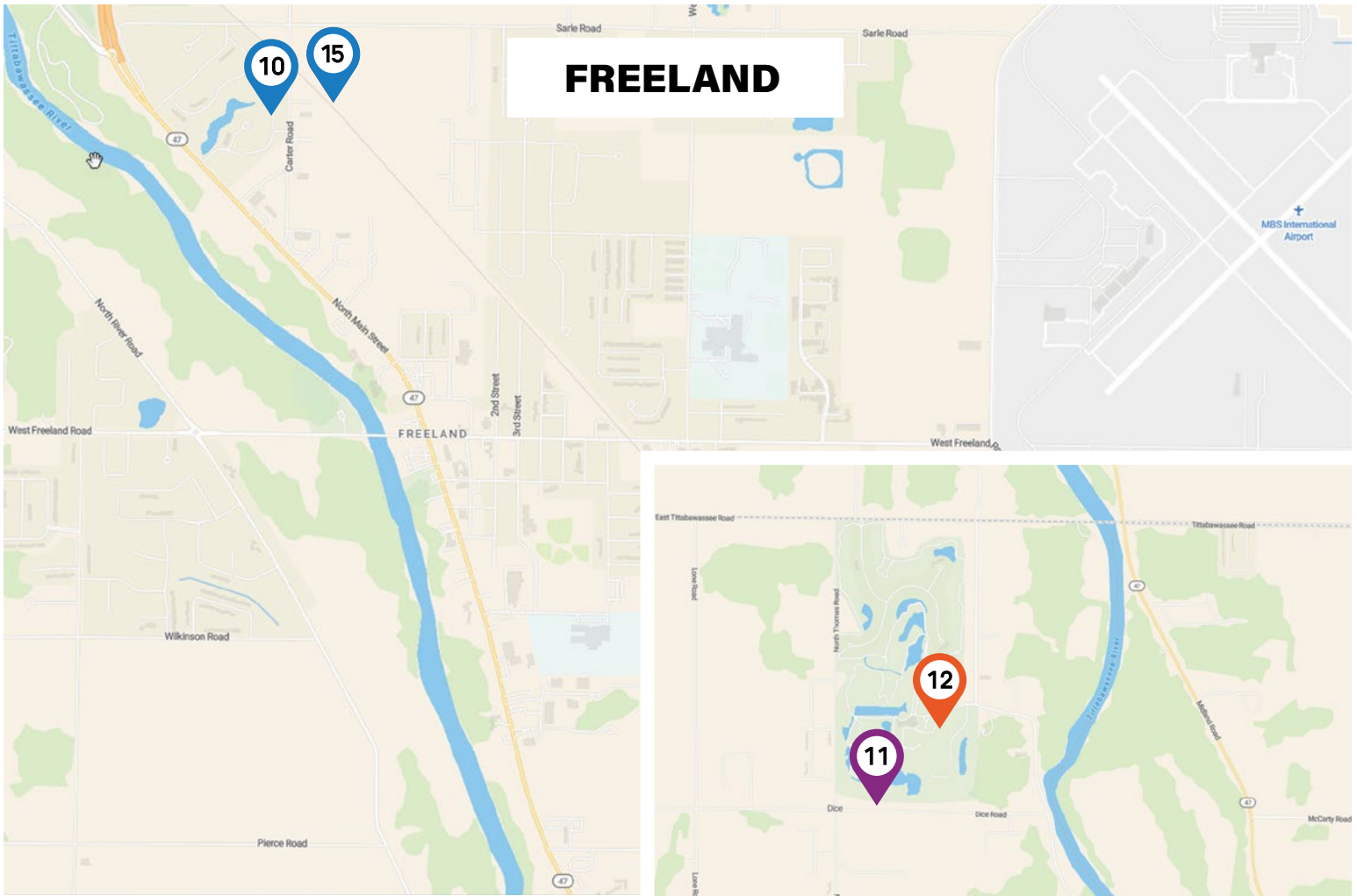


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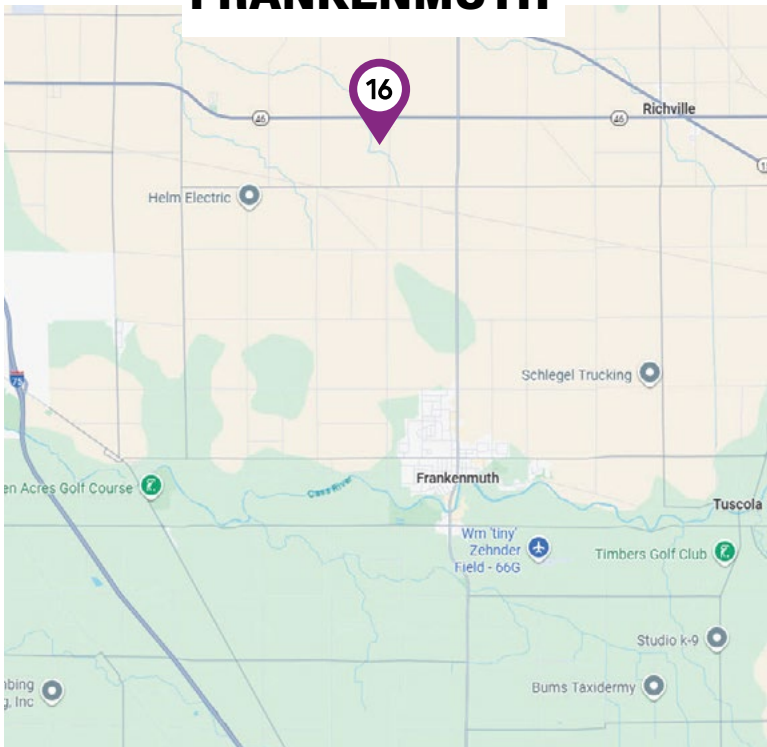


HEMLOCK

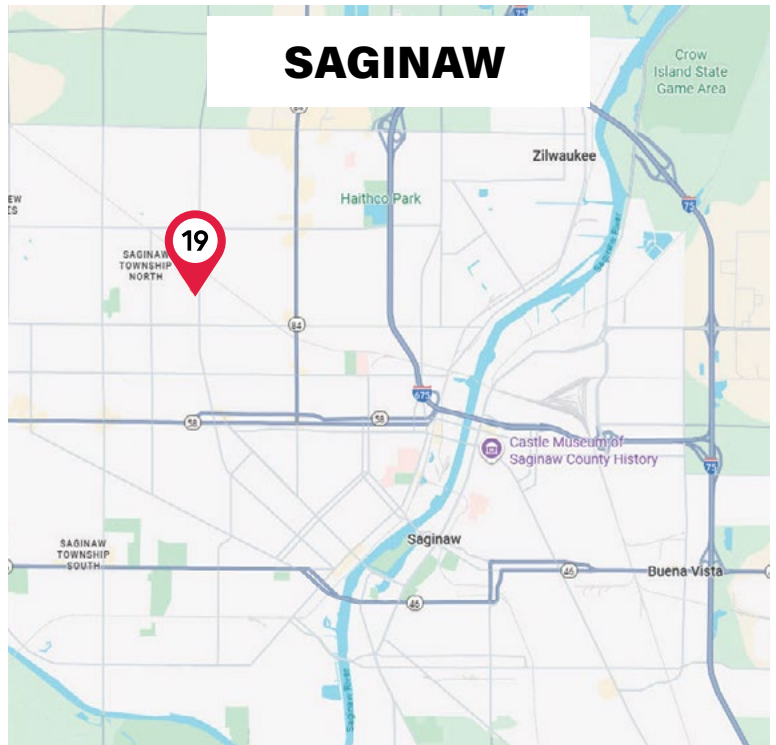
9



FRANKENMUTH



SAGINAW





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3
2
7
9

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The Art *of* Construction

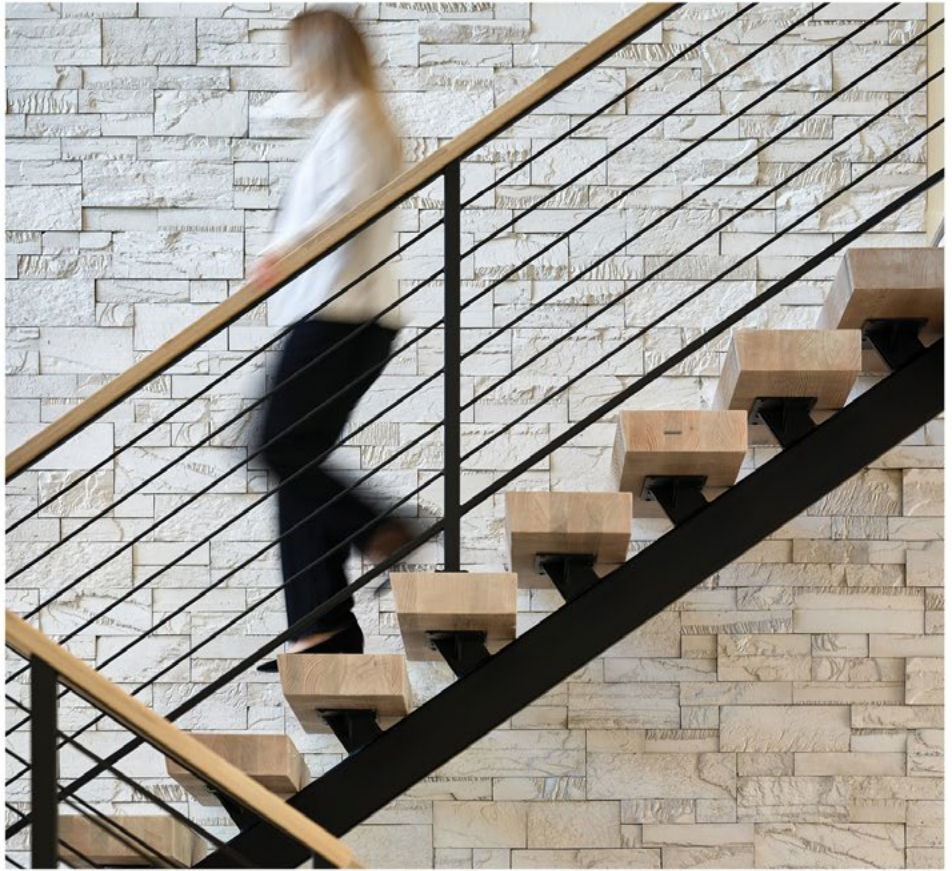


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 **HBAGLBR.COM**

10

GREYSTONE HOMES

9393 CARTER RD | FREELAND, MI 48623



THE HOME 4,264 sq. ft | 5 Bedrooms | 5.5 Baths

We almost got to experience this home in the Spring Parade, but we wanted just a little more time to finish the details and allow the landscaping to develop! The home and landscaping are stunning including a one-of-a-kind black oak stair case, gorgeous white oak kitchen, stone & nickel gap accent walls, coffered and lit great room ceiling, curved wall master shower, custom built sauna, home gym and basement kitchenette designed for entertaining. Look for the custom built-ins in the pantry, den, powder bath, mudroom, great room and sauna. Oh, and don't forget the outdoor spaces complete with show stopper covered deck, pool and pool house. This contemporary leaning family home with 4264sf, 5.5 baths, 5 bedroom and enormous garage is sure to check all of your boxes.

What you won't see behind the design details (but we made sure it's there) is state-of-the-art forced air heating, air-conditioning and super insulation and sealing to achieve an energy efficient home. You'll also find engineered high strength & pre-insulated (R-16) basement walls, high performance windows and energy-saving construction complete with Greystone Homes quality and workmanship. We invite you to experience this fantastic new home.

THE BUILDER Greystone Homes

6408 W. Wackerly St. Midland, MI 48642 | 989.835.6965 | info@greystonehomesmi.com

The owner of Greystone Homes, Kelly Wall, is an engineer with a passion for great home design and works to incorporate the best in modern building science and energy efficiency into your home. We believe that there is a difference when superior design is employed, quality materials are used and skilled craftsmen honor attention to detail. You can have the home you envision, and we can help make it affordable. We will guide you throughout the planning and construction process to make your new home fabulous and the process itself enjoyable. Greystone strives to give each customer not only the home of their dreams, but also an unparalleled building experience.

The difference is in the design! • The difference is in the details! • The difference is in the experience! • The difference is Greystone Homes!





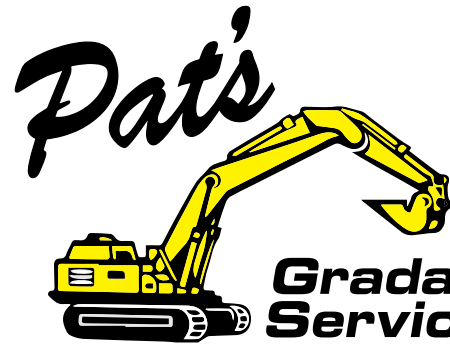
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9720 DICE RD | FREELAND, MI 48623

**THE HOME** 1,817 sq. ft | 3 Bedrooms | 2 Baths

Southridge Condominiums at Apple Mountain

- An all-new floor plan with 3 bedrooms, 2 full baths, and a versatile bonus room.
- Nestled within the Southridge Condominiums at Apple Mountain, this home offers maintenance-free living and zero step living.
- The main floor layout pairs convenience with style, while an upstairs bonus room provides flexible living space for a home-office, den, craft room or entertainment space.
- The kitchen showcases full-overlay stained cabinetry, quartz countertops, a corner pantry, and refined gold-tone accents.
- A dramatic floor-to-ceiling stone fireplace anchors the great room with warmth and sophistication.
- Expansive glass doors and windows open to a covered porch overlooking Apple Mountain Golf Course with water views.
- The universal design of this home with its zero step entry, wide doorways, and first floor laundry make for a more convenient lifestyle for all.


*DETOUR ALERT - To get to Dice Rd. and Village Green, use Thomas Rd. to Dice Rd.***THE BUILDER** Cobblestone Commercial

After years of Planning, Cobblestone is happy to announce its latest division, Cobblestone Commercial Construction. Designed with an innovative approach, Cobblestone Commercial is excited to offer a variety of projects and communities, including condominiums, office spaces, and multi-family home developments. Built using the same craftsmanship and standards our clients have come to know and love. We are excited to offer the Cobblestone Process to an entirely new market. Led by Matt Schauman, a lifelong resident of the area, and fourth generation builder, this team is dedicated to bringing quality innovation to the way we work and live by bringing the Cobblestone brand to multi-family and light commercial markets





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COBBLESTONE HOMES

4265 VILLAGE GREEN DR | FREELAND, MI 48623



THE HOME 1,404 sq. ft | 2 Bedrooms | 2 Baths

The Greens at Apple Mountain

- Relax in luxury at The Greens at Apple Mountain, a stand-alone condo perfectly situated with natural golf course views.
- The wood exterior, rich colors, and oversized windows provide both warmth and striking curb appeal.
- Inside, a balance of simplicity and timeless design is highlighted by a washed brick fireplace surround with a stained mantel.
- The kitchen features custom cabinetry, blending painted and stained finishes, complemented by quartz countertops, full backsplash, and a spacious pantry designed for entertaining.
- The primary suite offers a dramatic accent wall, spa-like bath with marble artistry, and a handcrafted tiled shower. A custom wood-grain shelving system enhances the walk-in closet complete with drawers.
- A covered rear porch with vaulted ceiling invites you to take in the golf course views.
- Built with high-performance construction standards, this Energy Star tested and certified home exemplifies Cobblestone's inspired design and enduring quality.

THE BUILDER Cobblestone Homes

5474 Garfield Rd. Ste 2 Saginaw, MI 48603 | 989.692.0210 | info2cobblestone.me | cobblestone.me

At Cobblestone Homes, we believe there's no more honorable calling than to create the place where life's most precious memories happen. We don't just build homes. We construct the steps that your little girl walks down wearing her prom gown. We craft the floors where your baby learns to crawl. Inside the walls of a Cobblestone home, you'll kiss your children goodnight, and hug family and friends arriving for holiday celebrations. Those moments are why we do what we do the way we do it. We build better homes so families can live life to the fullest.



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13

MOELLER BUILDERS

MIDLAND, MI

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THE HOME 3,504 sq. ft | 3 Bedrooms | 2.5 Baths | Exercise Room

- The gracious exterior of this home is exclusively board and batten cement board with real stone highlights, composite ceilings and posts on large front and back porches with an impressive standing seam metal roof
- The interior boasts a dramatic open floor plan which includes hand crafted cabinets quartz tops throughout the home
- The flooring is maintenance free “wood look” tile
- There is an uncompromised sun—drenched 2 story great room with an expansive wall of Marvin Modern Awning Windows, that over looks the tranquil stunning park-like view, the ceiling has maple wood beams, LedgeStone surrounding a gas fireplace to the ceiling completes the room
- A sunny workout room with specialty flooring
- The mudroom with built-in lockers perfect for coats and outdoor gear is just off the oversized garage that is meticulously finished with metal paneling, real wood T & G ceiling, and to complete the garage is a finished coating on the floor
- Two state of the art mechanical rooms on the main floor that handles HVAC, air handlers, and another dedicated to handling radiant floor heating, with boiler, pumps and manifolds

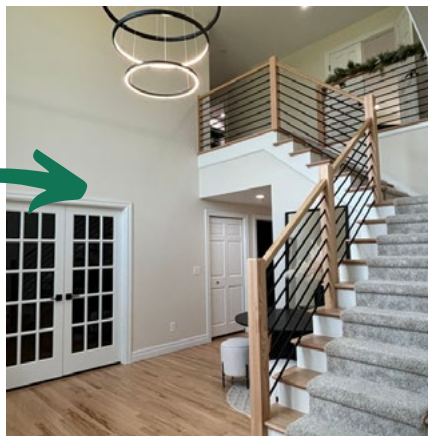
THE BUILDER Moeller Builders

989.692.1034 | nnmoeller@aol.com | moellerbuildersinc.com

Moeller Builders is a family-owned business that was established in 1992 by Les and Vickie Moeller. Brett and Nathan grew up visiting job sites with their dad every day after school and weekends. Summers were meant for working and working hard. During this time, they grew to understand what it meant to be part of a family business. They started their roofing company in 1995, and their business grew to roofing residential as well as commercial properties all over the state of Michigan. It was only natural, with their extensive building history, to take over Moeller Builders Inc. when their mom and dad retired in 2008. Their operations include Mid- and Northern Michigan. The brothers consider themselves lucky to work side by side every day and enjoy the construction business just as much today as they did growing up.



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ORVOSH BUILDERS

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THE HOME 1,550 sq. ft | 3 Bedrooms | 3 Baths

- This house features an open concept layout that seamlessly connects the kitchen, dining, and living areas, creating a spacious and airy feel.
- Stylish and comfortable outdoor living space perfect for relaxing, entertaining, and enjoying nature.
- Large windows maximize natural light, seamlessly blending indoor and outdoor living. The design enhances comfort and connection to the surrounding environment.
- Beautifully designed custom kitchen features premium finishes and a spacious island, perfect for cooking, entertaining, and gathering with family and friends.
- The kitchen features sleek, built-in appliances that maximize space and enhance the modern design.
- The large gas fireplace serves as a stunning centerpiece, combining efficient heating with elegant design to create a warm and inviting atmosphere.

THE BUILDER Orvosh Builders

800 S. Poseyville Rd. Ste. 1 Midland, MI 48640 | 989.835.9243 | info@orvoshbuilders.com | orvoshbuilders.com

Founded nearly four decades ago by Paul and Cindy Orvosh, Orvosh Builders has been creating distinctive residential and commercial spaces by designing around our customers' needs, using a refined construction process and meticulous attention to detail. As a family-owned business, we are committed to creating projects that stand the test of time and exceed client expectations. Our fundamental approach to projects is based on one key principle, being capable of performing many of the necessary project functions with our own team. This is handled by active owners and managers with hands-on experience, our amazing field crews and our in-house design team. Orvosh Builders has continuously evolved to meet the diverse needs of our community. Our legacy is built on a foundation of trust, integrity, and a passion for building spaces that stand the test of time. Our goal is to create projects that our customers are proud of!





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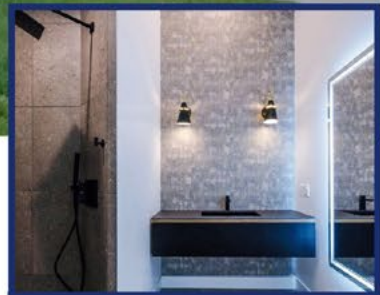
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PISTRO BUILDERS

8884 COPPER CT | FREELAND, MI 48623



THE HOME 2,050 sq. ft | 3 Bedrooms | 2.5 Baths

Don't miss the opportunity to see this beautiful, certified energy star home that could be yours!

- Enjoy the serene sunrises with your cup of coffee from the large covered back porch.
- Custom kitchen with a beautiful midnight vent hood and maple cabinets, along with a huge island.
- Large butler pantry off of the kitchen with plenty of storage and quartz countertop for all of your small appliances.
- Pocket office. Large enough to close the door and get plenty of work completed.
- Master suite has a generously sized custom walk in closet, a spacious tiled shower with a modern euro glass door and large vanity with double sinks.
- Open living area has a floor to ceiling stone fireplace, open staircase to the basement and a gorgeous rustic wood beam in the vaulted ceiling.
- Mud room features a spacious cubby area with a drop station.
- Deeper 3 car attached garage with keypad for added convenience. The garage is fully finished with drywall, trim and paint.
- Certified energy star home to help save money on those utility bills

THE BUILDER Pistro Builders

5932 Midland Rd. STE 2, Freeland, MI 48623 | 989.737.7751 | homesbypistro.com

Founded in 2007, Pistro Builders has built its foundation on honesty, integrity, and personability. Owner, Charlie Pistro, is known as a smart, innovative, and thoughtful builder of quality Michigan new homes. The company has held a tradition of crafting beautiful homes with functional floorplans, catering to the distinct needs of today's home buyers. From site selection to the sales of completed homes, Pistro Builders focuses on the creation of lasting residential, commercial, renovations, and restorations with distinctive character and elegant appeal.





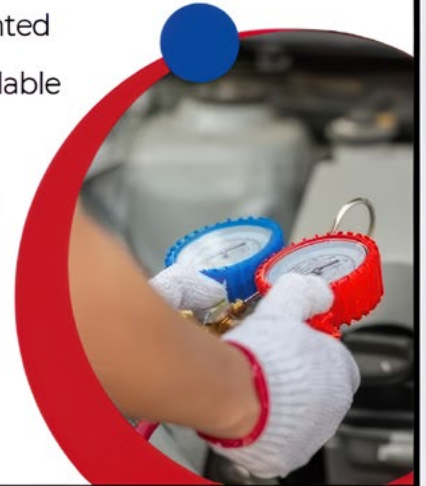
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MITTEN MADE BUILDERS

9841 BEECH TREE LN | FRANKENMUTH, MI 48734



THE HOME 1,700 sq. ft | 4 Bedrooms | 3 Baths

- 1 Acre lot on cul-de-sac street
- Split floor plan with vaulted ceilings in the main living area
- Oversized 3 car garage
- Custom Kraftsmaid self-closing cabinets
- Quartz Countertops with matching Quartz backsplash
- Upgraded electrical with under cabinet lighting, toe kick lighting and wired for Generac system
- Gas fireplace with deco tile surround and hand crafted mantle
- Primary suite with heated bathroom floor, full tile shower, dual vanity and large walk in closet
- 1200 sq ft of finished basement featuring family room, bedroom, full bath, flex room, dry bar and built-in reading nook under the basement stairs

THE BUILDER Mitten Made Builders

Ryan Valderas | 989.213.2475 | info@mmbuildersllc.com

Mitten Made Builders, established in 2014, is locally owned and operated by Ryan Valderas. Primarily servicing the Great Lakes Bay Region, with over 20 years of experience in new construction, remodeling, and restoration. Mitten Made Builders provides a high level of professionalism, attention to detail, and quality workmanship. We pride ourselves on providing the best communication and service possible while bringing our clients' visions for their homes to fruition.





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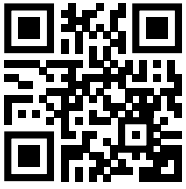
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17

STEPHEN FLORA HOMES

ELK LAKE | NORTHERN MICHIGAN

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THE HOME 3,224 sq. ft | 4 Bedrooms | 2.5 Baths

This northern Michigan home built on the tranquil shores of Elk Lake located just outside of Traverse City, is the perfect blend of high style and function.

- Energy star certified, this custom home that has details that delight, including a custom built dog kennel!
- A spacious and airy kitchen can welcomes all with several workstations, a central island, quartz countertops and a large walk-in pantry.
- This open floor plan flows into the picturesque 2-story great room accented with an oak slat ceiling, a natural stone fire-place with a vintage wood mantle and hearth, plus storage cabinetry and floating shelves.
- A first floor master suite brings relaxation as the abundance of windows showcases lakefront views, and the spa-like bath features dual sinks and a generous size zero-entry shower.
- The main level also features an easy access office / flex space, and a high capacity laundry and mudroom that is top to bottom functional.
- Glide up the wrought iron staircase to the second floor where function and fun get together with multiple bedrooms and a man cave that brings the outside in!
- Nature beckons on this lakefront gem with a covered patio, fire pit and porches a-plenty making it a breeze for entertaining.
- This outdoor scene abounds with specialty boulder work that includes both locally sourced boulders, as well as ones that are reclaimed from the property.
- Thinking of a northern Michigan build or renovation? Let's connect!

THE BUILDER Stephen Flora Homes

8501 Midland Rd. Feeland, MI 48623 | 989.239.1274 | stephenflorahomes.com | info@stephenflorahomes.com

As a family owned design and build company, we have over 30 years of experience in the home building industry. When you partner with Stephen Flora Homes, you receive a personalized approach to your unique building or renovation project. Our in-house design team works with our clients to customize their project for their needs and requirements. We consistently work with industry professionals that share our commitment to quality in every stage of building. Our passion is design and building and we are excited to work with people to bring about their dream home!



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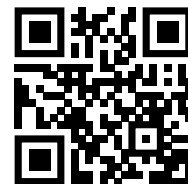
Marvin Design Gallery by Laurence Smith is Michigan’s destination for premium windows and doors, offering homeowners, builders, and architects a hands-on experience with full-size displays and endless design options. Since 1939, our team has been helping people bring comfort, style, and lasting performance to their homes and projects. From inspiration to installation, we make the process simple, personal, and focused on creating spaces you’ll love living in.



19

LIFESTYLE HOME BUILDERS

4070 WOODBURN CT | SAGINAW, MI 48603



THE HOME 1,625 sq. ft | 2 Bedrooms | 2 Baths

Offering 1,625 square feet of open-concept living, this condo features a bright and airy great room with vaulted ceilings and skylights, creating a naturally lit and welcoming space. The spacious kitchen is perfect for entertaining, complete with granite countertops and a large island. With a zero-step entry, barrier-free layout, and a private rear patio, this home is designed for comfort and accessibility at every turn.

The main bath suite offers a twin vanity and a large walk-in tile shower, while a covered front porch and finished 2-car garage add both charm and convenience. Beyond your doorstep, Parkside Villas offers a vibrant community setting, including access to a community garden where residents can sit together at the picnic table and connect, grow, and enjoy the outdoors. Welcome to low-maintenance living without compromise—where comfort, community, and quality come together to truly feel like home.

THE BUILDER Lifestyle Home Builders & Design

989.797.4740 | lifestylehomebuilder.com

Dennis Dittenber established Lifestyle Home Builders & Design in 2005 after the company's initial founding in 1978 as Thomas Caterino Builders. At Lifestyle Home Builders & Design, our goal has always been to provide the best living experience for our clients, which is evident through our concern for detail in architecture, function, budget, and all phases of the home building process. It is this continuing vision that has led to the development of the company you see today. Over the years, we have built more than 500 homes, a testament to the trust our clients place in us and the quality we deliver. We pride ourselves on timeless designs crafted to last for many years to come.





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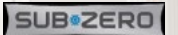


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MOELLER BUILDERS

NORTHERN MICHIGAN

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THE HOME 7,200 sq. ft | 4 Bedrooms | 2.5 Baths

A mile off a main road in Northern Michigan you will find this premier property. It is a feast for the eyes for any nature lover.

- A 7200 sq. ft. hunting lodge with knotty pine ceilings, poplar walls and galvanized wainscoting sets on this lush secluded pristine experience.
- A commercial gourmet kitchen complete with custom hickory cabinets and Wolf appliances awaits all your hungry guests. A 60" stove, 2 dishwashers, 1 huge fridge with 3 mini bar fridges for those kinship gatherings.
- There are 2 master bedrooms with an additional 2 bunk bedrooms to complete the sleeping quarters.
- Two full baths with ceramic tile showers and rustic hickory cabinets. There's also a 1/2 bath just off the back entrance with a combined locker room for easy access when you come in from your Michigan outdoor activities.
- On blustery days you can warm yourself in front of the massive 72" wood burning fireplace that's surrounded by field stone and Brewpub wood.
- There are two historic water wheels that generated electricity in years gone by that have been converted into substantial chandeliers.
- The floors are polished concrete for no fuss entertaining.
- There are picturesque views through out the lodge thanks to Marvin windows.
- When you're ready to power down you can sit around the fire pit or step out onto a massive 754 sq. ft. covered porch that overlooks a stream where deer, black bear, beaver, badger, fox, rabbits, squirrel, possum and wood chucks meander through.

THE BUILDER Moeller Builders

989.692.1034 | nnmoeller@aol.com | moellerbuildersinc.com

Moeller Builders is a family-owned business that was established in 1992 by Les and Vickie Moeller. Brett and Nathan grew up visiting job sites with their dad every day after school and weekends. Summers were meant for working and working hard. During this time, they grew to understand what it meant to be part of a family business. They started their roofing company in 1995, and their business grew to roofing residential as well as commercial properties all over the state of Michigan. It was only natural, with their extensive building history, to take over Moeller Builders Inc. when their mom and dad retired in 2008. Their operations include Mid- and Northern Michigan. The brothers consider themselves lucky to work side by side every day and enjoy the construction business just as much today as they did growing up.



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