

# Fall Showcase OF HOMES

September 21-22 & 26-29, 2024



Press  
**Times**



32 New & 3 Remodel Projects  
Thursday/Friday 4 - 7 pm  
Saturday/Sunday 10 am - 4 pm  
Remodels Only Open September 28 & 29  
Learn more at [BCHBA.org](http://BCHBA.org)



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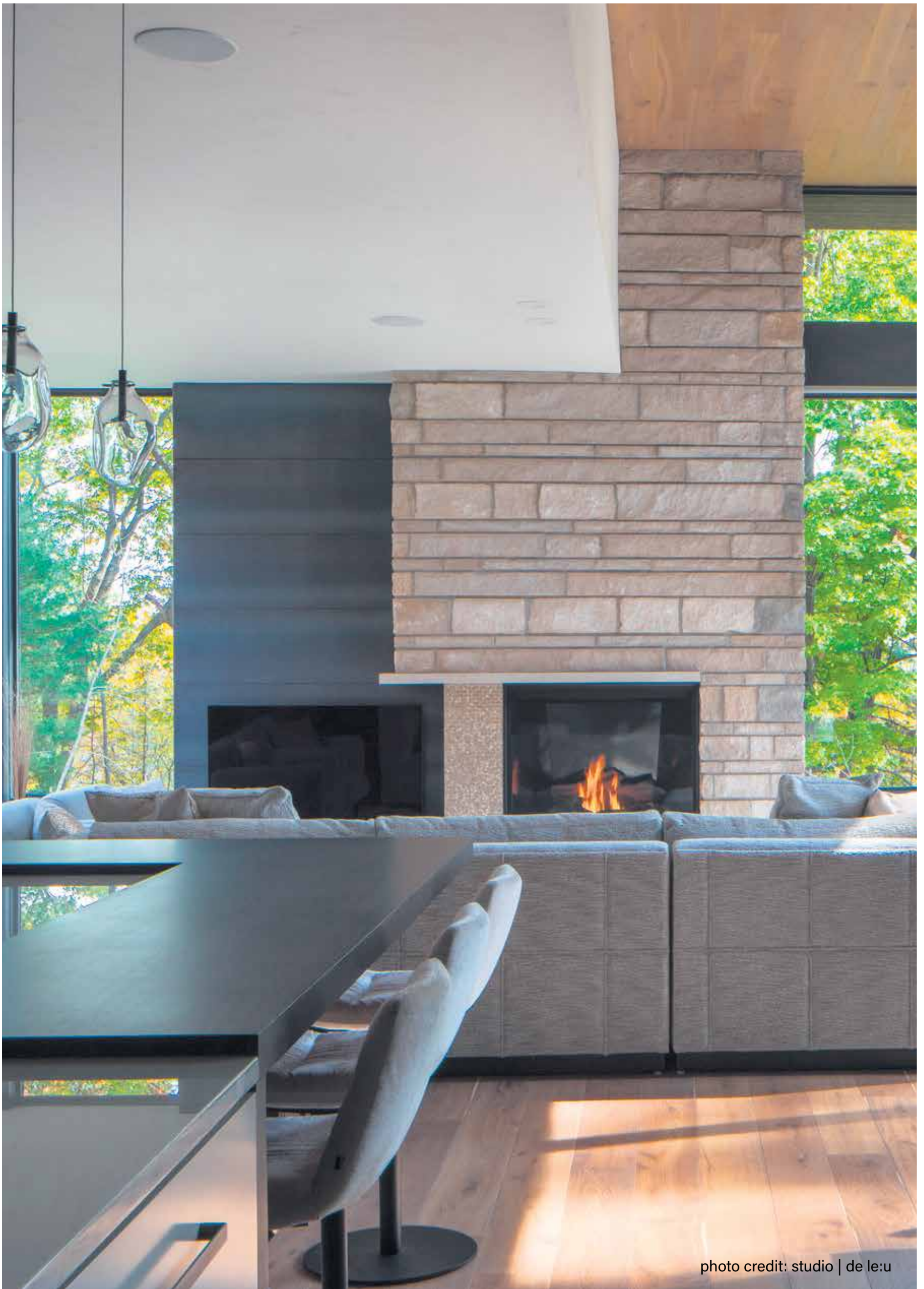


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# WHAT *is the* BCHBA?

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 -**

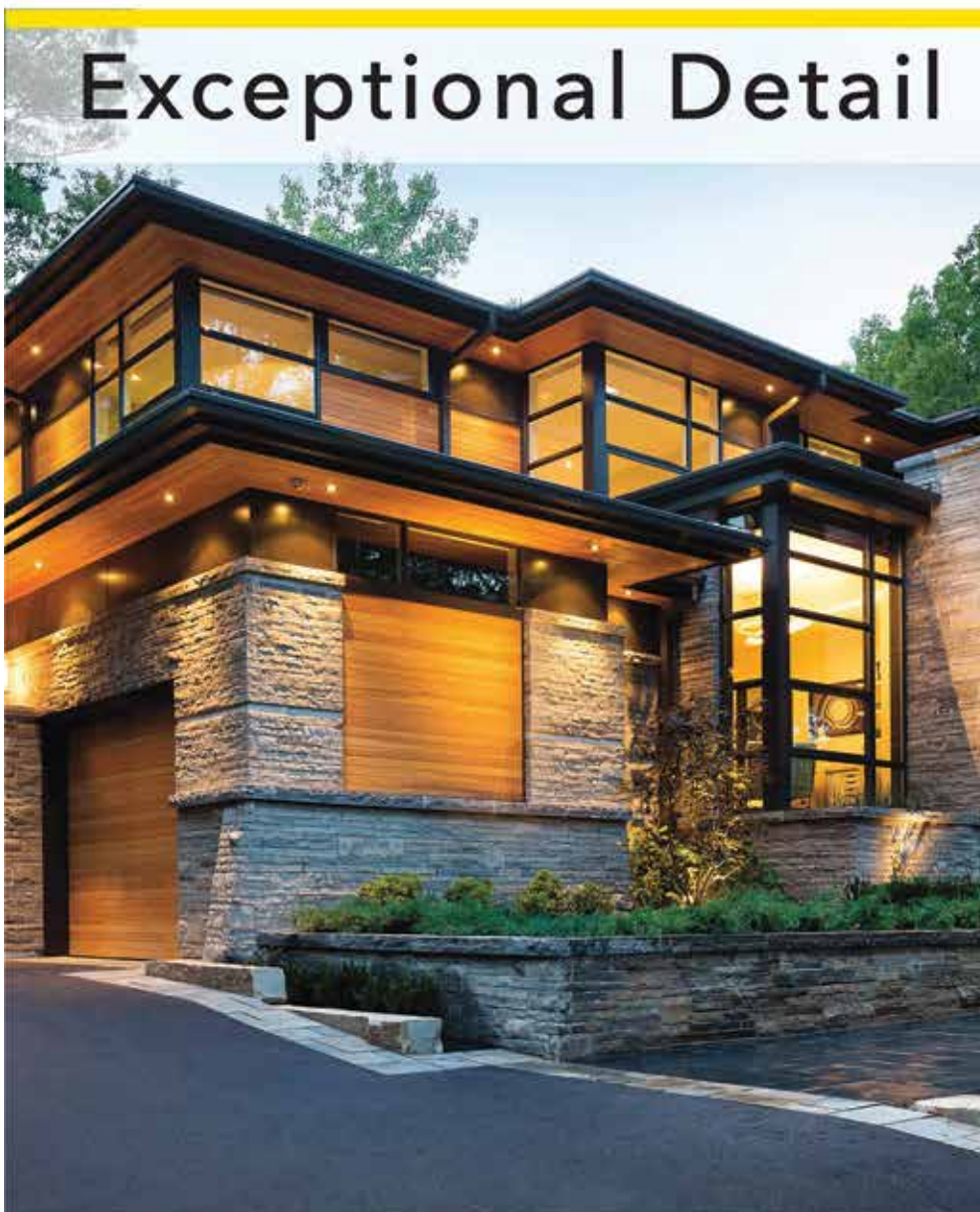
- **The Green Bay Home + Lifestyles Experience** is the largest home show of its kind in the region. Visit with professionals in all areas of home building, remodeling, landscaping, decorating needs, interior improvements, roofing, windows and much more. Everything for the Home... inside and out!!
- **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](http://BCHBA.org)  
Lori Frisbie - Executive Officer

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# welcome to the

# 2024 FALL SHOWCASE OF HOMES



## 2024 BOARD OF DIRECTORS:

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We are excited to present to you the 2024 Fall Showcase of Homes! This Fall, we will be featuring 32 new construction homes and 3 remodels. 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 3 remodels for you to view on the second weekend of the Showcase, Saturday, September 28 and Sunday, September 29. The remodel projects are indicated by a different color and shape than new construction homes. The remodel projects are also listed at the end of the Showcase route. We ask that you respect the privacy of the homeowners while touring the remodel projects.

Check out our App to get directions 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 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 9. 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.

A note to attendees: The plans you find in this book are not intended to be used for reproduction. If you are wondering about your legal rights when using a home plan design, please review the article on page 14. before you begin building or contact the Association at (920) 494-9020 for more information.

I hope you enjoy everything the Fall 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!



# DON'T FORGET ABOUT THE REMODELS!

## Check Out 3 Amazing Transformations!

The Fall Showcase of Homes will host the remodeling projects on the second weekend of the Showcase! Here's how to distinguish the remodel projects 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, Sept. 28 and Sunday, Sept. 29 only.

■ Remodels      ● New Construction

**House Numbers: 33, 34 & 35  
 Open September 28 & 29**



**BEFORE**



**AFTER**

## PRICE RANGES

PLEASE NOTE: REMODEL PROJECTS ARE LABELED IN PARENTHESIS AND LISTED BY THE PROJECT VALUE.

The Brown County Home Builders Association provides consumers with a price range and remodel value for the entries submitted in our Showcase events. Builders have told us this is the #1 question asked by consumers when visiting their homes. This information is provided to help those consumers who are looking to purchase an existing spec home and can also give some idea of the cost to duplicate a custom home based on the amenities. You are viewing the Showcase entries to meet and talk with the builder, to observe the quality of construction, and to gather ideas for your building or remodeling project. Remember, a builder can build a home in any price range to fit the wants and needs of their client. The following is a listing of the estimated cost of each Showcase Home not including the lot cost. Condominium pricing may reflect the cost of the condo with the lot. \*Indicates home is for sale.

**\$100,000 - \$200,000**

House 34 Thompson Homes, Inc. (Remodel)  
 1253 Cornflower Court - De Pere, 54115

**\$301,000 - \$400,000**

House 17 Bartolazzi Custom Builders LLC  
 2546 Meyer Way - De Pere, 54115  
 House 18 Bartolazzi Custom Builders LLC  
 2424 Creeksedge Way - De Pere, 54115  
 House 22 Bartolazzi Homes, LLC  
 2221 Old Martin Road - Rockland, 54115  
 House 35 James Kassner Construction, Inc. (Remodel)  
 338 Parkland Ridge Lane - Green Bay, 54311

**\$401,000 - \$500,000**

House 2 Haverkorn Custom Design & Build LLC  
 2765 County Road EE - Abrams, 54101\*  
 House 14 Midwest Design Homes Inc.  
 1157 Applewood Drive - Lawrence, 54115  
 House 31 Black Diamond Builders  
 372 Eaglewood Trail - Green Bay, 54311\*  
 House 32 Johnny B Home Construction, Inc.  
 1104 Bay Mist Drive - Green Bay, 54311\*

**\$501,000 - \$750,000**

House 6 KJ Custom Homes LLC  
 531 Lemere Court - Howard, 54313  
 House 7 KJ Custom Homes LLC  
 4012 Antwerp Avenue - Howard, 54313\*  
 House 11 Puyleart Bros. Construction, LLC  
 3096 S. Sandstone Court - Green Bay, 54313\*  
 House 12 TONZ Construction  
 N6036 County Road E - De Pere, 54115  
 House 13 Carpentry Unlimited LLC  
 3570 E Hank Avenue - Ashwaubenon, 54307  
 House 16 Bird Dog Construction Co.  
 2567 Meyer Way - De Pere, 54115\*  
 House 19 Integrity Home Builders, Inc.  
 1556 Echo Pine Court - Lawrence, 54115\*  
 House 20 Atkins Development Group  
 1629 N. Honeysuckle Circle - De Pere, 54115\*

**\$501,000 - \$750,000 cont.**

House 21 Best Built, Inc.  
 4071 Legacy Drive - Wrightstown, 54115  
 House 23 Robert Peters Construction, Inc.  
 1766 Dollar Road - Ledgeview, 54115  
 House 24 Radue Homes Inc.  
 1934 Dallas Lane - Ledgeview, 54115  
 House 27 Detrie Construction, Inc.  
 2990 Stone Fence Place - Ledgeview, 54115  
 House 28 Ledgecrest Homes  
 3022 Stone Fence Place - Ledgeview, 54115\*  
 House 29 Cypress Homes, Inc.  
 1801 Arbor Gate Lane - Ledgeview, 54115\*  
 House 30 Apple Tree, LLC  
 2431 Orion Circle - Bellevue, 54311\*

**\$751,000 - \$999,000**

House 1 Haverkorn Custom Design & Build LLC  
 1925 Red Cedar Road - Oconto, 54153  
 House 3 Black Diamond Builders  
 6504 Autumn Blaze Trail - Little Suamico, 54171  
 House 8 Black Diamond Builders  
 4030 Brussels Way - Howard, 54313  
 House 9 Smart Custom Homes  
 1226 Thayer Trail - Hobart, 54155\*  
 House 10 Smart Custom Homes  
 4178 Blackberry Ridge Court - Hobart, 54155  
 House 25 Radue Homes Inc.  
 3974 Gladiator Lane - Ledgeview, 54115\*

**\$1 million and above**

House 4 C & C Custom Builders Inc.  
 3180 St. Pats Drive - Suamico, 54313  
 House 5 C & C Custom Builders Inc.  
 2399 Wyndrush Drive - Suamico, 54173  
 House 15 TCD Homes  
 2448 Riddle Court - Lawrence, 54115  
 House 26 Alair Homes Green Bay  
 1860 Ridgemont Circle - Ledgeview, 54115  
 House 33 Cantilever Studio, LLC (Remodel)  
 3136 West Point Road - Green Bay, 54313



**1** 1925 Red Cedar Road Oconto

**DIRECTIONS:** From HWY 41-141 North, take 41 North to Oconto-Marquette, 15 miles to Maple Grove School Road. Right to stop sign, right onto North Park Avenue Road to Red Cedar Road, left on Red Cedar Road. House is on right.

**HAVERKORN CUSTOM DESIGN & BUILD LLC**



**New Construction**  
3,561 Square Feet • 2,354 Main Floor • 1,207 Bonus Room • Zero-Step Entry

This stunning Barndominium design situated on 60 acres features a simple, yet dramatic exterior with beautiful design elements that include loads of timber, covered porch, 3 large overhead doors with 12 ft. ceilings and approximately 2,000 sq. ft. The interior floor plan is approximately 3,561 square feet which includes a 1,207 square foot bonus room. Upon entering the foyer, you will find additional timber framed vaulted ceilings in the kitchen, dining room and gathering room. The kitchen offers an oversized island for entertaining and prep services and a walk-in pantry. The gathering room is also oversized and features a wood burning fireplace. The grand master suite boasts a large master walk-in shower, walk-in closet and a second entry to the laundry room. Entering from the garage, the mudroom offers lockers and stairs to the bonus room. There is custom built cabinetry throughout along with numerous qualities that will stop you in your tracks with its beauty and functionality. ♿ TTT

**2** 2765 County Road EE Abrams

**DIRECTIONS:** North on HWY 41-141. Exit 185 Sampson Road, left on Sampson Road to County Road EE, North on EE to condo. Turn left into private drive.

**HAVERKORN CUSTOM DESIGN & BUILD LLC**



**For Sale**


**New Construction**  
2,525 Square Feet • 1,490 Main Floor • 1,035 Lower Level • Zero-Step Entry

If you're looking for a spacious condo, then this stunning condo could be yours! With great attention to detail throughout, this home located at the Wood Creek Condominiums offers low-maintenance living with lawn care and snow removal included in the monthly fee. The home features a zero-step entry at the front entrance and from the 2.5 car attached garage that is insulated/finished with hot and cold water, floor drains and roughed for heater. The main floor features a splitbedroom design with the primary and guest bedrooms, two full bathrooms, open-concept living room, kitchen with walk-in pantry, dining area and convenient laundry room. The finished lower level features a family room with gas fireplace, two additional bedrooms and a full bath. Additional storage space is available in the unfinished utility room. ♿ TTT

**3** 6504 Autumn Blaze Trail Little Suamico

**DIRECTIONS:** 141 North, West on Brown Road, North on Cross Road, West on S Chase Road, North on School House Road, East on Autumn Blaze Trail.

**BLACK DIAMOND BUILDERS**



**New Construction**  
3,445 Square Feet • 2,138 Main Floor • 1,307 Lower Level

This beautiful custom home is a must-see! Attention to detail is everywhere. Between the barn board beams, raised platform theater seating, floor-to-ceiling stone fireplace and a slide, this 3,400 sq. ft. home has it all. As you enter the foyer, you can't help but notice the open feeling with 12' ceilings in both the kitchen and great room. The owner's suite boasts a spacious bathroom that includes a custom tile shower, whirlpool tub and large walk-in closet. The outdoor living space includes a large back covered patio with a wood ceiling and built-in grilling area. This home is worth a stop on your tour. We would like to thank all of the subcontractors who worked on this home and the homeowners for entrusting us as their builder. TTT

**4** 3180 St. Pats Drive Suamico

**DIRECTIONS:** Velp Avenue North into Suamico, West on Wood Lane, North on St. Pats Drive, house on the right.

**C & C CUSTOM BUILDERS INC.**



**New Construction**  
5,179 Square Feet • 2,891 Main Floor • 3,339 Garage • 2,288 Lower Level

Tucked away on a private, wooded lot in Suamico is this charming, 4-bedroom, walk-out ranch. Natural light floods the interior through large windows, while the screen porch invites you to unwind and enjoy the serene surroundings. The lower level has a spacious hang-out area ideal for entertaining with family and friends complete with custom-made bar. An expansive garage offers plenty of storage for project cars and toys. Specialty ceilings, custom cabinetry and millwork details by C&C Custom Builders throughout the home make it truly unique. Custom Home Design & Drafting by C&C Custom Builders. TTT

**5** 2399 Wyndrush Drive Suamico

**DIRECTIONS:** HWY 41 to Lineville, East on Lineville, North on Lakeview, East on Longtail Beach Road, South on Crowne Point, East on Wyndrush, house on the right.

**C & C CUSTOM BUILDERS INC.**



**New Construction**  
6,552 Square Feet • 3,026 Main Floor • 1,284 Second Floor • 2,242 Lower Level

Nestled in Hunter's Run of Suamico, this exquisite 2-story, 5-bedroom home boasts an abundance of natural light streaming through its large, floor-to-ceiling windows. The large garage provides plenty of space for vehicles and storage. Adjacent to the kitchen, the screen porch offers fresh air in comfort and privacy. Entertain guests in the state-of-the-art theatre room or practice your swing on the golf simulator. The latest home technology throughout is complimented by the custom woodwork details and cabinetry by C&C Custom Builders. Custom home design & drafting provided by C&C Custom Builders. TTT

**6** 531 Lemere Court Howard

**DIRECTIONS:** North on Cardinal Lane, West on Riverview Drive, North on Nick Place, West on Howard Commons, North on Lemere Court.

**KJ CUSTOM HOMES LLC**



**New Construction**  
1,631 Square Feet • Zero-Step Entry

This single ranch-style custom townhome is comfort, convenience, and class at its finest! Located near Howard Commons and Meadowbrook walking trails in the Village of Howard. A maintenance-free exterior of stone, LP Smart siding and zero-step entry simplify townhome living. This 1,600 sq. ft. home features 2 bedrooms and 2 full bathrooms on the main level with additional future opportunities in the lower level for another bedroom, bathroom, rec room, and plenty of storage. Attention to detail is showcased in the undercabinet lighting, granite backsplash, and beautiful custom trim to name a few. The tray ceiling in the master bedroom and wood beams in the great room enhance the beautiful detail as well. ♿ TTT

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**7** 4012 Antwerp Avenue Howard

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

**KJ CUSTOM HOMES LLC**

**For Sale**



**New Construction**  
2,615 Square Feet • 1,704 Main Floor • 911 Lower Level

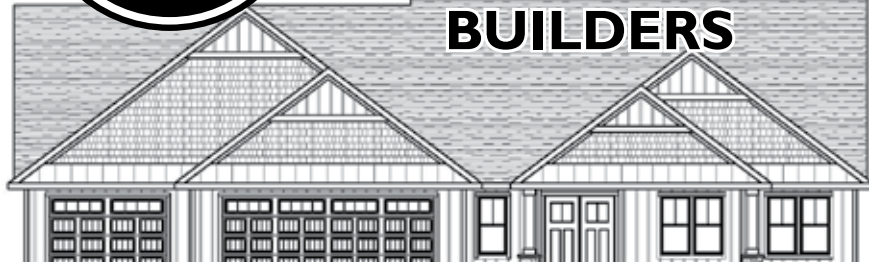
Set just outside of town in the Village of Howard, this quality-built, walkout ranch, boasts over 2,600 sq. ft. that includes 4 bedrooms and 3.5 bathrooms. The main level is open concept, split bedroom design with definition given to each space. Enjoy the beautiful great room with a tray ceiling and beams and a dining area set just off of the kitchen that provides access to a deck, leaving the great room open to enjoy the view. The finished lower level includes a large and spacious rec room with bar. Other features include stairs from the garage to the basement, double sinks in the master bath, walk-in pantry, mudroom with closet and bench, half bath on the main level, and plenty of storage in lower level.

TTT

**8** 4030 Brussels Way Howard

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

**BLACK DIAMOND BUILDERS**



**New Construction**  
2,537 Square Feet • 2,260 Main Floor • 277 Lower Level • Zero-Step Entry

Black Diamond Builders is proud to showcase this beautiful custom ranch home. As you enter through the mudroom, the shiplap wall with a lift top bench catches your eye and welcomes you in. As you make your way into the kitchen and great room, enjoy the cathedral ceiling and floor-to-ceiling stone fireplace. The cozy dinette will take you to the beautiful and large covered patio with a corner fireplace and grill area. A powder room is available for guests while each bedroom on the main level has an adjoining bathroom and walk-in closet. This home is most definitely worth a stop on your tour.


TTT

**9** 1226 Thayer Trail Hobart

**DIRECTIONS:** Hwy 29 W to left on FF. Turn right onto Centennial Centre Blvd to right on Thayer Trail.

**SMART CUSTOM HOMES**

**For Sale**



**New Construction**  
4,019 Square Feet • 2,364 Main Floor • 1,655 Lower Level


Spacious and inviting is what would describe this beautiful plan. Clean lines and modern twist with this open concept kitchen to great room. Large stone fireplace anchors light filled great room with patio doors that open to covered porch. Kitchen has large island, sink by window and large walk-in pantry with great use of space. Spacious back entry with large message center and bench and hooks. Finished lower level with 2 bedrooms and large open living area. Situated on beautiful wooded lot in great Hobart location. This home is for sale.

T

**10** 4178 Blackberry Ridge Court Hobart

**DIRECTIONS:** Hwy 29 West to FF to CTY J. J to Trout Creek, follow to right on Blackberry Ridge Drive to home on right.

**SMART CUSTOM HOMES**



**New Construction**  
3,555 Square Feet • 2,843 Main Floor • 712 Second Floor

This dream kitchen and pantry in this beautiful home is a must see! Large eat-in kitchen with walk around butler pantry. Great room is open concept with high ceilings and beautiful fireplace. Great room leads to outdoor living area with large, covered porch. Spacious main floor layout and split-bedroom design. Large bonus room with living area. Attention to detail and quality throughout.

T

**11** 3096 S. Sandstone Court Green Bay

**DIRECTIONS:** HWY 41 to West Mason St., South on West Mason St. to LaCount Rd, left on LaCount, right on Sandia Dr., left on Sandstone Place, left on S. Sandstone Ct. to home.

**PUYLEART BROS. CONSTRUCTION, LLC**

**For Sale**



**New Construction**  
2,163 Square Feet • 1,533 Main Floor • 630 Second Floor


We present to you this beautiful story and half design with 2,163 sq. ft. finished featuring a great room with vaulted ceiling open to the second floor, first floor suite with a large walk-in closet, dual sinks and tile shower in the on suite bathroom. Spacious kitchen with solid surface counter tops and tile backsplash. The second floor has a loft area that is large enough for desks or a gaming area for the kids, two bedrooms and a full bath. The lower level has exposed windows, is roughed in for a full bath and set up for an additional 830 sq. ft. of living space. The home is also equipped with an oversized fully finished 3-stall garage and a spacious back patio. All in a great location with easy access to the highway, schools and shopping.

TT

**12** N6036 County Road E Oneida

**DIRECTIONS:** Hwy 41 to Main Ave. West on Main Ave. West on Fernando Dr. Straight on to Fish Creek Rd. Left on County E. Home is on your left side.

**TONZ CONSTRUCTION**



**New Construction**  
2,269 Square Feet • Zero-Step Entry

Welcome to this stunning, zero-entry custom house specifically designed to meet the needs for those seeking a simpler way of life. The sunroom design overlooks the lavish backyard which is surrounded by many acres of wooded landscape. Our great room encompasses beautiful custom cabinetry with a large area for entertainment. This home also features a three-stall garage that is strategically placed on the Southside of the house to maximize snowmelt in walkways during winter.

T

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**13** 3570 E Hank Avenue Ashwaubenon

**CARPENTRY UNLIMITED, LLC**



**New Construction**  
4,052 Square Feet • 2,326 Main Floor • 1,268 Lower Level • Zero-Step Entry

Custom zero-entry home. Lots of oversized windows on the South side of the home. Oversized window in the Great Room overlooks the woods. Huge covered back porch. Large covered front porch. Custom trim throughout the entire home. Custom and unique railing around the entire open stairwell. Custom wood accent walls. Oversized flush-entry shower. Oversized walk-in pantry. Finished off lower level with large area to entertain with bar. 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.



**14** 1157 Applewood Drive Lawrence

**MIDWEST DESIGN HOMES INC.**

**For Sale**



**New Construction**  
1,813 Square Feet

Amazing split-bedroom design by Midwest Design Homes. Open-concept great room, kitchen and dining boast cathedral ceilings, 8' patio door and tons of natural light! Walk-in pantry with coffee bar. Large primary suite with tile shower and walk-in closet. Lower level stubbed for future expansion!



**15** 2448 Riddle Court Lawrence

**TCD HOMES**



**New Construction**  
4,825 Square Feet • 3,925 Main Floor • 900 Lower Level

Modern style Ranch with delightful detail throughout. It is adorned with vaulted ceilings, beam work, beautiful tile accents, detailed cabinetry, and custom doors to name a few things. His and Her baths in the owner's suite are an uncommon feature and are accompanied by each guest bedroom with their own personal bath. The back yard is fenced in but there is also a front courtyard as well. A Pool sets the scene in the backyard landscape and a pool bath/changing room flank the covered back porch. Remote controlled screens in the back porch are great for enjoying the outdoors and the interior remote control screens make it fun to enjoy this gorgeous house.



**16** 2567 Meyer Way De Pere

**BIRD DOG CONSTRUCTION CO.**

**For Sale**



**New Construction**  
2,189 Square Feet

Bird Dog Construction Co. welcomes you to our Fall 2024 Showcase home. This beautiful house is nestled on a corner wooded lot in the Mystic Creek subdivision and features 3 bedrooms and 2.5 baths with an open-concept, split-bedroom design. Boasting 9 foot walls, cathedral ceilings in the great room/kitchen and master bedroom, along with large windows for a truly stunning presentation. Features include tiled master shower, walk-in pantry, LVP/LVT flooring, and two covered porches. We want to welcome you home to your new dream house!



**17** 2546 Meyer Way De Pere

**BARTOLAZZI CUSTOM BUILDERS LLC**

**For Sale**



**New Construction**  
1,605 Square Feet

Luxury new build ranch home by Bartolazzi Custom Builders. Be the first to own this spacious, open layout ranch home. Main level includes cathedral ceilings in great room which opens to kitchen with center island, walk-in pantry, and dining area. Primary suite with walk-in closet attached to main level laundry, en-suite with double vanity and walk-in shower. Convenient split-bedroom layout with two additional bedrooms and full bath on opposite side of the home. Space to expand in lower level that is stubbed for bathroom. Three stall garage for extra storage. Set in sought after Mystic Hills Subdivision in West De Pere School District.



**18** 2424 Creeksedge Way De Pere

**BARTOLAZZI CUSTOM BUILDERS LLC**


**For Sale**



**New Construction**  
1,858 Square Feet

Luxury new build ranch home by Bartolazzi Custom Builders! Be the first to own this spacious, open layout ranch home. Main level includes cathedral ceilings in great room and stone surround gas fireplace. Kitchen with center island, walk-in pantry and sunny dining area. Primary suite with walk-in closet attached to main level laundry, and en-suite with double vanity. Convenient split bedroom layout. Space to expand in lower level which is stubbed for bathroom. Three stall garage for extra storage. Set in sought after Mystic Hills Subdivision in West De Pere School District. Home on spacious .41 acre corner lot.



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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.

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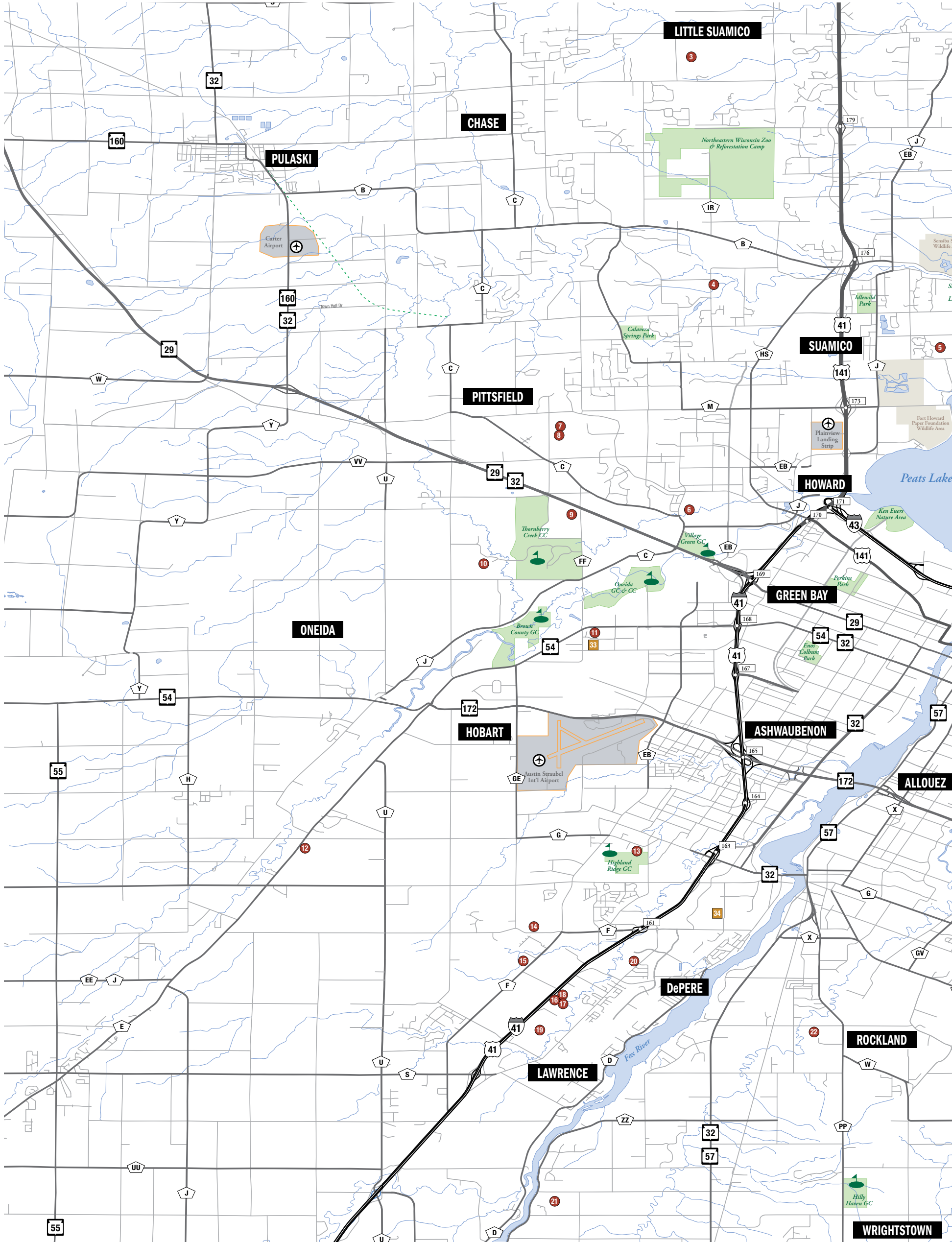
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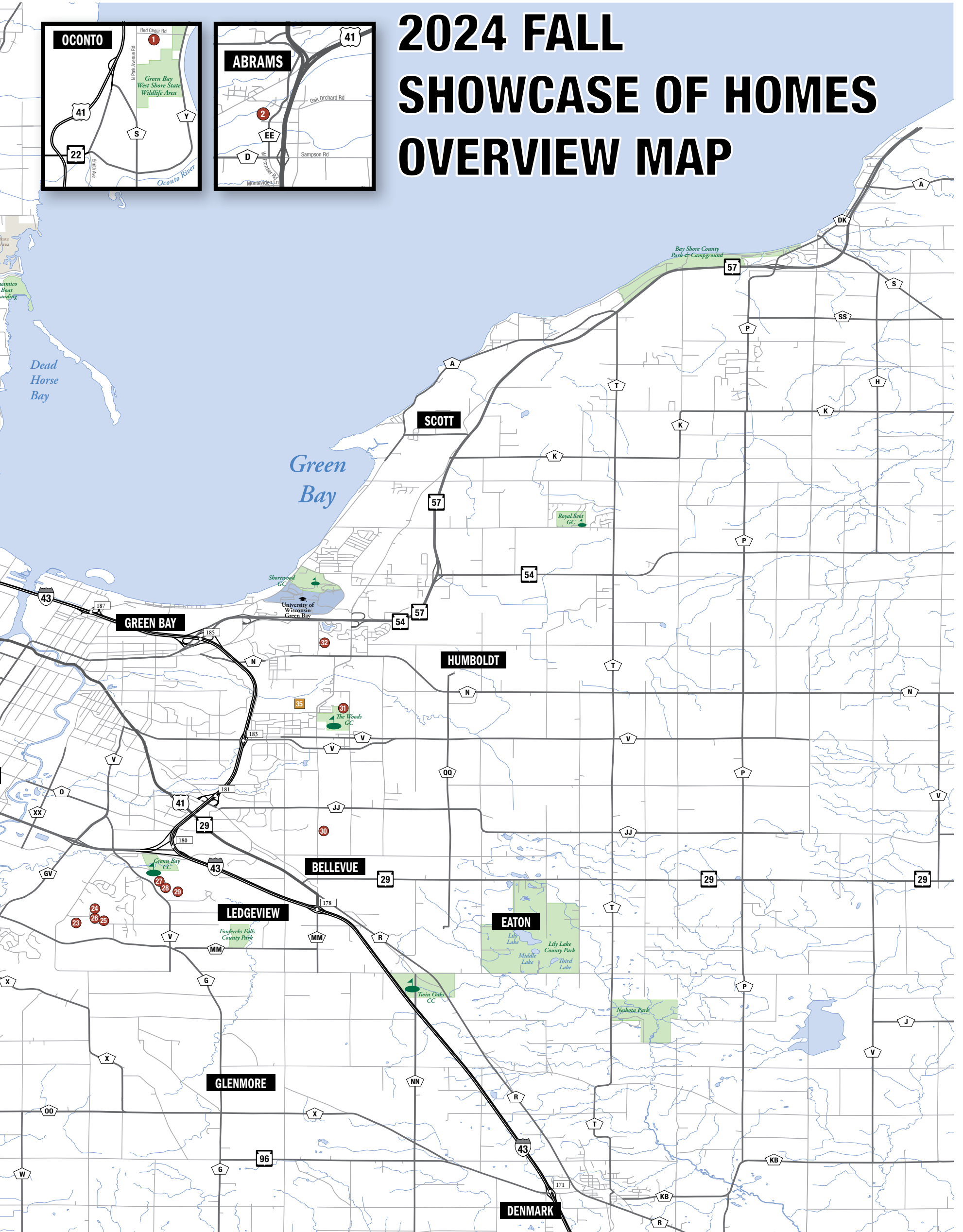


**HOME LISTINGS**

<b>House 1</b>	Haverkorn Custom Design & Build LLC	1925 Red Cedar Road-Oconto, 54153	<b>House 13</b>	Carpentry Unlimited LLC
<b>House 2</b>	Haverkorn Custom Design & Build LLC	2765 County Road EE-Abrams, 54101	<b>House 14</b>	Midwest Design Homes Inc.
<b>House 3</b>	Black Diamond Builders	6504 Autumn Blaze Trail-Little Suamico, 54171	<b>House 15</b>	TCD Homes
<b>House 4</b>	C & C Custom Builders Inc.	3180 St. Pats Drive-Suamico, 54313	<b>House 16</b>	Bird Dog Construction Co.
<b>House 5</b>	C & C Custom Builders Inc.	2399 Wyndrush Drive-Suamico, 54173	<b>House 17</b>	Bartolazzi Custom Builders LLC
<b>House 6</b>	KJ Custom Homes LLC	531 Lemere Court-Howard, 54313	<b>House 18</b>	Bartolazzi Custom Builders LLC
<b>House 7</b>	KJ Custom Homes LLC	4012 Antwerp Avenue-Howard, 54313	<b>House 19</b>	Integrity Home Builders, Inc.
<b>House 8</b>	Black Diamond Builders	4030 Brussels Way-Howard, 54313	<b>House 20</b>	Atkins Development Group
<b>House 9</b>	Smart Custom Homes	1226 Thayer Trail-Hobart, 54155	<b>House 21</b>	Best Built, Inc.
<b>House 10</b>	Smart Custom Homes	4178 Blackberry Ridge Court Hobart, 54155	<b>House 22</b>	Bartolazzi Homes, LLC
<b>House 11</b>	Puyleart Bros. Construction, LLC	3096 South Sandstone Court Green Bay, 54313	<b>House 23</b>	Robert Peters Construction, Inc.
<b>House 12</b>	Tonz Construction	N6036 County Road East De Pere, 54115	<b>House 24</b>	Radue Homes Inc.



# 2024 FALL SHOWCASE OF HOMES OVERVIEW MAP



3570 East Hank Avenue-Ashwaubenon, 54307  
 1157 Applewood Drive-Lawrence, 54115  
 2448 Riddle Court-Lawrence, 54115  
 2567 Meyer Way-De Pere, 54115  
 2546 Meyer Way-De Pere, 54115  
 2424 Creeksedge Way-De Pere, 54115  
 1556 Echo Pine Court-Lawrence, 54115  
 1629 North Honeysuckle Circle-De Pere, 54115  
 4071 Legacy Drive-Wrightstown, 54115  
 2221 Old Martin Road-Rockland, 54115  
 1766 Dollar Road-Ledgeview, 54115  
 1934 Dallas Lane-Ledgeview, 54115

House 25  
 House 26  
 House 27  
 House 28  
 House 29  
 House 30  
 House 31  
 House 32  
 House 33  
 House 34  
 House 35

Radue Homes Inc.  
 Alair Homes Green Bay  
 Detrie Construction, Inc.  
 Ledgecrest Homes  
 Cypress Homes, Inc.  
 Apple Tree, LLC  
 Black Diamond Builders  
 Johnny B Home Construction, Inc.  
 Cantilever Studio, LLC  
 Thompson Homes, Inc.  
 James Kassner Construction, Inc.

3974 Gladiator Lane-Ledgeview, 54115  
 1860 Ridgemont Circle-Ledgeview, 54115  
 2990 Stone Fence Place-Ledgeview, 54115  
 3022 Stone Fence Place-Ledgeview, 54115  
 1801 Arbor Gate Lane-Ledgeview, 54115  
 2431 Orion Circle-Bellevue, 54311  
 372 Eaglewood Trail-Green Bay, 54311  
 1104 Bay Mist Drive-Green Bay, 54311  
 3136 West Point Road-Green Bay, 54313  
 1253 Cornflower Court-De Pere, 54115  
 338 Parkland Ridge Lane-Green Bay, 54311



# WHOSE PLAN IS IT?



All plans, designs, and illustrations contained in this publication are the property of their author or authors unless otherwise assigned, and are copyright protected. Reproduction in whole or in part of any such plans, designs or illustrations without the express written consent of the copyright owner is strictly prohibited by copyright law. If you are interested in any plans, designs or illustrations contained in this publication, contact the listed builder or architect. Questions regarding copyright should be discussed with your attorney, however a guideline is outlined below.

If you are like many people who attend the Showcase of Homes, you may have been building your dream home in your mind for years, combining ideas from several places over time. Finally the time has come for you to transform these ideas from what was once just a dream to the reality of your new home.

Though you don't have experience as a professional architect or residential designer, over time you have looked at several floor plans and developed some knowledge of home design. After drawing your unique idea out on a piece of paper, you're ready to take it to the builder you have carefully chosen over years of viewing homes.

The builder you have chosen takes that rough drawing and makes it an official blueprint by using its in-house residential designer. You've paid for the plan and are ready to start your home-building journey. After your home is complete and you're all moved in, you see a house very similar to yours go up in the same neighborhood by the same builder.



How can the builder use your unique ideas and turn them into a copycat home? After all, you paid for the plan, so doesn't that make it yours? Not necessarily... Under the Copyright Act of 1976, payment for architectural or construction plans does not give exclusive rights to the purchaser, unless this was a written term of the original agreement.

Even though the ideas and rough sketches were originally yours, in the case of home construction documents, the architect, engineer or residential designer who formally draws up the plans are almost always considered the author of the plan and the owner of the copyrights.

So what did you purchase when you paid the builder for the plan? Unless there was an express written agreement to transfer the copyrights to you or to provide you an exclusive license, all you purchased is a non-exclusive license to use the plans to build your home. This means that you can complete your home without further permission based on the copyrighted designs, but that is the only right you have in regard to your plans.

You may be wondering: if I do not even own the plans, am I liable for copyright infringement by constructing this home using ideas from several different plans? The answer is: maybe. You do need to be careful. The plan does not need



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to be an exact copy for you to be liable for copyright infringement. The more original and unique your sketches, the more likely you do not violate the copyrights of a third party.

It gets even more confusing considering there have been amendments to the Copyright Act since 1976. Under current law, copyright protection with respect to home construction is found in two different ways:

1. The protection of the design plans (blueprints or floor plans); and
2. The protection of the completed structure (extending to the overall appearance).

This means that both the drawings/floor plans and the actual constructed home are protected under the Copyright laws. While the Showcase encourages participants to view the homes to get ideas, the floor plans and front elevations you are reviewing are for informational purposes only. You are not allowed to copy plans from the guide book without the copyright owner's permission, or it is an act of infringement. Even if you don't copy a plan, if you have a builder construct your home using the same features as a third party's home or as was found in the booklet, it is a violation. How much change is required to avoid liability for copyright infringement? Only a judge or jury knows.

Below are some tips for protecting yourself when it comes to copyright infringement.

**How to protect your unique ideas:**

1. Once your plans are formally drawn, obtain a transfer of copyright ownership or have the architect or residential designer grant you an exclusive license to the copyrighted work. This must be an agreement in writing signed by the owner of the copyrights.
2. Take care when signing agreements. For example, the American Institute of Architects' standard agreement would grant you a mere non-exclusive license while granting additional power to the architect not implied by law. You could end up with fewer rights than if you had no written agreement at all.

3. Formally register the copyright once you have obtained ownership. Registration is necessary to pursue a claim for infringement of one's copyright and the legal remedies available for infringement are broader for post-registration infringement than pre-registration infringement.

**How to protect yourself from potential litigation:**

1. If you are replicating a plan or even a specific feature of a plan in any way, ask the builder or homeowner where the plans or ideas originated. Once the owner of copyright is identified, you can attempt to obtain legal permission to adopt or incorporate aspects of the design into your future home.
2. Never ask a builder to copy the design or finished appearance of another builder.
3. Contrary to popular belief, a copyrighted work that is publicly published does not entitle the general public to use it freely.
4. Make sure to ask your builder to confirm that it has the right to build the plan or design you are considering, either through the builder's ownership of the copyrights or by written permission/license from the copyright owner.

When dealing with copyrights, it is always better to be safe than sorry. Litigation is expensive and damages can be excessive. When looking to borrow an idea from an existing house, find the true copyright owner of the plans and obtain written permission to use a design. This will save you considerable time and expense down the road.

**This article is meant to serve merely as a guideline. Copyright Infringement issues are very fact intensive. If you are concerned your plans may infringe the copyrights of another, please consult an attorney to discuss your concerns in more detail.**

*This article drafted with assistance from Attorney Tori Lynne Kluess and the Intellectual Property Team at the Law Firm of Conway, Olejniczak & Jerry, S.C.*



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# WHAT DOES THE BCHBA HAMMER SYMBOL MEAN?

The Brown County Home Builders Association (BCHBA) Hammer Symbol encourages Showcase Participants to use fellow BCHBA members to work on their Showcase Homes. The more members a participant works with on their home, the higher number of hammers they receive,

with three being the highest symbol.

The Hammer Symbol was not intended to be a measure of the quality of construction that a builder performs.

A Three Hammer builder is not a "better builder" than a One Hammer builder. It is merely a

reward to the participant for using BCHBA Members.

BCHBA Members are held to a higher standard in the building industry. Members are committed to their craft by supporting the organization that supports their industry.

Members are privy to educational opportunities that keep them up to date on the latest codes, technology and trends and Builder Members are required to carry their state credentials.

Members have access to networking opportunities that keep them updated on the latest and greatest materials and techniques. Members are also approved by the BCHBA Board of Directors and membership as a whole.

When members work together, the end result is that everyone, including you, the consumer, wins!

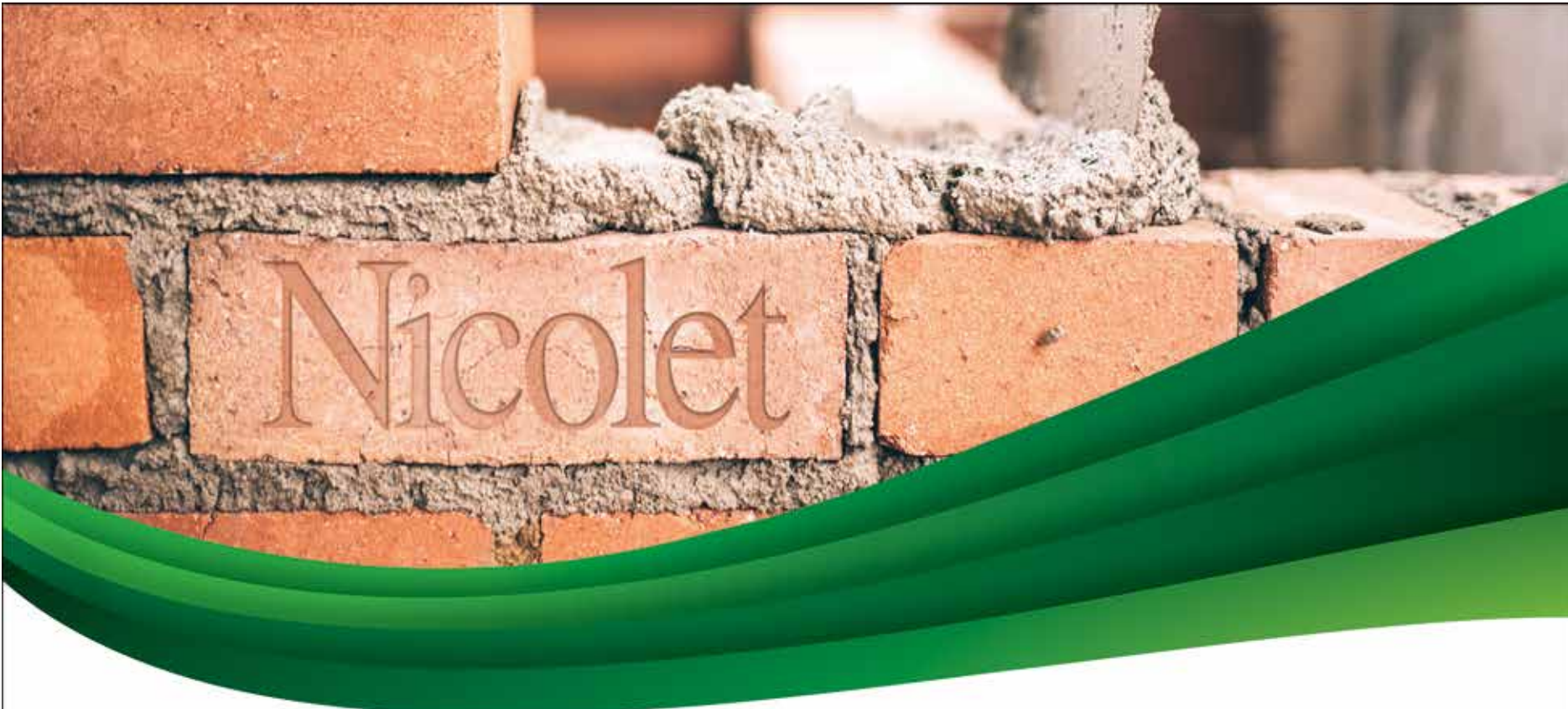
**Please Note: Remodel Projects are not included in the Hammer Program and, therefore, are not listed.**

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**19** 1556 Echo Pine Court Lawrence

**For Sale**

**INTEGRITY HOME BUILDERS, INC.**



**New Construction**  
2,552 Square Feet

DIRECTIONS: Hwy 41 S to County S, East On S to French Rd, North to Lawrence Parkway, Right on Lawrence Parkway, Left on Tigerwood to Echo Pine Ct.


This beautiful home is located in a quiet subdivision, conveniently located with all the amenities De Pere has to offer. There are incredible details throughout, including a custom arched entryway, oversized pantry, sun drenched laundry room and stunning primary suite. If you are looking for a peaceful oasis, look no further.

TT

**20** 1629 N Honeysuckle Circle De Pere

**For Sale**

**ATKINS DEVELOPMENT GROUP**



**New Construction**  
2,067 Square Feet

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.

The Promenade is one of six floorplans offered in The Bungalows of De Pere. Home features 10' tray ceilings throughout the home. 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. Private side courtyard. Luxury low maintenance living and close to everything. We shovel the snow and cut the lawn.

T

**21** 4071 Legacy Drive Wrightstown

**For Sale**

**BEST BUILT, INC.**



**New Construction**  
3,245 Square Feet • 2,385 Main Floor • 860 Lower Level

DIRECTIONS: Hwy 41 to Wrightstown exit (Exit 154). Follow S County Line, at the traffic circle take the 3rd exit onto Broadway St. for 1.2 miles. Take the 2nd exit onto WI-96. At the traffic circle, take the 2nd exit onto High St/Turner St. Turn left onto E. Clay Street. Turn right onto County Road ZZ/Washington Street for 1.8 miles. Turn right onto Partridge Road. Turn right onto Legacy Lane. House will be on the left.

Our Fall Showcase home is nestled in a rural subdivision in Wrightstown. This beautiful ranch style home with finished basement combines timeless charm with modern comfort. Upgraded features include; custom cabinetry throughout, granite countertops, a gas fireplace with floor to ceiling stone, impressive cathedral ceiling in the great room with wood beams. The master suite is a private retreat including spacious bedroom a lighted tray ceiling, tile shower and walk-in closet. Outside, a covered porch invites relaxation, offering views of rolling fields and plenty of space to expand outdoor living. We hope you enjoy this this warm inviting home as much as we do!

TTT

**22** 2221 Old Martin Road Rockland

**For Sale**

**BARTOLAZZI HOMES, LLC**



**New Construction**  
1,533 Square Feet

DIRECTIONS: Head South on HWY PP to Old Martin Road. Turn right on Old Martin Rd. The house is the fourth house on the right.

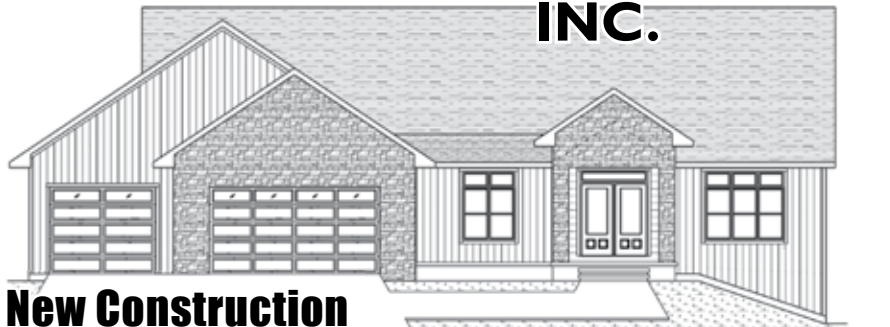
Welcome to our 2024 Fall Showcase of Homes. This is our version of a very popular plan that I'm sure you've seen many times. We have added a few special touches to make it feel less like a cookie cutter spec house and more like a cozy country home. Come see what we mean and we will show you how to build a very comfortable home for less than you might think.

TTT

**23** 1766 Dollar Road Ledgeview

**For Sale**

**ROBERT PETERS CONSTRUCTION, INC.**



**New Construction**  
2,404 Square Feet

DIRECTIONS: From Hwy 172 exit on Hwy GV/ Monroe Road and head South. Turn East (left) onto Brayden Lane. Turn North (left) onto Bower Creek Road. Turn East (right) onto Dallas Lane. Turn South (right) onto Dollar Road.


This beautiful ranch home features a covered front porch and 3-stall garage. A covered back patio features a cathedral ceiling and will be a wonderful place to take in the scenic backyard. This home has a spacious primary suite that is connected to the primary bath and walk-in closet. There are two guest bedrooms, an additional one and a half baths, and home office. The basement is currently unfinished with plans to finish with additional bedroom, bathroom, and recreation room.

TTT

**24** 1934 Dallas Lane Ledgeview

**For Sale**


**RADUE HOMES INC.**



**New Construction**  
2,597 Square Feet

DIRECTIONS: CTY GV South to Dickinson Road (CTY G), East to Bower Creek Road, North on Bower Creek Road to Dallas Lane to home.

Welcome to this open-concept ranch located in the beautiful town of Ledgeview. This custom home features a main floor primary suite with large ensuite in addition to a second and third bedroom. The large, open-concept kitchen includes a large island and walk-in pantry. The living room features a custom fireplace making this space extra cozy during the winter months. Beyond the living room is the sunroom flooded with natural light, looking out to the backyard oasis.

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.



**25** 3974  
Gladiator  
Lane  
Ledgeview

**DIRECTIONS:** Head east on Dickinson Road (CTY G), left on Dollar Lane, left on Dollar Road, a right on Gladiator to 3974 Gladiator Lane.

**For Sale**

**RADUE HOMES INC.**



**New Construction**  
3,621 Square Feet • 2,248 Main Floor • 1,373 Lower Level

Welcome to this ranch in a serene and upscale neighborhood in Ledgeview. This exquisite residence blends modern luxury with timeless elegance. The heart of this home is the gourmet kitchen featuring custom cabinetry, paneled appliances, and a large centered island perfect for entertaining. The primary ensuite features a separate walk-in-shower, and dual vanities. The primary walk-in closet offers ample storage, ensuring a clutter-free sanctuary. Additional bedrooms are generously sized, offering ample closet space. The finished lower level offers endless possibilities for a gym, theater room, or perhaps even a game room; this ultimate lower level is equipped with an inviting and stylish space to enjoy family and/or friends with an ounce of relaxation. Step outside to the covered patio where you can cozy up next to the outdoor fireplace. All of this on the outskirts of the city!

**TTT** focus on energy  
Partnering with Wisconsin utilities

**26** 1860  
Ridgemont  
Circle  
Ledgeview

**DIRECTIONS:** Take Lime Kiln Road (Cty V) South to Dollar Road. Go West to Gladiator Lane and take a right. Take a left on Ridgemont Circle.

**ALAIR HOMES GREEN BAY**



**New Construction**  
5,252 Square Feet • 2,393 Main Floor • 1,208 Second Floor • 1,651 Lower Level

We collaborated closely with this family to design a custom home that not only fulfills their aesthetic desires, but also provides exceptional functionality. This home is truly a haven, seamlessly blending work and play. The office is perfect for productive workdays, while the kitchen and other essential spaces ensure the family is well-nourished and organized. For staying in shape, there's an exercise room and for relaxation there is a sunroom and expansive outdoor living space featuring a patio, outdoor kitchen, and hot tub. The basement offers fun activities like golfing with friends and playing games in the rec room, promoting a healthy balance of work and leisure. This home boasts all the custom features you expect, from custom cabinetry and painted woodwork to unique tile and various accents. We're sure you'll enjoy visiting and experiencing this thoughtfully designed space!

**TTT** focus on energy  
Partnering with Wisconsin utilities

**27** 2990  
Stone Fence  
Place  
Ledgeview

**DIRECTIONS:** South on Lime Kiln Rd (Hwy V) to East on Stone Fence Pl.

**DETRIE CONSTRUCTION, INC.**



**New Construction**  
3,285 Square Feet • 2,350 Main Floor • 935 Lower Level

This beautiful split-bedroom ranch, has a spacious Kitchen w/large island, quartz countertops & tile backsplash, large walk-in pantry, and stainless-steel appliances. The Great Room offers a vaulted ceiling, and fireplace. The dining area features a tray ceiling and is open to the stairs that lead to the Lower Level. The Master Suite features a large walk-in closet, dual vanities, & tile shower. Two additional bedrooms and a full bath finish off the main floor. The lower-level features ample daylight through large windows and has an additional Bedroom, a Full Bath, a Rec Room, and Bar Area.


**TTT**

**28** 3022  
Stone Fence  
Place  
Ledgeview

**DIRECTIONS:** Take 172 East to GV exit turn left to first roundabout and take first right onto Landmark Blvd. Go to Lime Kiln Rd. and turn right; go approx. 1 1/2 miles and turn left onto Stone Fence Place. Follow to home.

**For Sale**

**LEDGECREST HOMES**



**New Construction**  
2,217 Square Feet

This spacious ranch style home offers 2,217 sq. ft. of gracious living. A large Master Suite offers both comfort and privacy. The kitchen and dining areas offer plenty of space with a large 4' x 9 1/2' center island great for both work and entertaining or everyday simple family dining. A huge pantry accommodates both room for canned and dry goods as well counterspace for all the chef's appliances, keeping your kitchen counters free of clutter. To the rear of the home is a large, covered patio offering space to enjoy sunsets while overlooking a pond in the rear of an expansive semi-private backyard. There is an additional 1,150 sq. ft. in the lower level available to finish off for more living space with windows to the rear and end of the home. The garage offers 1,045 sq. ft. of space that is insulated, plastered, painted, and heated, with easy access via 18' x 8' and 10' x 8' garage doors. Additional stairway access from the garage to the basement sums up some of the features of a home to please.

**TTT** focus on energy  
Partnering with Wisconsin utilities

**29** 1801  
Arbor Gate  
Lane  
Ledgeview

**DIRECTIONS:** Hwy 172 to Monroe, Northeast on Monroe, right on Landmark, right on Lime Kiln, left on Copper, left on Rockcross, left on Arbor Gate.

**For Sale**

**CYPRESS HOMES, INC.**



**New Construction**  
2,777 Square Feet • 1,691 Main Floor • 1,056 Second Floor

The Ridgewood plan features a spacious kitchen and dining area that boast many modern conveniences and are open to the great room, making entertaining fun and easy. This home's exciting amenities include a two-story foyer, granite counter tops, a locker system, a gas fireplace and a three-car side-load garage with basement access. This home is gorgeous inside and out and will serve your family well. The home is certified by Focus on Energy, ensuring that your new home will be comfortable, safe, durable, and energy efficient.


**TTT** focus on energy  
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**30** 2431  
Orion  
Circle  
Bellevue

**DIRECTIONS:** Hwy 43 S to Hwy 141 N to Hwy 29 E to S Huron Rd. Travel North on Huron about 1/2 mile to Willow Glen. East on Evening Star Dr to north on Orion Circle to home.

**For Sale**

**APPLE TREE, LLC**




**New Construction**  
2,011 Square Feet

Welcome to the DAYTON PLUS, one of six floor plans offered at Willow Glen, and at 2,011 square feet including a sunroom, it's one of our most popular designs. The exterior of our homes draws 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 high flat ceilings, exceptional kitchens with islands for entertaining and casual dining and generous windows to carry light throughout the homes and sunrooms, all combine to create perfect spaces to relax and enjoy! This home offers a lower exposed basement giving you options for additional finished space below treelined lot on the deck, patio, or from the many windows throughout the main floor and basement! Willow Glen offers home designs from just under 1,700 sq. ft. to over 2,600 sq. ft. Enjoy HOA services that include lawn care, snow removal, and a clubhouse with fitness room and outdoor heated pool, allowing you the lifestyle to enjoy your home, family, and friends more!

**TTT** focus on energy  
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**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.



**31** 372 Eaglewood Trail  
Green Bay

**For Sale**

**BLACK DIAMOND BUILDERS**



**New Construction**  
2,722 Square Feet • 1,908 Main Floor • 814 Lower Level • Zero-Step Entry

Welcome to our 2024 Fall Showcase! This spacious 3-bedroom, 3-bathroom condo is set on a beautiful lot. Interior finishing touches include a floor-to-ceiling stone fireplace, painted trim on the main level and stained trim on the lower level. It also features a beautiful zero-entry tile shower in the master bath, wood beams in the great room and tray ceilings in the master bedroom, front foyer and great room. The cozy breakfast nook just off the kitchen provides easy access to the covered porch. 

**32** 1104 Bay Mist Drive  
Green Bay

**For Sale**

**JOHNNY B HOME CONSTRUCTION, INC.**



**New Construction**  
1,665 Square Feet

Experience luxury living in this brand new 3-bedroom, 2-full bath walk-out ranch. With modern comforts and stylish finishes this meticulously crafted home features a great room highlighted by a cozy fireplace, open to the kitchen which offers dolomite countertops, a center island, and a walk-in pantry. The primary suite boasts a private bath with a tile walk-in shower and quartz countertop, along with a spacious walkin closet. Relax on the low maintenance TREX deck overlooking the yard. You'll also enjoy the convenient firstfloor laundry, and three-car garage for ample storage. This quality dwelling incorporates a Form-A-Drain brand drain tile system, 18" floor trusses, Pella windows, and CertainTeed shingles and siding. 

**33** 3136 West Point Road  
Green Bay

**CANTILEVER STUDIO, LLC**



**Remodel**

Bespoke "Forever Home" renovation. Location may surprise you for value added, but what's found beyond will make you forget challenges and reconnect with Nature and nuances of Life. Existing: Two 1,800 sq. ft. homes (upper and lower). An unfinished 3rd floor basement "walk-out" with single garage/mechanical/storage. As they say, "We gutted to the studs," preserving the structure and removing nearly everything else except most brick. Interior walls modified to an open plan etc. Additions: master suite, staircase, elevator, game room, 2.5 basement garages, deck surround, upper garage to greenhouse conversion, covered porch to 4-season space/new covered porch, detached 30'x40' garage. Lower level remains remodeled in-law suite (not on display).

**34** 1253 Cornflower Court  
De Pere

**THOMPSON HOMES INC.**

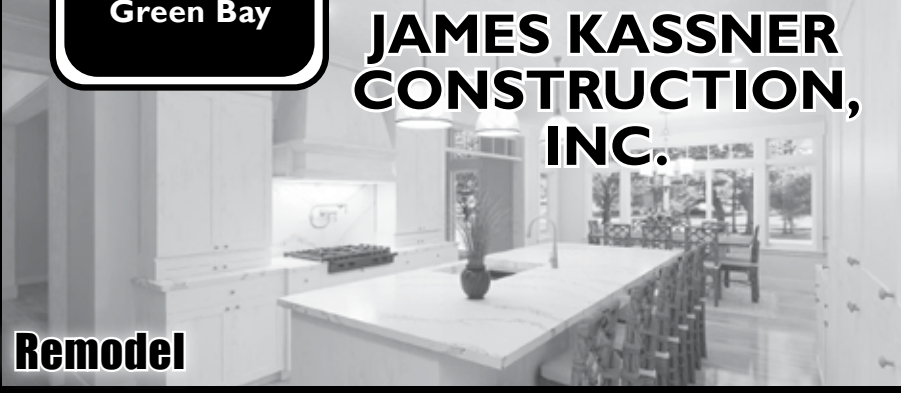


**Remodel**

Welcome to our makeover of a vintage 1960's split-level ranch. This home originally was a completely separated space on the main floor. We came in and removed all of the original walls, raised the sunken living room floor up to match the existing floor. With the space now entirely open, we created a new kitchen with extra large island that will duel as the dining table and then incorporated the great room space to compliment the kitchen. Added in is a front hall bench/drop area. Corner pantry with additional counter space. A walk up coffee wine bar to service their outdoor entertainment space. In addition to the interior work, we resided the entire house as well as new windows. The new layout now opens up the living space to their backyard and allows the entire space to better function vs the small rooms prior. We invite you to come and see the amazing transformation.

**35** 338 Parkland Ridge Lane  
Green Bay

**JAMES KASSNER CONSTRUCTION, INC.**



**Remodel**

James Kassner Construction invites you to view our Fall Showcase remodeling project. This year we are featuring an entire home renovation inclusive of the transition of a formerly all stained 2,750 sq. ft. home built approximately 20 years ago. This magnificently updated masterpiece includes all of the following upgrades: all new painted woodwork, crown molding added in virtually every room throughout, all new hard surface flooring, completely re-done ceramic bathrooms, new screen porch addition with new exterior patio, new exterior siding, new appliances, and last but certainly not least, a custom designed laundry room and kitchen featuring an 11' center island gathering area and a large, open, professionally-built butler's pantry.

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Saturday, February 8:  
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Sunday, February 9:  
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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.

See **CONTRACTOR** page 23

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**CONTRACTOR**  
from page 21

**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.

**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.

Your home is the single biggest investment you will make in your lifetime. Do you have the expertise to make sure this home will last you a lifetime? Do you really want to gamble with something this important?



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