

WELCOME HOME

Magazine

GREATER KALAMAZOO HOME IDEA GUIDE & LIFESTYLE MAGAZINE **COMPLIMENTARY**

SUMMER 2020



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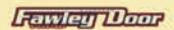
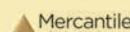
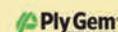
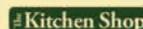


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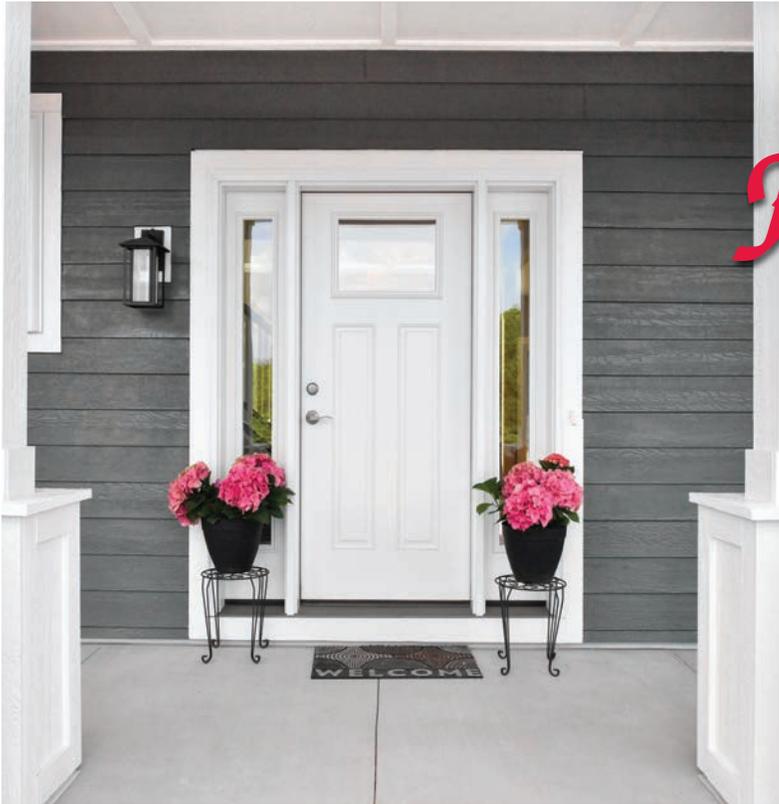
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Feature Home

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Monica and Mike collaborated with Wausau Homes Kalamazoo to create the home with everything they wanted on their 60 acre property.



Classic Gutters for Your Home



Sustainable Planting

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2020 Parade of Homes Guide

PUBLISHER

O'Keefe Publishing, Inc.

EDITOR

John O'Keefe

ACCOUNTING MANAGER

Donna O'Keefe

ADVERTISING

John O'Keefe

johno@jbprinting.com

269-547-0333

269-349-9601 (JB Printing)

CONTRIBUTING WRITERS

Zinta Aistars

Barbara Fisher

Linda Hoard

PRODUCTION

O'Keefe Publishing, Inc.

PRINTING & MAILING

by **JB PRINTING CO.***

Terri Bennett, Jerry Elkins,

John Fahl, Mike Fahl,

Randy Fischer, Brian Fulbright,

Carl Gillespie, Shannon Long,

Mike Majors, Bert Meinema,

Randy Viers

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okeefepublishing@sbcglobal.net

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Welcome Home!

The Home Builders Association (HBA) of Western Michigan welcomes you to the 30th annual Parade of Homes presented by Lake Michigan Credit Union!

In a year of disruption, we're happy to be able to offer this Kalamazoo tradition in a whole new way. But in the midst of the turmoil, some things never change. Like the craftsmanship, exciting design and quality materials that go into every home built or remodeled by an HBA member. Our homes have taken on a new importance this year, they are our offices, our schools, our playgrounds, and our sanctuaries. HBA members continue to provide safe, affordable housing to you, your loved ones and our communities.

As we showcase the work of our members – we promise inspiration for the new home buyer, builder, decorator and remodeler. We also promise safety, care and caution.

If you will be attending the HBA Parade of Homes in-person, our builders will be following the Covid-19 mitigation rules in place at the time of the Parade. For the health and safety of our builders and for your fellow Parade attendees, please wear a mask, maintain proper social distancing, and be patient with our 10 person limit in each home. Your ticket allows you to tour as many homes as you like in the order you choose during the four-day event. Start off by downloading the Western MI Parade of Homes app sponsored by Budget Blinds. The app features easy directions, information about each home and builder and more useful information.

If you aren't ready to be out in public for the Parade – we completely understand! That's why this year we're proud to offer our HBA Parade of Homes virtually at www.HBAParadeOfHomes.org. Featuring 360 degree video walkthroughs, professional photographs and even builder video tours, it'll be as close as we can make it to being there in person. Best of all the virtual parade is FREE!

You'll also have a chance at a \$250 gift certificate for one lucky voter in our People's Choice Awards. Just click to vote on the Western MI Parade of Homes app. We also thank our sponsors WKZO, WVMF, WIN98.5, MLive and Willis Law.

But most of all, we thank you for making the HBA Parades of Homes part of your summer tradition for 30 years – in person, virtually on-line or both.

Sincerely,
Aaron Hovestadt
President, HBA of Western Michigan
Managing Partner,
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Choosing the Classic Gutter for your Home

By Barbara Fisher
Photos Courtesy of Classic Gutters

There is a duck in the front yard and over 3 inches of rain showing in the gauge after the latest heavy rains. If your house is equipped with gutters you've been able to watch gushers of rain shoot out from the downspouts. If not so equipped, your foundation gardens have had to swallow a lot of water this year and worse, crawl spaces or basements may have flooded. So let's talk about relief in the form of gutters. Gutters are highly functional and can accent your home's façade. When we seek a new home or embark on renovations to our existing home we attend to every small detail with hardly a thought to the gutters other than to note they're there or they're not. They're just gutters, right? Unless the house is in a historic district, do we even consider the design aspects of gutters or are we just thinking of their utility? Their utility being directing excess water from our roofs to where it needs to go, preferably not into storm sewers as we learned in a recent rain garden article [Welcome Home (Summer 2019)].

Enter Classic Gutters. Agustin Crookston is the passionate owner of the singularly unique family-owned and operated Classic Gutters Systems (Galesburg, Michigan). Classic Gutters has been manufacturing half round gutters and accessories for over 27 years. One of 14 children, Crookston had an early entry into the construction business when at nine years old he began assisting his dad install K Style gutters and now, years later, has evolved into an expert on all things gutters. Crookston explains that beginning in the late 1960s, mass produced K Style flat bottomed gutters became the norm. They were economical and efficient to produce and install and decades later this type of gutter is still the norm. Crookston; however, decided to be more innovative and creative. "Do you see square PVC or other piping in your house?" he asks, "Water flow is more efficient with round bottomed gutters; debris doesn't accumulate as much." For water control, we all need functionality. Crookston goes on to say that there isn't anything wrong with the gutters that have been installed on homes for decades, but round

gutters offer better water flow. Functionality is critical, of course, but like many elements in our homes, functionality isn't all there is to consider. We spend hours agonizing over the façade of our homes: the siding color, window design, entrance doors, the look of the garage door, trim and the rest. If functionality was the sole consideration, our decisions could be made in a snap. Classic Gutters can help you harmonize the façade of your home by blending functionality with the preservation, restoration or enhancement of the exterior look of your home.

Crookston notes that "whether you're involved in new construction or preserving historical elements, we're confident that you'll find our classic gutter systems to be elegant, durable and user friendly". Homeowners can purchase custom made gutter systems directly from Classic Gutters or a company of your choice may purchase them from Classic Gutters on your behalf. Many gutter companies don't find it cost effective to own the machines needed to manufacture the half round systems, so Classic Gutters is willing to provide that service. Classic Gutters also makes and sells the machine(s) necessary to manufacture the half round gutters for companies with sufficient volume.

Crookston's half round gutters are available in a stunning copper plus 13 aluminum colors and Galvalume. The classic half round gutter comes in three sizes (5", 6" and 8"). Crookston is an innovative designer and offers over 30 different cast fascia brackets to install and customize your gutter project to match or accent the personality of your home. All cast fascia brackets are designed and manufactured with aesthetics, strength and ease of installation in mind. Accessorize your gutters with a wide selection of downspouts, elbows, boots and medallions for added customization. Classic Gutters offers a full array of maintenance accessories including guards and deflectors and is always willing to offer consultation. They also offer various rain chains and drip cups (alternatives to downspouts).



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Crookston has thought of everything needed to customize your half-round gutter project into a work of art.

Many of us have seen Crookston's work even if we didn't recognize it as such. Classic Gutter Systems grace the Niagara Falls Visitor Center, Greenfield Village and the Henry Ford Museum as well as enterprises such as Disney World in Orlando and the Bellagio in Las Vegas. If you've ever seen an episode of This Old House, you may have seen Crookston and his work during one of his multiple appearances on the show. His work has also appeared on other home shows. Crookston believe he was at the right place at the right time for lightning to strike. Attending a trade show in 1997, examples of his work caught the attention of the producers of This Old House and now he's on a first name basis with the executives of the program. Hard work, commitment and a quality product (and perhaps a touch of luck) have made Crookston's Classic Gutters unique in the industry.

If you're looking for durable, efficient and designer level gutters check out www.classicgutters.com.



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When the Living - and Building - Is Easy

By Zinta Aistars
Feature Photography by Jim Schuon

Enjoying their eggs and bacon, sipping another mug of steaming coffee, Monica and Mike Howard sat amid builders and contractors and sub-contractors—and knew they had found home.

Having breakfast with the entire team from Wausau Homes in Kalamazoo was a unique approach to meeting all those who would be working on their new home near Pine Lake in Plainwell, and the Howards were impressed.

“Everyone was there, the owners of Wausau Homes and every contractor who would be working on our house, and everyone came up to introduce themselves to us,” Monica Howard said. “By the end of breakfast, we had everyone’s business cards in our pockets and a signed calendar that showed every part of the process in building our house, start to finish.”

It’s how Troy Freed does things. He and wife Kelley Freed, along with sons Miles Freed and John Keverne, are the owners of the Kalamazoo branch of Wausau Homes, although Kelley now works at another job.

“We have a catered breakfast with our clients whenever we begin a new project,” Troy Freed said. “We bring in the builders, the electricians and plumbers, the whole team, and everyone introduces themselves and talks about their passion.”

Freed believes in unique approaches that help Wausau Homes stand out among builders. Having a breakfast with clients





is how he initiates a new build. Freed has been building homes since he was a teenager.

“By the time I’d graduated high school at 17, I’d built two houses,” Freed said. “I knew I didn’t want to be in a classroom. By 19, I was running a crew. And the rest is history.”

By the 1980s, Freed said, he was building wood basements, and by 1998 he worked with a crew of 20, developing building codes for this new approach. Wausau Homes, a homebuilding organization with franchise-type locations across the country but with a history in Wisconsin, noted his innovative approach to building homes and approached Freed about joining their organization.

“I looked at what Wausau does, how they build homes, and it made sense to me to have the basics already in place,” Freed said.

BUILDING HOMES THE WAUSAU WAY

Freed describes a method of building developed by Wausau Homes as panelized construction, that involves having the floors, walls, and trusses built in panels and ready to assemble on the jobsite. Layouts and finishes can all be customized to a client’s individual needs and wants.

“Wausau left Michigan in 2009,” Freed said, “but in 2016, they were back, and I joined them again. I like the speed of quality building this approach provides. We can finish the average new house in about three months.”

The Howards, too, liked the quick turnaround and meticulous scheduling Freed and his team offered them. Monica Howard traveled to view three other Wausau Homes in the initial building process and was sold on what she saw.

“They call them ‘set days,’ the day they put up the frame of a new house, and anyone who wants to watch is invited,” Monica Howard said. “Giant trucks and cranes roll in and plunk walls down atop a basement that’s already in place. Ours took a couple days, and it was freezing, but I invited friends and neighbors to come watch, the Freed’s served food again, and it felt like a celebration.”

The build began in the fall of 2018, and by April 2019, the 2,700-square-foot house was complete, ready to show in that year’s Parade of Homes.

“Mike and I thought we would want something designed just for us, but when we looked at the floor plans at Wausau Homes, we found one that was just what we were looking for,” Monica Howard said.









WHEN A PLAN COMES TOGETHER

Originally residents of Illinois, where Mike Howard owns an auto repair shop, the Howards owned eight acres of land near Pine Lake for many years, enjoying the area during times away. As retirement approached, they wanted to build their “forever” home in the same area, but with more land where they could board horses.

“We bought 60 acres that already had outbuildings on it, a horse pasture and stables, and a garage for tractors,” Mike Howard said. “We have one horse now and are boarding another, but once I’m retired, we’ll have more.”

The Howards eyed a slope on the property of rolling hay fields, perfect for the layout of a farmhouse they liked on the Wausau Homes website.

“We chose a four-bedroom home with a three-car garage, and I wanted a first-level patio instead of a deck,” Mike Howard said.

“It was important to me that the house flow with the property,” Monica Howard added. “We wanted a great room big enough to entertain but still comfortable for family. I wanted a mud room for the garage as well as one coming into the house from the yard, with an entrance for our dogs and a shower and sink to wash off the dirt after working with the horses. High

ceilings in the house, a wall of windows, and a catwalk across the great room that I fell in love with—it’s my favorite feature.”

The two-story home features nine-foot ceilings on the main level, a stone fireplace in the great room, and a country kitchen.

“The entry area into the kitchen alone is larger than most kitchens,” Troy Freed said. “We put quality into every detail of the house—SmartSide siding for durability, Landmark roofing with a 50-year warranty, two inches of foam insulation, an automatic generator for any power outages, a 98 percent efficiency furnace. These houses are air-tight.”

WHEN IT CAME TO DÉCOR, MONICA HOWARD GOT BUSY.

“I knew what I wanted,” she smiled. “I picked everything down to where I wanted every outlet.”

As for advice to others who may be considering new construction and wondering how to get started, the Howards offer advice: “Trust your gut when you talk to a builder but get good references. We wanted a big, knowledgeable team, and we got that with Wausau Homes. Sure, there was a glitch here and there, mostly because of weather, but they kept to their schedule or kept us informed if for some reason they could not. We got the home we wanted.”





Planting the Sustainable Seed

By Zinta Aistars

Any gardener will be able to describe that special excitement that begins even in the deep of winter. It starts when the gardener contemplates the garden of warm seasons ahead, and those first seed catalogs arrive in the mailbox sometime in December or January. For the dedicated gardener, that's when the first seed orders go in, when the grow lights blink on their blue glow, and the planting of seeds begins indoors, to be tenderly transplanted later when the earth finally warms and frost ends.

With the COVID-19 pandemic spreading across the globe, a renewed interest in gardening has sprung up around the same time the seed catalogs arrive and packets of seeds line store displays. When various food shortages emptied grocery store shelves and when news stories surfaced of disease spreading among meat packing facilities and factory farms, gardening—growing our own food—gained new meaning. Seeds were suddenly out of stock.

"Many people in the United States are dealing with food insecurity," says Amy Newday, the Mellon Fellow for Experiential Learning at Kalamazoo College currently teaching classes about slow farming and resilient agriculture. Newday is also the owner of Harvest of Joy Farm in Shelbyville along with her partner, John Edgerton.

"Many Americans have long assumed that if you have money, you will always be able to buy food," Newday says. "What we have learned during the pandemic is that that isn't always true. This has really shaken people up, realizing that the industrial food system in the U.S. does not offer food security. It's a new reality."

Newday and Edgerton have opened their farm in past years to offer CSA (community-shared agriculture) shares to people who wanted organic, sustainably raised food but didn't have the time or desire to tend their own gardens. While the CSA part of the farm is currently on hold, Newday and Edgerton continue to offer educational opportunities and assistance for beginning gardeners.

"People are feeling vulnerable right now," Edgerton adds. "There are experts in the Kalamazoo community—like Lillie

House Permaculture or our own Harvest of Joy blog—who can help you get started and even offer mentorships. We see a lot of people start gardens but give up by mid-summer because they can't keep up, but mid-summer isn't too late to get into gardening."

IT'S NOT TOO LATE TO GARDEN

Newday recommends planting only a few favorite vegetables when first starting to garden so as to not become overwhelmed. Build your skills and expand over the years, she says. Edgerton adds that if you missed the spring season for planting, mid-summer is still a good time to plant beans, squash, chard, carrots and potatoes, but cabbage, broccoli, beets, radishes, turnips and cauliflower can be planted even later, in August. As one crop is harvested, another can take its place.

"The slow farming movement began in Italy and it's now here," Newday says. "It's pushback against the fast food industry that has been bad for the land, bad for animals, and bad for our health. Today's food industry is exploitive, putting profit over nutrition, but if we want to support ecological health, we need to support our small to medium-sized local farmers with sustainable practices."

The slow food movement means bringing back food traditions, bringing families and friends back to the dinner table, as we invest in the health of our soil and water. It means farming and gardening without the use of toxic chemicals, instead using organic means to nurture self and earth.

"And it's not just about the gardening," Edgerton says. "It means slowing down to add quality, from seed saving to cooking with gratitude and thoughtfulness, serving with kindness."

SEED SAVING FOR FUTURE GENERATIONS

Seed saving is part of the type of farming Newday and Edgerton follow. Edgerton has been saving seeds for decades,

he says. It means not only raising favorite crops in one's garden but saving the seeds of favorite vegetables to plant again next year. It means long-term planning.

"Think about the foods you and your family love," Edgerton says. "Maybe someone in your family loves growing the same type of tomato year after year. You may want to perpetuate that family tradition and pass those seeds on to the next generation. That's what drew me to seed saving, the stories that came along with those seeds."

"Native Americans grew maize, or corn, for instance," Newday says. "The elders passed along songs and stories along with the corn to the next generation. That's so powerful—what we can do now, during this pandemic, to reclaim those skills of working with the land and reclaiming traditions to pass along to next generations. This is not a time to jump into panic mode. We'll get through this, but we need to be that good ancestor. We are creating heritage."

Edgerton recalls how our elders got through the Great Depression and World War II by planting Victory Gardens, with citizens planting vegetables, fruits, and herbs on private and public lands to survive times of hunger and defeat the enemy as a nationwide effort.

"Victory Gardens accounted for about 40 percent of the country's fresh produce during war years," he says. "That's something we can do again."

"When planting your garden, though, it's not just about food. Think about beauty, too," Newday says. "Adding flowers into your garden attract pollinators like bees and other beneficial insects that can help control pests without the use of pesticides."

Not all our food will come from our gardens, Newday and Edgerton say, but the way we spend our food dollars can also help determine what kinds of crops our small and medium-sized farmers grow and how they grow them. Admittedly, the organic label has seen some corruption since its inception.

"Today, some of the foods in the grocery store that are labeled organic are coming from big ag—the industrial factory farm—too," Newday says. "That's why we encourage people to know your farmer, where your food comes from. Don't be judgmental about it but do ask questions about how they raise their food. Ask your grocer to carry better products. Your dollar is a vote for your food choices."

If you'd like to know more about the Harvest of Joy Farm or to arrange a visit, please send an email to: thefarmers@harvestofjoyfarm.com



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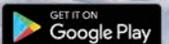
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SCHEDULE & TICKET INFORMATION

Enjoy the Parade in-person with your ticket purchase or virtually from the comfort of your own home! Virtual tours are free and will be available starting August 5th.

New & Remodeled Homes

August 5 - 8, 2020

Wednesday - Friday 6 pm - 9 pm
Saturday 1 pm - 7 pm

Virtual Tours

View the homes virtually from the Parade App (*Western MI Parade of Homes*)
Or at www.HBAParadeofHomes.org

Purchase Tickets

Parade of Homes tickets may be purchased at area Harding's locations throughout greater Kalamazoo, on line at www.HBAParadeofHomes.org, or on the "Western MI Parade of Homes" App.

Parade of Homes Ticket Prices

- \$10 at each Parade Home during Parade Hours
- \$8 at area Harding's locations, on line at HBAParadeofHomes.org or on the "Western MI Parade of Homes App"

Experience what you have come to know and love!

The Home Builders Association of Western Michigan is pleased to WELCOME home-buyers and real estate enthusiasts alike to join us for the 30th Annual Parade of Homes from August 5 – 8. The 2020 event may look a bit different than years past, but it is still on and open to attendees.

How to Tour The Homes

In Person: To keep builders and guests as safe as possible, safety measures will be implemented in accordance with the most current guidelines for COVID-19 best practices. That includes limiting the total number of people in a home to 10, having hand-washing stations available, and enforcing six-foot spacing and a mask is required.

Virtually (free) This year, the Parade of Homes has been adjusted to keep attendees and builders safe during the pandemic. For those who would rather stay home you can tour the Parade of Homes online. The virtual event includes videos from the builders, who record the homes' layout and provide insight on its best features. It will also offer 3D walk-throughs that allow attendees to control their own experiences – just as if they were touring a home in person.

To find out more about the Parade of Homes in Kalamazoo, call the Home Builders Association of Western Michigan at 269-375-4225 or go to HBAParadeofHomes.org.



HOME SPECIFICATIONS

Square Feet: 4661

Bedrooms: 4 Bathrooms: 3 full 1 half

Price Range: consult builder

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PINE HOLLOW

I-94 to Sprinkle Rd (exit 80), north on Sprinkle Rd to F Ave, east on F Ave to Pine Hollow neighborhood/ Medinah Lane (north side of road), north on Medinah Lane to home.

This beautiful custom walkout craftsman style ranch home is situated in a wooded & quiet setting on 1.5 acres. The exterior consists of low maintenance stone, horizontal & shake siding, large covered front porch with colored and stamped concrete, 13x26 screened porch, 3 car attached garage and outdoor fireplace.

The main floor boasts large living room with coffered ceilings and fireplace that is gas & wood burning. The chef's kitchen features Pioneer cabinets, high end Thermador appliances, and center island with hardwood floors. French doors open to the office with bench seat. The luxurious master suite has a bench seat, large walk-in closet with built-ins and 4x8 tile walk-in shower. Do not miss the walk-in pantry, laundry room with bench and numerous cabinets, half bath, guest bedroom suite with full bath including tile shower and walk-in closet as well as 9' ceilings throughout the main floor.

The finished walkout lower level with 9' ceilings offer the added finished space of 2 bedrooms, full bath, fitness room, rec room with built-in wet bar, patio to the outdoor space and plenty of storage.



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FOR SALE 2

HOME SPECIFICATIONS

Square Feet: 2217
 Bedrooms: 3 Bathrooms: 3 full
 Price: \$310,000

2560 HUNTERS POND, KALAMAZOO 49048

HUNTERS CREEK

1-94 to Sprinkle Rd (exit 80), north on Sprinkle Rd approximately 4.5 miles to H Ave, east on H Ave 1.5 miles to Hunters Run, south on Hunters Run to the back of the neighborhood past the red roof gazebo to Hunters Pond, right/south on Hunters Pond to home.

Enjoy the natural beauty and peaceful surroundings of Hunters Creek. This condo features 1375 sf of finished living space on the main floor. You'll find cathedral ceilings & wood laminate flooring in the living room with slider to a large deck, dining area & a chef's kitchen with white cabinets; a center island & granite counter tops. Located off the kitchen is the large laundry room with a walk in pantry & access to the attached 2 car garage. On the other side of the great room you'll find a guest bedroom and hall bath and the Master bedroom suite with a roomy walk in closet & private bath with tile floors and white cultured marble vanity with dual sinks. The walk out lower level features a bedroom with WIC, full bath & family room with slider door to concrete patio and plenty of storage space. Enjoy the close proximity to the city with the peaceful feel of the country.



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FLOORS



HOME SPECIFICATIONS

Square Feet: 1440
 Bedrooms: 4 Bathrooms: 2 full
 Price: \$140,000

1403 E. STOCKBRIDGE AVE, KALAMAZOO 49001

1-94 to Portage Rd (exit 78), north on Portage Rd approximately 2.5 miles turn east on Stockbridge Ave. approximately 0.4 miles to home.

The HBA of Western Michigan along with our Kalamazoo Attainable Homes Partnership (KAHP) partners, are bringing new construction to Kalamazoo’s core neighborhoods surrounding downtown. Homes built under the multi-year KAHP program feature the same high-quality construction and materials that go into many custom homes, such as 50-year roofing, energy saving insulation and heating and air conditioning systems, durable flooring materials and much more – saving families thousands in utilities bills and maintenance for generations to come.

Inspired by the architecture of the neighborhood, this modern interpretation of a traditional 2-story, single-family home sits on the corner of Stockbridge and March Street in the historical Edison neighborhood in the City of Kalamazoo. This home offers:

- 1,440 square feet of living space on 2 floors
- Living room opens to the kitchen offering an open concept
- 4 bedrooms, 2 full baths and a large pantry
- Second floor laundry and ready-to finish Basement

Special thanks to Osborne Construction, Martz Home Builders and Landmark Homes of Michigan who also built homes just like this one through the KAHP!



The Home Builders Association of Western Michigan (HBA) in cooperation with Kalamazoo Neighborhood Housing Services (KNHS) and Local Initiatives Support Corporation (LISC) form the Kalamazoo Attainable Homes Partnership (KAHP). One of the unique efforts is the collaborative design by a number of HBA builders working together to create the most efficient design possible. Thank you to our builders mentioned above for bringing new homes to Kalamazoo’s core neighborhoods!



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OPEN AUGUST 5 - 8

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2. WATTS HOMES & CONSTRUCTION | 2560 HUNTERS POND, KALAMAZOO
3. KNHS | 1403 E STOCKBRIDGE AVE., KALAMAZOO
4. B+A HOMES | 1100 HAWKINS CT, KALAMAZOO
5. IRISH BUILDERS | 552 SAWGRASS WAY, KALAMAZOO
6. AVB | 7876 TURNING STONE, KALAMAZOO
7. AVB | 7846 TURNING STONE, KALAMAZOO
8. AVB | 8254 SANCTUARY WOODS, KALAMAZOO
9. LUTZ CONSTRUCTION | 7880 CORNERS COVE, KALAMAZOO
10. JIM ROBERTS CONSTRUCTION, INC. | 7161 BENTWOOD TRAIL, KALAMAZOO
11. GLAS ASSOCIATES DESIGNERS/BUILDERS | 6541 BUNCHBERRY DRIVE, PORTAGE
12. TMR BUILDERS, INC | 10621 GRACIE LANE, PORTAGE

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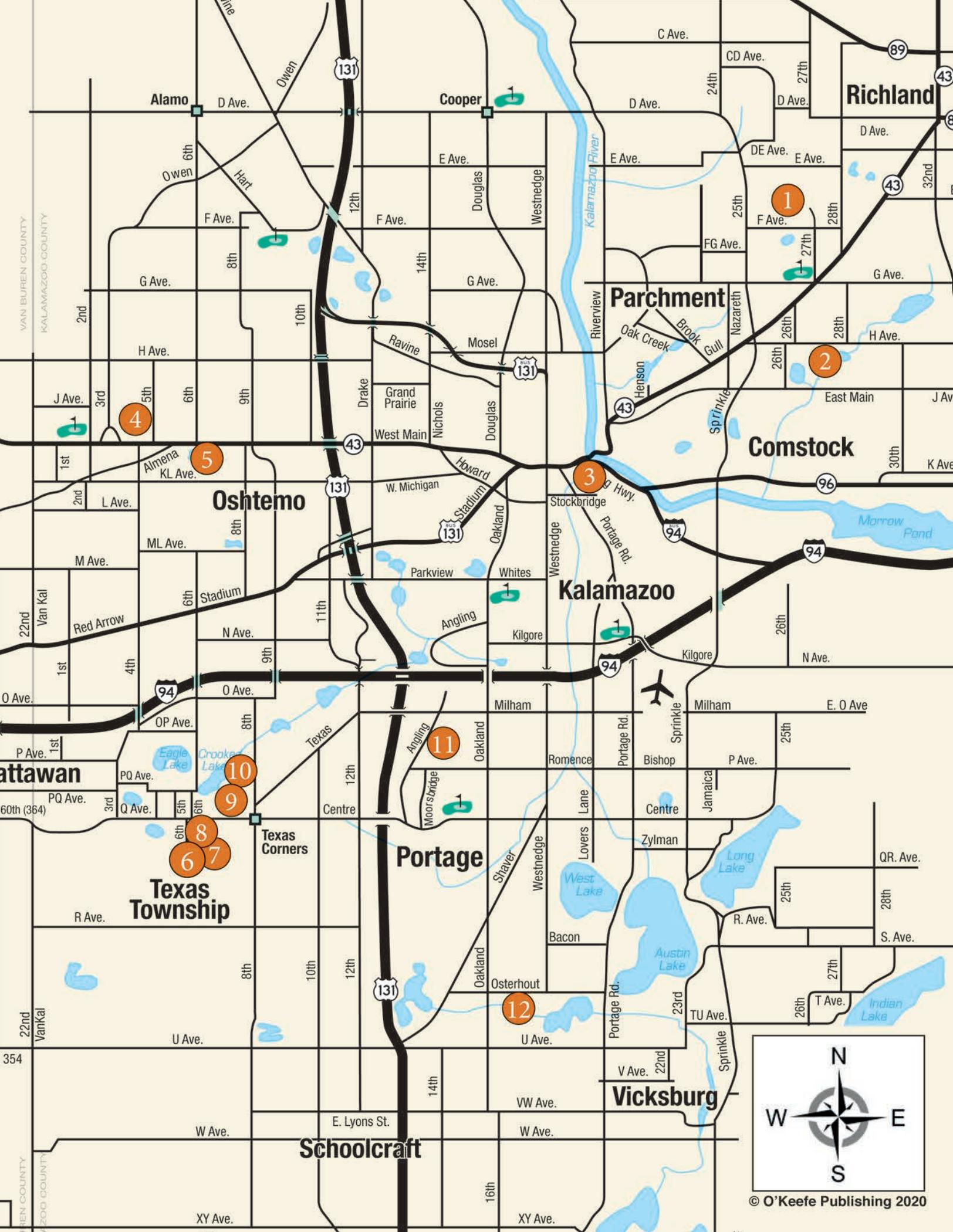
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FOR SALE 4

HOME SPECIFICATIONS

Square Feet: 3238

Bedrooms: 5 Bathrooms: 3 full 1 half

Price Range: \$400,000 - \$450,000

1100 HAWKINS CT, KALAMAZOO 49009

WESTERN WOODS

Take Exit 38B(M-43), Head west on M-43 for 3 miles, Turn right(north) onto 5th st, Turn left onto Western Woods Dr, Turn right onto Hawkins Ct.

Come visit this farmhouse style home located in the beautiful Western Woods neighborhood. Custom built + designed by our team with every detail and feature to exceed what you are looking for in their dream home! You will love walking through this home complete with custom details around every corner!

Highlights from new construction home include:

- Dark charcoal grey steel siding and white accents to create a stunning contrast.
- Open floor plan with tray ceilings and beams + hardwood bamboo floors throughout entire main floor.
- Stunning black fixtures + hardware, gorgeous grey + white shaker style cabinetry and quartz countertops.
- Fully finished walkout basement perfect for entertaining with dry bar, + 2 more bedrooms.
- Designer light fixtures, tile, + furnishings throughout home.
- Custom built in bench in mudroom, multiple accent walls + custom farmhouse brick fireplace.

We can't wait for you to take a look at our show stopping homes completed by the B+A Homes team!



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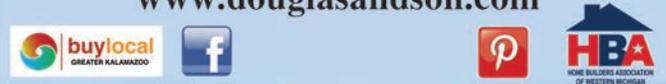
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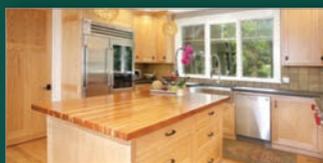
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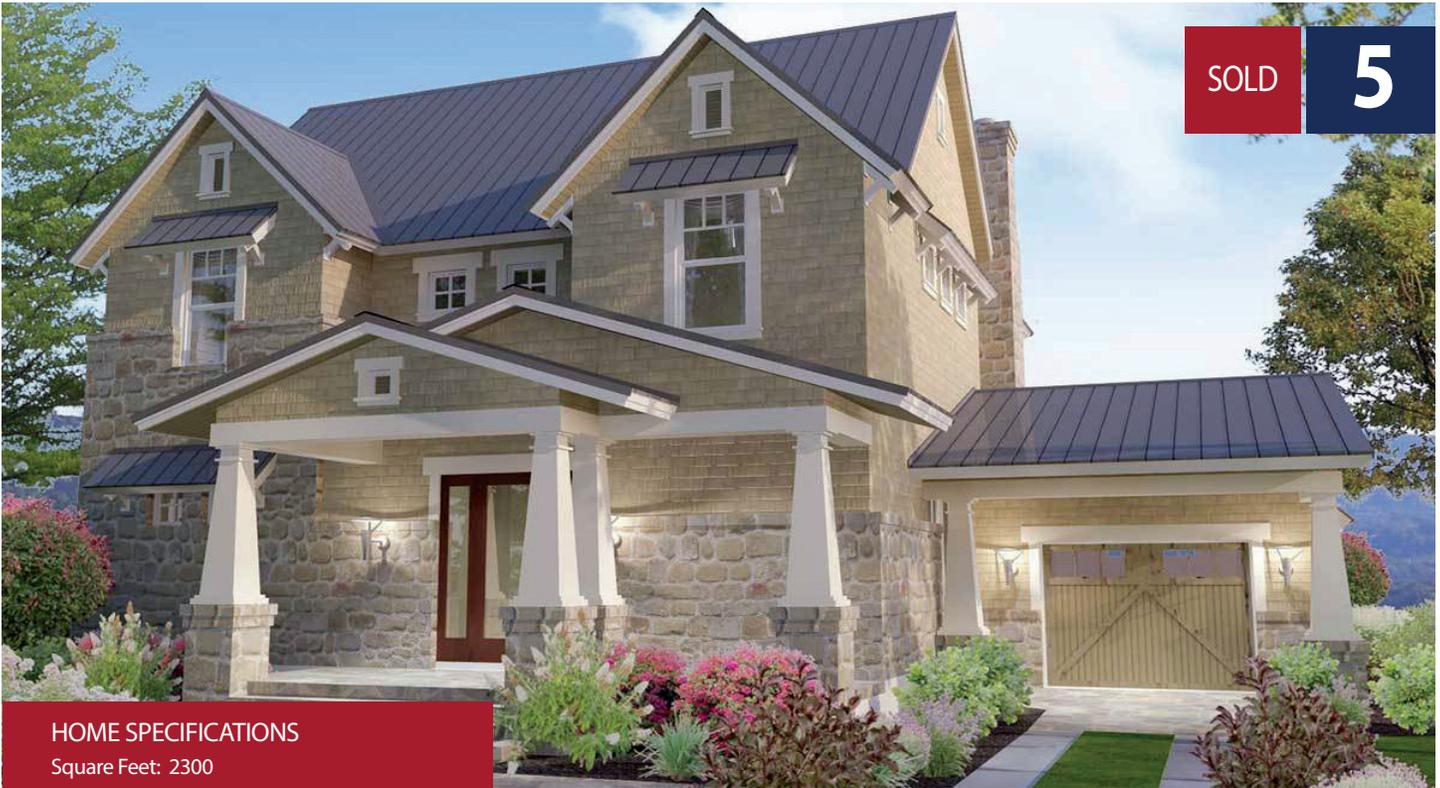
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SOLD 5

HOME SPECIFICATIONS

Square Feet: 2300

Bedrooms: 3 Bathrooms: 2 full 1 half

Price Range: \$500,000 - \$600,000

552 SAWGRASS WAY, KALAMAZOO 49009

HAMPTON COVE

Take U.S. 131 to West Main. Go west on West Main to Sawgrass Way. Turn south into Hampton Cove.

This beautifully detailed farmhouse is tall in stature and uses a variety of textures to create an unforgettable, high-end finish. Steep pitched roofs, awnings, cedar shake and fiber-cement siding give this house a stylish facade, complemented by the large screened in porch and deck. The interior boasts a large 2nd floor game room, a custom kitchen by Kirshman Kitchen Design, along with stunning finishing touches such as wainscoting, crown moldings, custom-built closets, a barn door and a drop zone. Beautiful hardwood floors, custom tilework, a curbless, handicap-accessible master shower with heated tile and ample storage round out this one-of-a-kind home. Hampton Cove is a custom, site-condo development.



Argel Irish of Irish Builders believes your home should be both stylish and functional. It should reflect your personality, complement your lifestyle and ultimately make you happy, because it's where your family's memories are made. Irish Builders makes sure that every home has its own unique character using custom trims, real wood and genuine craftsmanship. Argel specializes in producing homes that are aesthetically pleasing, use space well, and accommodate your budget.



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FOR SALE

6



HOME SPECIFICATIONS

Square Feet: 2195

Bedrooms: 3 Bathrooms: 2 full 1 half

Price Range: \$350,000 - \$400,000

7876 TURNING STONE, KALAMAZOO 49009

TURNING STONE

From US-131, take exit 31 (Centre Avenue). Head west on Centre Avenue. Head south on Q Avenue. Head south on 6th Street to Turning Stone community entrance and follow Turning Stone to destination.

Welcome to the grand opening of Turning Stone by AVB. Conveniently located in very desirable Texas Township and the Mattawan School District. Located only a few minutes from Texas Corners where you will find all the wonderful conveniences of living in a local community, from the farmers market, to numerous restaurants, specialty stores, and a coffee shop and family medical services. From the moment you arrive home at Turning Stone, you will find a neighborhood that was creatively designed. Neighbors will enjoy a sense of arrival when you make the turn on Turning Stone with its large home sites, exceptional landscaping - natural berms, curvilinear roads, greenspaces, along with a neighborhood park and linear sports path.

You will love this home overlooking the vineyards and its open yet defined layout and the luxurious main floor owner's suite. You are welcomed home to a gorgeous open foyer with entry to the flex room perfect for a home office. You'll love the large windows and slider that allow ample natural light and air flow. Stylish wood flooring runs throughout much of the main living area and blends well with the light fixtures and door hardware throughout. The beautiful kitchen is perfect for cooking your gourmet meals with its stained and painted cabinets, great storage space, beautiful quartz counters, and access to a spacious corner pantry. The family room includes a fireplace with a custom mantel and stunning tile surround. The mudroom offers wonderful space with a custom built-in bench, access to the large laundry, and easy access to the powder bathroom. You will fall in love with the private owner's suite with its custom tile shower, cabinetry, and storage space. Completing the main level are two private bedrooms with the second full bathroom. The lower level offers wonderful natural light and can be customized to your desires for a home gym, secluded office, recreation room, bedroom ensuite and so much more.



AVB is an award-winning southwest Michigan builder, driven by a passion to create great places to live and work. For almost 40 years, our proven process includes a concierge approach to home building, premiere developments, and award-winning client service. We always make the extra effort to ensure each and every home we build exceeds our client's expectations.



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7 FOR SALE



HOME SPECIFICATIONS
Square Feet: 4478
Bedrooms: 5 Bathrooms: 4 full 1 half
Price Range: \$500,000 - \$600,000

7846 TURNING STONE, KALAMAZOO 49009

The Hawthorn home is located next to the Turning Stone neighborhood park. Following the linear trail to the park area, you will find an open sports field with soccer nets, surrounded by landscaped berms, built-in slides, and a sledding hill. The trail system winds its way through the park past the boulder firepit patio with Adirondack chairs, open grassy area to the cornhole game, past the log tangle and swings. Along the rise overlooking the sports field are the pickleball and basketball courts, all practically in your backyard!

This home is open and has wonderful windows that flood it with natural light. The gourmet kitchen will be one of the favorite rooms to gather with family and friends. There are gorgeous quartz counters, stained and painted cabinets, pro-style appliances, industrial style plumbing fixtures, and one of a kind mixed metal light fixtures make the kitchen a perfect place for cooking and entertaining. The kitchen is the hub of this home and open to the dining area and family room, it is surrounded by windows overlooking beautiful vineyards. The gas fireplace has a custom etchwood beam mantel and quartz surround. The formal dining room is accented with a custom wainscot trim detail. The mudroom includes a beautiful custom built-in drop-zone and cubbies with stained and painted finishes and diagonal shiplap trim. You will also love the large walk-in pantry and convenient laundry room. You can escape to the owner's suite with a large walk-in closet, soaking tub, and ceramic tile shower. There is a private bedroom suite, two bedrooms with Jack & Jill bathroom, and a large loft area perfect for a kids' lounge, homework, and gaming. The lower level is finished with a large recreation room and hosts the fifth bedroom and bathroom.

TURNING STONE

From US-131, take exit 31 (Centre Avenue). Head west on Centre and continue on Q Avenue. Head south on 6th Street to Turning Stone community entrance and follow Turning Stone to destination.



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FOR SALE

8



HOME SPECIFICATIONS

Square Feet: 2772

Bedrooms: 4 Bathrooms: 2 full 1 half

Price Range: \$350,000 - \$400,000

8254 SANCTUARY WOODS, KALAMAZOO 49009

TURNING STONE

From US-131, take exit 31 (Centre Avenue). Head west on Centre Avenue. Head south on Q Avenue. Head south on 6th Street to Turning Stone community entrance and follow Turning Stone to destination.

Rolling hills, flowing prairie grasses, and wildflowers lead you to the stunning Turning Stone entry statement. The exceptionally landscaped roadway follows the linear trail to the Evergreen home. Along the curvilinear roadway, you will see links style berms, prairie grasses, and hundreds of newly planted trees that transform this former vineyard into a picturesque neighborhood, the latest community creation by AVB. Here, the home sites are very generous in size, substantially larger than most communities in the area averaging over 24,000 square feet.

The Evergreen welcomes you home with its inviting exterior that features a wonderful front porch. A spacious foyer welcomes your friends and family and a private flex room with French doors on the main level is great for a home office, playroom, or formal dining room. The kitchen includes impressive finishes including the dark painted kitchen cabinets, black hardware, and honed quartz counters. The gas fireplace in the living room makes a statement with its bold trim detail and built-in benches with stained and painted finishes. Special conveniences for the busy modern family include built-in benches in the foyer with grid detail and the mudroom bench with shi lap detail. From the dining room, you have access to the patio and the private backyard. The owner's suite boasts dual closets and vanities, offers wonderful natural light, and features a gorgeous ceramic tile shower with a splash of patterned tile.



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SOLD 9

HOME SPECIFICATIONS

Square Feet: 3132
 Bedrooms: 4 Bathrooms: 4 full
 Price Range: \$400,000 - \$450,000

7880 CORNERS COVE, KALAMAZOO 49009

CORNERS COVE

From US 131, take Centre Street west through Texas Corners. First road on the right past 8th Street is Interlochen. Take Interlochen north to Crooked Cove. Turn right on Field Bay until you reach Corners Cove. Turn right on Corners Cove to your destination.

This ranch house is settled in the new phase of Corners Cove. The main floor is a split house with the master on one side and kids on the other. Inside you'll find custom craftsmanship throughout. The house is an open-concept that flows from the kitchen to the living room so everyone can hang out together. A large deck overlooks the walkout section to allow the beautiful views. There are three tray ceilings in the house to give the homeowners own taste. A large stone fireplace sits in the living room. The downstairs has a full bar to hang out at. There's also a large rec room and additional bathroom. This is a must see house in this year's Parade of Homes.



Jason Lutz, (JD) grew up in Schoolcraft, Michigan, and has spent his entire life in residential construction and development. He's successfully invested in his own new property developments and built custom homes in Southwest Michigan. JD has won several awards in the Kalamazoo Parade of Homes for excellence in quality and craftsmanship.

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FOR
SALE

10

**HOME SPECIFICATIONS**

Square Feet: 4030

Bedrooms: 4 Bathrooms: 4 full 1 half

Price Range: \$750,000 - \$1,000,000

7161 BENTWOOD TRAIL, KALAMAZOO 49009**BENTWOOD TRAIL**

From US-131 exit 31 (Centre Ave), head west as Centre turns into West Q Ave. Turn north (right) onto 8th Street at Texas Corners. Travel half mile to Bentwood Trail. Turn west (left) onto Bentwood Trail to home on left.

Welcome to our "Earthy Modern hybrid Craftsman-like" stunning, yet restrained eclectic 4,000 sqft Ranch walkout. Special features include:

- 10ft ceiling heights and a 12ft tall great room
- a magnificent ledger rock fireplace wall with floating hearth
- Amish custom-made beams
- oak headers topping windows and 8ft interior doors
- richly stained wood floors
- a bold kitchen with a center island
- ensuites for all bedrooms
- colored concrete floor enhances the screen porch
- a spacious composite deck overlooking the natural ravine setting
- a new underdecking system by DEXERDRY

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Jim Roberts Construction has committed itself to providing clients with exceptional service, quality and value for over 34 years. We begin by building a foundation of communication and trust then focus our energies to exceed customers' expectations. Resulting in a distinctive, structurally superior and energy efficient home in which to live for generations.



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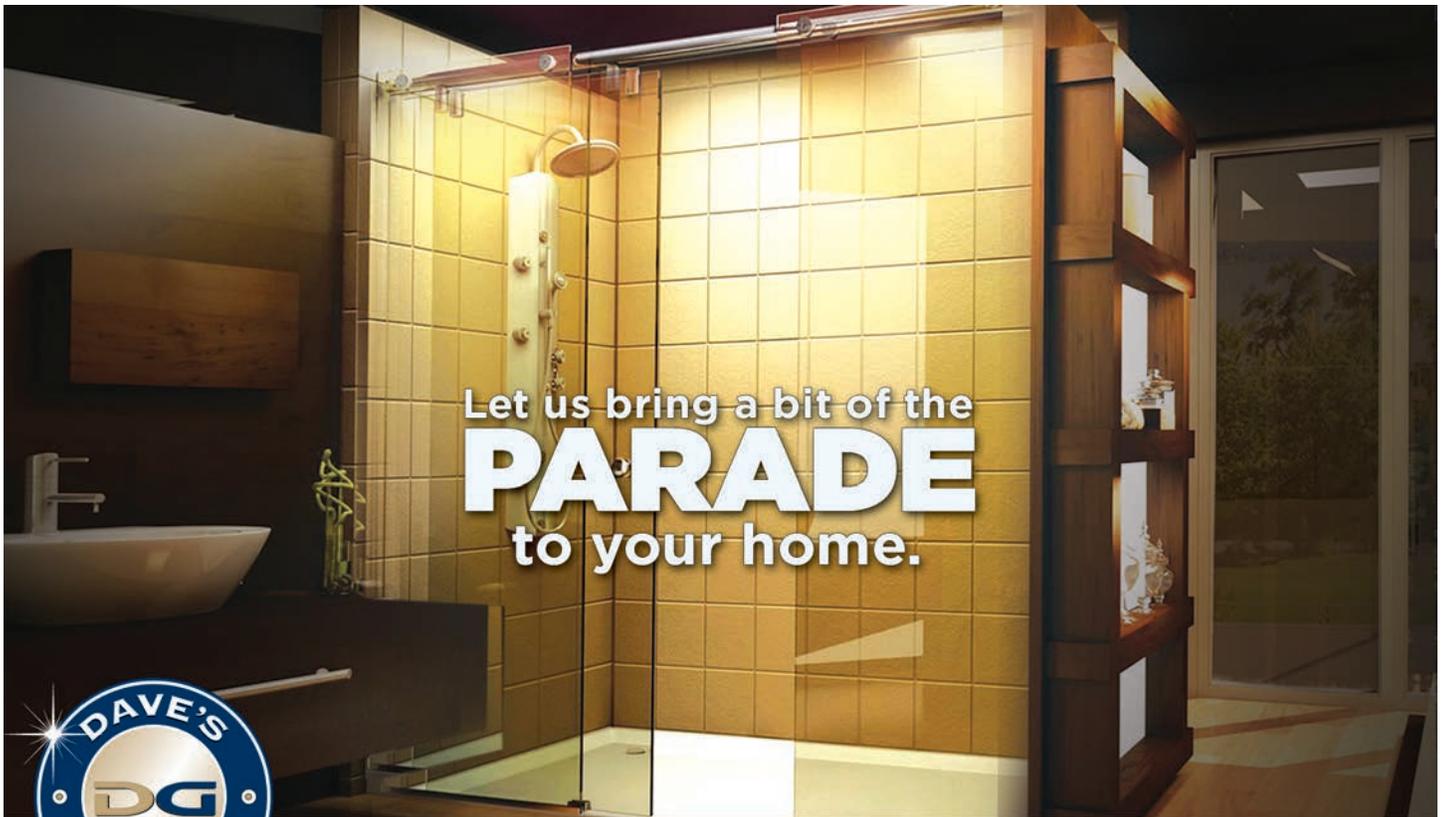
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FOR SALE 11

HOME SPECIFICATIONS

Square Feet: 3163
 Bedrooms: 3 Bathrooms: 2 full 1 half
 Price Range: consult builder

6541 BUNCHBERRY DRIVE, PORTAGE 49024

WHISPERING MEADOWS

From US 131: Centre Street exit, then head East. Take 1st Left (north) onto Angling Rd. Right on Mullein. Left on Bunchberry to home.
 From 1-94: Oakland Drive Exit then head South. Right (west) on Milham. Left (south) on Angling. Left (east) on Mullein. Right on Bunchberry to home.

Glas Associates, an award-winning company celebrating 60 years of building and designing quality custom homes in southwest Michigan, invites you to their 2020 parade home in the beautiful Whispering Meadows neighborhood. This 3 bedroom, 2 1/2 bath custom home, nestled on a cul-de-sac, would be perfect for the growing family, empty-nesters or the newly married. Expansive windows and warm modern finishes make the space light-filled, yet cozy. The basement is unfinished but with daylight windows and an open floor plan, it's an inspiring space ready for a future bedroom, bath and entertainment area. Main floor living includes a den, vaulted great room, laundry room, kitchen and master suite. The 2nd floor has 2 bedrooms, a full bath, and a potential bonus room over the garage. We look forward to seeing you!



Glas Associates is a family owned and operated business with strong roots in the Kalamazoo community for 60 years. Our goal has always been to create homes for the way families want to live. We listen carefully to what you want and individualize the home to fit your needs and desires, your lifestyle and your site. We strive to provide a seamless building process and a home to be enjoyed by many generations.

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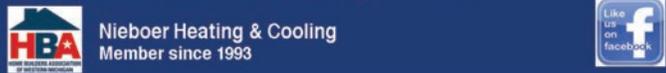
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HOME SPECIFICATIONS

Square Feet: 1552
 Bedrooms: 2 Bathrooms: 2 full
 Price Range: \$300,000 - \$350,000

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HOME SPECIFICATIONS

Square Feet: 1750
 Bedrooms: 1 Bathrooms: 1 full
 Price Range: consult builder

30640 64TH AVE., LAWTON 49065

West on I-94 to Exit 60 (Paw Paw)
 Turn left (south) towards Lawton on M-40. Turn left (East) on 64th Ave.
 House is on the left.

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We started with a formal 2-story Winchell Neighborhood home built in 1952 that had been added on to in the early 90's but did not accommodate the open concept living that the current owners desired. The challenge of merging the spaces into a cohesive layout that would allow for convenient use and good flow throughout the main floor was met head on by our team! The project was focused on the Kitchen and Mudroom entry areas, but pretty much touched all of the main floor. The new layout features a new Pantry and better overall flow with revised spaces that are fit for entertaining!



4161 BRONSON BLVD., KALAMAZOO 49008

This Kitchen remodel started with the goal of taking the long narrow feeling out of the old Galley Kitchen and opening it up to the family room. As with many projects, the goals of this remodel morphed into more of the main floor, but the results were worth those changes! Some challenges encountered were load bearing walls being moved and still having wall space for cabinets! The dated Master Bathroom was also due for an update with the challenge of bringing in natural light by adding a window. The new layout accomplished these objectives and the transformation is stunning.

Building on the first two generations of solid family experience, son Scott Pennings with father Brian Pennings continue ownership of Pennings & Sons. For over 40 years, the company has provided new home and remodeling services to the greater Kalamazoo area. In the past 10 years, the Pennings Handyman Division continues to grow in prominence among the company's offerings.



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