

# SPRING SHOWCASE OF HOMES

MARCH 2-3 & 7-10, 2024



30 New & 1 Remodel Project  
 Thursday/Friday 4 - 7 pm • Saturday/Sunday 10 am - 4 pm  
 Remodels Only Open March 9 & 10  
 Learn more at [BCHBA.org](http://BCHBA.org)



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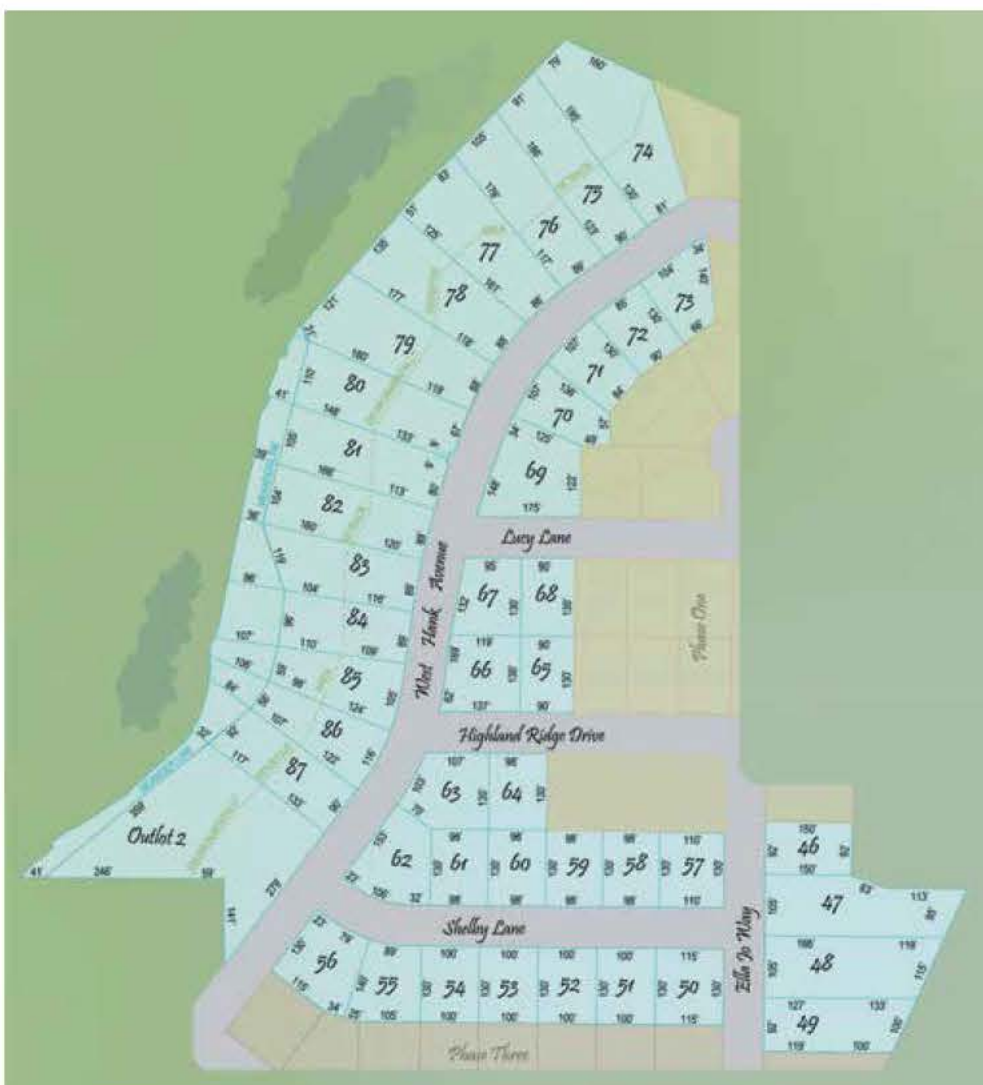
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- 920-676-4788
- jill@visionrealtyanddev.com
- www.visionrealtyanddev.com

# welcome to the 2024 SPRING SHOWCASE OF HOMES



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We are excited to present to you the 2024 Spring Showcase of Homes! This Spring, we will be featuring 30 new construction homes and 1 remodel. The Showcase of Homes event presents an opportunity for our Builder and Associate Members to show you the results of their hard work and dedication in building new and remodeled homes.

There will be 1 remodel for you to view on the second weekend of the Showcase, Saturday, March 9 and Sunday, March 10. The remodel project is indicated in the book by a different color and shape than new construction homes. The remodel project is also listed at the end of the Showcase route. We ask that you respect the privacy of the homeowners while touring the remodel project.

Check out our App to get directions to get to the homes and find out all the details about each home. Don't forget, some of these homes are on new roads or are in new subdivisions. The directions may only be able to get you to the general area of the house and then you can use the directions on the specific house page in the book for the exact location.

One of the goals of this event is to allow you to have the opportunity to meet and to create a connection with your future builder in person! You can have your questions answered and your ideas brought to life when talking to a Builder at the Showcase of Homes.

An important motto of the Brown County Home Builders Association is to "Do Business with Members." Our members are not only held to a high standard, but they also have access to resources to make them the premiere contractors and subcontractors in the industry. To learn more about the advantage of working with a member, check out page 16. We not only encourage you to do business with a member, but we also encourage our members to do business with other members as well. The "Hammer Builder Symbol" indicates that a member used other members on their newly constructed homes. A higher hammer symbol signifies a higher number of members being used for that home. To learn more, visit page 10. You can see the list of all the subcontractors, and which homes they have worked on, starting on page 6.

Another note: The plans in this book are not intended to be used for reproduction. For more information on your legal rights when using a home plan design, check out page 21 or contact the BCHBA at (920) 494-9020 for more information.

I hope you enjoy everything the Spring Showcase has to offer!

Nick Holtger, NHC Homes Corp.  
2024 Showcase of Homes Chair



## Zero-Step Entry

When you see this symbol, the home is "Zero-Step Entry". Builders who have indicated their home as "Zero-Step Entry" have had the symbol above added to their pages. This does not imply that the home is designed to meet handicap accessibility requirements. The standards met to include the symbol above are as follows:

### Zero-Step Entry:

- A minimum of one exterior entrance that is zero-step
- Since the service door from the garage to the house is the most used door, it is recommended that the door is zero-step and that it be 42" wide

**Please Note:** Due to unforeseen circumstances and/or weather, accessibility may be limited.



Download Our App!

Download our App to  
get directions and maps  
for each home!



# WHAT is the BCHBA?

The Brown County Home Builders Association (BCHBA) is a member-based, non-profit organization established in 1956. Members are an integral part of a vibrant and progressive organization that has one fundamental goal in mind: To make the housing industry the best that it can be in the communities we serve; Brown, Kewaunee, Marinette and eastern Oconto Counties. Our dedication to the industry and quality of elevated leadership have made us one of the most influential trade associations in the state. Currently, our local Association membership is nearly 600+.

**Membership** - Membership is divided into two categories: Builder and Associate.

**Associate Member** - Any person, firm or corporation engaged in a trade, industry or profession related to shelter construction, remodeling or land development, and is of good character and business reputation, shall be eligible.

**Builder Member** - Any person, firm or corporation currently in the business of shelter construction, land development or remodeling; and is of good character and business reputation; and has successfully completed and passed all education programs as described in the Policy and Procedure Manual for Builder members shall be eligible.

**BCHBA Events -**

- **The Green Bay Home + Lifestyles Experience** is the largest home show of its kind in the region. Visit with professionals in all areas of home building, remodeling, landscaping, decorating needs, interior improvements, roofing, windows and much more. Everything for the Home... inside and out!

- **Spring & Fall Showcase of Homes** are self-guided tours of beautiful, newly-constructed spec and custom homes and amazing remodel projects throughout the Brown County area.

**Our Mission:** Dedicated professionals providing excellence in housing through education and innovation for the betterment of members and our community.

811 Packerland Drive, PO BOX 13194, Green Bay 54307-3194  
 (920) 494-9020 - BCHBA.org  
 Lori Frisbie - Executive Officer

## DON'T FORGET ABOUT THE REMODELS!

Check Out 1 Amazing Transformation!

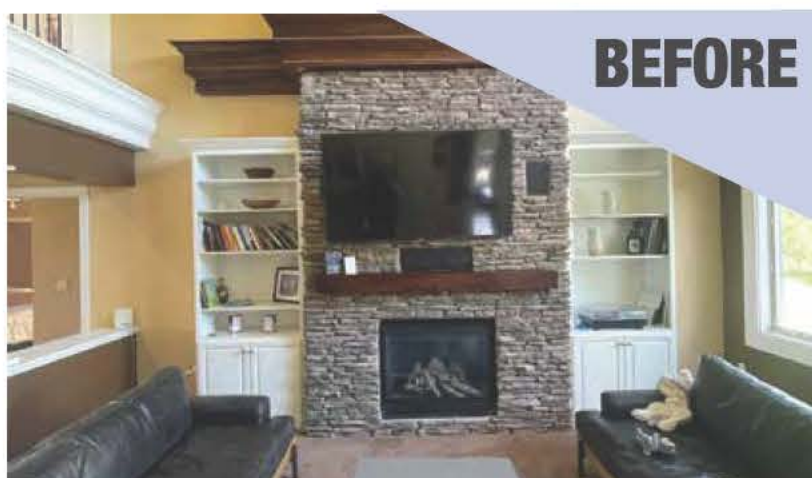
The Spring Showcase of Homes will host the remodeling project on the second weekend of the Showcase! Here's how to distinguish the remodel project from the newly constructed homes:

Ticket - Remodels = Squares • New Construction = Circles  
 Map - Remodels = Orange • New Construction = Red  
 Individual Pages - Remodels = Squares  
 New Construction = Circles • Differentiating Color Schemes

Please respect the privacy of our homeowners by touring remodel projects on Saturday, March 9 and Sunday, March 10 only.

 Remodels       New Construction

House Numbers: 31  
 Open March 9 & 10



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**1** 543 I County Road S Oconto

**DIRECTIONS:** Hwy 41 North. Right on Frog Pond Road. Left on Cty Rd S. House is on the left side of the road.

**CARPENTRY UNLIMITED, LLC**



**New Construction**  
2,333 Square Feet

Custom home with lots of oversized windows on the South side of home. Oversized window in the great room overlooking woods. Large covered front porch. Custom trim throughout entire home. Custom and unique railing around entire open stairwell. Custom wood accent walls. Oversized flush entry shower. Oversized walk-in pantry. Custom closets throughout home. Home has finished garage. LED lighting throughout. We are proud to be certified by Focus on Energy's New Homes Program.

**TTT** focus on energy

**2** 375 Red Tail Lane Little Suamico

**DIRECTIONS:** Brown Road to Cross Road to Nero Lane to Elizabeth Lane to Red Tail Lane.

**LEMENSE QUALITY HOMES, INC.**



**New Construction**  
3,450 Square Feet • 1,436 Main Floor • 2,014 Second Floor

This spacious 2 story home design is perfect for a growing family. Home is open concept through the great room, dinette and kitchen on a large cul-de-sac lot. All bedrooms include spacious walk in closets. Master suite offers custom tile shower with dual closets. Second floor laundry right off the main bedrooms is a plus. Service door off the powder room for additional outdoor access. Large 3 stall garage.

**TTT**

**3** 1256 Allen Lee Way Pulaski

**DIRECTIONS:** 29 West, 32 North, West on County Rd B, South on Mountain Bay Drive, West on JoeAnna Way, South on Allen Lee Way.

**KJ CUSTOM HOMES LLC**

**For Sale**



**New Construction**  
1,522 Square Feet

KJ Custom Homes welcomes you to our 2024 Spring Showcase home. The exterior of this split bedroom home has natural stone with steel roof accents. The garage entry has a unique stone wall locker area with an additional closet. The open concept design is highlighted with a cathedral ceiling in the great room, kitchen, and dining area. There is a stone fireplace in the great room to enjoy cozy evenings at home. The bath in the master suite has his and her sinks and granite countertops. For a smaller home, this has a larger feel with the open concept design.

Thank you to all the people that have worked on this project.

**TT**

**4** 2490 Breezeway Bluff Court Suamico

**DIRECTIONS:** HWY 41 to Lineville, West on Lineville to Velp, North on Velp to Wood Ln, West on Wood Lane to Bridge Rd, North on Bridge Rd to Breezeway Bluff Ct.

**CASTLEWOOD HOMES LLC**



**New Construction**  
4,691 Square Feet • 2,498 Main Floor • 709 Second Floor • 1,484 Lower Level

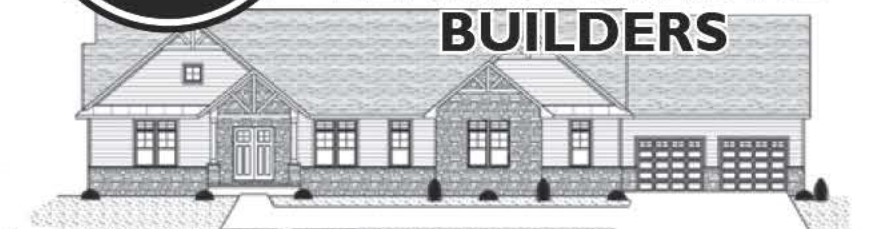
With approximately 4,700 square feet of living space, Castlewood Homes is proud to present this spacious open concept ranch home. This floor plan incorporates an innovative design with many unique details throughout. The great room is highlighted by an 18 foot high cathedral ceiling with wood beams and customized stone surround fireplace. The kitchen features a 10 foot quartz island, large walk-in pantry, high end appliances and access to a large covered porch overlooking a beautiful country lot. The grand master suite features a large custom tiled shower, private water closet and a spacious closet with access to the laundry room. The 1,400 square foot four-stall garage offers additional bonus space above. A large covered porch overlooks a beautiful country lot.

**TTT** focus on energy

**5** 3238 Anston Road Suamico

**DIRECTIONS:** 41 North, West on Lineville Road, North on Northwoods, West on Anston Road.

**BLACK DIAMOND BUILDERS**



**New Construction**  
4,305 Square Feet • 2,556 Main Floor • 1,749 Lower Level

Black Diamond Builders welcomes you to our 2024 Spring Showcase home. After admiring the beautiful exterior of this impressive custom ranch home, inside you will find extraordinary attention to detail with molding and cabinetry, including beams in the great room and dining room tray ceilings. Make sure to check out the wood design accent walls in the master bedroom and office. Other notable accents include wallpaper in the foyer, half bath, and master bath, floating shelves in the pantry, dry bar and great room. This home boasts a floor-to-ceiling stone fireplace and LVP flooring throughout the main area. Other special features include two covered patios, two walk-in master closets, a sauna in one of the lower-level bathrooms and a bathroom in the oversized garage. This is absolutely a must-see home!


**TTT**

**6** 4043 Brussels Way Howard

**DIRECTIONS:** 29 West, North on County FF, West on Shawano Ave, North on Greenfield Ave, East on Brussels Way.

**BLACK DIAMOND BUILDERS**

**For Sale**



**New Construction**  
3,040 Square Feet • 1,987 Main Floor • 1,053 Lower Level

Black Diamond Builders welcomes you to our 2024 Spring Showcase home. The exterior of this house has vertical siding with natural stone accents. The interior has warm wood tones with natural stone. There is an abundance of natural light and unique lighting. The great room features a floor-to-ceiling natural stone fireplace. The master bathroom has a custom tile shower with accent tiles to give a "spa like" feel, in addition to double sinks, quartz countertop, and oversized linen. The master bedroom closet has a built-in jewelry armoire. The kitchen has painted cabinets, quartz countertops, an organic backsplash, and a stained island highlighted with pendants. The lower level has an extra bedroom, flex room and rec room. Thank you to all the people that have worked on this project to make a unique home for the owners to enjoy for years to come.

**TTT**

**TTT** The symbol indicates the level of BCHBA member subcontractors each builder has used. The higher hammer symbol that is present the more BCHBA member subcontractors were used. Hammer symbols were not used for remodel projects.

 When you see this symbol, the home is "Zero-Step Entry" Please Note: Due to unforeseen circumstances and/or weather, accessibility may be limited.

**7** 2895 Howard Commons Howard

DIRECTIONS: 29 West, North on Cardinal Lane, West on Riverview Drive, North on Riverwood Lane, West on Howard Commons.

**KJ CUSTOM HOMES LLC**

**For Sale**

**New Construction**  
2,079 Square Feet • 883 Main Floor • 1,196 Second Floor

KJ Custom Homes welcomes you to our 2024 Spring Showcase home. Enjoy the convenience of this gorgeous 3-bedroom, 2.5 bath townhome in a desirable location near Howard Commons and Meadowbrook walking trails in the Village of Howard. This townhome features an open concept design perfect for entertaining, along with a stylish fireplace in the living room for cozy evenings at home. The kitchen offers a large center island, tile backsplash, and abundant storage. Additional features include an upper-level primary suite with dual sinks and walk-in closets. The upper level is designed with a laundry area and an additional bedroom w/walk-in closet. Other amenities include zero-step entry w/attached 2-car garage. Zero lot line property. Move in and enjoy carefree living!

**8** 438 Hidden Creek Trail Howard

DIRECTIONS: Highway 41 North to Shawano Avenue and follow the round-a-bouts East. Take Duck Creek Parkway North and turn onto Memorial Drive. Turn North onto Hidden Creek Trail and follow until you reach the home.

**DAYBREAK DEVELOPMENT**

**For Sale**

**New Construction**  
1,580 Square Feet

Welcome to your haven of condo-style living, where comfort flows seamlessly through a single-floor layout with a convenient zero-step entry. This inviting home reveals a primary suite with a spacious walk-in closet and a private master bath, alongside a charming second bedroom and bathroom. The kitchen, a captivating open-concept space adorned with granite countertops and ample storage, invited culinary creativity. Picture evenings in the living area by the fireplace during the chilly winter months, creating a cozy setting for relaxation. Continue your journey to discover a sunroom, drenched in natural light - an ideal spot for your morning coffee or crafting your personal indoor sanctuary. Nestled in the Cottages of Hidden Creek, a community with a clubhouse and pool, this home offers carefree living. Welcome to your cozy retreat where comfort and convenience blend effortlessly.

**9** 4333 Quail Ridge Circle Hobart

DIRECTIONS: HWY 29 West to Hillcrest Road (FF), South on Hillcrest Road (FF), West on Pleasant Valley Dr., South on Hilton Head Dr., East on Quail Ridge Dr., East on Quail Ridge Ct. House will be at the end of cul-de-sac.

**C & C CUSTOM BUILDERS INC.**

**New Construction**  
4,162 Square Feet • 3,027 Main Floor • 1,135 Second Floor

Residing in Hobart is our beautiful, four-bedroom, two-story, home. With cathedral ceilings, enormous windows, screen porch, kid's loft, and more. There's something for everyone to see at this one-of-a-kind custom home. Custom Cabinetry, Millwork and Layout by C&C Custom Builders.

**10** 1106 Long Bow Court Hobart

DIRECTIONS: Exit HWY 41 to WI-54 W/West Mason. Continue West to Hillcrest Drive. Turn right onto Hillcrest Drive and continue for 1.5 miles. Turn left onto Riverdale Drive and a slight right to Trout Creek Road. Turn right onto Windemer Lane and left to Long Bow Court.

**ROBERT PETERS CONSTRUCTION, INC.**

**New Construction**  
2,224 Square Feet

This stunning 2 bedroom home boasts a secluded lot on the coveted Thornberry Creek Golf Course. The living room offers a cathedral ceiling with large windows providing an abundance of natural light. Effortlessly warm up by the natural gas fireplace built with a book matched marble façade. Our kitchen provides ample cooking space with an oversized island, large pantry and two dishwashers for easy clean up. The owner's luxurious en suite bathroom features a free standing tub, walk-in glass and tile shower, heated floors and private water closet. A large covered deck invites sweeping views of the golf course.

**11** 707 Blackberry Court Hobart

DIRECTIONS: Hwy 29 West to FF to Cty J. J to Trout Creek, follow to right on Blackberry Ridge Drive to right on Blackberry Court.

**SMART CUSTOM HOMES**

**New Construction**  
6,010 Square Feet • 2,723 Main Floor • 1,654 Second Floor • 1,633 Lower Level

Beautiful custom designed home in Blackberry Ridge. Large open family kitchen with large island and beautiful cabinets and door to amazing covered porch area. Great room with high ceilings, tall windows and beams. Great floor plan with plenty of space and large rooms, yet feels like home. All the right details, finishes and comfortable, yet impressive design. Extra large, 4+ stall garage. This home has it all.

**12** 417 Aldon Station Unit 303 Ashwaubenon

DIRECTIONS: Exit HWY 172 onto Pilgrim Way heading East. Turn South onto S Broadway and take this 1/2 mile South. Turn left onto Aldon Circle and follow this to Aldon Station on the far East side towards the river.

**RADUE HOMES INC.**

**For Sale**

**New Construction**  
2,340 Square Feet

Step into the essence of sophistication in this 2,250 square foot condominium nestled on the banks of the Fox River. Revel in the perfect blend of natural beauty and riverside charm. Your personal retreat unfolds in the spacious master suite, graced with a private balcony offering a front-row seat to the mesmerizing river views. Accomodate your varied needs with a second bedroom, versatile den/office and an additional bathroom. The open kitchen, dining and living area, bathed in the soft glow of natural light from expansive windows, seamlessly extends to a second balcony. Come, discover the captivating embrace of condo living on the Fox River - where every glance outside your window feels like a moment of connection with nature's beauty.

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**13** 417 Aldon Station Unit 305 Ashwaubenon

DIRECTIONS: Exit HWY 172 onto Pilgrim Way heading East. Turn South onto S Broadway and take this 1/2 mile South. Turn left onto Aldon Circle and follow this to Aldon Station on the far East side towards the river.

**For Sale**

**RADUE HOMES INC.**



**New Construction**  
2,110 Square Feet

Experience unparalleled condominium living along the scenic Fox River. Boasting just over 2,100 square feet, this airy open-concept plan welcomes you with grand scale windows and an expansive balcony - a perfect retreat to relish waterfront views and bask in the sun. Discover a spacious living area seamlessly merging comfort and style. The master en suite provides a private sanctuary, complemented by a second bedroom featuring a walk-in closet. A versatile den adds extra functionality, while abundant storage ensures a smooth transition from single-family to carefree condo living. Embrace a residence thoughtfully designed, offering a new level of elevated living by the river.

**14** 3579 E. Hank Avenue Ashwaubenon

DIRECTIONS: Hwy 41 to Main St. Exit in De Pere, West on Main St. to Sand Acres Dr. Left on Sand Acres Dr. to Highland Ridge Dr, right on Highland Ridge Dr. to E. Hank Avenue to home.

**ADAM GREEN CONSTRUCTION, LLC**



**New Construction**  
2,009 Square Feet

Welcome to our newest Spring Preview Home. This spacious 2,009 sq. ft. ranch features an open concept design with 3 bedrooms, and 2 1/2 baths. The master bath has his and her sinks, quartz tops and custom tile shower and large walk-in closet. The gathering room has a tray ceiling with wood accents and large windows looking out over the covered patio. The open concept kitchen with island and quartz tops and walk-in pantry is perfect for family gatherings and entertaining friends. For those who work from home, this design features an office up front for convenience and privacy.



**15** 1091 Nutmeg Drive Lawrence

DIRECTIONS: Hwy 41 to Scheuring Road. West to Nutmeg Drive. Take a right on Nutmeg and go to end of road.

**ALAIR HOMES GREEN BAY**



**New Construction**  
4,320 Square Feet • 2,574 Main Floor • 1,746 Lower Level

This home is a great blend of classic finishes with punches of contemporary shapes and lines throughout. Hardwood floors, custom painted cabinetry are balanced out with a sleek plastered fireplace surround. Geometric shapes can be found in the bathroom tiles and mudroom to provide that slight burst of modern vibe. The basement contains a sauna as well as personalized mural. A pocket office, large porch, strategic garage space round out important factors for how this family functions. It's a true customized home both in function and style.

**16** 1095 Nutmeg Drive Lawrence

DIRECTIONS: Hwy 41 to Scheuring Road. West to Nutmeg Drive. Take a right on Nutmeg and go to end of road.

**ALAIR HOMES GREEN BAY**



**New Construction**  
4,043 Square Feet • 2,595 Main Floor • 1,448 Lower Level

This home was designed to fulfill the clients' design and functional aspirations. Lifestyle and daily workflows were at the heart of the layout - including laundry room access and setup of the kitchen and pantry. Life happens in the kitchen and the massive island allows for conversation and collaboration. Large patio doors, skylights sprawling the building and windows give a nod to biophilic design. Design details of painted oak cabinets, oversized interior door handles, slab doors, wide plank floors help this home to have a style all its own.

**17** 2237 Rowling Road De Pere

DIRECTIONS: Hwy 41, exit at Scheuring Road, West on Scheuring to the intersection of Nathan Drive. Angle left on Nathan 1/4 mile to Rowling Road, left on Rowling, house is on your right.

**For Sale**

**JIM REIF BUILDERS INC.**



**New Construction**  
2,829 Square Feet • 2,009 Main Floor • 820 Lower Level

The exterior of this modern farmhouse has board and batten siding with stone and metal roof accents. One step inside the home, and you'll be blown away by the layout. For those that prefer to work from home, an office is near the foyer. An eleven foot tall great room is warmed by a gas fireplace. The kitchen includes an amazing island and walk-in pantry. Behind the kitchen, is the primary suite including a trayed ceiling, large walk-in closet, and a tile shower. Two secondary bedrooms share a bathroom. The finished basement includes a family room, additional bedroom, and bathroom.



**18** 2235 Creeksedge Circle Lawrence

DIRECTIONS: French Road to Creeksedge Way to Creeksedge Circle.


**LEMENSE QUALITY HOMES, INC.**



**New Construction**  
3,425 Square Feet • 2,131 Main Floor • 1,294 Lower Level

This excellent ranch floor plan offers all the details and character you could ask for. The beautiful large kitchen is truly the heart of this amazing home. The great room has floor to ceiling stone fireplace. The master bathroom offers large walk in closet, custom tile shower. The welcoming foyer leads to a finished basement with large rec room and two bedrooms.



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# WHY CHOOSE A BCHBA MEMBER?

Quality workmanship, knowledge and experience matter, especially when you will be investing a significant amount of money with a home builder or remodeler as you build a new home or update your current one to fit your lifestyle.

Choosing a building professional with the Brown County Home Builders Association (BCHBA) can help ensure you are hiring a builder or remodeler who is committed to their craft by learning—and continuing to stay up-to-date on—the latest technology, building methods and business practices.

“Choosing a member of the BCHBA helps take the guesswork out of finding a building professional to work with. Consumers should still do their research before making any final decisions, but the BCHBA is an excellent resource for finding your initial list of potential contractors or subcontractors,” said Executive Officer Lori Frisbie.

BCHBA Members have access to continuing education courses that give them an edge in the building industry. In the home building profession, there



are new building codes; energy, fire, plumbing, electrical and mechanical codes that are constantly being revised and upgraded. BCHBA Builder Members must have their state credentials up-to-date so they can be sure to follow the required updated codes when building or remodeling your home.

Membership in the BCHBA also provides building professionals with the networking opportunities they need to learn industry trends and stay ahead of the game on new products that come on

the market each year to make your home better and your life easier. They will know what the newest materials and techniques are, where to get them and how to use them. Their insights and advice will not only bring you savings and satisfaction today, but will help your home’s value far down the road.

Buying a new home or making major renovations to your existing one can be a huge investment into a place your family will make memories and grow in for many years. It only makes sense to select a professional with superior training, real-world experience and in-depth knowledge of your area of need.

To find a professional home builder or remodeler in Brown, Kewaunee, Marinette or Eastern Oconto Counties, please visit <http://www.bchba.org/membership/member-directory>. The BCHBA Office at 811 Packerland Drive, Green Bay, can also provide you with a Member Directory.



Helping you build Brown County,  
one brick at a time.

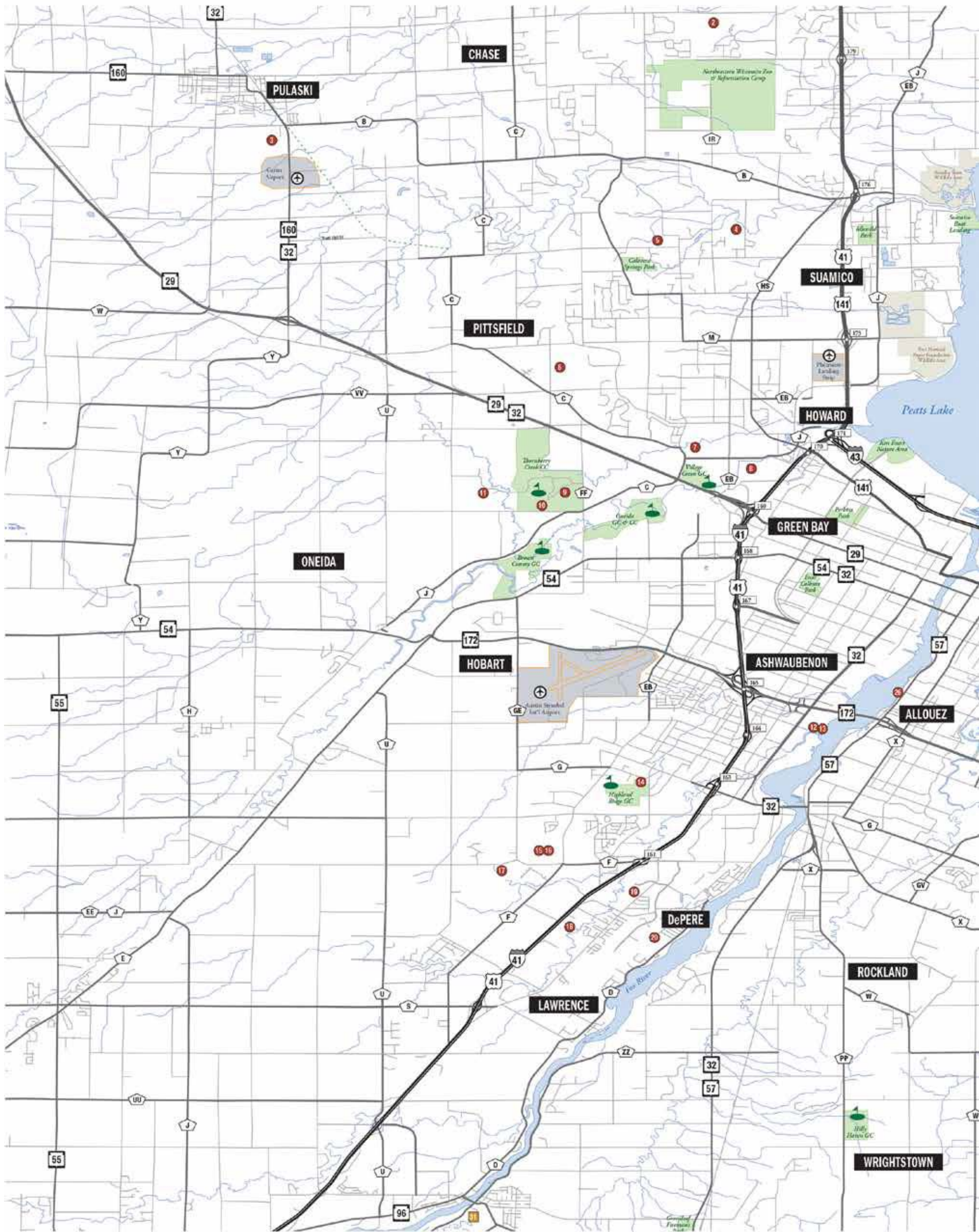
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# 2024 SPRING SHOWCASE OF HOMES

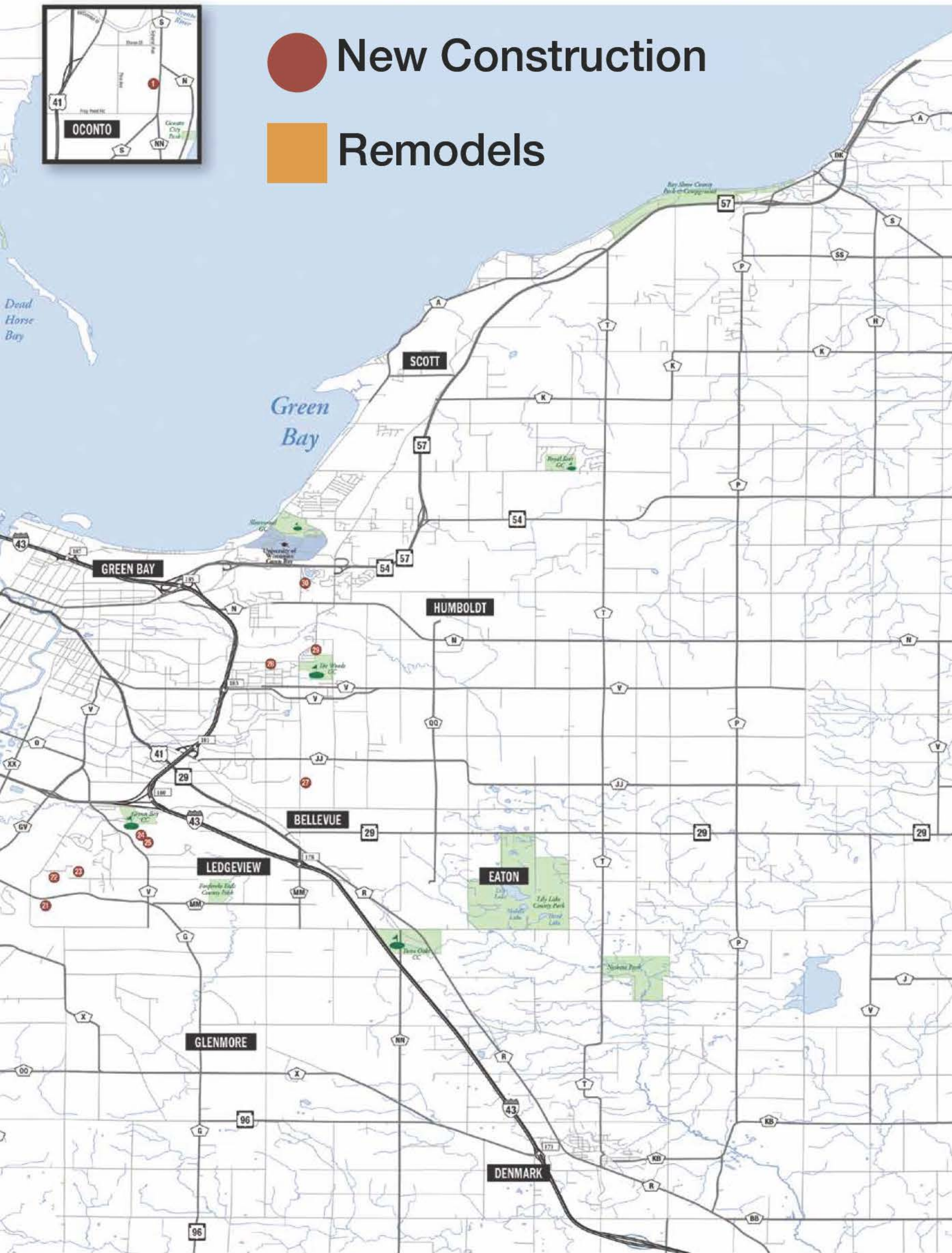
## HOME LISTINGS

House 1	5431 County Road S, Oconto, WI 54153	Carpentry Unlimited, LLC	House 12	417 Aldon Station Unit 303, Ashwaub
House 2	375 Red Tail Lane, Little Suamico, WI 54171	LeMense Quality Homes, Inc.	House 13	417 Aldon Station Unit 305, Ashwaub
House 3	1256 Allen Lee Way, Pulaski, WI 54162	KJ Custom Homes LLC	House 14	3579 E. Hank Avenue, Ashwaubenon,
House 4	2490 Breezeway Bluff Court, Suamico, WI 54313	Castlewood Homes LLC	House 15	1091 Nutmeg Drive, Lawrence, WI 54
House 5	3238 Anston Road, Suamico, WI 54313	Black Diamond Builders	House 16	1095 Nutmeg Drive, Lawrence, WI 54
House 6	4043 Brussels Way, Howard, WI 54313	Black Diamond Builders	House 17	2237 Rowling Road, De Pere, WI 541
House 7	2895 Howard Commons, Howard, WI 54313	KJ Custom Homes LLC	House 18	2235 Creeksedge Circle, Lawrence, V
House 8	438 Hidden Creek Trail, Howard, WI 54313	Daybreak Development	House 19	1611 N Honeysuckle Circle, De Pere,
House 9	4333 Quail Ridge Circle, Hobart, WI 54115	C & C Custom Builders Inc.	House 20	412 Addison Street, De Pere, WI 5411
House 10	1106 Long Bow Court, Hobart, WI 54155	Robert Peters Construction, Inc.	House 21	1427 Eventyr Heights Drive, Ledgevie
House 11	707 Blackberry Court, Hobart, WI 54155	Smart Custom Homes	House 22	1782 Dollar Road, Ledgeview, 54115



**New Construction**

**Remodels**



# S OVERVIEW MAP

Green Bay, WI 54304	Radue Homes Inc.	House 23	1849 Ridgemonst Circle, Ledgeview, WI 54115	Radue Homes Inc.
Green Bay, WI 54304	Radue Homes Inc.	House 24	3140 Rockcross Circle, Ledgeview, WI 54115	Cypress Homes, Inc.
Green Bay, WI 54115	Adam Green Construction, LLC	House 25	1777 Arbor Gate Lane, Ledgeview, WI 54115	Ledgecrest Homes
Green Bay, WI 54115	Alair Homes Green Bay	House 26	2354 Riverside Drive, Allouez, WI 54301	M. Gerhard Construction, Inc.
Green Bay, WI 54115	Alair Homes Green Bay	House 27	3341 Capella Lane, Bellevue, WI 54311	Apple Tree, LLC
Green Bay, WI 54115	Jim Reif Builders Inc.	House 28	440 Kristy Lee Court, Green Bay, WI 54311	Tonz Construction
Green Bay, WI 54115	LeMense Quality Homes, Inc.	House 29	337 Baywood Trail, Green Bay, WI 54311	Black Diamond Builders
Green Bay, WI 54115	Atkins Development Group	House 30	1126 Bay Mist Drive, Green Bay, WI 54311	Johnny B Home Construction, Inc.
Green Bay, WI 54115	Best Built, Inc.	House 31	30 Golden Wheat Lane, Wrightstown, WI 54180	Alair Homes Green Bay
Green Bay, WI 54115	TCD Homes			
Green Bay, WI 54115	Detrie Construction, Inc.			



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  - 5th Bed/Full Bath/Rec Room in Lower
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**19** 1611 N Honeysuckle Circle De Pere

DIRECTIONS: From 41 take the Scheuring Rd. Exit (Exit 161). Head East on Scheuring Rd. At the roundabout on the East side of the highway continue East on Scheuring Rd/County Hwy-F for .4 miles. Take the immediate next right onto Lawrence Dr. Continue South on Lawrence Dr. for .8 miles. Take a right on to N. Honeysuckle Circle and the home will be the immediate left.

**ATKINS DEVELOPMENT GROUP**



**New Construction**  
2,255 Square Feet • 1,604 Main Floor • 651 Lower Level

The Capri is one of six floorplans offered in The Bungalows of De Pere.  
 • Home features 10' tray ceilings throughout • Kitchen features Valley Cabinet custom cabinetry, quartz countertops and island with large overhang for seating and Café stainless steel built-in appliances  
 • Beautiful luxury vinyl plank and real wood trim throughout • Custom tile shower in master bath • Built-in Napoleon gas fireplace • Finished lower level with bedroom, bathroom and family room • Luxury low maintenance living and close to everything. We shovel the snow and cut the lawn.  
 We look forward to seeing you at The Bungalows of De Pere! **TT**

**20** 412 Addison Street De Pere

DIRECTIONS: HWY 41 to Scheuring Road, East on Scheuring, turn right on American Boulevard, left on Red Maple Road, right on Lost Dauphin Road, right on Cross Gate Lane, left on Meadow Rose Lane. Left on Addison Street. Home will be on your left.

**BEST BUILT, INC.**



**New Construction**  
2,383 Square Feet • 1,635 Main Floor • 748 Lower Level

This Spring's showcase home is set in our newest subdivision Waterview Heights 5th addition located in West De Pere. With finished spaces on the first floor and lower level, this beautiful and thoughtfully designed home boasts upgraded finishes throughout. The exterior showcases clean lines, complemented by a timeless color scheme. Inside, an open-concept layout is adorned with engineered hardwood and ceramic tile floors. The kitchen dazzles with top-tier appliances, custom cabinetry, quartz countertops & quartz backsplash. The master suite, flooded with natural light, offers a large walk-in closet and a beautiful custom tile shower. Outdoor spaces, include a spacious covered patio which seamlessly extends the living and entertaining spaces. We hope you enjoy touring this beautiful home! **TTT**

**21** 1427 Eventyr Heights Drive Ledgeview

DIRECTIONS: Hwy 172 to GV/Monroe Rd. South on GV/Monroe Rd to Dickinson Rd. East on Dickinson Rd to Bobby Jones Dr. South on Bobby Jones Dr to Everson Ct. Everson Ct to Eventyr Heights Dr.

**TCD HOMES**




**New Construction**  
3,299 Square Feet • 2,013 Main Floor • 1,286 Lower Level

Set high on the Ledge with views of Green Bay and the surrounding areas and also privacy to the front are why the owner chose this property. The popular mixtures of white, black, and tan adorn the exterior/interior of the house. Finishes on the inside include quartz tops, stained/painted cabinetry, shiplap ceiling, ridge beams, a stone feature wall, painted trim, and many other details. The layout of the home suits this lot and the owners needs nicely with functionality and design in mind as we at TCD Homes truly work hard to accomplish. **TTT** 

**22** 1782 Dollar Road Ledgeview

DIRECTIONS: South on HWY GV to East (left) on Brayden Lane to North (left) on Bower Creek Road to East (right) on Dallas Lane to South (right) on Dollar Road.

**DETRIE CONSTRUCTION, INC.**



**New Construction**  
2,588 Square Feet

This beautiful split-bedroom, open-concept ranch has a spacious kitchen with large island, quartz countertops and tile backsplash, spacious walk-in pantry and stainless steel appliances. The dining area has access to the covered porch. In the great room there are oversized windows, a tray ceiling with coffered beam ceiling and a fireplace. The master suite features his & her walk-in closets, each with their own vanity space and a spacious shared tile shower. Off the mudroom, is the home's half bath and pocket office. Two additional bedrooms, a full bath and sunroom to finish off the main floor. **TTT**

**23** 1849 Ridgemont Circle Ledgeview

DIRECTIONS: Take Monroe Road exit South off Highway 172. Turn East on Dickinson Road past the Ledgeview Golf Course. Turn North on Dollar Lane and West on Dollar Road. Turn right on Gladiator and left on Ridgemont Circle.

**RADUE HOMES INC.**



**For Sale**

**New Construction**  
4,854 Square Feet • 2,146 Main Floor • 1,076 Second Floor • 1,632 Lower Level

Nestled in an enviable location, this home effortlessly combines elegance with unmatched convenience. As you step through the foyer, a chic stone accent wall sets a welcoming tone, introducing a residence where every detail is a masterpiece. Continuing into the living area, a stucco fireplace surround serves as a captivating focal point, radiating both warmth and refinement. Luxury unfolds with custom cabinetry featuring tasteful rattan flare, a true testament to the artistry of design. The primary suite beckons with a spa-like shower, elevating daily rituals, while an expansive walk-in closet fulfills every homeowner's dream. Ascend to the second floor, where a versatile loft invites you to create your haven. The lower level promises memorable evenings with a theater room and a stylish bar. Welcome to a home where each step reveals a new dimension of exquisite living. **TTT** 

**24** 3140 Rockcross Circle Ledgeview

DIRECTIONS: HWY 172 to Monroe Road. North to Landmark Blvd. East to Lime Kiln Road. South to subdivision, approximately 3/4 mile on left.

**CYPRESS HOMES, INC.**



**For Sale**

**New Construction**  
2,652 Square Feet • 1,779 Main Floor • 873 Second Floor

This Anabelle is a 4-bedroom, 2.5 bathroom floor plan with many great features. The main floor features an open-concept layout between the great room, kitchen and dining area. The primary bathroom includes dual vanities, large walk-in closet and separate toilet/shower area. The 3 upstairs bedrooms are spacious and each have their own walk-in closets. Other features include a large home office, laundry and powder rooms near the back entrance, a large covered porch off the rear and sizable 3 car garage. The home is certified by Focus on Energy, ensuring that your new home will be comfortable, safe, durable and energy efficient. **T** 

**TTT** The symbol indicates the level of BCHBA member subcontractors each builder has used. The higher hammer symbol that is present the more BCHBA member subcontractors were used. Hammer symbols were not used for remodel projects.

 When you see this symbol, the home is "Zero-Step Entry" Please Note: Due to unforeseen circumstances and/or weather, accessibility may be limited.

**25** 1777 Arbor Gate Lane Ledgeview

**For Sale**

**LEDGECREST HOMES**



**New Construction**  
2,550 Square Feet • 1,787 Main Floor • 763 Second Floor • 1,787 Lower Level

DIRECTIONS: Take 172 East to GV exit, turn left to first roundabout. Take first right onto Landmark Blvd, go to Lime Kiln Rd. Turn right & go approx. 1 1/2 mi. Turn left onto Stonefence Place, turn right onto Sweetbriar Way, left onto Rockress Circle to Arborgate Lane & turn right.

This spacious 2 story home offers 2,550 sq. ft. of elegant living. Upon entering the home, you walk into a spacious foyer that opens to a majestic great room with 18 ft' ceilings, gas fireplace, and floor to ceiling windows. Home offers a beautiful master suite that provides both comfort and privacy. Kitchen has a large 4.5 x 9' center island, sink, wet bar, wine and beverage center, and high-end appliance package with refrigerator that makes "craft" ice for entertaining guests. An oversized patio door opens on to a large raised composite deck with stairs to the yard below. Going up the open staircase to the second floor there are three large bedrooms, jack & jill bath, and an open loft area that overlooks the great room. There is an additional 1,200 sq. ft. in the lower level with exposed windows, and full walk out patio door that can be finished off in the future. The garage is finished with just over 1,000 sq. ft. including a space heater, and easy access with oversized garage doors, 18 x 8 and 10 x 8 for all your needs and toys. Additionally, a stairway to the basement sums up some of the features of a home sure to please.

TTT focus on energy

**26** 2354 Riverside Drive Allouez

**M. GERHARD CONSTRUCTION, INC.**



**New Construction**  
7,934 Square Feet • 2,936 Main Floor • 1,566 Second Floor • 3,432 Lower Level

DIRECTIONS: From WI-172, take the Riverside Drive exit. Turn right onto Riverside Drive and the home will be about .5 miles on your left.

River views and outdoor space became the basis for this contemporary home design while the interior showcases intricate levels of finish details in every space. Lower level includes a home spa, large entertaining area, media room and gallery to showcase the owner's art collection from years of travel. Main level spaces center around a large open kitchen, dining and living spaces bookended by bedroom suites and a large mudroom, laundry, butler's pantry, and office. Upper level is dedicated to owner's primary suite including a rooftop spa.

TTT focus on energy

**27** 3341 Capella Lane Bellevue

**For Sale**

**APPLE TREE, LLC**



**New Construction**  
2,648 Square Feet

DIRECTIONS: HWY 43 to Exit 181 Manitowoc Rd, left on Manitowoc Rd and left on Eaton Rd to S Huron Rd. Right on S Huron Rd about 1/2 mile to Willow Glen entrance on your left.

Visit our Weston plan, one of six floor plans offered at Willow Glen and at 2,648 square feet, it's our largest design, with sunroom and study/office room. The exterior of our homes draw you in with color coordinated cement board siding and cast stone, and our open, bright floor plans connecting the main areas of the home, create exceptional living spaces. Impressive features such as 12' ceilings, exceptional kitchen with large island for entertaining and casual dining and generous windows to carry light throughout this home and sunroom, all combine to create the perfect space to relax and enjoy! This home includes a zero-step front entry for long term enjoyment and egress windows for potential future finished lower level. Enjoy the sunlight throughout the day with the abundant number of windows on the back of this home! Relax with the HOA services that include lawn care, snow removal, and a clubhouse with fitness room and outdoor heated pool, allowing you more time to enjoy life, family, and friends!

TTT focus on energy

**28** 440 Kristy Lee Court Green Bay

**TONZ CONSTRUCTION**



**New Construction**  
1,954 Square Feet

DIRECTIONS: Take Interstate 43 to Mason Street exit. Head East on Mason Street. Head North on Ontario Street, then East on Sitka Street. Head South on Kristy Lee Court.

This home was designed by us and our clients to fulfill the needs of their family. We utilized each corner of the house for bedrooms so that each person in this family could have their space, yet come together for family time in a large great room area. We added elements to the basement to make it easier on the homeowners to expand in the space when that time comes for them. We utilized stone tops in the kitchen for durability, and laminate counters in the bathrooms for affordability. Check out the sleek modern design as you tour this house and don't miss the extravagant covered porch areas!

TT

**29** 337 Baywood Trail Green Bay

**For Sale**

**BLACK DIAMOND BUILDERS**



**New Construction**  
3,038 Square Feet • 2,088 Main Floor • 950 Lower Level

DIRECTIONS: North on 43, East on East Mason, North on S Huron Road, East on Sitka Street, North on Baywood Trail.

Black Diamond Builders welcomes you to our 2024 Spring Showcase home. The exterior of this home is absolutely stunning with black windows, LP Smart siding, natural stone, wood grain style overhead garage doors, double front door and metal roof highlights. And that is just the outside! The interior of this home features an X beam tray ceiling in the great room, custom framed mirrors, custom shower with accent tiles, full stone fireplace, white oak floors, stone countertops, and a stone accent wall. This is a home you must see to appreciate!

TT

**30** 1126 Bay Mist Drive Green Bay

**For Sale**

**JOHNNY B HOME CONSTRUCTION, INC.**



**New Construction**  
1,665 Square Feet

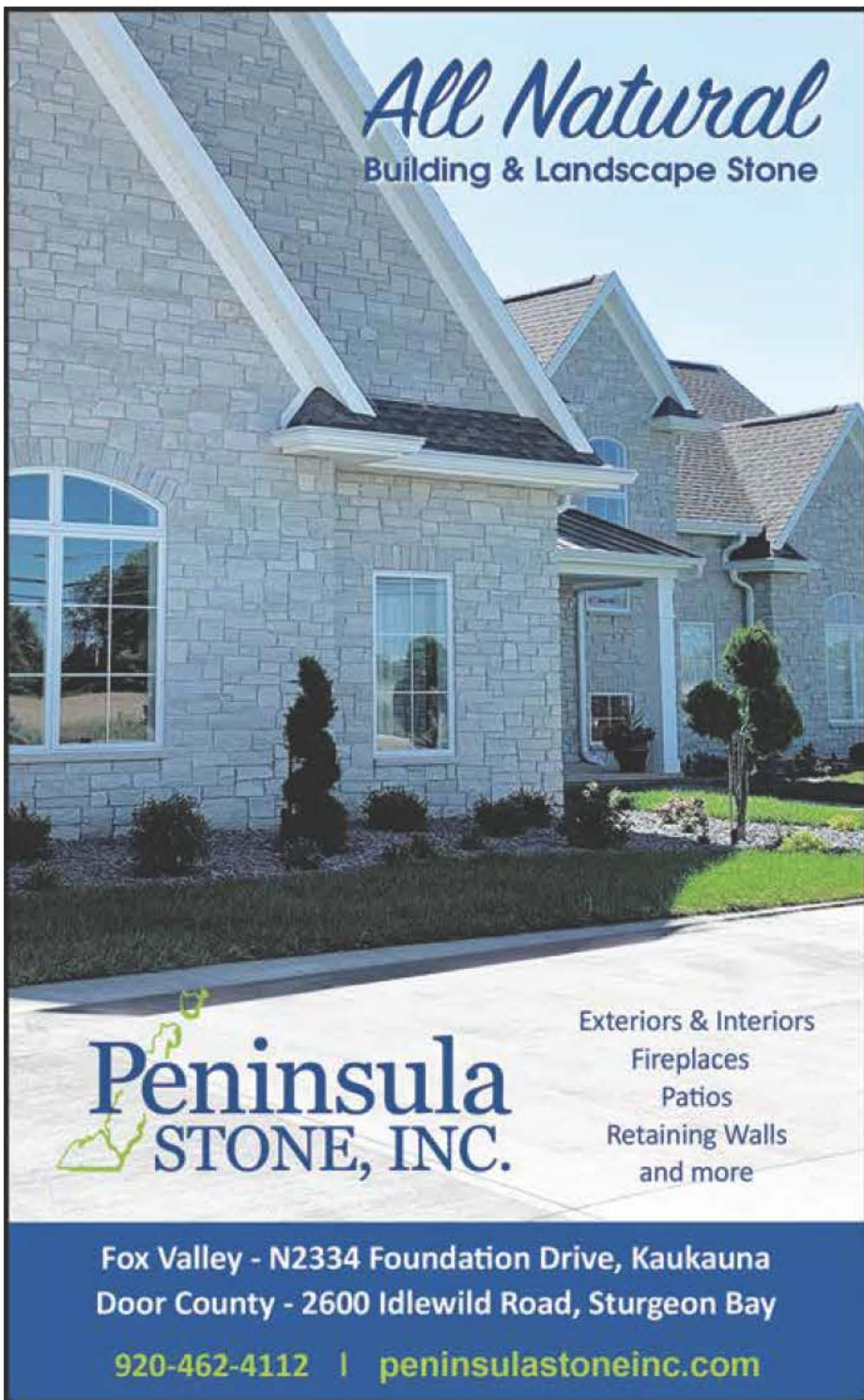
DIRECTIONS: Hwy 54/57, South on Huron, West on Humboldt, North on Lake Largo, East on Largo Ridge, South on Bay Mist Dr.

Welcome home! This home boasts 3 bedrooms and 2 full baths, featuring a thoughtfully designed split-bedroom, open-concept layout. The first-floor laundry adds convenience, while the kitchen impresses with it's center island and large walk-in pantry. The great room is a cozy haven with a wood accent wall and a fireplace, perfect for chilly evenings. The primary bedroom offers a retreat with an adjacent private bath. An open staircase hints at the potential for expansion in the lower level, which includes large daylight windows, ideal for future development. Bonus: Garage entry to the basement adds practicality to this already stunning property. Constructed by Johnny B Home Construction, this quality dwelling incorporates a Form-A-Drain brand drain tile system, 18" floor trusses, Pella windows, and CertainTeed shingles and siding.

TTT

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## ALAIR HOMES GREEN BAY

BEFORE

AFTER

### Remodel

This entire first floor renovation is a stunner. A blend of old world and modern, we embraced our client's artistic eye and passion. When you love where you live, but not the home layout and feel, you step back to make it your own. The kitchen, mudroom and primary suite were all reconfigured to make it function better. Natural elements were brought in with reclaimed elm hardwood flooring and handmade terracotta tiles balanced out with dark rich colors throughout. Custom cabinets, striking light fixtures and custom railings give this home a personality all its own. We rounded out the project by converting the single front door to a double door, making it just that much easier to welcome friends and family in.

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# Thinking About Being Your Own General Contractor?

It is the American Dream to own your own home... and many people think they will save an enormous amount of money by building their own. This could be a costly mistake financially, emotionally and physically. Many aspects need to be considered and the purpose of this article is to help you think about avoiding some of the pitfalls and what to do to make this a success.

**Arranging Financing:** Arranging and applying for a loan can be quite involved and should be one of the first orders of business. Even if you feel that you have enough cash to do the job, applying for a home loan to allow for inevitable overruns due to increased material and labor costs or upgrades is always advised. Most mortgage companies will not lend money to cover the unanticipated costs on a home on which construction has already begun. As a self-contractor, some lenders will not lend you more than 80% of projected costs.

House plans, specifications and an itemized list of documented costs and bids must be provided to the lender. In calculating costs, do not allow for "sweat equity" as most lenders do not recognize this cost.

**Bookkeeping Responsibilities:** IRS: The IRS requires that you send any sub who earns \$600.00 or more a 1099 form at the end of the year. In the event you are audited, be prepared to prove that the sub is an independent contractor - that is, you did not have to supervise work or dictate what time they reported to the job.

**Tracking Materials Purchases:** It is very important to be on the site or have someone you can trust to document delivery slips. Returns must be accounted for since inaccurate billing can run up costs. You need

to check all invoices and account for all materials. Waste can add hundreds, if not thousands, to the cost of your home.

**Construction Management:** There is much more to building a home than meets the eye. Be realistic about your level of skill and the amount of time you can spend. Base your decision to put "sweat equity" into your home on your skills and the amount of stress you and your family are able to manage. Your ability to handle long-term disruption of schedules is just as important as your ability to swing a hammer ... and there's more!

**Deposits** - may be required by all utilities before construction can begin. Make deposits early as some may take weeks to get their services connected.

**Insurance** - Do you know why builders carry Builders' Risk, General Liability and Workman's Compensation insurance on all their building projects? Because they know what their liabilities are and YOU, as a self-contractor, may have to assume the same liabilities.

**General Liability** - Your lender may or may not require this type of insurance, but as a self-contractor, the permit purchaser and the property owner, YOU are responsible for any third party injuries that may occur on your property. Without the proper general liability protection, YOU will be held liable if anyone gets injured, including children injured playing on the job site.

**Builder's Risk** - The mortgage lender will require this type of insurance, which covers the home materials only (no bodily injury, etc.). Upon completion of the home and closing the loan, you will want to convert this policy to a homeowners' policy. Your lender or insurance agent can explain this.

**Workman's Compensation** - If you are not in the business of building homes, you may not be required to carry workman's compensation insurance; however, it would be prudent to require any subcontractors you hire to provide certification of their workman's compensation coverage.

**Friendly Warning** - Do not accept a release of injury in lieu of a sub having workman's compensation insurance as the release may not be binding in a court of law. There is a fine line between being an employer and a do-it-yourself minded builder. Your attorney or insurance agent can explain this.

**Time Constraints:** Be prepared to spend at least 35 hours per week for probably 5-6 months. This is calculated for an average 1,500 square foot home. If the home is larger, figure accordingly. Does your present employment allow enough flexibility to spend this amount of time?

**Selection & Scheduling of Contractors:** Remember these subcontractors have other jobs in progress besides yours. Their loyalty may be to those builders that give them the most work during the year. Will they be available to you at the proper time?

**Bidding Expertise:** Do you really know how to properly analyze a cost breakdown? Are you able to distinguish high bids, low bids and work quality? Are you allowing for all the materials you'll need? Is everything that will be needed to complete the task included in the bid? Do you know enough about the work to realize if it's not? If you have not projected costs efficiently and run short of funds the loan amount cannot be adjusted after it is approved.

See CONTRACTOR page 18

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**CONTRACTOR**  
from page 16

**Technical Expertise:** As the general contractor of the home, it will be your responsibility to hire qualified, licensed and/or certified subcontractors. Do you have the technical expertise to oversee if the work is done properly? If, after inspection, the work is rejected by the Department of Commerce's inspector, who will absorb the cost to redo the work?

**Occupational & Safety Health Administration (OSHA):** As the general contractor of your own home, you can be held responsible for all subcontractors who do not adhere to the construction site OSHA safety requirements. If your job site became the target of an OSHA inspection, penalties for any infractions could be very costly.

**Warranty Responsibility:** If you build your own home and sell it to another party, you may be responsible for any defects that are discovered within a ten-year time frame. In the case of your death, your estate would be responsible for

claims. As far as the law is concerned, you will be the builder and responsible for claims brought by subsequent owners of the home.

**Lien Laws:** In the event any of your subcontractors fail to pay their suppliers or laborers, a lien can be filed against your property. A lien is a claim against a piece of property and can cloud the title or deed to the property.

**Permits:** Building permits and periodic inspections are required. It can be a frustrating experience if you are not familiar with the "red tape" requirements, which must be complied with before commencing work.

**Wetlands Permit 404:** If the property on which you plan to build is located in an established subdivision, the developer has probably already had an environmental assessment and has secured a 404 permit. Failure to comply with these wetlands regulations could result in construction shutdown, or severe fines and penalties.

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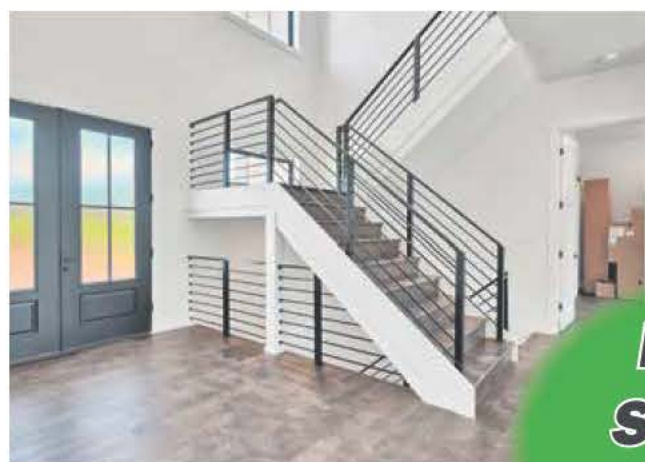
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