HOME BUILDERS ASSOCIATION
OF GREAT LAKES BAY REGION

MAY 9, 10, 13, 16, 17
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

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SPRING 2026

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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!

HBA 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 craftmanship, 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.

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 to our Event Sponsors

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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Marvin Design Gallery by Laurence Smith
Midland High Building Trades
Mitten Made Builders
Moeller Builders
Orvosh Builders
Pistro Builders
Stephen Flora Homes

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OF GREAT LAKES BAY REGION

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

Notes

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Saginaw Township

- Lawndale Farms
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- Freeland
- Quail Hollow
- Pine Meadows
- Rivers View

Hemlock

- Woodland Place
- Richland Farms

Midland

- Siebert Wood
- Boulder Creek

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Ron Schauman 989.529.5974

Office:989.695.9827 Fax:989.695.9937

EMAIL: schaumancon@gmail.com

1

COBBLESTONE HOMES

3257 HIDDEN MEADOWS DR | MIDLAND, MI 48642



THE HOME **2,418** sq. ft | 4 Bedrooms | 2.5 Baths

Set in the exclusive Siebert Woods community, this floor plan offers bold design with flexible living options.
Spacious 2,418 sq ft open-concept ranch with 3 bedroom (split floor plan), dedicated office, a large 3-car epoxy-floor garage, and 2 covered porches.
Soaring ceilings grace the front entrance welcoming guests while at the same time anchoring it as the entry.
Exquisite custom McIntyre cabinetry in warm stained tones, quartz countertops, a large island, and a hidden pantry that can serve both as a pantry or work space, set the stage for this warm yet sophisticated feel.
Natural stone surrounds the gas fireplace and climbs 12' to the ceiling and is accompanied by custom two-toned bookcases and wood beams.
The dining room is easily accessible and is open but also set to the side to provide more intimacy.
Tucked toward the back of the home is the Primary Suite – it does not disappoint – wood ceiling, expansive vanity, 2-person shower, custom closet.....
Venture into the unfinished basement where you will see a storm bunker and the innovative sump alarm system that keeps you informed.
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 | info@cobblestone.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

GREYSTONE HOMES

6201 SWITCHGRASS CIRCLE | MIDLAND, MI 48642



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

This one is for sale! Let's talk to see if this is your family's new home! This gorgeous home was a drive-by only in the Fall, but we've been finishing the interior details and we're ready to show it off! Set amongst other beautiful homes in a new wooded neighborhood within Midland, this 2028sf, 2.5 bath, 3 bedroom home features a beautiful great room open to a cook's kitchen and a covered porch with wood ceiling, pantry closet with cabinetry and maple butcher block top, stone fireplace (electric) with repurposed pickle factory beam mantle flanked with custom cabinetry and bookshelves. High end LVP and tile floors, gorgeous primary bath with heated floors and zero entry shower, stone countertops, generator pre-wiring, accessible doors and hallways and a 9ft tall basement that is begging to be finished complete the design.

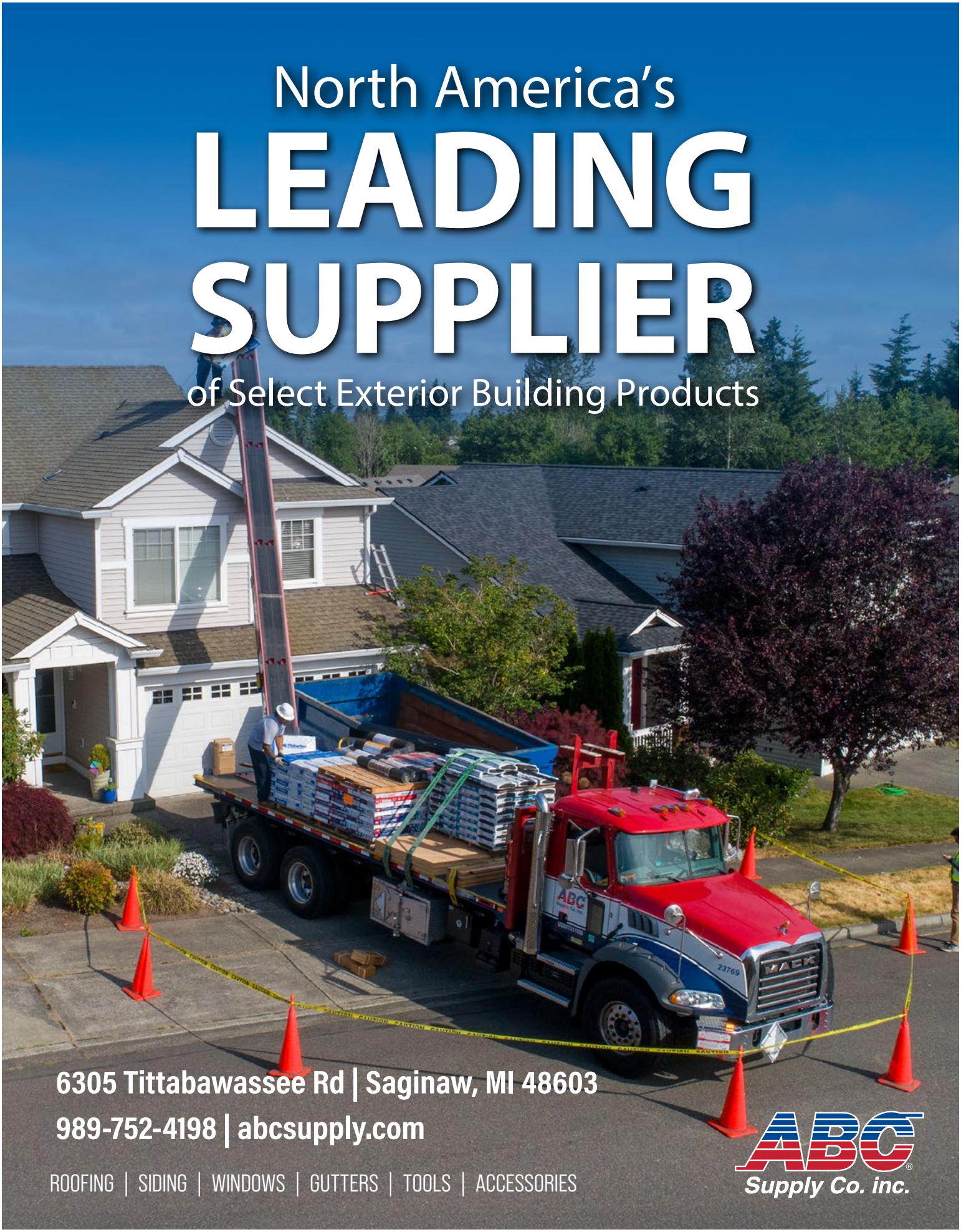
What you won't see behind the design details (but we made sure it's there) is state-of-the-art forced air heating and water heating, air-conditioning and super insulation and sealing to achieve an energy efficient home. You'll also find engineered high strength & pre-insulated (R-16) basement walls, 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. **Building Dream Homes for 25 Years!**

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3

FREEDOM HOMES

MIDLAND, MI 48640

VIRTUAL TOUR ONLY
Scan the QR Code to view the tour



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.

Freedom Homes of Michigan LLC


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4

GREYSTONE HOMES

5407 WESTRIDGE | MIDLAND, MI 48640



THE HOME 1,470 sq. ft | 2 Bedrooms | 2 Baths

Phase 2 of Forestridge with beautiful wooded lots is now open and offers easy condo living, ageing in place design along with Greystone luxury and quality at a very affordable price. This home is immediately across the street fromn 5412 Westridge and is the smallest size (1470sf) of 3 available floor plans. These two and three bedroom condominiums feature hardwood/LVP and tile floors, stone countertops, optional 4 season room, heated tile floors, oversized 2car garages and ready-to-finish 9ft basements. Are you looking for ageing in place design? Somebody else to do the yard work and snow removal? Looking for some customized details? 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 and water 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. We invite you to experience this fantastic new home.

THE BUILDER Greystone Homes

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GREYSTONE HOMES

5412 WESTRIDGE | MIDLAND, MI 48642



THE HOME

Phase 2 of Forestridge with beautiful wooded lots is now open and offers easy condo living, ageing in place design along with Greystone luxury and quality at an affordable price. This home is the middle size (1941sf) of 3 available floor plans (2356sf, 1941sf and 1445sf) and is dressed with furnishings from Midland's Furniture Garage. The two and three bedroom models feature LVP/hardwood and tile floors, stone countertops, optional 4 season room, heated tile floors, oversized 2car garages and ready-to-finish 9ft basements. Are you looking for ageing in place design? Somebody else to do the yard work and snow removal? Looking for some customized details? We've got you covered.

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6

LIFESTYLE HOME BUILDERS

6201 DIAMOND VIEW EAST | MIDLAND, MI 48642



THE HOME 1,550 sq. ft | 3 Bedrooms | 2 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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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
- Custom 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."

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8

DRIVE BY ONLY

BULLOCK CREEK BUILDING TRADES

826 S GREY RD | MIDLAND, MI 48640



THE HOME 1,500 sq. ft | 3 Bedrooms | 2 Baths

Located just minutes from downtown Midland, this 1500 sq ft ranch style home awaits you and your family! Built in 2026 you will have the privilege of being the first owner of this spacious open concept home in the highly sought after Bullock Creek School District. The home features 3 bedrooms and 2 full bathrooms all on the main level along with first floor laundry. The living room, dining room and kitchen flow seamlessly together with distinct spaces, while still being an open inviting space. The primary is spacious and gives you the ensuite bathroom and walk-in closet you would expect in a new built. A full basement has two egress windows. And is plumbed for a future bath.

- Beautiful 1.1 acre wooded Lot
- City Water
- Natural Gas
- Closed cell insulation

THE BUILDER Bullock Creek Building Trades

The Bullock Creek Building Trades Program began in 1972, and is now beyond a county-wide program. Involving the Bullock Creek, Meridian, Coleman and Freeland School students. It has been our mission to educate young men and women for tomorrows work force. The students take great pride in the work they are performing. Over a build season we make sure every student understands the concepts and applications of the construction trades to build a quality and efficient home. Our students gain experience and are involved in every phase of home construction.

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LIFESTYLE HOME BUILDERS

5806 DIAMOND VIEW EAST | MIDLAND, MI 48642



THE HOME 1,550 sq. ft | 3 Bedrooms | 2 Baths

This model 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.

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THE BUILDER Lifestyle Home Builders & Design

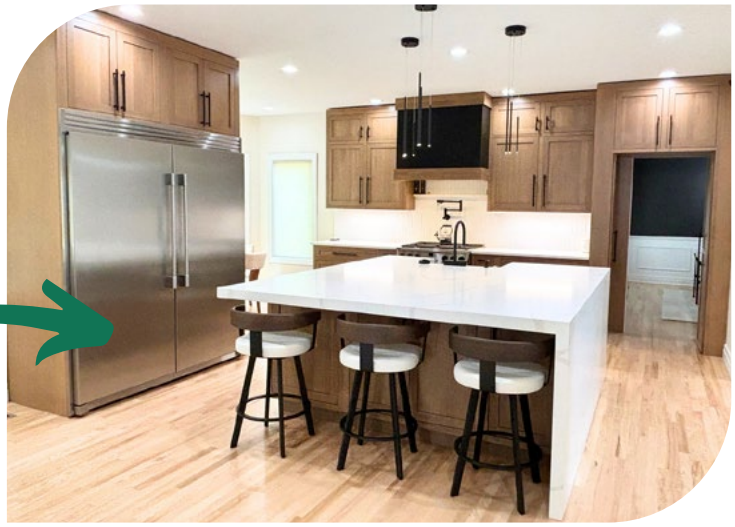
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1 **COBBLESTONE HOMES**
3257 Hidden Meadows Dr | Midland, MI 48642

2 **GREYSTONE HOMES**
6201 Switchgrass Cir | Midland, MI 48642

3 **FREEDOM HOMES - VIRTUAL ONLY**
Midland, MI 48642

4 **GREYSTONE HOMES**
5407 Westridge| Midland, MI 48640

5 **GREYSTONE HOMES**
5412 Westridge | Midland, MI 48642

6 **LIFESTYLE HOME BUILDERS - PREVIEW**
6201 Diamond View East | Midland, MI 48642

7 **GREATER MICHIGAN BUILDERS**
5010 Danbury Place | Midland, MI 48642

8 **BULLOCK CREEK BUILDING TRADES - DBO**
826 S Grey St | Midland, MI 48640

9 **LIFESTYLE HOMES**
5806 Diamond View East | Midland, MI 48642

10 **GREYSTONE HOMES**
6002 Blue Heron | Midland, MI 48642

11 **IMPACT BUILDING COMPANY**
875 S Crooked Tree Ln | Midland, MI 48640

12 **LIFESTYLE HOMES - PREVIEW**
3121 Apple Ridge Ct | Midland, MI 48642

13 **LIFESTYLE HOMES**
789 Kirkwood Cir | Midland, MI 48640

14 **MIDLAND HIGH BUILDING TRADES - DBO**
2809 Shreeve | Midland, MI 48640

15 **COBBLESTONE HOMES**
4125 Village Green | Freeland, MI 48623

16 **COBBLESTONE HOMES**
12522 Northern Woods Cir | Freeland, MI 48623

17 **PISTRO BUILDERS**
8590 Foxtail Trl - Site 5 | Freeland, MI 48623

18 **MITTEN MADE BUILDERS - DBO/VIRTUAL**
1429 Wallinda Dr | Essexville, MI 48732

19 **PISTRO BUILDERS**
5981 Faith Blvd | Bay City, MI 48706

20 **BAY ARENAC - DBO**
2816 West Crossroads | Bay City, MI 48706

21 **LIFESTYLE HOME BUILDERS**
4073 Wood Burn Ct | Saginaw, MI 48603

22 **ORVOSH BUILDERS - VIRTUAL ONLY**
Kawkawlin, MI 48631

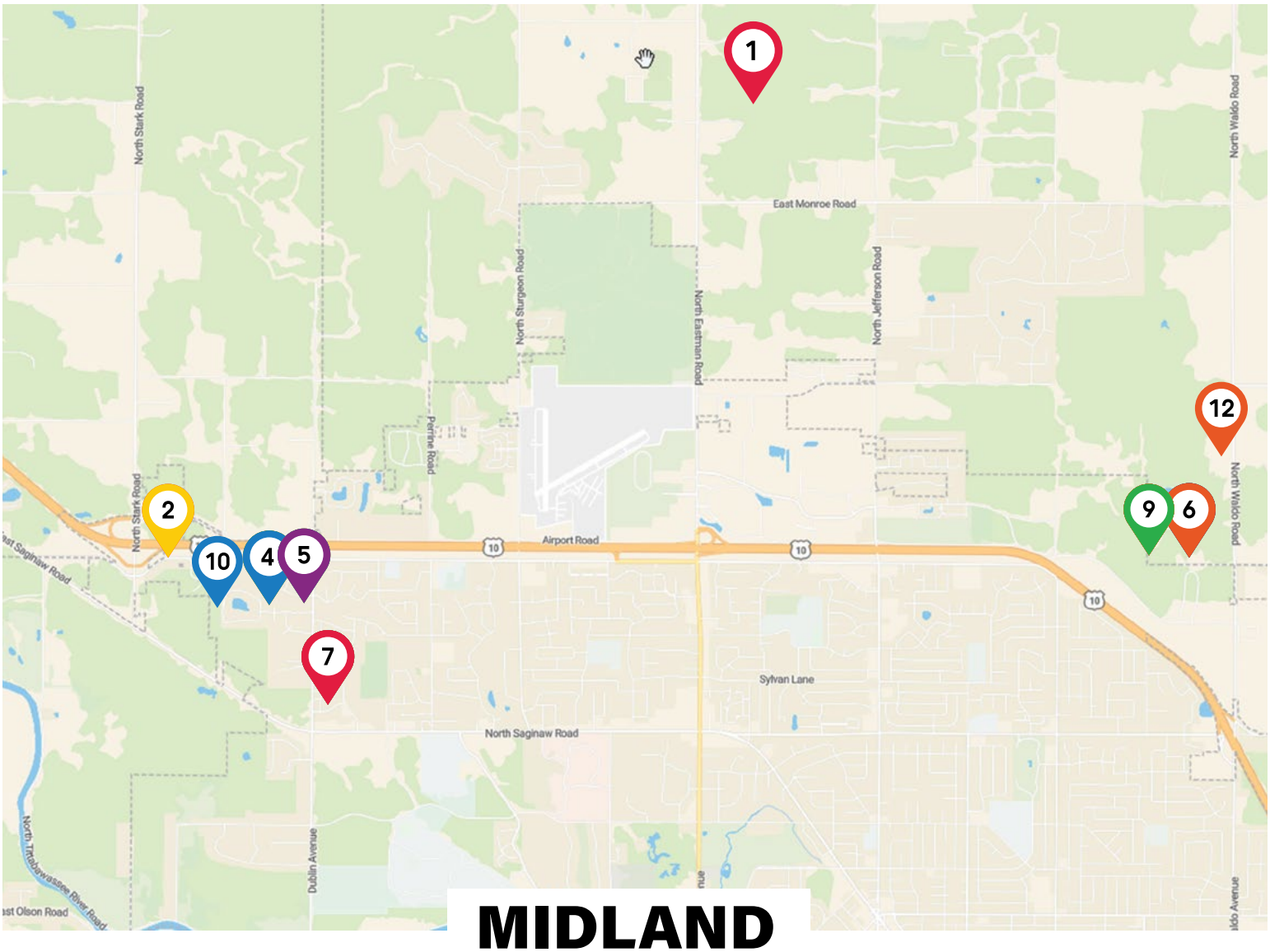
23 **STEPHEN FLORA HOMES - VIRTUAL ONLY**
Elk Lake, Northern Michigan

24 **LAURENCE SMITH - VIRTUAL ONLY**
Bay City, MI

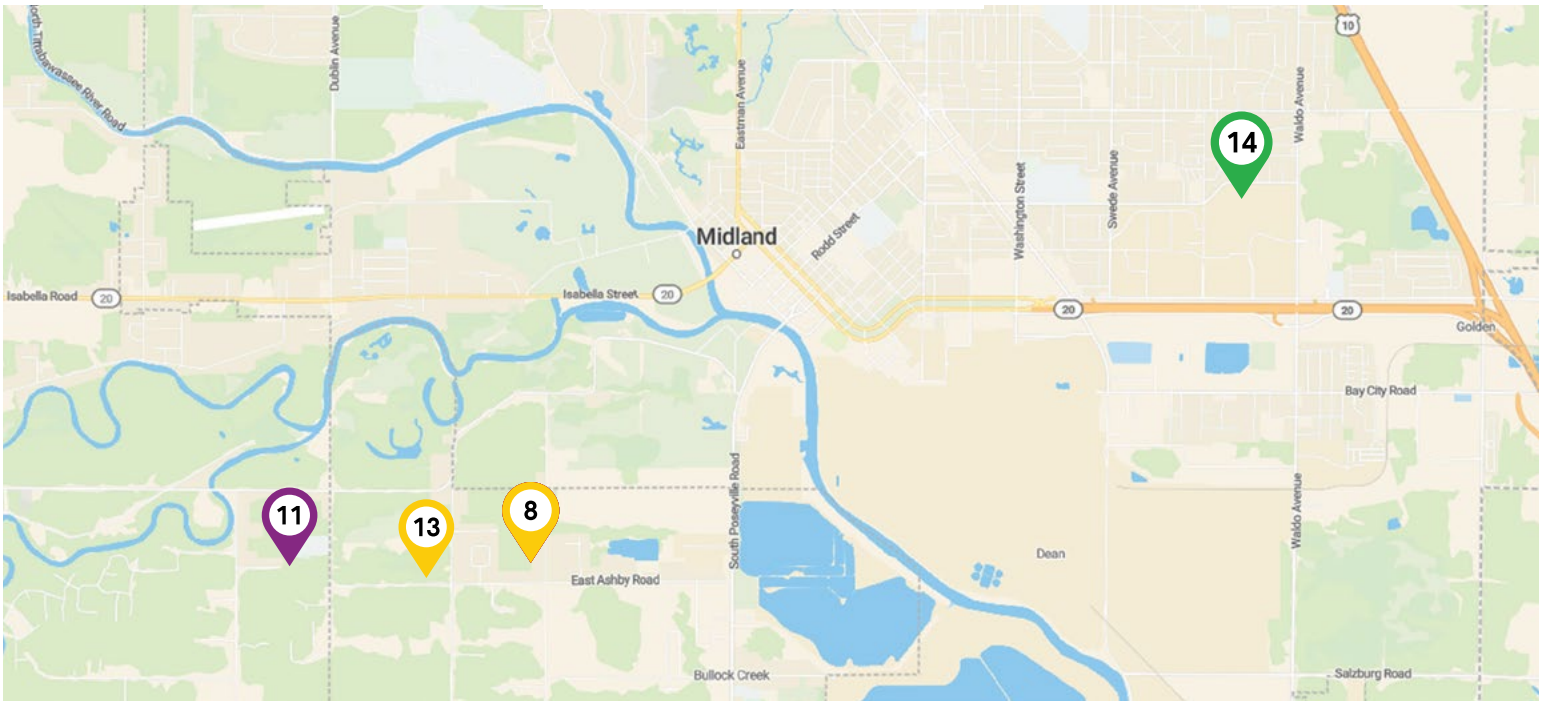
25 **MOELLER BUILDERS - VIRTUAL ONLY**
VIRTUAL TOUR ONLY

DBO - DRIVE BY ONLY

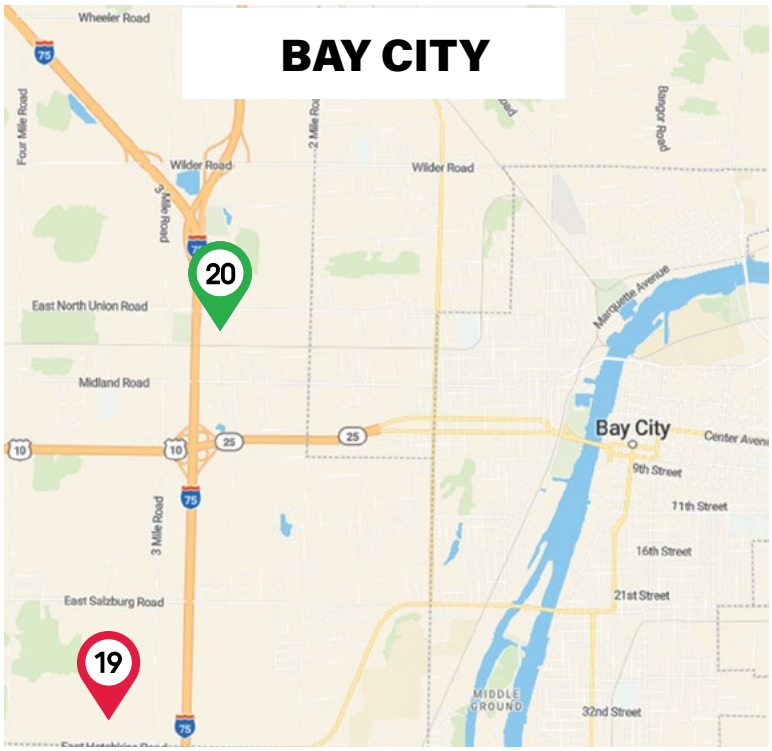


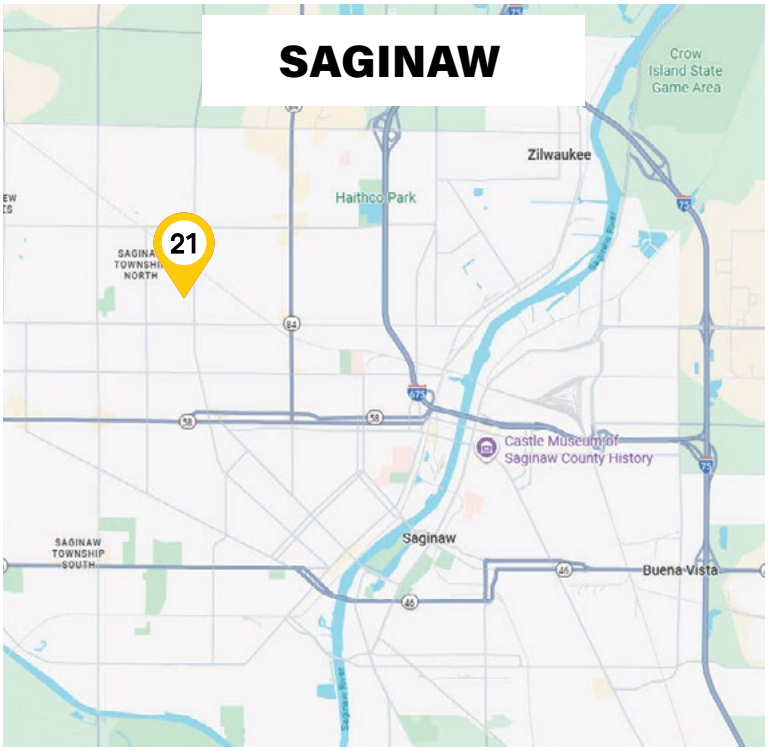

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East Monroe Road
North Stark Road
North Waldo Road
North Sturgeon Road
North Eastman Road
North Jefferson Road
Perrine Road
Airport Road
10
Sylvan Lane
North Saginaw Road
Dublin Avenue
Olson Road

MIDLAND


14
11
13
8
Midland
Isabella Road
Isabella Street
20
Eastman Avenue
Rodd Street
Washington Street
Swede Avenue
Waldo Avenue
10
Golden
Bay City Road
South Poseyville Road
East Ashby Road
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Salzburg Road


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16
17
15
Tittabawassee River
Midland Road
Sarle Road
Prairie View
Northway Parkway
Timber Trail
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5th Street
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GREYSTONE HOMES

6002 BLUE HERON | MIDLAND, MI 48642



THE HOME 4,343 sq. ft | 4 Bedrooms | 3.5 Baths

This is the one to see! This 4343sf 4bedroom, 3.5 bath traditional single level home sets the standard with sleek custom cabinetry, oak and tile floors and well-appointed design. Step through the arched front porch into the grand front entry to see the public spaces complete with a large great room that opens to a covered porch and stamped concrete patio perfect for entertaining or just right for the family get-together. Retreat to the incredible kitchen and adjoining pantry designed for work, but showcasing simple charm. Experience the large primary bedroom suite complete with luxury bathroom and loads of cabinetry and counter space paired with a spacious closet (with dressing island) open to the dream laundry room. Two additional bedrooms around a jack & jill common bathroom, a large office, butler's pantry, mudroom with lockers, custom baby gate and a guest suite check the rest of the 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 and water 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. **Building Dream Homes for 25 Years!**

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11

IMPACT BUILDING COMPANY

875 S CROOKED TREE LANE | MIDLAND, MI 48640



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

Welcome to this beautifully crafted custom home, where thoughtful design meets modern comfort. This 2,000 square foot main-level residence features a spacious open-concept layout highlighted by vaulted ceilings, creating an inviting atmosphere perfect for both everyday living and entertaining.

The heart of the home is a stunning kitchen outfitted with custom cabinetry, quartz countertops, and premium side-by-side appliances, blending style and functionality seamlessly. A formal dining room offers an elegant space for gatherings, while the main living areas flow effortlessly together for a cohesive feel.

Downstairs, a fully finished basement expands your living space with approximately 1,500 additional square feet, including an extra bedroom and full bathroom, ideal for guests, recreation, or multi-generational living.

Additional highlights include a spacious three-car garage, a professionally installed irrigation system, and attractive landscaping that enhances curb appeal. For added peace of mind and convenience, a Generac standby generator is already in place. This home delivers comfort, efficiency, and lasting value in every detail, and will be listed for sale on May 21st by Modern Realty!

THE BUILDER Impact Building Company

217 N Saginaw Rd. STE 200, Midland, MI 48640 | 989.898.8091 | *office@impactbuildingcompany.com*

Rod Barriger, owner and founder of Impact Building Company (IBC), is a second-generation home designer and builder. Construction is what we've been raised in, refined through experience, and committed to mastering. Our goal is simple: to create something that lasts. A new home or a major renovation is one of the most significant investments a person can make, and choosing a reliable builder is just as important. At IBC, we approach every project like it's the only one we have. Our clients aren't just another job, they're the reason we show up early, stay late, and do the work the right way, every time. Our tagline says it best: **Real People. Real Work. Real Impact.** We believe in consistent effort, attention to detail, and a commitment to getting it right. We build with the understanding that what we create will serve families, businesses, and communities for years to come. That's why we work the way we do, because it matters!

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LIFESTYLE HOME BUILDERS

3121 APPLE RIDGE CT | MIDLAND, MI 48640



THE HOME 1,670 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 2-bedroom, 2.5-bathroom site condo offers 1,670 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.

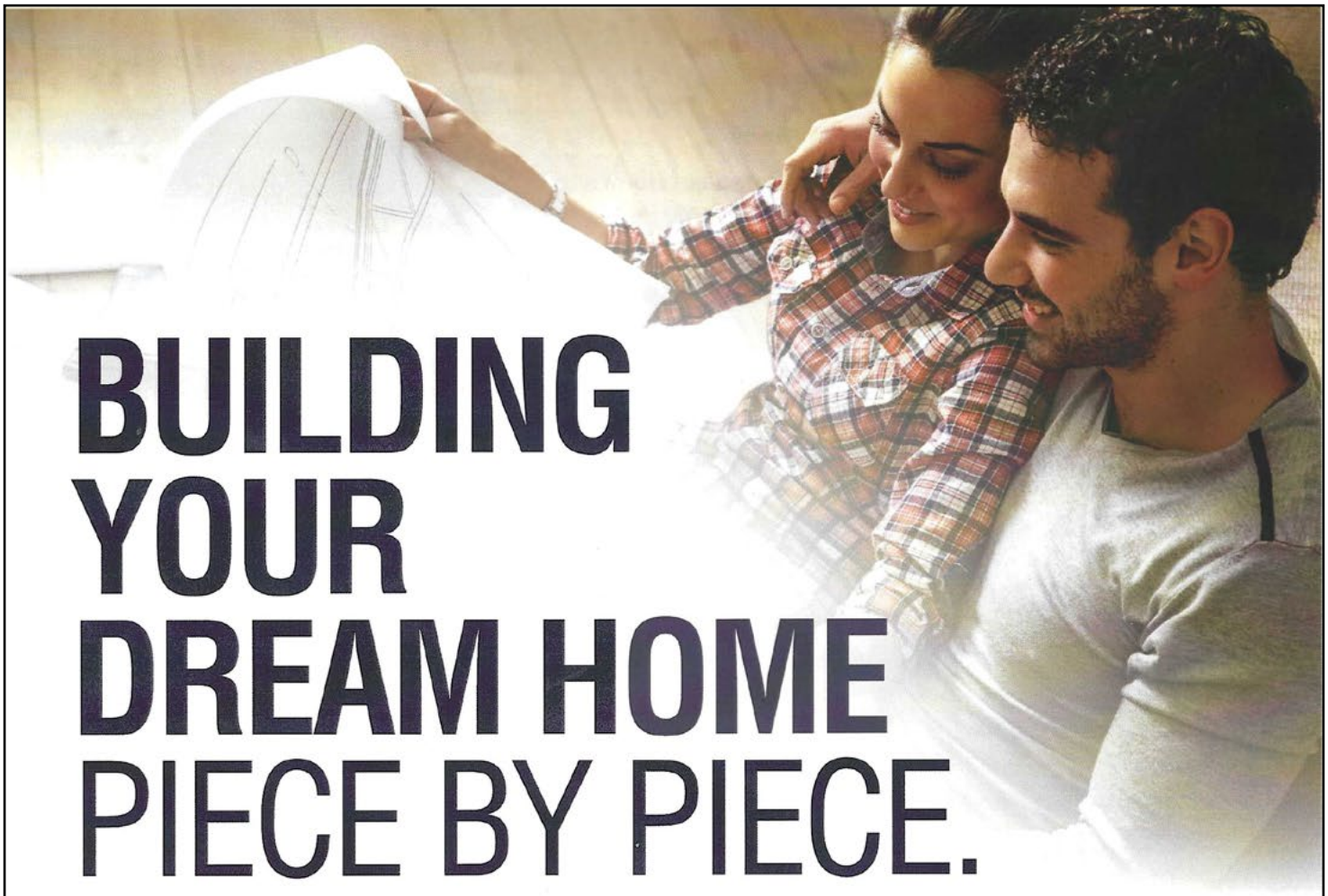
This home includes a full basement, a finished 2-car garage, and seamless indoor-outdoor living with both a covered front porch and a covered rear patio. Beyond your doorstep, Diamond View Farms offers exceptional community amenities, including a park, a peaceful nature trail, and a thriving community 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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LIFESTYLE HOME BUILDERS

789 KIRKWOOD CIR | MIDLAND, MI 48640



THE HOME 1,760 sq. ft | 3 Bedrooms | 2.5 Baths

This beautifully designed 1,760 square foot ranch in Pine River Bluff Estates offers a seamless blend of comfort, functionality, and style. The open-concept layout features a spacious family room with a vaulted ceiling and fireplace, enhanced by LVP flooring that extends through the kitchen and living room. The kitchen is thoughtfully designed for everyday living and entertaining, with a large eating area, a generous 7 x 4 pantry, a central work island, quartz countertops, and a ceramic tile backsplash.

Three bedrooms and 2.5 baths, including a primary suite with a walk-in ceramic shower, double vanity, and walk-in closet, plus two additional bedrooms and a full bath. A large drop zone and main floor laundry are conveniently located just off the three-car garage, keeping everyday routines organized and efficient.

The full basement includes an egress window and is ready to be finished, offering excellent potential for additional living space.Set within a beautifully treed neighborhood in Homer Township with access to scenic river walks, this home also offers close proximity to Chippewa Nature Center and Downtown Midland. Located within Bullock Creek Schools and served by city water and natural gas, the setting combines natural surroundings with everyday convenience.

THE BUILDER Lifestyle Home Builders & Design

989.797.4740 | *lifestylehomebuilder.com*

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THE HOME 1,056 sq. ft | 3 Bedrooms | 1 Bath

THE CONTRACTOR Midland County Habitat for Humanity

THE BUILDER Lifestyle Home Builders & Design

Midland County Habitat for Humanity believes in building low-cost affordable housing in our community as well as working with MPS to help create a pathway for students wanting to pursue a career in the building trades.

Midland County Habitat in partnership with MPS Building trades built this house at 2809 Shreeve. The house features a frost protected slab on grade foundation. Advanced framing techniques were used for less thermal breaks creating a more energy efficient shell. Partnered with Dupont we practice air sealing techniques that allow us to achieve a HERS rating in the mid to low 30's. Our houses are all electric using the heat pump technology in our mechanical installations (heating/cooling systems, hot water heater) as well as electric dryers. Our houses are equipped with an ERV for indoor air quality.

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COBBLESTONE HOMES

4125 VILLAGE GREEN | FREELAND, MI 48623



THE HOME 1,756 sq. ft | 3 Bedrooms | 2 Baths

Built by award-winning Cobblestone Homes in the luxury gated community of The Greens at Apple Mountain
Thoughtfully designed 1,756 sq ft new construction home featuring 3 bedrooms and 2 baths and a four seasons room.
Handcrafted McIntyre cabinetry, with stunning fluted wood hood, quartz countertops, walk in pantry, and a designer tile backsplash out fit the kitchen.
High-end finishes throughout including hardwood flooring, ceramic tile, and detailed ceiling and wall trim accents
Elegant primary suite, with views of the green, also features a tiled walk-in shower with rich dark tile accents and custom-designed closet system
Stunning Four Seasons room with vaulted wood ceiling and walls of windows provide the entrance to the wonderful back deck perfect for lounging.
Dramatic accents in the vaulted great room featuring a dark accent wall, gold picture lighting for ambiance, and a fireplace with custom surround.
Beautiful office with double glass doors and an impressive, trimmed ceiling painted in a monochromatic palette is elegant and classic.
Rare 3-car garage and zero step entries are standout features.
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 | info@cobblestone.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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COBBLESTONE HOMES

12522 NORTHERN WOODS CIR | FREELAND, MI 48623



THE HOME **2,376** sq. ft | 4 Bedrooms | 2.5 Baths

Built by award-winning Cobblestone Homes in a desirable mature wooded subdivision
Spacious 2,376 sq ft new construction home featuring a first floor primary suite, 3 large additional bedrooms upstairs and 2.5 baths.
Dramatic two-story foyer with statement chandelier and open staircase design
The Great Room has soaring 12' ceilings with custom oak beams, fireplace with vertical shiplap and custom surround, and tall windows letting natural light dance in.
The Kitchen allows you to look out to your beautiful backyard while embracing you with its light colored cabinetry, dark island, quartz countertops, and rich chocolate backsplash.
Vertical shiplap clads the entire powder room bringing interest to the family or guests.
The large Primary Suite is nestled to the side on the main floor and features a tiled shower, dark vanity with warm gold accents, and a custom closet.
The Second Story is pretty much a space all in itself – a loft area is set aside for lounging or homework, 3 spacious bedrooms all with walk-in closets, and a dual sink bathroom with a separate toilet and shower area.
Mature trees, a 3- car garage, a large patio all on a cul-da-sac provide convenience and retreat.
Built with Cobblestone's high-performance standards, this Energy Star tested and certified home is a true reflection of inspired design and lasting quality.

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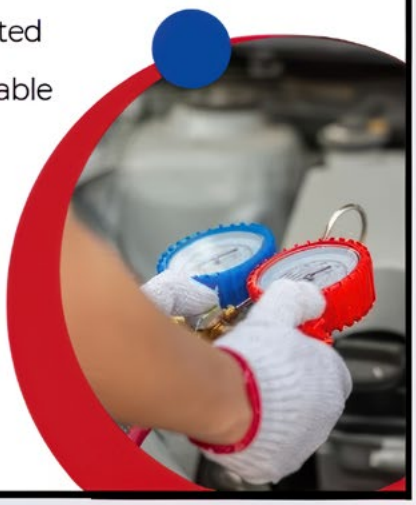


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PISTRO BUILDERS

8590 FOXTAIL TRL, STE 5 | FREELAND, MI 48623



THE HOME **2,295** sq. ft | 4 Bedrooms | 3 Baths

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- Consumers Certified Energy Star Home
- Cozy open living area, built in entertainment center and vaulted ceiling.
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- Gorgeous Haven Green cabinetry in the laundry room

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MITTEN MADE BUILDERS

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THE HOME **3,970** sq. ft | 5 Bedrooms | 3.5 Baths

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- Finished Basement with Secret Room
- Covered Back Patio with Stained Wood Ceiling
- Custom Inground Pool
- Brick Faced Gas Fireplace with Built-Ins
- Main Floor Office

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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PISTRO BUILDERS

5981 FAITH BLVD | BAY CITY, MI 48706



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- Master Suite has tiled shower with glass door and a walk-in closet
- Main floor laundry room and master bedroom

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THE HOME 1,985 sq. ft | 5 Bedrooms | 3.5 Baths

- 9' walls
- 3 car garage
- Stone fireplace
- Lg Appliances
- Marvin Windows
- 16'x16' Covered porch
- 1500 Sq ft finished basement
- Central Air
- Large kitchen with quartz countertops
- Lawn Sprinkler system
- Landscaped

THE BUILDER The Bay Arenac ISD Career Center Building Trades Program

Crafted with care and purpose, this home is the result of a unique partnership between skilled instructors and the next generation of trades professionals. Students from 23 local schools, enrolled in the Building Trades program, played an active role in bringing this home to life under the guidance of instructors Brian McGee and Jason Leppek.

Every phase of construction from framing to the finishing touches was completed with attention to detail, pride, and a commitment to quality. This hands-on approach not only ensures a thoughtfully built home, but also reflects the latest techniques and industry standards.

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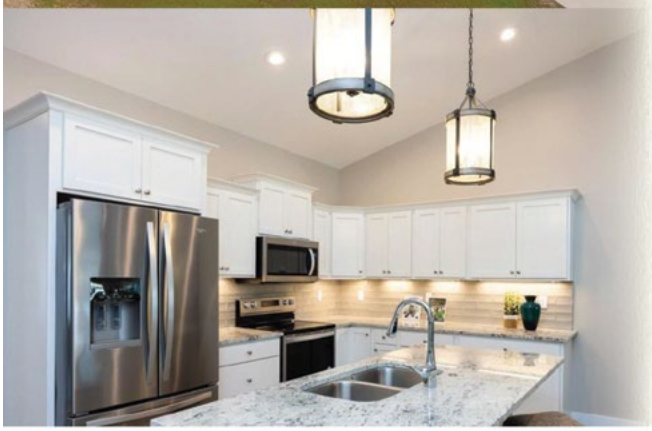
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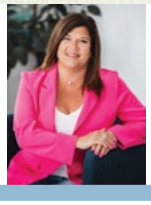
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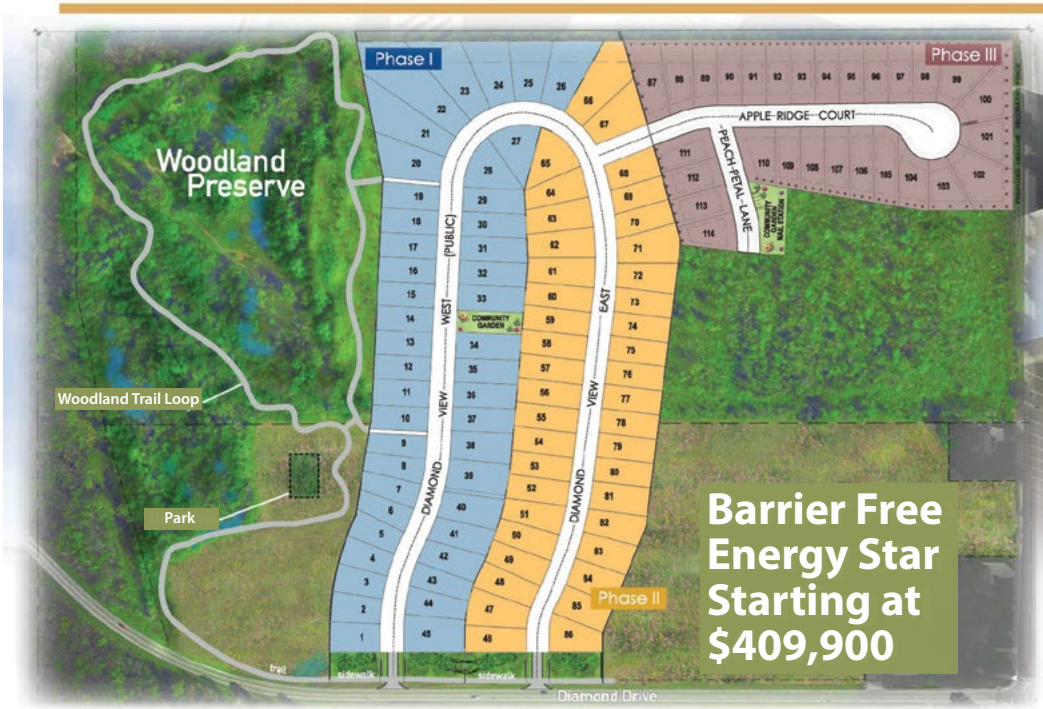
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DIAMONDVIEW FARMS

21

LIFESTYLE HOME BUILDERS

4073 WOOD BURN 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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FOR THE HOMEBUYER

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FOR THE REGION

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22
ORVOSH BUILDERS
KAWKAWLIN, MI

VIRTUAL TOUR ONLY
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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 over 35 years ago by Paul & Cindy Orvosh, Orvosh Builders has been shaping Mid-Michigan's luxury home landscape one extraordinary design at a time. As a family-owned business, Orvosh is committed to building residential & commercial projects that stand the test of time while exceeding client expectations.

Our fundamental approach to building is based on one key principle: Utilizing our refined construction process to perform necessary project functions in-house. The Orvosh team includes active owners, hands-on project managers, expert field crews, and our internal design team. We have continuously evolved to meet the diverse needs of our community, and we have built a legacy of excellence rooted in trust, integrity, and passion for building beautiful, custom homes.
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23

STEPHEN FLORA HOMES

ELK LAKE | NORTHERN MICHIGAN

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

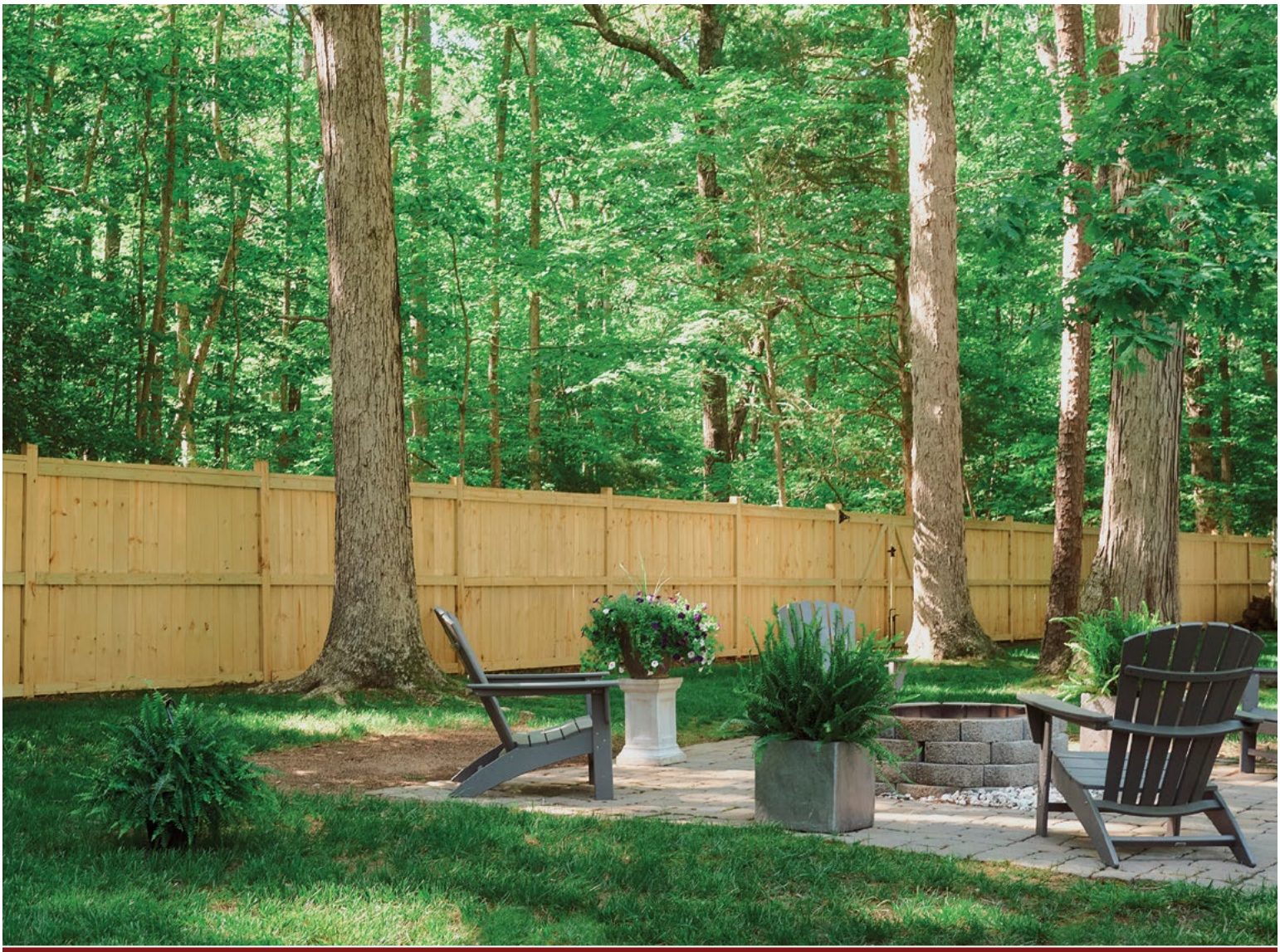
This northern Michigan home built on the tranquil shores of Elk Lake located just outside of Traverse City, is the perfect blend of high style and function.

- 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 fireplace 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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THE BUSINESS Marvin Design Gallery by Laurence Smith

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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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(for interviews, mentorship, job coaching)

Board Rooms & Multi-Use Space
(community meetings, hiring events)

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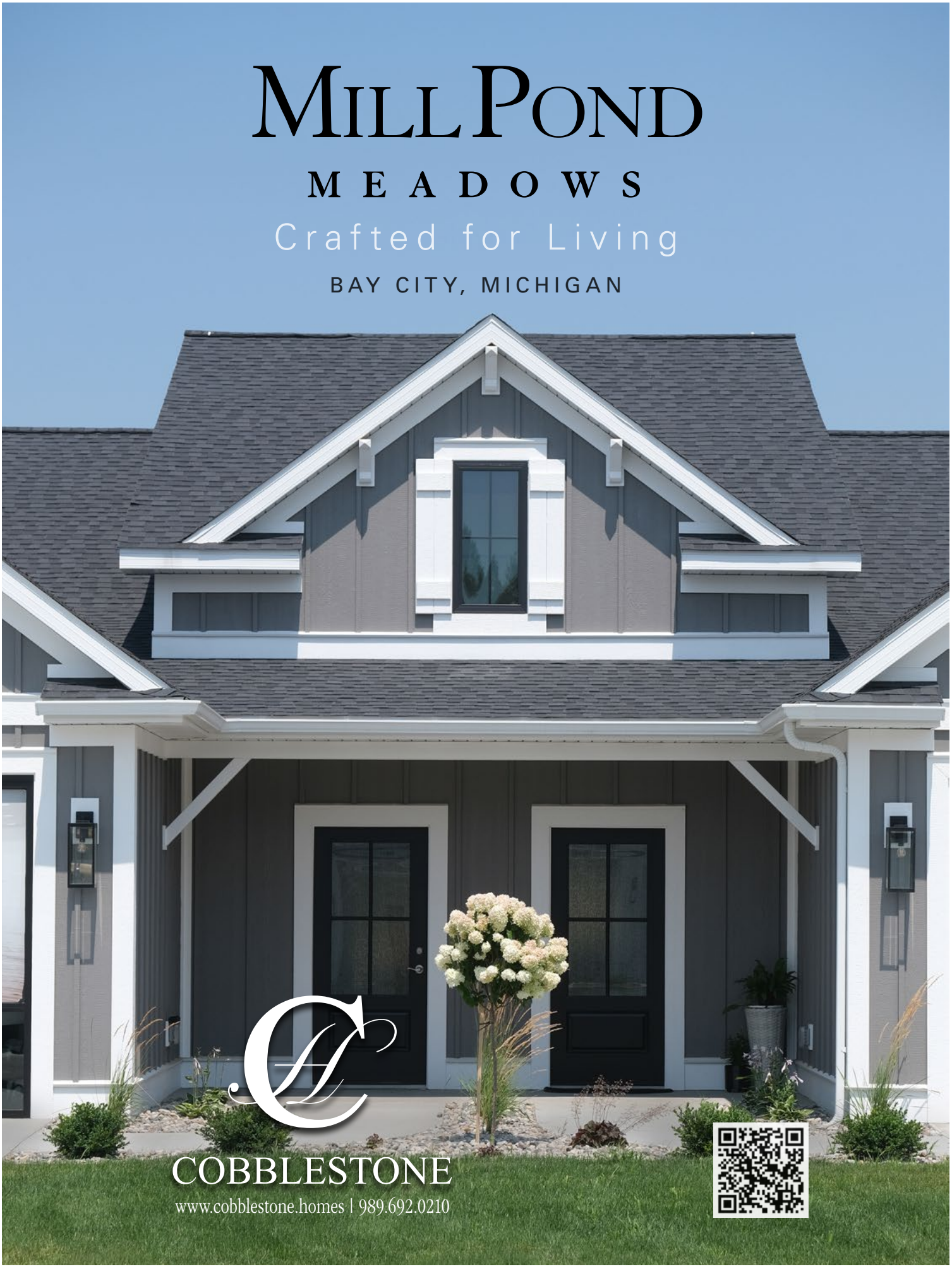
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