

FALL 2026



OCTOBER 3, 4, 7, 10, 11
Weekends 1pm-5pm, Wednesday 5pm - 8pm

A TOUR OF STUNNING HOMES BUILT BY HBA BUILDER MEMBERS

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Welcome.

Welcome to the Home Builders Association of the Great Lakes Bay Parade of Homes and your opportunity to see brand new homes designed and built by the best builders in the area! This really is a fantastic opportunity to find inspiration



for the remodel you're contemplating, check out the latest home designs and local craftsmanship and even understand what makes today's homes so energy efficient. Also new this year is a "dusty boots" home where you'll have the opportunity to walk through a home under construction so that you can see what's installed behind the drywall including some of the things needed to minimize energy consumption. Check them all out! Whether you're in the market for a new home or condo, seeking inspiration for a remodel of your current space, checking out new home designs and local craftsmanship or just looking to be inspired, 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. Our members are active in the community supporting housing needs and area non-profits as well as education and scholarships for the next generation of home builders.

I would like to thank the builders, 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.



—LAURENCE SMITH—
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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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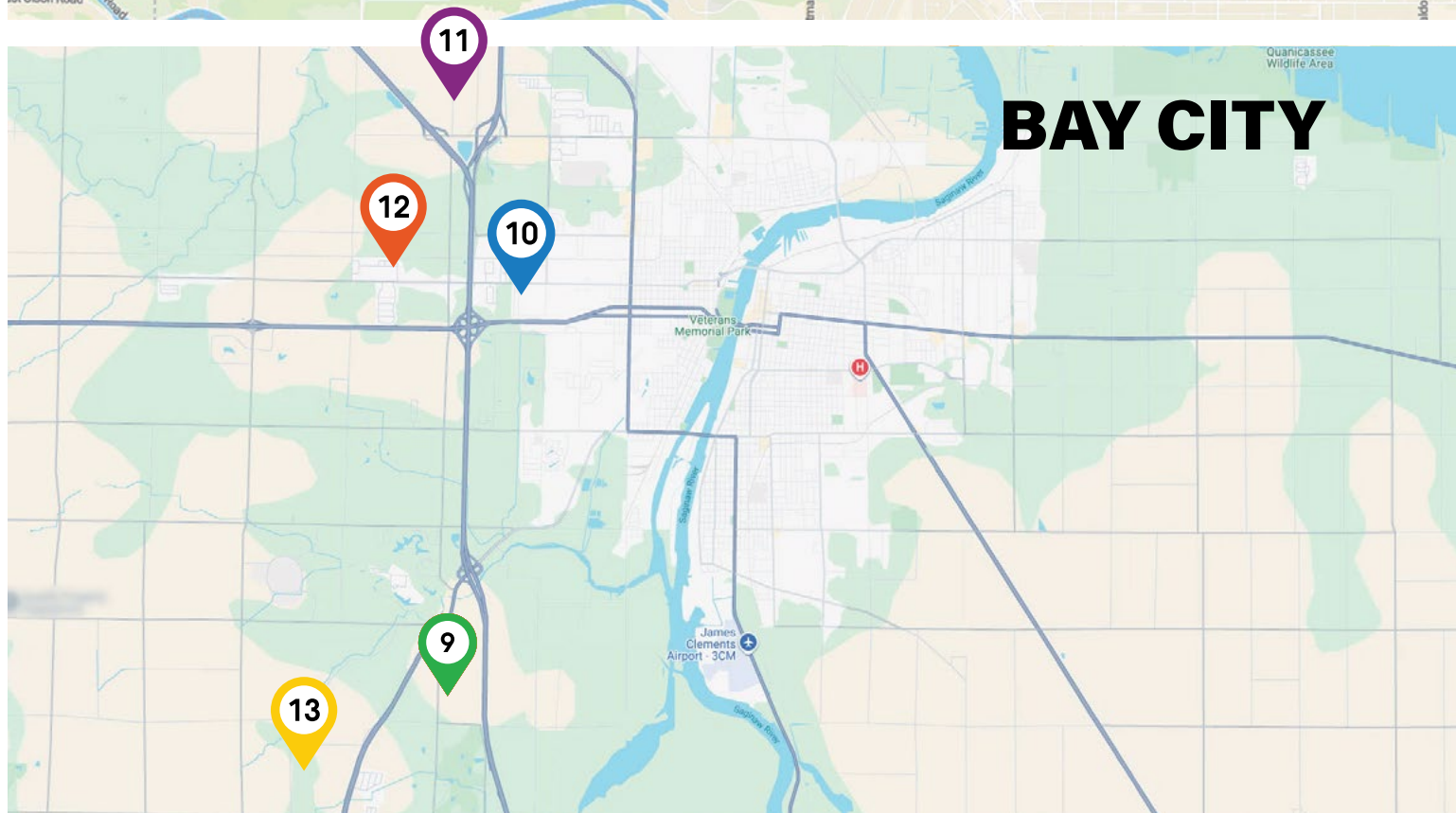
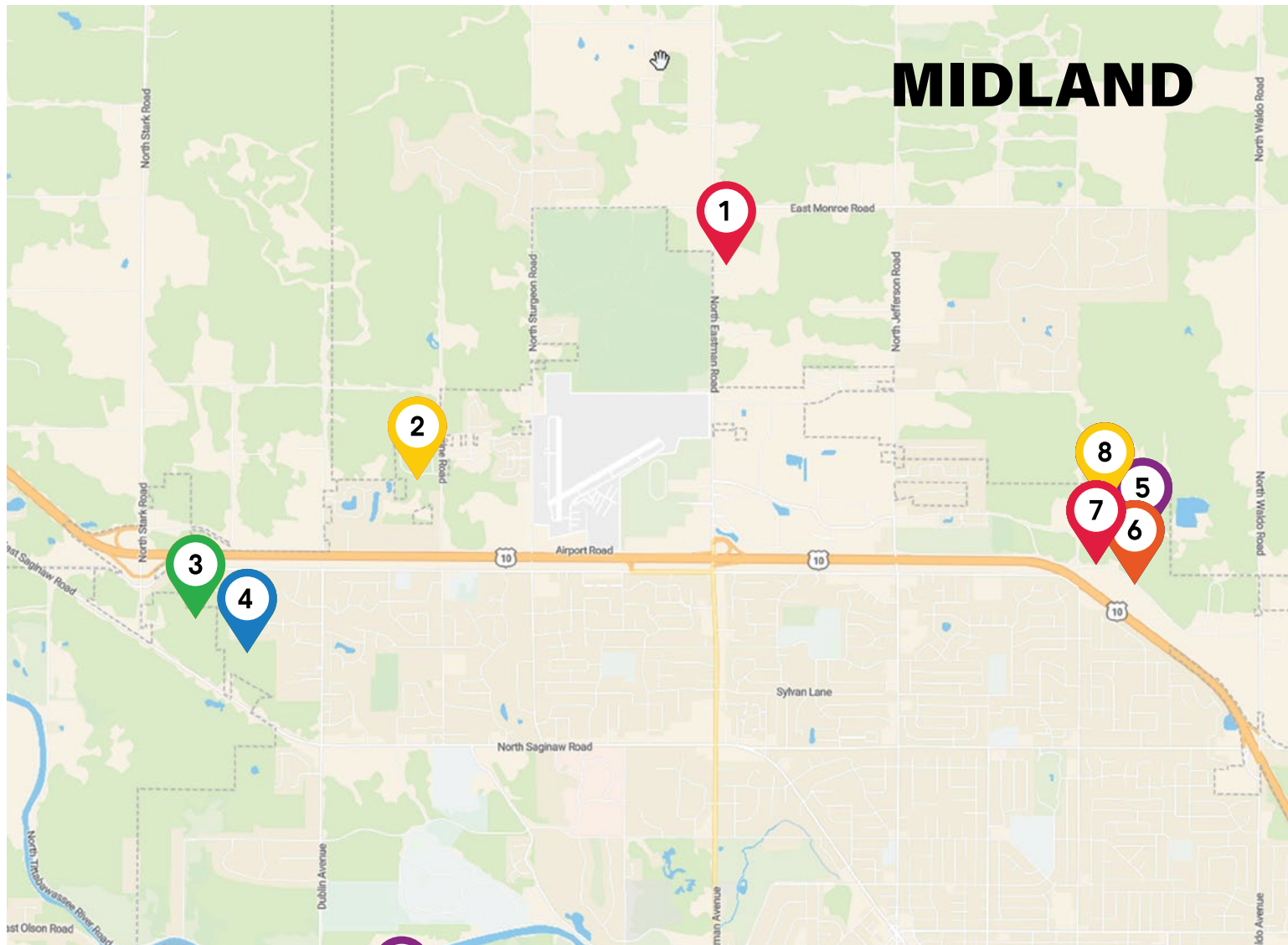
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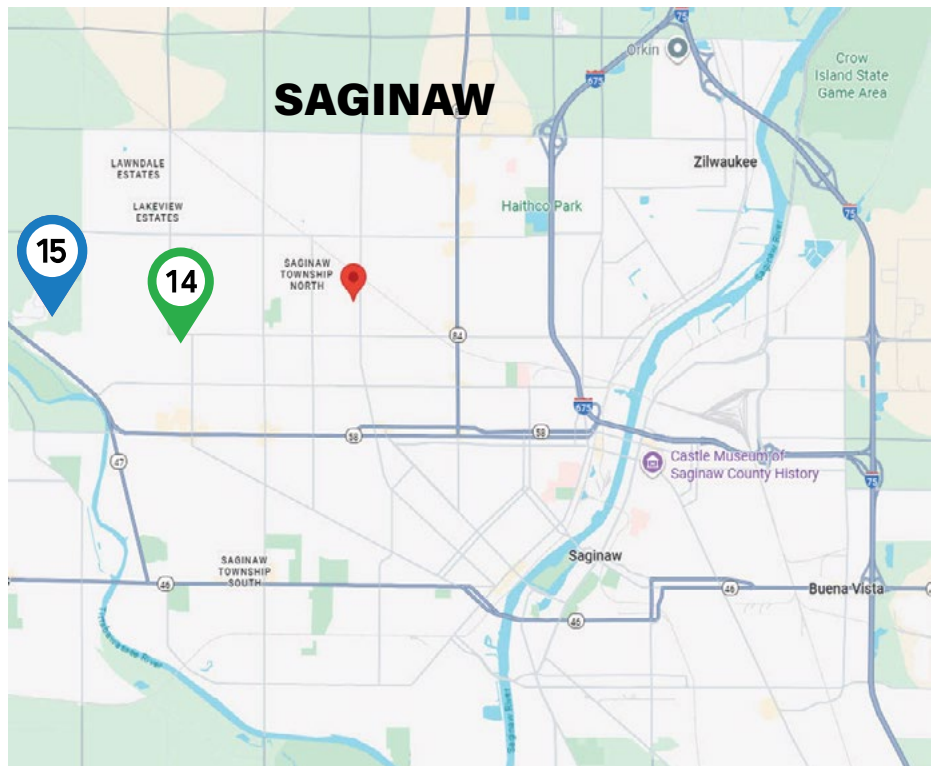
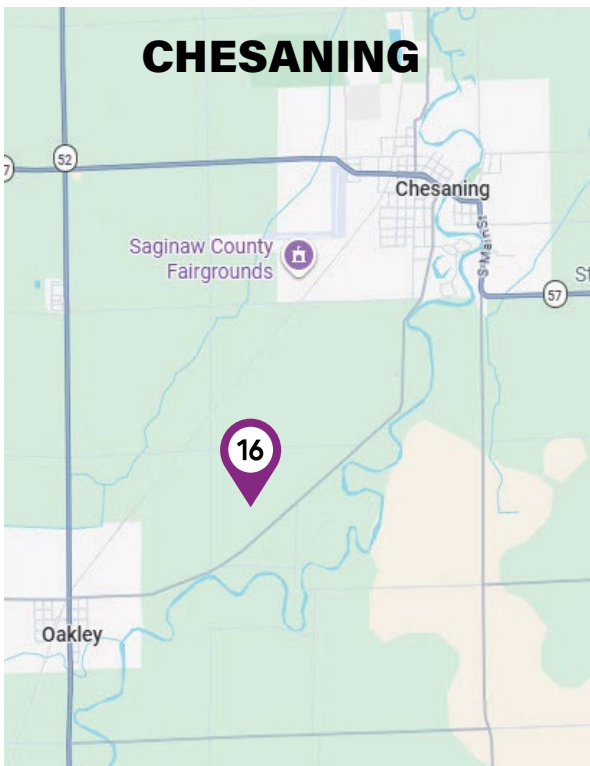
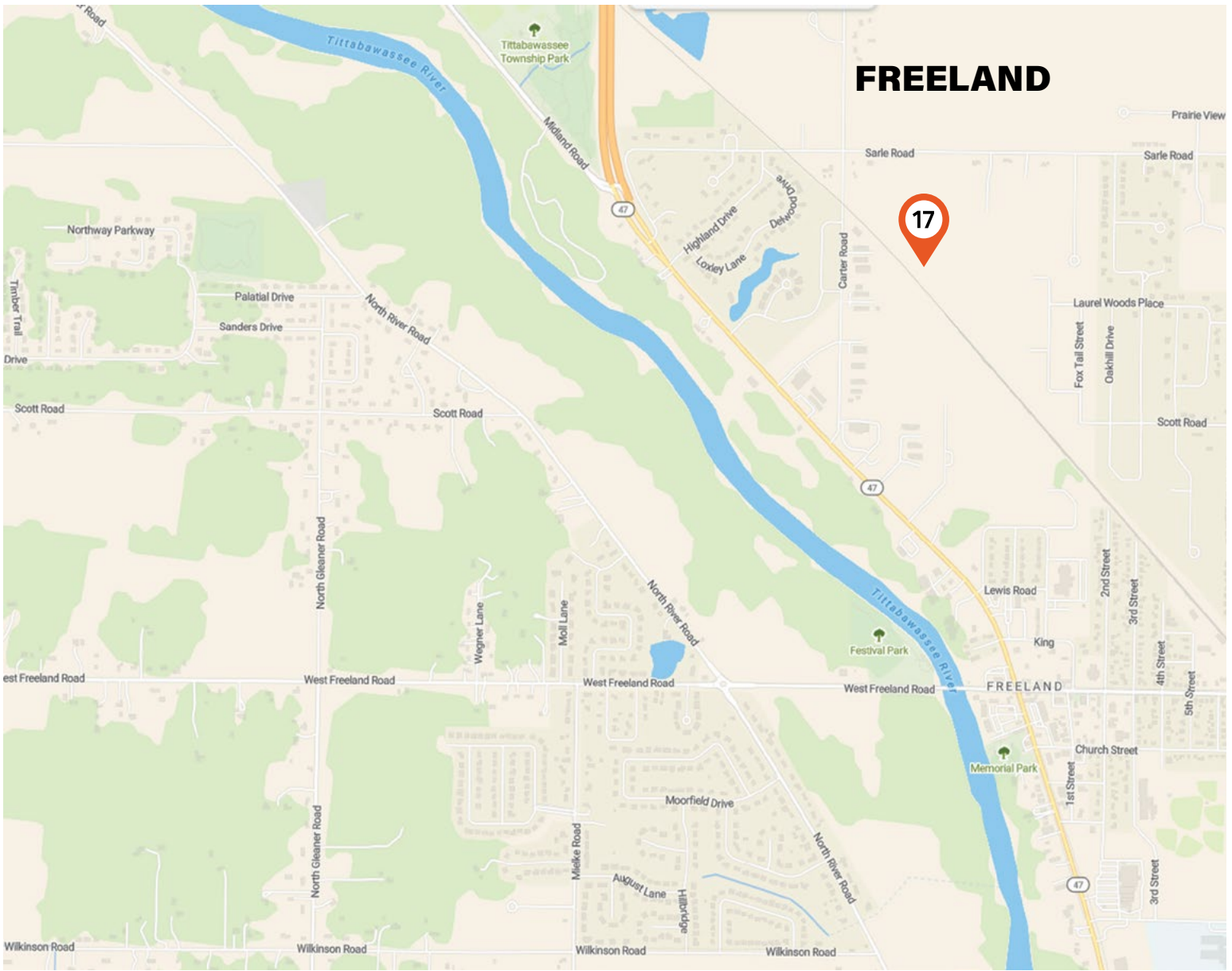








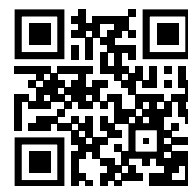




1

COBBLESTONE HOMES

3150 HIDDEN MEADOWS DR | MIDLAND, MI 48642



THE HOME 2,292 sq. ft | 3 Bedrooms | 2.5 Baths

Nestled in Midland's desirable Siebert Woods community, this thoughtfully designed home blends warm, timeless finishes with bold architectural details and a floor plan created for today's lifestyle. Offering 2,292 sq. ft., 3 bedrooms, a den / study, 2.5 baths, and a spacious 3-car garage, this home balances everyday function with elevated design. The open-concept interior features natural wood tones, soft neutrals, warm brass fixtures, and contrasting black accents for a sophisticated yet inviting feel. At the heart of the home, the handcrafted McIntyre kitchen showcases cherry cabinetry, light quartz countertops, a large island, designer pendant lighting, and a beautifully finished walk-in pantry offering additional countertop and storage space. The Great Room is anchored by a dramatic fireplace feature and flows seamlessly into the dining area and covered outdoor living space.

The Primary Suite is a private retreat with a tray ceiling and spa inspired bath featuring dual vanities, warm wood cabinetry, brass fixtures, a custom tiled shower with bench, freestanding soaking tub surrounded by custom wainscoting, and a large 15' walk in closet.

Thoughtful details continue throughout with custom mudroom cubbies, distinctive lighting, black interior hardware, and carefully coordinated finishes. Don't forget to check out the patterned tile in bath 2.

Built to Cobblestone Homes' high-performance standards, 3150 Hidden Meadows is a showcase of inspired design, quality craftsmanship, energy-conscious construction, and lasting value.

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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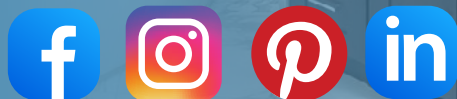


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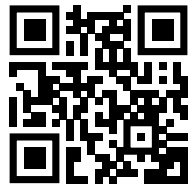
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2

COBBLESTONE HOMES

4201 BOULDER CREEK DR | MIDLAND, MI 48642



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

Discover one of Midland's best-kept secrets Boulder Creek Condominiums. Nestled among wooded homesites within the City of Midland, this distinctive community combines natural surroundings with a low-maintenance lifestyle, including lawn care and snow removal.

This 1,711 sq. ft., 3-bedroom, 2-bath home features a charming Nantucket-inspired exterior, spacious 3-car garage, and covered porch offering distinctive curb appeal with comfortable, easy living.

Inside, warm natural tones and thoughtfully coordinated finishes create an inviting yet sophisticated atmosphere. The kitchen features warm wood cabinetry handcrafted by McIntyre Cabinetry, quartz countertops, a large island, designer lighting, and a walk-in pantry with generous storage.

The Great Room makes a statement with a tray ceiling, custom beams, shiplap detailing, and a fireplace accented with herringbone tile bringing warmth and architectural character to the heart of the home.

The Primary Suite offers a relaxing retreat with a tray ceiling and spa-inspired bath featuring dual vanities, quartz countertops, warm brass fixtures, and a custom tiled shower with built-in bench and handheld shower.

Built beyond ENERGY STAR efficiency standards and to Cobblestone Homes' high-performance standards, 4201 Boulder Creek Drive combines quality craftsmanship, wooded surroundings, and low-maintenance living - all within the City of Midland.

THE BUILDER Cobblestone Homes

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3

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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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 from 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.

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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 home is the model home for Diamond View Farms—where comfort meets modern convenience. This beautifully crafted single-story site condo 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 park with benches and shade trees, 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, 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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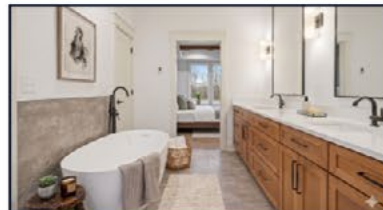


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LIFESTYLE HOME BUILDERS

6003 DIAMOND VIEW EAST | MIDLAND, MI 48642



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

The Meadows floor plan by Lifestyle Home Builders & Design offers 3 bedrooms, 2 full baths, and thoughtfully designed one-level living in Diamond View Farms. The open-concept layout brings everyone together with a vaulted great room and fireplace opening to a spacious kitchen featuring quartz countertops, ceramic tile backsplash, pantry, and island seating.

The primary suite provides a comfortable retreat with a walk-in closet, double vanity, and ceramic walk-in shower, while two additional main-floor bedrooms offer space for family, guests, or a home office. Luxury vinyl plank flooring, main-floor laundry, and a convenient drop zone add style and everyday functionality. A full basement with an egress window and plumbing for a future bath offers plenty of room to grow. Enjoy relaxing or entertaining on the covered porch, plus a 2.5-car garage, zero-step entry, and Energy Star Certification for comfort and efficiency.

At Diamond View Farms, you own your home and lot while enjoying low-maintenance living. The \$150/month HOA fee includes lawn care, irrigation water, landscaping maintenance, snow removal, trails, and access to the community garden—giving you more time to simply enjoy where you live. Estimated completion: early 2027.

THE BUILDER Lifestyle Home Builders & Design

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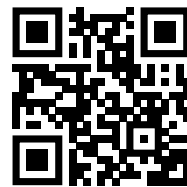
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7

LIFESTYLE HOME BUILDERS

3121 APPLE RIDGE CT | MIDLAND, MI 48640



THE HOME 1,670 sq. ft | 2 Bedrooms | 2.5 Baths

Welcome to Diamond View Farms, where thoughtful design and low-maintenance living come together. This 1,670 sq. ft. home offers 2 bedrooms, 2.5 baths, and a bright, open layout on a premium lot at the north end of the community. A zero-step entrance and accessible hallways make comfortable one-level living easy.

The kitchen features quartz countertops, ceramic tile backsplash, walk-in pantry, and a prep island with seating overlooking the vaulted great room—an inviting space for everyday living and entertaining. The primary suite includes a walk-in closet, double vanity, large ceramic shower, and convenient access to the main-floor laundry. The second bedroom offers its own ensuite bath and walk-in closet. A full basement with egress windows and plumbing for a future bath provides excellent storage and room to grow. Outside, enjoy a 12' x 12' covered patio plus a 16' x 16' concrete pad, along with a 2.5-car attached garage.

For \$150/month, the association handles mowing, sprinkler maintenance and water, and driveway snow removal, leaving you more time to enjoy the community's walking trails, green space, and garden. Energy Star Certified for greater efficiency and year-round comfort, this home offers an easy, comfortable lifestyle in a welcoming community just minutes from Tri-Cities shopping, dining, and medical facilities.

THE BUILDER Lifestyle Home Builders & Design

989.797.4740 | lifestylehomebuilder.com

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LIFESTYLE HOME BUILDERS

5810 DIAMOND VIEW EAST | MIDLAND, MI 48640

**THE HOME** 1,670 sq. ft | 2 Bedrooms | 2.5 Baths

Brand new construction in Diamond View Farms, available Fall 2026! The Bluebird plan by Lifestyle Home Builders combines comfortable, low-maintenance living with the benefit of owning both your home and your lot. With zero-step entry, 2 bedrooms, 2.5 baths, and a spacious open-concept layout, this home is designed for easy everyday living.

The kitchen features quartz countertops, ceramic tile backsplash, stainless steel appliances, and a breakfast nook with patio doors opening to a covered porch and patio—perfect for morning coffee or summer evenings. The vaulted great room features a cozy fireplace, while both bedrooms offer private full baths and walk-in closets.

The full basement includes egress windows and plumbing for a future bath, offering plenty of room to grow. This ENERGY STAR® certified home incorporates energy-saving features designed to help lower utility costs. A \$150 monthly grounds fee covers lawn care, snow removal, walking trails, and access to the community garden, leaving you more time to simply enjoy home.

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9

GREYSTONE HOMES

1115 CARRIE LYNN DR | BAY CITY, MI 48706



Dusty Boots Tour Now- see details below



See Finished Home in Spring 2027 Parade

THE HOME 3,263 sq. ft | 3 Bedrooms | 2.5 Baths

Okay, I've said this before but "this really is one to see"! We typically show off finished homes with all the details completed. This is your opportunity to see a 3263sf, 3 bedroom, 2.5 bath, single story, zero entry (handicap accessible) home that's just in "framing" and "rough in" stage. We promise to have the roof on to keep you dry and a driveway to keep you out of the mud. Come see what's behind the drywall and how it later affects your comfort and how your home performs long term. You will be able to see the factory made, pre-insulated, factory made foundation as well as HVAC, plumbing and electrical all in progress. Come back Spring of 2027 and you'll then be able to see the fantastic finishes and amenities that we're known for.

What you WILL see behind the design details (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) foundation walls, high performance windows and energy-saving construction complete with Greystone Homes quality and workmanship. We invite you to experience this fantastic under construction 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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COBBLESTONE HOMES

4772 SIGNATURE DR | BAY CITY, MI 48706



THE HOME 1,627 sq. ft | 3 Bedrooms | 2 Baths

Welcome to Mill Pond Meadows Cobblestone Homes newest exclusive site condominium community in Monitor Township, and for the first time, open to the public during the Parade of Homes. Designed around a simpler way of living, this 1,627 sq. ft., 3-bedroom, 2-bath home features a zero-step entry, 2-car garage, covered porch, combining comfortable main-floor living with plenty of storage and future possibilities.

Say goodbye to exterior maintenance and spend more time traveling, relaxing, and enjoying the things that matter most. The zero-step design adds convenience and accessibility while creating a home built to serve its owners comfortably for years to come.

Inside, the open-concept layout pairs light colored cabinetry, natural wood tones, quartz countertops, and crisp black accents. The kitchen is highlighted by a large island, designer pendant lighting, black fixtures, a herringbone tile backsplash, and a generous pantry.

The Great Room is anchored by a tiled fireplace and flows naturally into the dining area and covered porch, creating an inviting space for everyday living and entertaining. The 10' ceilings add to the ambiance.

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.



COBBLESTONE



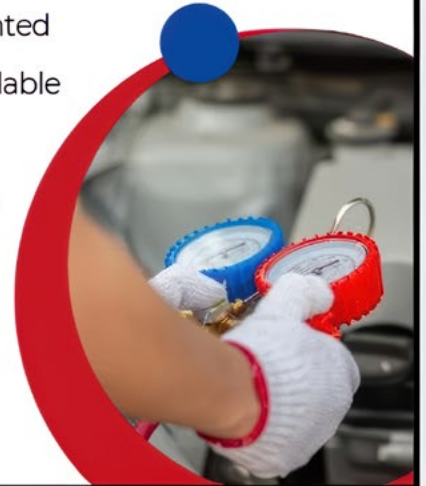
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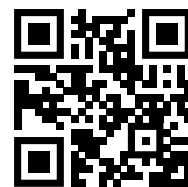
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ORVOSH BUILDERS

2438 WHEELER RD | BAY CITY, MI 48706

**THE HOME** 2,600 sq. ft | 3 Bedrooms | 2.5 Baths

Designed and built by Orvosh Builders, this sprawling 2,600-square-foot ranch pairs timeless style with the comfort and functionality of a truly custom home. The open-concept living space is anchored by a gas-burning fireplace and flows seamlessly into a custom kitchen featuring locally handcrafted cabinetry with quartz countertops, designed to be as functional as it is beautiful.

With 3 bedrooms, 2.5 baths, a dedicated office, and a separate hobby room, the thoughtfully designed floor plan offers plenty of room to gather while still creating intentional spaces for work, play, and everyday life.

The primary suite provides a private retreat featuring a custom shower, while whole-house audio adds another layer of entertainment throughout the home. Covered front and rear porches extend the living space outdoors and offer inviting places to enjoy the surrounding property.

An oversized 1,200-square-foot 3-car garage provides exceptional space for vehicles, storage, hobbies, and more, while the full unfinished basement offers significant opportunity for future living and recreational space.

From the handcrafted cabinetry and custom finishes to the thoughtful floor plan, every element reflects the craftsmanship, functionality, and attention to detail that define a custom home by Orvosh.

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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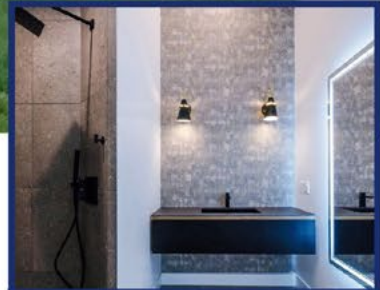
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PISTRO BUILDERS

2336 PEBBLE CREEK CT | BAY CITY, MI 48706



THE HOME 2,072 sq. ft | 3 Bedrooms | 3.5 Baths

- Custom barrier free ranch home built by Pistro Builders in the beautiful Holly Springs subdivision.
- Spacious 2,072 square foot ranch with 750 square foot finished in the basement.
- Primary suite has large barrier free tiled shower and huge custom walk-in closet
- Living room has a wood beam in the vault. Linear electric fireplace with a stone and shiplap fireplace surround.
- Custom kitchen has a large quartz island with gorgeous wood panel surround.
- Perfect man cave in the finished basement. The pool table room offers an industrial look with a black painted ceiling, and the full bathroom includes both a toilet and a urinal.
- Consumer Energy Certified Energy Star Home
- Enjoy the outdoors on the large, covered back porch.
- Large 3 car attached garage with smart Wi-Fi garage door openers.
- Lovely home built on a corner lot, featuring great landscaping all around the house.

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.





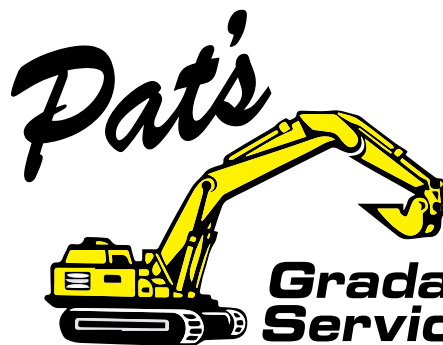
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MITTEN MADE BUILDERS

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THE HOME 3,725 sq. ft | 4 Bedrooms | 3.5 Baths

- Split floor plan with open concept
- Oversized butler pantry with sink, dishwasher and wall oven
- Quartz countertops with quartz backsplash
- Vaulted living room ceiling
- Linear gas fireplace
- Work out room
- Basement wet bar with dual mini fridges
- Primary bathroom with heated tile floors, tile shower with glass and freestanding tub
- Covered back porch with tray ceiling and stained wood accent
- 40 x 60 Pole Barn with heated floors, bathroom and loft space

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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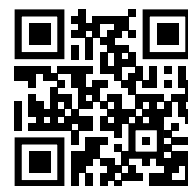
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HAUS HOMES

6060 SHADBUSH DR | SAGINAW, MI 48603



THE HOME 2,280 sq. ft | 3 Bedrooms | 2.5 Baths

This stunning 2,280-square-foot custom home showcases an exquisite blend of modern farmhouse elegance and refined French-inspired charm. Designed as a sophisticated single-story residence, this 3-bedroom, 2½-bath home combines timeless architectural details with luxurious modern finishes to create a truly exceptional living experience.

The thoughtfully designed open-concept floor plan offers an effortless flow between the living, dining, and kitchen spaces, creating an inviting setting for both everyday living and entertaining. At the heart of the home, the gourmet kitchen is beautifully appointed with generous workspace and a spacious walk-in pantry, providing the perfect combination of style, functionality, and convenience.

The private primary suite offers a luxurious retreat, featuring a beautifully designed custom shower and an expansive custom walk-in closet with exceptional storage and organization. A dedicated office adds versatility and sophistication, providing an elegant space for work, study, or quiet retreat.

The covered rear patio extends the living space outdoors and features beautiful cedar soffits that bring warmth and natural character to the home's exterior. From the carefully selected architectural details to the thoughtfully designed interior spaces, every element of this home has been meticulously crafted to deliver an elevated standard of comfort, style, and luxury. This is more than a custom-built house—it is a thoughtfully crafted home designed for those who appreciate exceptional quality, timeless elegance, and modern luxury.

THE BUILDER HAUS HOMES

6700 Weiss St., Saginaw, MI 48603 | 989.717.8570 | haushomes@gmail.com

Haus Homes is a family-owned custom home builder dedicated to bringing your dream home to life. From the initial planning and design to the day we hand you the keys, we are with you every step of the way.

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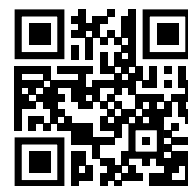
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HAUS HOMES

80 SAWMILL CREEK | SAGINAW, MI 48603



THE HOME 2,590 sq. ft | 4 Bedrooms | 2.5 Baths

Welcome to this stunning new construction split ranch located in the highly desirable gated Sawmill subdivision. Designed with modern living in mind, this home features an open-concept layout that seamlessly blends style and functionality. The gourmet kitchen is a true centerpiece, boasting dual islands, stainless steel appliances, and a spacious pantry—perfect for both everyday living and entertaining. The adjoining living room impresses with a floor-to-ceiling stone fireplace and expansive views overlooking the golf course, creating a warm yet sophisticated atmosphere. Retreat to the luxurious primary suite, complete with its own fireplace and elegant tray ceiling. The spa-like ensuite offers dual vanity, walk-in shower, heated floors and a custom walk-in closet designed for optimal organization. Three additional generously sized bedrooms share a well-appointed hall bath, while a convenient powder room adds extra functionality for guests. A dedicated laundry room and oversized two-car garage enhance everyday convenience. Step outside to enjoy the patio overlooking the green—an ideal setting for relaxing or entertaining. The full basement with egress windows provides endless possibilities for future finishing and additional living space. The garage is 24X31, making it a three-car garage with a double door. This exceptional home combines high-end finishes, thoughtful design, and a prime location—don't miss your opportunity to make it yours.

THE BUILDER HAUS HOMES

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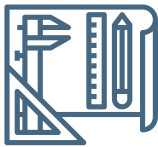


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HAUS HOMES

18243 FRANDSCHE RD | CHESANING, MI 48606



THE HOME 2,280 sq. ft | 3 Bedrooms | 2.5 Baths

Nestled in the picturesque community of Chesaning, this exceptional one-story residence offers an elevated lifestyle with 3 bedrooms and 2½ baths, exquisite craftsmanship, and breathtaking views of Lake Leslie. From the moment you arrive, the striking exterior makes a lasting impression with its elegant combination of natural stone and board-and-batten siding, creating a timeless architectural presence that beautifully complements the surrounding landscape.

Step inside to a sophisticated open-concept interior where refined design meets effortless comfort. The expansive living spaces are enhanced by elegant tray ceilings, warm designer color palettes, and an array of upscale finishes carefully selected to create an atmosphere of understated luxury.

At the heart of the home, the gourmet kitchen is designed to impress, featuring premium finishes, generous workspace, and a spacious walk-in pantry. The luxurious primary suite provides a private retreat, complete with a beautifully appointed custom-tile shower and thoughtfully designed details that elevate everyday living. Every room reflects meticulous attention to detail, from the stylish architectural elements to the warm, sophisticated finishes throughout. With its exceptional design, inviting interiors, and stunning Lake Leslie views, this remarkable residence offers a rare combination of luxury, comfort, and timeless elegance.

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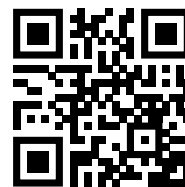
A 5% down payment on a 30-year, fixed-rate loan of \$260,100.00 with an interest rate of 6.625%/6.891% APR will have 360 monthly principal and interest payments of \$1,665.45. Payments shown do not include taxes, homeowners insurance, or mortgage insurance (if applicable). NMLS ID 406384

**VIEWING ON
OCTOBER
3rd
ONLY**

17

S&K SIGNATURE HOMES

8631 WHITETAIL WAY | FREELAND, MI 48623



THE HOME 4,000 sq. ft | 5 Bedrooms | 3.5 Baths

- Finished basement
- Open-concept kitchen, dining and living area
- 10-ft ceilings throughout the main living areas; 8-ft ceilings throughout the remaining spaces
- Large kitchen island with quartz countertops and a hidden walk-in pantry
- Private primary bedroom, bath and walk-in closet
- Wet-room-style primary bath with freestanding tub and rain showerheads
- Electric fireplace with floor-to-ceiling built-ins
- Stained floating shelves throughout the kitchen and main living area
- Black interior doors throughout
- Dedicated office with a closet, offering flexibility as an additional bedroom
- Mudroom/laundry room with a built-in bench/ locker-style drop zone
- Covered front and rear porches complement the black-and-white exterior, featuring warm stained-wood porch ceilings
- 8-ft double front entry doors

THE BUILDER S&K Signature Homes

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S & K Signature Homes is a locally owned and operated builder proudly serving Michigan's Tri-City area. Specializing in custom homes, additions, and renovations, S & K was built on a commitment to quality craftsmanship, attention to detail, and a hands-on approach to every project.

We believe building a home should be personal. From the first conversation through the final walk-through, our team works closely with each homeowner to understand their vision and create a home designed around the way they live. Whether starting with one of our Signature Plans or creating something entirely custom, every S & K home is thoughtfully built with lasting quality and details that make it uniquely yours.



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GREYSTONE HOMES

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THE HOME 5,000+ sq. ft | 6 Bedrooms | 5.5 Baths

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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 high performance windows and energy-saving construction complete with Greystone Homes quality and workmanship. We invite you to experience this fantastic home!

THE BUILDER Greystone Homes

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

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MOELLER BUILDERS

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THE HOME 4,294 sq. ft | 4 Bedrooms | 4.5 Baths

- This is an enchanting, triple mint home from beginning to end
- The gracious exterior of the home is exclusively brick and limestone with three meticulously crafted chimneys, and covered patios that create a delightful oasis. One patio includes a built-in fireplace that provides a Zen like sanctuary retreat
- This Jewel box 2 story has 4 bedrooms / 4 full baths / 1 ½ bath
- The locker room just off the oversized garage is perfect for coats and treasures complete with its nook and crannies
- Puppy has not been forgotten with its own pedigree tile shower and built in bowls
- If a laundry room could be chic than, this one wins hands down
- The interior boasts a dramatic open floor plan which includes handcrafted built ins throughout the home
- The gourmet kitchen is sun dappled and spacious with a slew of Wolf appliances
- The sophisticated butler pantry just off the romantic dining room which includes a charming fireplace, conjures up a feeling of old-worn charm
- There is a uncompromised sun-drenched 2 story great room with and expansive wall of windows that overlook a tranquil stunning park like view
- The exquisite stair case takes you up to a master suite that us just – well – lamorous!
- There is also 2 absolutely adorable bedrooms with character filled tile work in the bathrooms that add to the charm

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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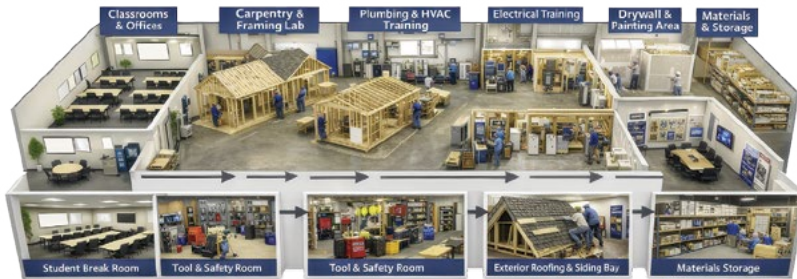
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The HBA Community Impact & Workforce Resource Center

This facility will be a cornerstone for talent development, small business incubation, and equitable economic growth to address the labor shortage within the skilled trades.



FACILITY FEATURES

Training Labs & Classrooms
(hands-on workshop & certification areas)

Tech & Resource Room
(computers, CAD software, resume tools)

Public Huddle Rooms & Offices
(for interviews, mentorship, job coaching)

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

HBAGLBR Administrative Offices

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HOW YOU CAN HELP!

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WAYS TO SUPPORT:

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- Labor Contributions
- Financial Support
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- Electrical Wiring & Panels
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- Plumbing Fixtures & Pipe
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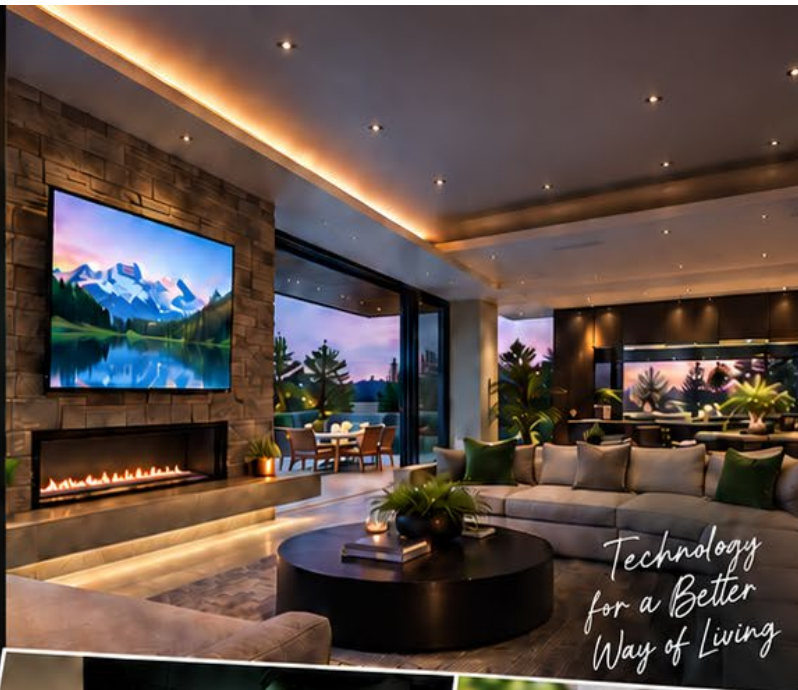
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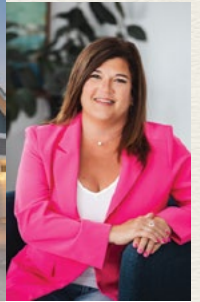
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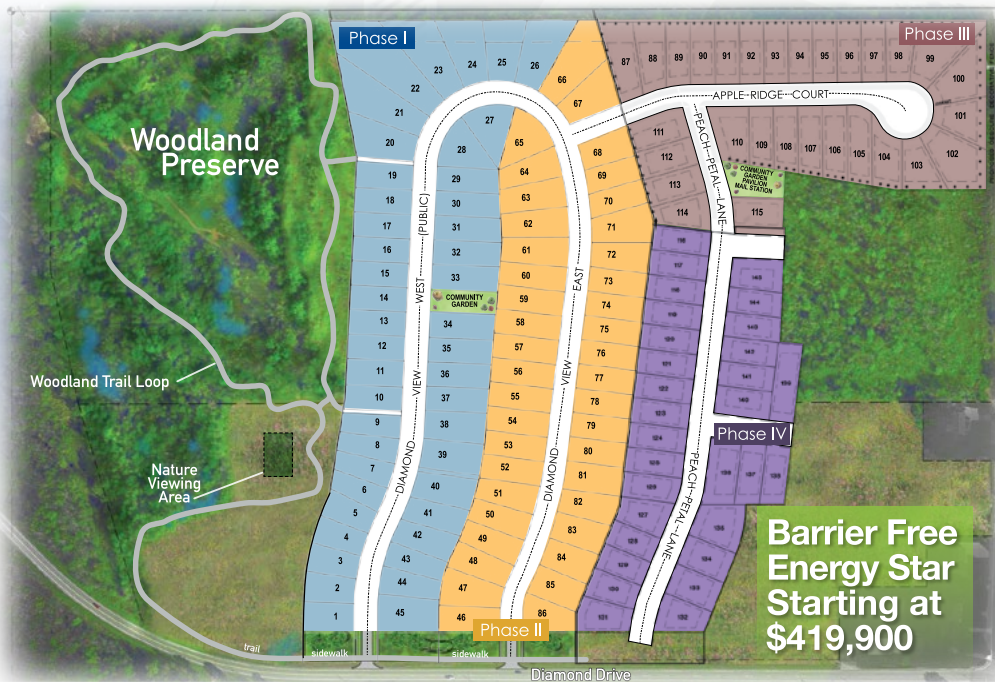
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