

SPRING 2024

Parade of Homes

May 11, 12, 15, 18, & 19 Weekends 1p - 5p | Wednesday 5p - 8p

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Welcome.

Welcome to the Home Builders Association of Midland Spring Parade of Homes tour!

We are excited for you to tour an amazing range of beautiful homes. Visit with our builders and view the new designs, features and amenities. Whether you're in the market for a new home, seeking inspiration for a remodel of your current space, the Parade of Homes presents something for everyone. This year's lineup continues to exemplify the skills and talents of the Midland Home Builders Association Builders, Remodelers and Associates.

Thank you to the builders, the sponsors, and the committee members for their incredible efforts to bring you a spectacular Spring Parade of Homes as the Parade would not be possible without them. Thank you to the Midland residents and surrounding communities for touring the homes and supporting HBA Midland Members.

Home Builders Association of Midland Members continue to improve the Midland community with everything they do. 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. Please support them and hire a Midland HBA member for your next project.

Sue Moody, 2024 Parade of Homes Chairperson
Canopy Mortgage

ADVERTISERS

Bone & Bailey Insurance Agency	10
Cobblestone Homes	2, 14, 28
DeWitt Lumber	10
Dow Credit Union	12
Horizon Bank	4
Isabella Bank	22
Lifestyle Home Builders & Design	18
Mercantile Bank	10
Pat's Gradall Service	22
Stephen Flora Homes	26

BUILDERS

Cobblestone Commercial	24
Cobblestone Homes	8, 9, 25
Creek & County Trades	20, 21
Greystone Homes	11, 16, 17
Lifestyle Home Builders & Design	6, 7
Midland Public Schools Building Trades	19
Moeller Builders	13
Pistro Builders	23, 27

Thank You.

The Home Builders Association of Midland County would like to thank its wonderful sponsors who have supported this event. HBA Midland 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.



HBA Midland

7600 Commerce Court Ste. C
Midland, MI 48642
HBAMidlandMI.com | 989.835.2562



Parade of Homes Magazine created by
 **MERCURY HOUSE**
GRAPHIC DESIGN

A man and a woman are looking at a large architectural plan or blueprint. The woman is pointing at a section of the plan, and the man is looking on with interest. They are both smiling and appear to be in a collaborative discussion.

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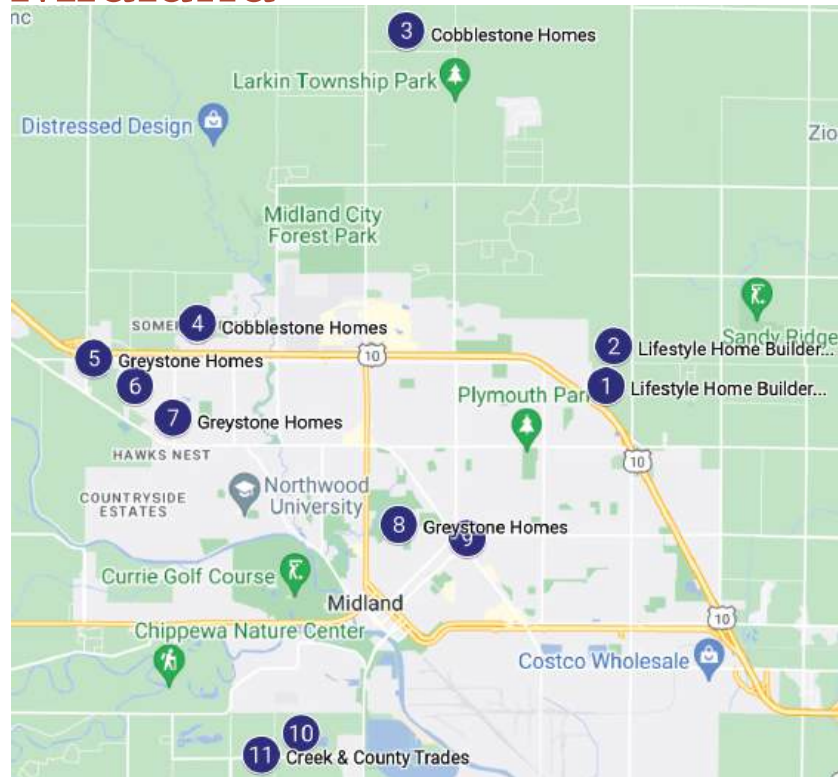


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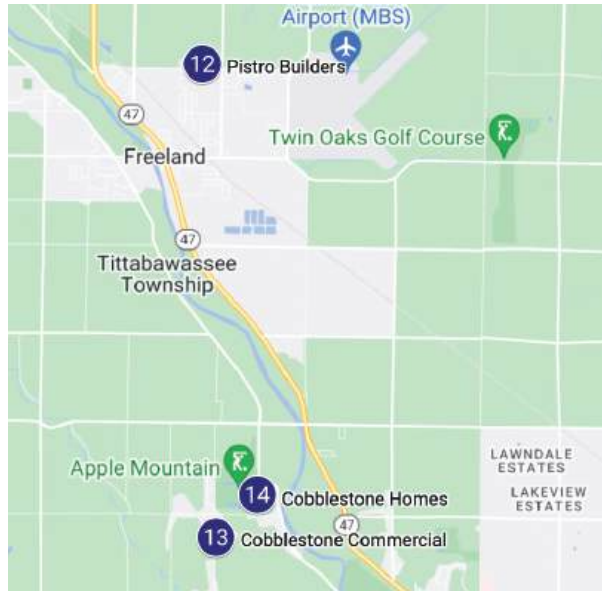
Route & Map

- 1 **LIFESTYLE HOME BUILDERS & DESIGN**
6105 Diamond View East
Midland, MI 48642
- 2 **LIFESTYLE HOME BUILDERS & DESIGN**
5806 Diamond View East
Midland, MI 48642
- 3 **COBBLESTONE HOMES**
3217 Hidden Meadows Drive
Midland, MI 48642
- 4 **COBBLESTONE HOMES**
4817 Torrey Pine Drive
Midland, MI 48642
- 5 **GREYSTONE HOMES**
6107 High Oak Court
Midland, MI 48642
- 6 **MOELLER BUILDERS**
5721 Foxfire Drive
Midland, MI 48642
- 7 **GREYSTONE HOMES**
5402 Westridge Drive
Midland, MI 48640
- 8 **GREYSTONE HOMES**
1108 Holyrood Street
Midland, MI 48640
No Wednesday Tour
- 9 **MIDLAND PUBLIC SCHOOLS BUILDING TRADES**
203 Cambridge Street
Midland, MI 48640
- 10 **CREEK & COUNTY TRADES**
651 South Patterson Road
Midland, MI 48640
- 11 **CREEK & COUNTY TRADES**
2423 East Ashby
Midland, MI 48640
Drive By Only
- 12 **PISTRO BUILDERS**
10237 Prairievew Court
Freeland, MI 48623
- 13 **COBBLESTONE COMMERCIAL**
9740 Dice Road
Freeland, MI 48623
- 14 **COBBLESTONE HOMES**
4071 Village Green
Freeland, MI 48623
- 15 **PISTRO BUILDERS**
2279 Holly Ridge Lane
Bay City, MI 48706

Midland



Freeland



Bay City



Scan this QR code to visit
HBA-Parade.Com
for route directions.



LIFESTYLE HOME BUILDERS & DESIGN

6105 Diamond View East | Midland, 48642 | Model

In Person Tour



THE HOME

1670 sq. ft. | 2 Bedrooms | 2.5 Bath | Condo

- Modern Craftsman style with low maintenance finishes
- Open great room concept with barrier-free features
- Barrier-free, zero-step entry and patio
- Own your lot and home
- Association grounds maintenance program with low HOA dues
- Large 2.5 car garage
- Energy star certified construction
- Private neighborhood park, trails, and gardens

THE BUILDER

DENNIS DITTENBER

Founded in 1978, Lifestyle Home Builders & Design has become one of the foremost builders in the area. At Lifestyle Home Builders & Design, our goal has always been to provide the best living experience for our clients. Our concern for detail in architecture, function, budget, and all phases of the home building process has been evident by the personal touch we give each and every client. It is this continuing vision that has led to the development of the company you see today. We pride ourselves on timeless designs crafted to last for many years to come.



989.797.4740
lifestylehomebuilder.com

LIFESTYLE HOME BUILDERS & DESIGN

5806 Diamond View East | Midland, 48642 | Model

In Person Tour



THE HOME

1550 sq. ft. | 3 Bedrooms | 2 Bath | Condo

- Modern Craftsman style
- Detached, stand alone condominium
- Barrier-free entry and porches
- Own your lot and house
- Grounds maintenance supplied
- Energy Star certified construction
- Barrier-free ready design
- Large, furnished 2.5 car garage
- Private community park, trails, and garden area

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989.797.4740
lifestylehomebuilder.com

COBBLESTONE HOMES

3217 Hidden Meadows Drive | Midland, 48642

In Person Tour



THE HOME

2411 sq. ft. | 4 Bedrooms | 3 Bath | Ranch

- Executive living in tranquil country setting with close proximity to amenities.
- Spacious 3 to 4 bedroom ranch-style home designed for comfort and functionality.
- Two dedicated offices provide a conducive environment for remote work or personal projects.
- Vaulted living room features a striking natural stone fireplace and rustic wood beams, creating a cozy ambiance.
- Elegant kitchen boasts a soft white color scheme complemented by warm wood accents and mixed metal finishes.
- Walk-in pantry combines utility and aesthetics, providing ample storage while maintaining a stunning appearance.
- Primary bedroom showcases a luxurious dark wood accent wall, adding depth and sophistication.
- Primary bathroom offers opulent features including an 8' vanity, custom-tiled shower, and a stunning freestanding tub surrounded by custom wood details.
- Three full baths ensure convenience and comfort for residents and guests alike.
- Covered porch adds charm and functionality to the exterior space, perfect for outdoor relaxation and entertainment. The curb appeal is enhanced by a tasteful blend of greys and natural stone, creating a welcoming and visually appealing façade.
- As with all Cobblestone Homes, Energy Star Certified.

THE BUILDER

COBBLESTONE HOMES

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

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

COBBLESTONE HOMES

4817 Torrey Pine Drive | Midland, 48642

In Person Tour



THE HOME

2238 sq. ft. | 3-4 Bedrooms | 2.5 Bath | Ranch

- Nestled among the pines on a crescent-shaped pond lies a distinctive 3-4 bedroom ranch home.
- Dramatic contrast between soft white and black siding against the stone wrapping around the entire home creates striking curb appeal.
- The kitchen exudes edgy warmth with stained cabinets, a charcoal grey island and venthood, and hardwood floors adding depth and drama.
- A spacious nearly 10' walk-in pantry offers ample storage and convenience.
- The front office commands attention with its bold, dark walls, conveying a sense of authority.
- Wood-stained beams seamlessly tie together the open concept of the kitchen and great room, enhancing the home's cohesive design.
- Adjacent to the covered porch, the dining room boasts an 8' tall sliding door, inviting residents to enjoy picturesque pond views.
- The Primary suite is a tranquil retreat with its tray ceiling and serene pond vistas.
- The primary bathroom features a custom-tiled shower, a beautiful freestanding tub against a striking black accent wall, and convenient access to the laundry room.
- This unique home combines modern edginess with warmth and functionality, offering a one-of-a-kind living experience amidst nature's beauty.
- As with all Cobblestone Homes, Energy Star Certified.

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GREYSTONE HOMES

6107 High Oak Court | Midland, 48642 | Not for Sale

In Person Tour



THE HOME

3325 sq. ft. | 4 Bedrooms | 2.5 Bath | 1.5 Story

- Charm and character of yesteryear – a modern version of a classic Victorian home. This charismatic 3325 square foot two story has classic Victorian exterior details with a turret weather vane, soffit brackets, Hardie lap siding and fish scales, applied moldings, beautiful wrap around porches complete with turned columns and spandrels in between. We may have also added a splash or two of color to highlight the details! The interior showcases a custom oak winder stair, complete with carved oak rabbit finial, great room built-ins and mantle, and even a two way fireplace flanked by inset oak bookcases. The angled kitchen and butler's pantry are exquisite with cabinetry and moldings to the ceiling. Other details not to be missed include a mahogany front door with cut glass, arched mudroom bench, above door transoms, large windows with lots of natural light, stained oak interior doors, and beautiful moldings. This home won't disappoint and is all set on a wooded lot in Midland's newest neighborhood, Greystone Woods.
- 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. We invite you to experience this fantastic new home.

THE BUILDER

GREYSTONE HOMES - KELLY WALL

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. 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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MOELLER BUILDERS

5721 Foxfire Drive | Midland, 48642 | Not for Sale

In Person & Virtual Tour



Scan this code to
view the virtual tour!



THE HOME

4294 sq. ft. | 4 Bedrooms | 4.5 Bath | 2 Story

- 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 – glamorous! There is also 2 absolutely adorable bedrooms with character filled tile work in the bathrooms that add to the charm

THE BUILDER

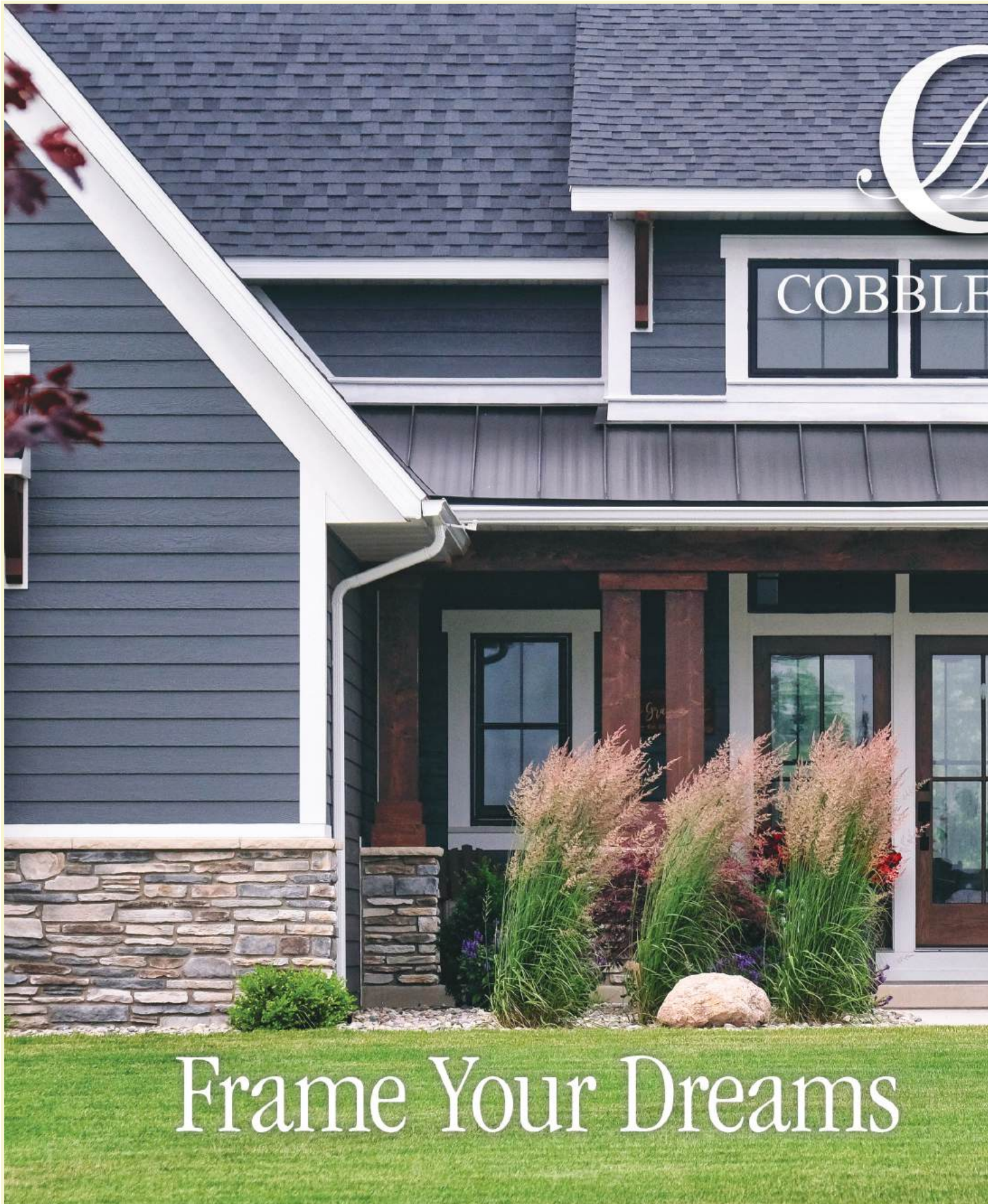
MOELLER BUILDERS

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, and summers were meant for working hard. 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 properties all over Michigan. It was only natural to take over Moeller Builders when their parents retired in 2008. Operations include Mid- and Northern Michigan. The brothers consider themselves lucky to work together every day and enjoy the construction business just as much today as they did growing up.



989.692.1034

nnmoeller@aol.com
moellerbuildersinc.com





C

ESTONE

www.cobblestone.homes



989.692.0210

GREYSTONE HOMES

5402 Westridge Drive | Midland, 48640 | For Sale

In Person Tour



THE HOME

1445+ sq. ft. | 2-3 Bedrooms | 1+ Bath | Condo

- 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 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. We invite you to experience this fantastic new home.

THE BUILDER

GREYSTONE HOMES - KELLY WALL

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989.835.6965
info@greystonehomesmi.com
greystonehomesmi.com

GREYSTONE HOMES

1108 Holyrood Street | Midland, 48640 | Not for Sale

In Person Tour | No Wednesday Tour



THE HOME

3535 sq. ft. | 3 Bedrooms | 3 Bath | Ranch

- This 3535 square foot single story home redefines “custom home”, and was built to meet the needs of a family and their daughter who uses a fully motorized wheelchair. Designed to be a part of an existing Midland neighborhood, you’ll see classic mid-century modern architecture, including oversized eaves, hipped roofs, clean lines, and skylights that bring natural light to the interior. A two-sided fireplace between the great room and covered porch make it possible to enjoy the warmth and ambiance indoors or outdoors. A focus on durability and low maintenance, we fitted the home with wide doorways, luxury laminate floors, and slab style cabinetry. Other non-typical elements include a bedroom with motorized ceiling lift into a fully wet bathroom with raised pedestal tub, an elevator to the basement, and an indoor exercise pool.
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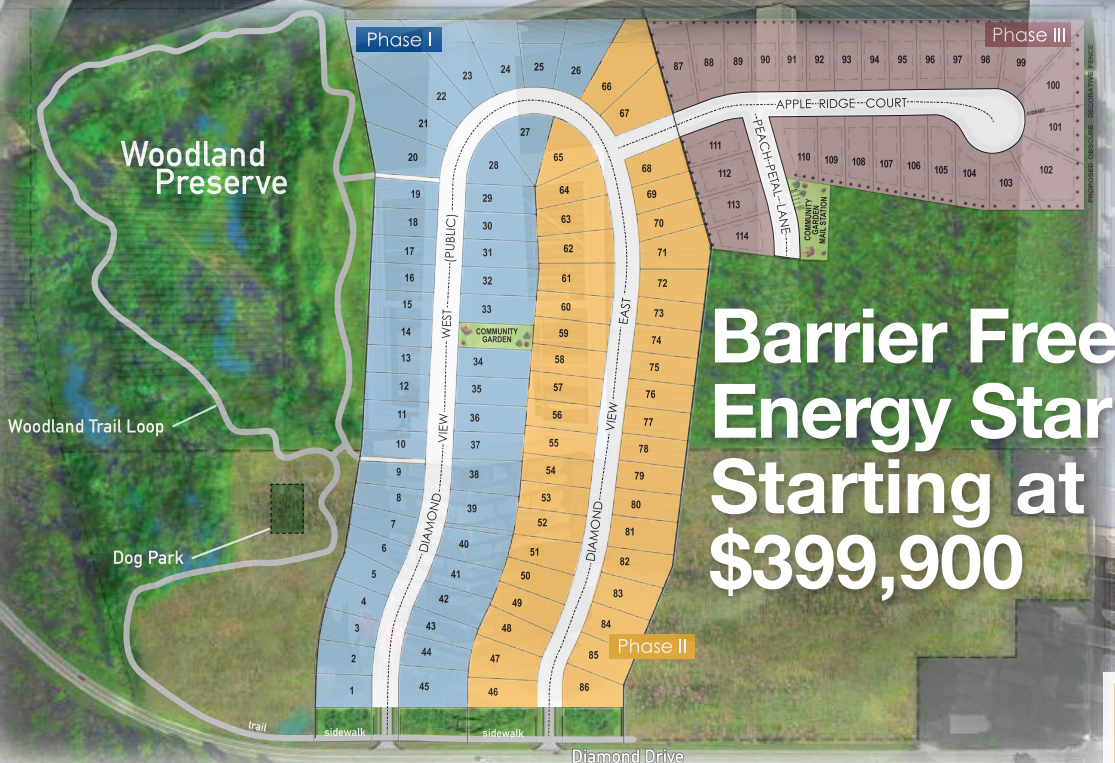
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MIDLAND PUBLIC SCHOOLS BUILDING TRADES

203 & 205 Cambridge Street | Midland, 48642

In Person Tour



THE HOME

- The Midland High School Building Trades students have been hard at work getting this home ready to view!
- Classes are spent learning new techniques and processes required to build all aspects of a home - from foundations to roofing - for a good all-around knowledge base.
- The whole duplex was built by high school students, under the instruction of their teacher and other building industry professionals.



THE BUILDER

MIDLAND HIGH SCHOOL

The City of Midland has partnered with Midland Public School's Building Trades Program to build over 22 new homes. The City of Midland provides design services and is the general contractor. The Midland Public Schools teacher, City Housing Technician and local contractors, work with the students to construct the house. This is the 12th year that the City of Midland and the Building Trades Program have partnered with a local non-profit agency to build a zero step, barrier free home for individuals with disabilities. A number of the students from this program have gone on to work for local contractors.



Midland Public Schools
Inspiring Excellence

Kevin Dodick 989.205.6103
[Facebook: Midland Public Schools Building Trades](#)

CREEK & COUNTY TRADES

651 South Patterson Road | Midland, 48640

In Person Tour



THE HOME

1300 sq. ft. | 3 Bedrooms | 2 Bath | Ranch

- Full basement, prepared for bath
- One acre lot
- City water
- Natural gas
- Closed cell insulation
- Quiet road
- Only two miles to downtown

THE BUILDER

BULLOCK CREEK BUILDING TRADES CLASS

The Bullock Creek Schools Building Trades Program began in 1972, and is now a county-wide program. It has been our mission to educate young men and women for tomorrow's work force. The students take great pride in the work they are performing. We are not here to build a house in 3 months, we are here to make sure every student understands the concepts of construction and learns how to build a quality home! Our students are involved in every phase of construction.



Gary Shaffner | 989.600.6217
Find the Students On Facebook: [Bullock Creek Construction Trades](#)

CREEK & COUNTY TRADES

2423 East Ashby | Midland, 48640

Drive By Only Tour



THE HOME

1750 sq. ft. | 3 Bedrooms | 2.5 Baths | Ranch

- **Drive by only**
- City water and natural gas
- Close to downtown Midland
- Built by Bullock Creek trades class
- Closed cell-foam insulation
- Walk-in shower
- Hickory kitchen cabinets
- 2.5 car garage
- Marvin windows
- Water heater provides hot water on demand

THE BUILDER

BULLOCK CREEK BUILDING TRADES CLASS

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Gary Shaffner | 989.600.6217
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HBA MIDLAND
hbamidlandmi.com | 989.835.2562



PISTRO BUILDERS

10237 Prairieview Court | Freeland, 48623 | For Sale

In Person Tour



THE HOME

2755 sq. ft. | 5 Bedrooms | 2.5 Bath | 1.5 Story

- Consumers certified energy star home
- Open concept living area
- Great room with stone to ceiling gas fireplace
- Beautiful kitchen with dark maple cabinets and antique gold hardware
- 2 flex rooms - one can be dining, the other den, or den/office or office/office - lots of possibilities!
- 4 large bedrooms all with walk in closets
- Main/kids' bath has separate tub and toilet room, and dual sinks
- Master suite has his and hers closets, large sinks, tiled shower, gorgeous free-standing soaking tub, and dual sinks
- Mudroom with plenty of cubby space
- Beautiful landscaping and a lot that is 100' x 191'

THE BUILDER

CHARLES PISTRO

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 homebuyers. 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.



5932 Midland Rd | Freeland, 48623
989.737.7751
charles@homesbypistro.com

COBBLESTONE COMMERCIAL

9740 Dice Road | Freeland, 48623

In Person Tour



THE HOME

1450 sq. ft. | 2 Bedrooms | 1.5 Bath | Condo

- Enjoy a life of opulence and comfort in a stunning setting overlooking a picturesque golf course, providing serene views and a sense of exclusivity.
- Relax and entertain outdoors regardless of the weather with a spacious covered patio, perfect for hosting gatherings or simply enjoying the tranquil surroundings.
- Enhance the ambiance of your living room with a sleek linear fireplace featuring a custom geometric-designed surround, adding a touch of contemporary elegance and warmth to the space.
- Utilize the property's flexible layout to create a personalized living experience, whether you prefer to use the space as a second bedroom, a private office, or a combination of both, accommodating your lifestyle needs effortlessly.
- Embrace a timeless aesthetic with white kitchen cabinetry, exuding sophistication and brightness, complemented by quartz countertops for both style and durability.
- Experience the epitome of luxury and functionality with quartz countertops, offering a pristine surface that is both visually striking and easy to maintain, ideal for culinary enthusiasts.
- Elevate your culinary experience with a walk-in corner pantry, providing ample storage space for groceries, cookware, and pantry items, ensuring organization and convenience in your culinary pursuits.
- Bask in abundant natural light filtering through expansive windows, illuminating the living spaces and creating an inviting atmosphere that seamlessly merges indoor and outdoor living.
- Relax in the Primary Suite with a soft, yet dramatic, accent wall and en suite with dual sinks, tiled shower and walk-in closet.
- Indulge in the perfect blend of modern design and luxurious amenities, where every detail, from the architecture to the finishes, is meticulously curated to create a living space that exudes sophistication and comfort.

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 Schuman, 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 multifamily and light commercial markets.



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989.692.0210 | info@cobblestone.me
cobblestone.me

COBBLESTONE HOMES

4071 Village Green | Freeland, 48623

In Person Tour



THE HOME

1767 sq. ft. | 2-3 Bedrooms | 2 Bath | Condo

- Situated in the prestigious lock-and-leave golf community of Apple Mountain, this 2-3 bedroom ranch home offers luxurious living in a coveted location.
- Custom-made stained cabinets in the kitchen exude elegance and warmth with their Alder wood finish, setting the tone for the home's sophisticated aesthetic.
- The great room is a focal point of comfort and style, featuring a fireplace with a custom wood surround and highlighted by a stunning stained beam in the vaulted ceiling.
- A four seasons room, surrounded by three walls of windows, invites abundant natural light and leads to a composite deck, perfect for outdoor entertaining and enjoying the picturesque surroundings.
- The primary suite, nestled at the back of the home for privacy, boasts its own bath suite, showcasing a custom-tiled shower and a harmonious blend of mixed metals for a touch of luxury.
- An office space, complete with hardwood floors, offers versatility and convenience, conveniently located within the home for ease of use.
- The lock-and-leave aspect of the community ensures peace of mind for residents, allowing for worry-free travel and leisure.
- High-quality craftsmanship and attention to detail are evident throughout the home, adding to its allure and appeal.
- Residents can enjoy the amenities of the Apple Mountain community, including golfing, social activities, and access to nearby recreational opportunities.
- With its combination of upscale features, prime location, and low-maintenance lifestyle, this ranch home offers a truly exceptional living experience in the heart of Apple Mountain
- As with all Cobblestone Homes, Energy Star Certified

THE BUILDER

COBBLESTONE HOMES

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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In Person Tour



THE HOME

2178 sq. ft. | 4 Bedrooms | 2.5 Bath | 1.5 Story

- Certified energy star home
- Beautiful great room with vaulted ceiling and electric linear fireplace with shiplap surround
- Open staircase with black iron spindles
- Huge 8' tall front door with fixed panel on each side
- Master suite on the main level with a tiled shower and large walk in closet
- Maple cabinets in the kitchen with a pantry and dark midnight island
- Covered back porch to enjoy the coming summer evenings
- Small office to be able to close the door and work from home
- Mud room with cubbies and large walk in coat closet

THE BUILDER

CHARLES PISTRO

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 homebuyers. 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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