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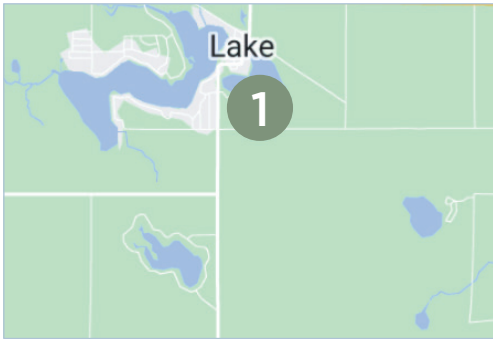
f i p in

1

Mitten Made Builders

LAKE, MI 48632

VIRTUAL SHOWCASE



About this Home

1750 sq. ft. • 3 Bedrooms • 2 Baths • Ranch

- Prime waterfront location
- Open concept with 10 ft ceilings
- Anderson windows, black exterior and white interior with added transom accents
- Modern linear gas fireplace with floor to ceiling tile surround
- Handcrafted trim package with wainscoting, crown molding and soffit above the island
- Classic Quartz countertops
- Custom Kraftmaid self-closing cabinetry
- Handicap compliant with grab bars in showers
- 31 x 6 ft covered patio with an additional 15x 44 ft concrete pad
- Primary en-suite featuring double sink vanities, ample linen storage and full tile shower with a custom glass door

Meet the Builder

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 out clients' visions for their homes to fruition.



Ryan Valderas
989.213.2475
info@mmbuildersllc.com



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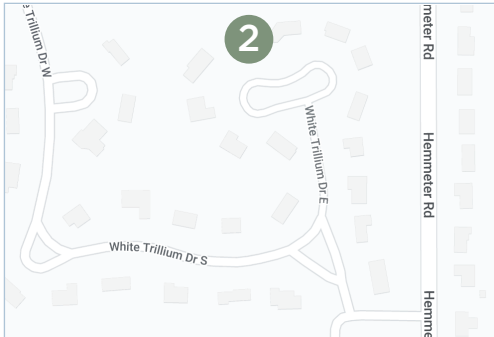
beagleconstruction.com

2

Stephen Flora Homes

3729 WHITE TRILLIUM DRIVE EAST | SAGINAW, 48603 | NOT FOR SALE

IN PERSON SHOWCASE
NO WEDNESDAY TOUR



Before



After

Meet the Builder

Aside from your family, your home is the single most important investment in your life. It's the place where your family grows, friends gather, holidays are shared and precious memories are made. When you partner with Stephen Flora Homes, you are making an investment in your future. As a family owned company we have over 30 years of experience in the home building industry. We work closely with our design team to insure that all of our homes are on the cutting edge of style and function so that your home will maintain its value for years to come.



3655 Deibel Drive Saginaw, MI
989.239.1274
stephen@stephenflorahomes.com
stephenflorahomes.com

About this Home

4321 sq. ft. • 4 Bedrooms • 5 Baths • 2 Story

- This quality constructed 2 story home served its original family well for many years however, when the new owners were ready to start a family of their own, it was time for an update. Designed and built in the early 1990's with the traditional styles and finishes of that time, the new renovations have dramatically brought this home into the 2020's!
- The kitchen which was closed off from the rest of the home has been completely opened up to create a space perfect for entertaining the largest of gatherings and leads into a newly brightened living room which now has a full window wall capable of bringing the outdoors inside.
- The master suite has been completely updated with a expansive walk-in shower, soaking tub, private stool room and floating vanities.
- A brand new en suite was added to the 2nd floor for traveling family and friends while the main bath upstairs was completely redone to include a fully tiled tub and shower and dual sinks to ensure no competition for getting ready in the morning.
- A second laundry room was created on the 2nd floor, closer to the bedrooms for a more efficient lifestyle.
- Designed originally as a bedroom, the new master closet is now a one-of-a-kind space for all of the attire.
- The original first floor laundry has been converted into a hard working mudroom with dog wash station and plenty of custom locker storage.
- Not to miss any details, the grand foyer stairs have been completed modernized with horizontal railings and new oak treads and rails.
- If you are considering a renovation, pictures alone will not do this justice, it is a must see!



What have you been dreaming of lately?

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3

Lifestyle Home Builders & Design

4070 WOODBURN COURT | SAGINAW 48603 | MODEL

IN PERSON SHOWCASE



About this Home

1625 sq. ft. • 2 Bedrooms • 2 Baths • Twin Home Ranch

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- Barrier-free accessibility with zero-step entries.
- Energy certified building design utilizing the latest technology in energy savings.
- Open great room with vaulted ceilings and skylights.
- Spacious kitchen with granite countertops and large island.
- Covered front porch and private rear patio.
- 2 car finished garage.
- Twin vanity in main bath suite with large walk-in tile shower.
- Energy efficient windows and doors.
- Condominium property management.

Meet the Builder

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

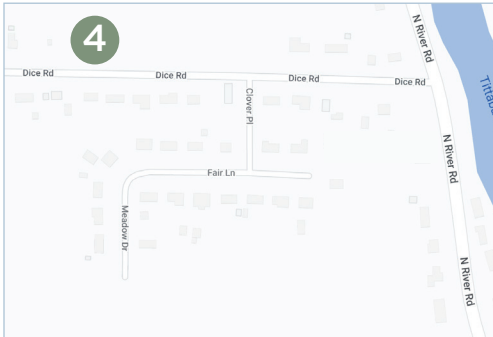
lifestylehomebuilder.com

4

Cobblestone Commercial

9740 DICE ROAD | FREELAND, 48623

IN PERSON SHOWCASE



About this Home

1450 sq. ft. • 2 Bedrooms • 1.5 Baths • 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.

Meet the Builder

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



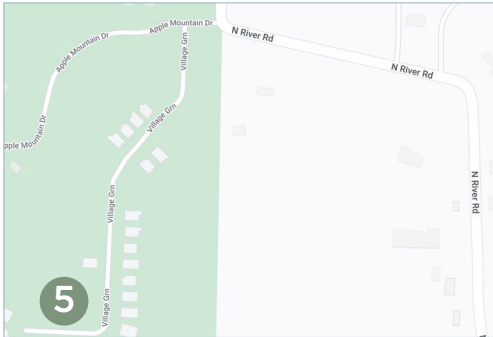
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Saginaw, 48603
989.692.0210 | info@cobblestone.me
cobblestone.me

5

Cobblestone Homes

4071 VILLAGE GREEN DRIVE | FREELAND 48623

IN PERSON SHOWCASE



About this Home

1767 sq. ft. • 2-3 Bedrooms • 2 Baths • 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

Meet the Builder

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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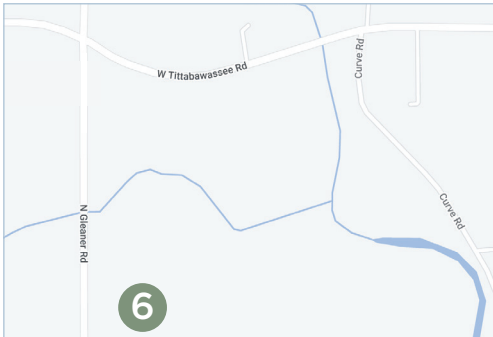
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6

Zietz Builders

4164 NORTH GLEANER ROAD | FREELAND, 48623

IN PERSON SHOWCASE



About this Home

6660 sq. ft. • 5 Bedrooms • 4.5 Baths • 1.5 Story

- This home is the MUST SEE of the Parade!
- I think of every home I build as my artwork, so please stop by and see my latest masterpiece
- Follow the long, winding driveway through the pines back to this spectacular home
- The circle drive and very large front porch welcome you and your guest to your home
- Just open the front door for your first WOW factor, with a curved stairway and bridge leading you to the second floor
- Step through the foyer for your next WOW with its open floor plan, two story stone fireplace, lots of glass, and LOOK at that view!
- The kitchen is the heart of this home, and is set up for functionality and entertaining family and friends
- Oh my gosh! Take a look at the master suite wing of this home with a dream walk in closet, large master bathroom with custom shower, plus the view of the pond from the bedroom will make you wake up with a smile every day
- Step out from the master suite, sunroom, or great room onto a very large, landscaped patio and take a look at the covered porch with breathtaking cathedral ceiling overlooking the pond and welcoming the morning sunrise
- The lower level has much more with massive entertaining area, fireplace, bar area, workout room, zen room, theater room, and bedroom
- Come see the “Mark of Quality” of Zietz Builders

Meet the Builder

Personal attention and professional results is what Zietz Builders has built their reputation on for more than 35 years. While trends and styles have changed over the years, one thing remains consistent and strong: Steve’s commitment to quality and making sure his customers’ dreams come true. He believes in building a solid foundation in everything he does, which is why he takes a personal approach to building. During the project, you’ll see Steve there at the home working, creating, and building. With Zietz Builders, every single detail is addressed with the highest concern for quality.



989.781.0080

steve@zietzbuilders.com

zietzbuilders.com

Thank You



Steve Zietz
Zietz Builders, LLC

The Home Builders Association of Saginaw is proud to present the 2024 Spring Parade of Homes. For over 60 years, HBAS has showcased the talents of our members as we continue to create vibrant communities that stand the test of time. By choosing an HBAS member, you have the perfect opportunity to build, remodel, and improve your dream home.

In Person Showcases are open to the public.

Virtual Showcases can be viewed at HBA-Parade.com.

Sincerely,  **Steve Zietz, CHAIRMAN**
Parade of Homes Committee



HBA SAGINAW
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Saginaw 48602
989.793.1120 | hbas.org

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TOURING NOTES:

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

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for more, including giveaway entry!



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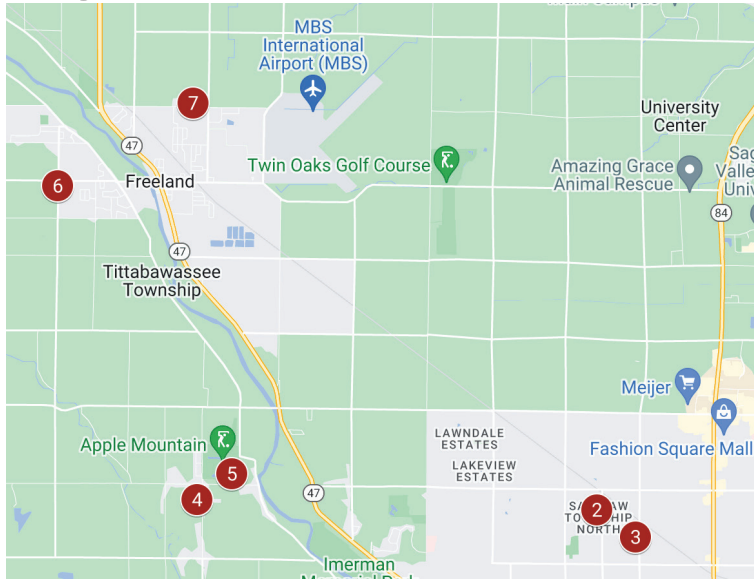


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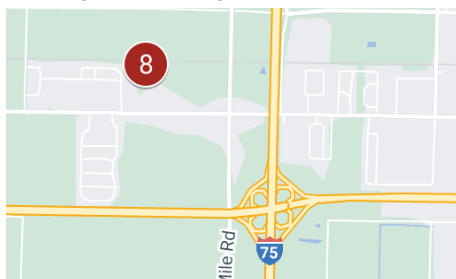


The Route

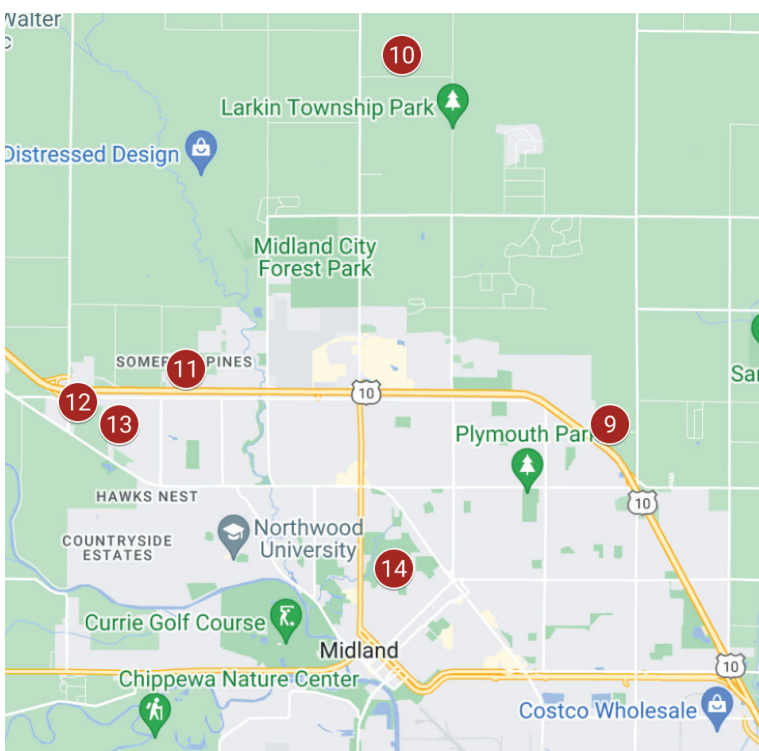
Saginaw/Freeland



Bay City



Midland



The Homes

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Lake, MI 48632
Virtual Only Tour
- 2 **STEPHEN FLORA HOMES**
3729 White Trillium Drive East
Saginaw, MI 48603
No Wednesday Tour
- 3 **LIFESTYLE HOME BUILDERS & DESIGN**
4070 Woodburn Court
Saginaw, MI 48603
- 4 **COBBLESTONE COMMERCIAL**
9740 Dice Road
Freeland, MI 48623
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4071 Village Green
Freeland, MI 48623
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10237 Prairieview Court
Freeland, MI 48623
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2279 Holly Ridge Lane
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- 9 **LIFESTYLE HOME BUILDERS & DESIGN**
5806 Diamond View East
Midland, MI 48642
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4817 Torrey Pine Drive
Midland, MI 48642
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Midland, MI 48642
- 13 **MOELLER BUILDERS**
5721 Foxfire Drive
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- 14 **GREYSTONE HOMES**
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No Wednesday Tour



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7

Pistro Builders

10237 PRAIRIEVIEW COURT | FREELAND, 48623 | FOR SALE

IN PERSON SHOWCASE



About this Home

2755 sq. ft. • 5 Bedrooms • 2.5 Baths • 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 vanities, 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'

Meet the Builder

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.



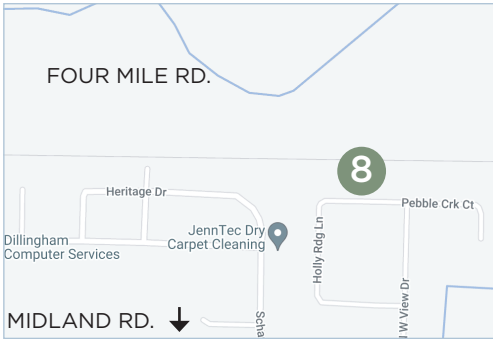
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989.737.7751
charles@homesbypistro.com

8

Pistro Builders

2279 HOLLY RIDGE LANE | BAY CITY, 48706 | FOR SALE

IN PERSON SHOWCASE



About this Home

2178 sq. ft. • 4 Bedrooms • 2.5 Baths • 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

Meet the Builder

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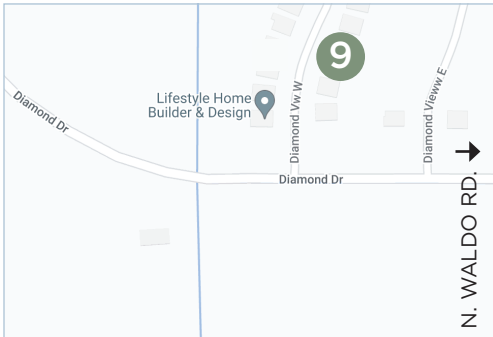
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9

Lifestyle Home Builders & Design

5806 DIAMOND VIEW EAST | MIDLAND, 48642 | MODEL

IN PERSON SHOWCASE



About this Home

1550 sq. ft. • 3 Bedrooms • 2 Baths • 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

Meet the Builder

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.



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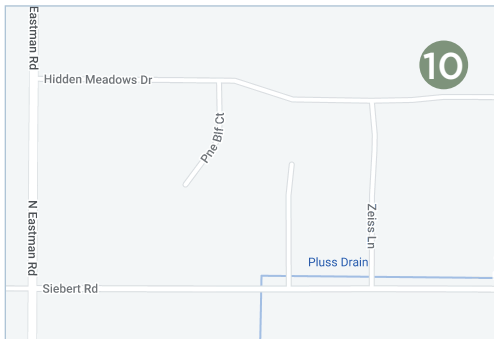
lifestylehomebuilder.com

10

Cobblestone Homes

3217 HIDDEN MEADOWS DRIVE | MIDLAND, 48642

IN PERSON SHOWCASE



About this Home

2411 sq. ft. • 4 Bedrooms • 3 Baths • 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.

Meet the Builder

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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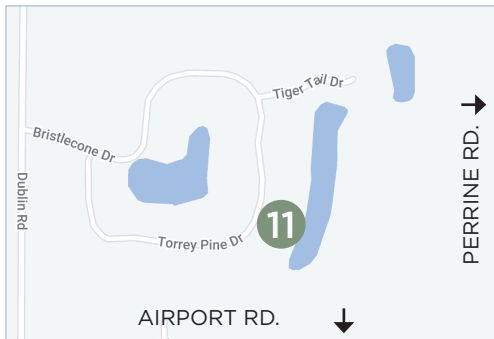
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Cobblestone Homes

4817 TORREY PINE DRIVE | MIDLAND, 48642

IN PERSON SHOWCASE



About this Home

2238 sq. ft. • 3-4 Bedrooms • 2.5 Baths • 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 vent hood, 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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12 Greystone Homes

6107 HIGH OAK COURT | MIDLAND, 48642 | NOT FOR SALE

IN PERSON SHOWCASE



About this Home

3325 sq. ft. • 4 Bedrooms • 2.5 Baths • 1.5 Story

Meet the Builder

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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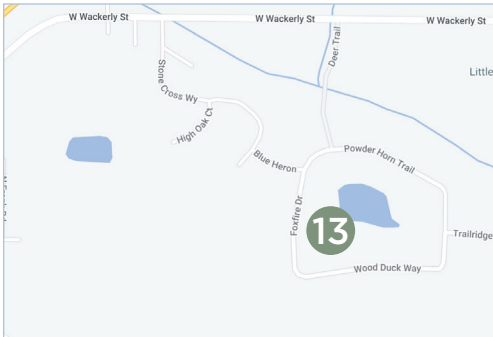
- Charm and character of yesteryear - a modern version of a classic Victorian home. This charismatic 3325 square foot two story has classic Victorian exterior details with a turret weather vane, soffit brackets, Hardie lap siding and fish scales, applied moldings, beautiful wrap around porches complete 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.

13

Moeller Builders

5721 FOXFIRE DRIVE | MIDLAND, 48642 | NOT FOR SALE

IN PERSON & VIRTUAL



About this Home

4294 sq. ft. • 4 Bedrooms • 4.5 Baths • 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

Meet the Builder

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.



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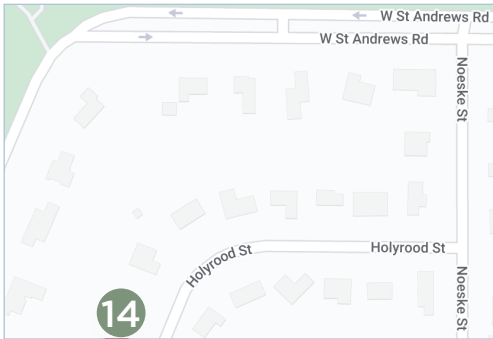
Scan this code to view the virtual tour!

14

Greystone Homes

1108 HOLYROOD STREET | MIDLAND, 48640 | NOT FOR SALE

IN PERSON SHOWCASE



NO WEDNESDAY TOUR

Meet the Builder

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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About this Home

3535 sq. ft. • 3 Bedrooms • 3 Baths • 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.
- 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.



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