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Spring 2025

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WELCOME



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As President of the Central Minnesota Builders Association it is my honor to welcome you to our 2025 Spring Tour of Homes! The Tour showcases homes from some of our many member builders and with the help of member subcontractors.

I joined the CMBA as a REALTOR® over 10 years ago because the Central Minnesota Builders Association and REALTORS® both see home ownership as fundamental to strong communities. At the time I couldn't imagine that we'd see a housing shortage. One of our goals is to help create the opportunity for more Minnesotans to become homeowners by making new construction more affordable. We're working with local building officials, collaborating with our partners at Housing First Minnesota, as well as participating in committees and task forces centered on housing and construction. We're also helping local schools educate the next generation of trades workers through our Tools for Schools program. Last year we donated over \$30,000 to local schools for their trades programs.

The housing market is challenging at the moment. Demand for housing remains higher than our ability to add large volumes of affordable new supply. It is crucial to emphasize to local leaders that homeownership is a value our communities support. If you are a builder,

Marty Czech
2025 President
Premier Real Estate
Services - Marty Czech

subcontractor,
or if you serve
the building industry in

an adjacent profession and are NOT currently a member, I encourage you to contact me or the CMBA office to discuss the benefits of membership and to help support our efforts.

The spring tour weekends are my absolute favorite weekends of the year. The yellow signs popping up signals the start of two weekends filled with meeting people interested in new homes and the approach of warmer weather. Before you leave to tour homes download the CMBA Tour of Homes app for additional information on the homes, photos and directions. Please dress for the weather, slip on shoes will make your life easier during your tour and remember to wear socks! Bare feet aren't allowed in the homes.

Once again, welcome to the 2025 Spring Tour of Homes!

Marty Czech
2025 CMBA President
Premier Real Estate Services - Marty Czech

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Additional home and lot packages starting at \$380's

These images are not part of Tour of Homes Model #10.



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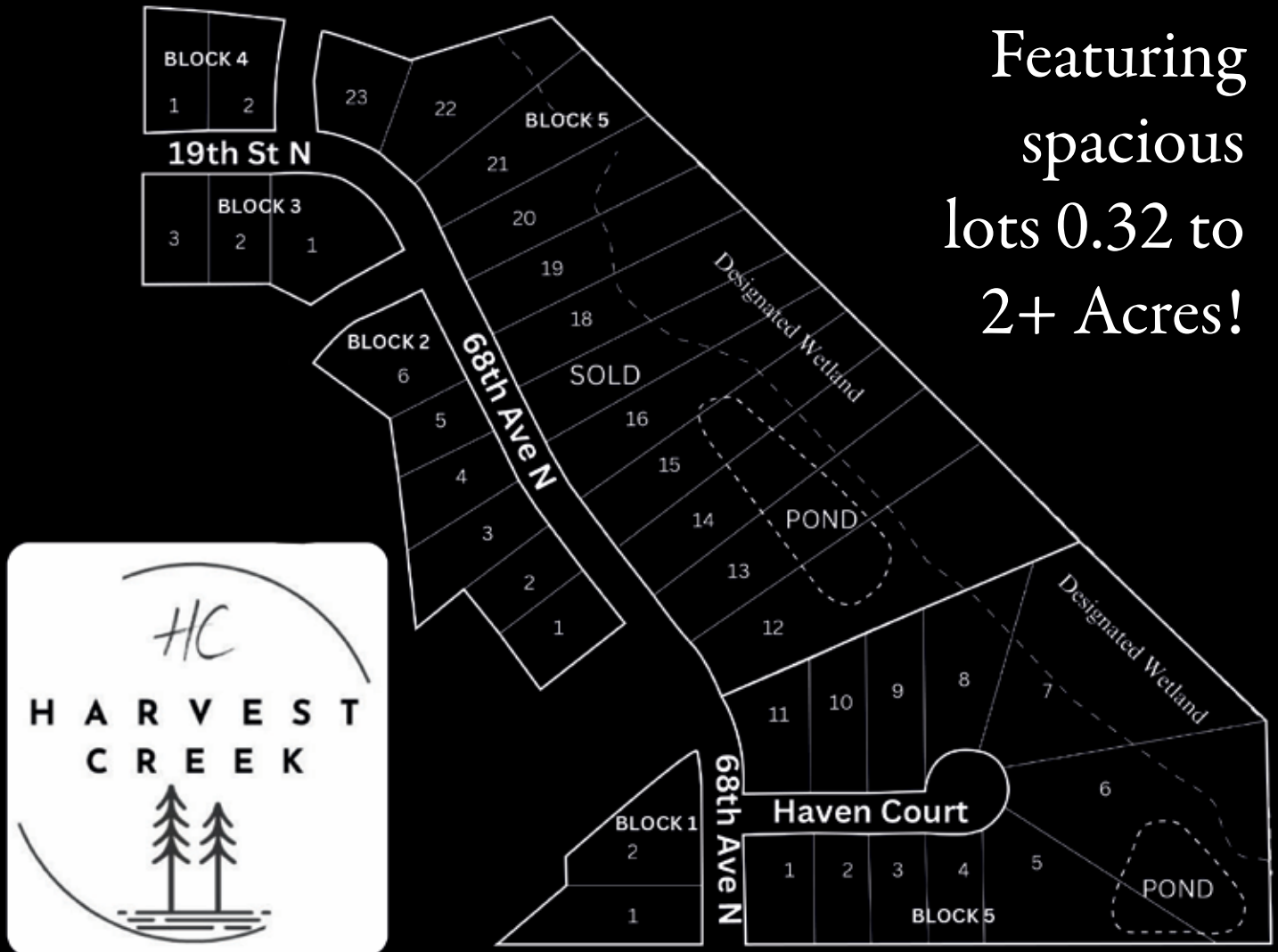


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CMBA Associate of the Year Builds Connections and Trust in St. Cloud's Homebuilding Community

Greg Roberts, American Door Works, joins a long list of Associate Members recognized by the CMBA

Article and Photos by Kirsten Freeman

Greg Roberts, Residential Sales Associate and Project Manager at American Door Works, got a unique surprise for Christmas last year. On an unassuming late December afternoon, he was walking into a meeting at the American Door Works headquarters in Waite Park, Minnesota when he ran into some familiar but unexpected faces. Besides his usual co-workers were executives from the company and representatives of the Central Minnesota Builder's Association; 2024 CMBA President, Jack Brandes from Lumber One, along with Wanda Schroeder and Nikki Juntunen from the CMBA staff.

"It was a sneak attack; I was oblivious," Greg said. They were there to present him with the CMBA Associate of the Year award. "It was pretty cool," Greg said. "I was super proud to accept it and to represent American Door Works."

Greg's involvement in the local homebuilding industry began after he moved to St. Cloud from Rockford, Minnesota in 1986 and started working in sales at Mathew Hall Lumber in the 1990s. Later, as the Assistant Store Manager he promoted the store's weekly contractor lunches and annual tool sale, among many other duties. He later accepted a similar

Associate of the Year continued on next page



Left: Greg holding his Associate of the Year Award

position at Simonson Lumber where he co-managed the showroom and store while also working in sales and customer service.

When the home building market wavered around 2008 and 2009, lumberyards were forced to trim their teams, and Greg found himself starting over in an entirely new role – welding doors in the warehouse at Mid Central Door, a sister company of American Door Works, for a year before applying to be part of the sales team. “I had never welded before, but I got pretty good at it,” Greg said. “I’m living proof that working in the trades, such as welding, builds your skills and opens doors -- literally in my case -- to opportunities.”

A Career Rooted in Expertise and Relationships

In his current role, Greg supports builders, contractors, remodelers and walk-in customers from throughout Central Minnesota, offering expertise on garage door trends, designs, product innovations and customized solutions.

“I like to think that our builder partners and our customers trust me because I do all I can to deliver,” Greg shared. “If they call me, they know the job will get done. Relationships and trust are everything in this industry.”

Greg’s commitment to excellence extends beyond his workday to his efforts within the CMBA. “American Door Works has been part of the CMBA for over 50 years as a member and long-time sponsor of many

association events and important programs like Tools for Schools and Habitat for Humanity,” Greg said, “The CMBA is an important part of our local homebuilding industry. It’s where we all connect, learn and support one another within our trade so I like to be part of that.”

For more than seven years, Greg has been a steady presence at monthly meetings, the annual Home Shows and the Tour of Homes. His leadership as the 2025 Home Show Chair underscores his dedication to making these events memorable and beneficial for all participants, from show exhibitors to attendees.

Greg’s efforts highlight the CMBA’s vital role in fostering collaboration and trust among members and homeowners. “The CMBA creates a strong homebuilding climate,” he said. From advocating for industry initiatives to supporting future builders through Tools for Schools, the CMBA empowers its members to excel—benefiting the entire community. In turn, homeowners are encouraged to choose trusted CMBA members for new homes, remodeling and home maintenance. Events like the Home Show and Tour of Homes showcase the quality, integrity and craftsmanship of our CMBA members firsthand.”

When he’s not at work, Greg shares his life with his wife, Cori, and their blended family of seven adult children. Whether it’s playing cards or pickleball, gardening, doing woodworking projects around the home and yard, enjoying family time or dreaming up creative solutions for work, Greg approaches every aspect of his life with energy and enthusiasm.

“I’m proud of the relationships I’ve built, both personally and professionally,” Greg said. “It’s rewarding to see the impact of that work, whether it’s a beautiful new home or a strengthened community connection.”

Looking ahead, Greg sees even more potential for the CMBA and the homebuilding industry in St. Cloud. He envisions continued growth in advocacy, education and event participation, ensuring that the association remains a vital resource for members and the community. As for being the Associate of the Year, he’s honored and humbled. “At the end of the day, it boils down to showing up, supporting others and keeping your word,” he said. “I’m super proud to be part of this association, this company and this community.”

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Home #11



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 Tyler Keller
 MN: BC711080
 544 24th Avenue North
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320-250-4588
tylorkeller7@yahoo.com

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Home #9



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320-356-7342
jbrandes@lumber-one.com
lumber-one.com

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Home #13



Werschay Homes

David & Mollie Werschay
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3333 Roosevelt Road
St. Cloud, MN 56301
320-230-9909
jim@werschayhomes.com
werschayhomes.com

David and Mollie Werschay founded Werschay Homes in 2003, using the most unique practices while offering a service unparalleled by anyone else in the industry. Offering conventional building service as well as custom design build, Werschay Homes has put together a team that can handle projects of any size and scope. Honesty, Integrity, Flexibility and Innovation (HIFI) are the core values that enrich our future at Werschay Homes. HIFI, along with Christian values defines our responsibilities to our clients, co-workers and ourselves. The quality of our employees reflects in the product and service we deliver. Passionate and genuine people are the key reason so many of our customers refer Werschay Homes to their friends and family.

Homes #7 & 8



Berscheid Builders

Rick Dingman
MN: BC638971
25 86th Street NW
Rice, MN 56367
320-255-1412
rick@berscheidbuilders.com
berscheidbuilders.com

Berscheid Builders is comprised of a very skilled team of job supervisors, carpenters and sub-contractors that set us apart from any Central MN Builder. The experienced carpenters are the backbone of Berscheid Builders and take great pride in their work and carry the reputation of the company. Berscheid Builders is above all quality driven and exudes an excellent reputation in the local community.

Home #3 & 4



Smart'n Construction

Derek Mueller
Mn: BC726807
10 Main St E
Richmond, MN 56368
320-597-7300
derek@smartnconstruction.com
smartnconstruction.com

Derek Mueller has been serving the local building industry since 2005. He grew up on a small farm here in Central Minnesota, where his roots in a strong work ethic, integrity, and creativity were established. Derek has worked in the construction industry for 20 years and at Lifestyle Lumber for the past 13 years in sales and estimating, with that he is an expert in building materials and has a passion for design and building turnkey homes.

Home #1



Woodland Homes

Robert Klaphake
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Sartell, MN 56377
320-230-7700
robklaphake@woodlandhomes.biz
woodlandhomesonline.com

Woodland Homes was founded in 2005 by Rob Klaphake. Over 20 years, Woodland Homes has become a leading residential builder in Central Minnesota. Woodland Homes has a network of trustworthy subcontractors & dedicated employees to help you realize your ideal home, start to finish, from design services to post sales services. With 30 years of licensed contracting experience, and more than 400 homes built, Rob has honed his practice of custom home building, and achieved an unmatched understanding of what clients want, expect and love of the finished product, making Woodland Homes a widely known and well respected custom home builder in the Central Minnesota area.

Home #5 & 6



DG Homes & Remodeling, Inc.

Don Girtz
Mn: BC633099
P.O. Box 608
Sauk Rapids, MN 56379
320-251-9416
don@dghomes-remodeling.com
dghomes-remodeling.com

Building and remodeling has been a passion for Don and his staff at DG Homes & Remodeling since starting his business over 40 years ago. With the industry changing and constantly making things better, Don and staff stay deeply involved. "Hi, this is Don. What also keeps us going strong and still growing is the great feeling of accomplishment you get when you know you're doing your very best, and above that the rewarding appreciation received by our clients as their projects are being completed. Check us out and become part of our family of friends. "Thank you! We hope to hear from you soon."

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Mark J. Klein
Mn: Bc008830
15703 Fruit Farm Road
St. Joseph Mn 56374
320-356-7233
kleinbuildersmn@gmail.com
kleinbuildersmn.com

Mark Klein has been building new custom homes in Central MN for 43 years. He is on the jobsite throughout the building process from start to finish. Klein Builders is dedicated to providing excellent quality, value and craftsmanship to all of their homes. Working closely with their clients ensures satisfaction and completion of their dream homes. They pride themselves on happy clients, repeat business and building homes that last a lifetime.

Home #2

Sterling Enterprises of St Cloud LLC
Dean Gillitzer
PO Box 561
Waite Park MN 56387
320-250-3619
sterlingheights@charter.net



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sterlingheights@charter.net

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Home #12



Marty Czech: Leading the Central Minnesota Builders Association into 2025

Article and Photos by Kirsten Freeman

Marty Czech's journey to becoming the 2025 President of the Central Minnesota Builders Association (CMBA) has followed a trajectory centered on his natural propensity to invest his time and energy in his community.

Originally from Pewaukee, Wisconsin, Marty came to St. Cloud State University in 1996 to study aviation and play rugby. Those plans changed when he discovered the opportunities a real estate career could offer. He was on the verge of moving back to Wisconsin, having already obtained his real estate license there, when a local Realtor offered him an opportunity to work locally. That set Marty on a new path and fueled his future in real estate and homebuilding in Central Minnesota.

In 2011, Marty joined Premier Real Estate Services after working with owner, Noel Johnson, on several transactions. He saw alignment with the company's values—local ownership, a supportive culture and an entrepreneurial spirit. He has watched the company successfully grow to over 90 agents while still retaining a family business feel, reinforcing his belief in community-focused business practices.

A Passion for Housing and Community

Marty's enthusiasm for helping families find homes extends beyond simply selling houses—he's deeply invested in making homeownership accessible and fostering a strong community. His work spans various initiatives, from selling new construction homes to advocating for affordable housing in St. Cloud and finding solutions for homeless youth.

In 2015, as part of his role as a real estate agent, Marty joined the CMBA and soon became involved in various committees and leadership roles. His dedication to housing solutions in the area led him to also join the St. Cloud Planning Commission in 2016, an organization he currently chairs and where he actively works to address the growing housing shortage.

Beyond real estate, Marty is a managing partner of Pantown Brewing Company alongside Noel Johnson. Their mutual passion for community service is evident in the brewery's "Beeranthropy" events, which donate 25% of sales to local charities. Last year, for example, they partnered with Jules Bistro to support the Shop With A Cop program, aiding homeless students. This issue

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struck a chord with Marty, leading him to work directly with the St. Cloud School District's superintendent to form a task force addressing youth homelessness.

A Vision for the CMBA in 2025

As CMBA President, Marty is eager to strengthen the organization's role in the homebuilding industry. One of his primary goals is to attract the next generation of builders. The skilled trades offer stable, well-paying careers, yet many young people aren't aware of the opportunities available. Through CMBA's "Tools for Schools" program, they've donated \$35,000 in 2024 to high schools for tools and building supplies, encouraging students to consider careers in construction. Marty hopes to expand these efforts, highlighting the importance of trade careers through recognition events for students entering the workforce.

Retaining and growing CMBA membership is another priority. In recent years, the organization has streamlined its structure, making membership more accessible by eliminating tiered pricing. Now, all members pay a flat \$685 annual fee, making it easier for businesses of all sizes to participate.



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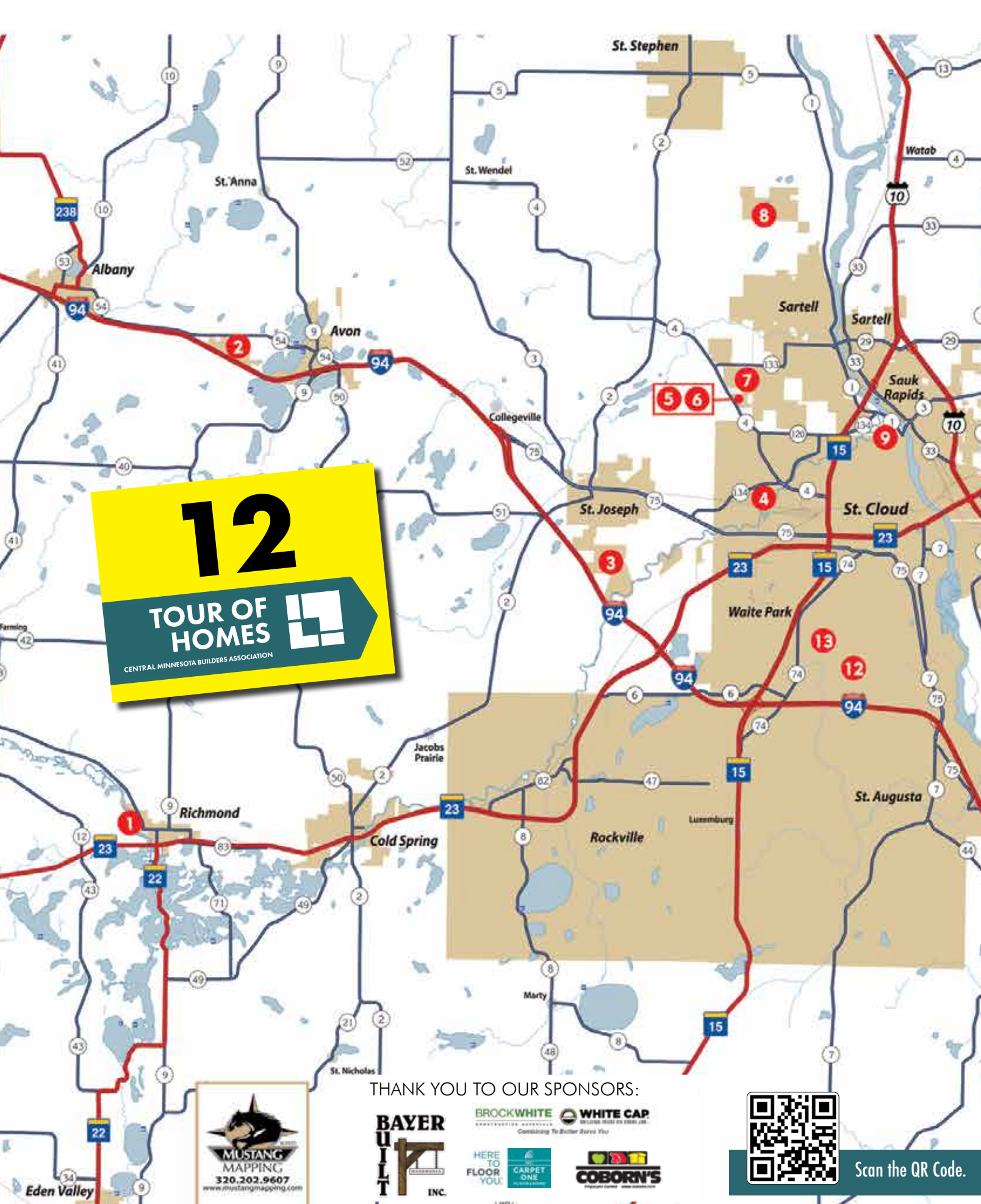


Marty also sees the CMBA playing a larger role in addressing housing shortages. He is part of a CentraCare initiative focused on creating affordable housing in the region. His real estate experience, combined with his planning commission work, positions him well to advocate for policies that support sustainable growth.

Leading Through Connection and Commitment

Despite his many roles—Realtor, business owner, CMBA President and community advocate—Marty remains grounded in his core belief: building strong communities starts with building strong relationships. Whether mentoring newer real estate agents, supporting local charities or advocating for better housing policies, he approaches every effort with the mindset of service and collaboration. "We're not just selling homes—we're shaping the future of our community," Marty said. "Homeownership isn't just about having a place to live. It's about stability, opportunity and the chance to build something lasting."

As he leads the CMBA into 2025, Marty Czech's passion for homebuilding and community development will continue to drive positive change, ensuring Central Minnesota remains a thriving place to live, work, and grow.



12

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Brand new, stunning 2 bedroom, 2 bath patio home with a covered porch and 2 stall garage. The covered front porch leads you into an open floor plan, vinyl plank flooring and 9 foot high ceilings. Kitchen with stained custom cabinets, center island, quartz countertops, stainless steel appliances & walk-in pantry that is also the safe room. Living room has a beautiful fireplace with stone surround. Spacious owner's room showcases a primary bath, tile floors with a roll-in tiled shower, walk-in closet & dual sinks. 2 stall insulated garage (22' x 28') with floor drain. Steel siding and stone wraps the exterior of this home along with a concrete driveway. Sprinkler system and seeded and landscaped yard (to be completed when weather permits).

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320-255-1412
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With a Craftsman influence, this versatile floor plan displays the honesty and simplicity of a truly American home. Impeccable workmanship awaits around every corner in this 3 bedroom 2 bath 1,852 sq. ft. patio home. An eye-catching archway invites visitors from the dining area into the stone fireplace accented sunroom which brings an outdoor element to this home. Explore the spacious pantry positioned with convenience and function in mind for daily living, special occasions or overflow storage. The master suite includes an expansive walk-in closet with privacy from the master bathroom. Berscheid Builders features its "Built in Excellence" in every thoughtful detail including Natural Linen island with leathered granite countertop, ceramic tile walk in shower, trending luxury vinyl and ceramic flooring, poplar cabinets and solid mission style doors accented with revisited bronze accessories, vaulted and tray ceilings and an expansive three car garage. Located near Woodcrest Country Manor just a short drive from quaint, St. Joseph and St. Ben's Campus.

- Appliances Karl's TV & Appliance
- Building MaterialsSimonson Lumber
- Cabinets Westwind Woodworkers
- Design.....ADS Designs
- Electrical Mechanical Energy Systems
- Flooring Cold Spring Carpet
- Garage Doors American Door Works
- HVAC Mechanical Energy Systems
- Lighting..... Minnesota Lighting, Fireplace & Flooring Showroom
- Plumbing Mechanical Energy Systems

4

5851 Rivers Edge Drive • Sauk River Plat 4 • St. Cloud



3 Beds | 2 Baths | 1,928 sq ft

DIRECTIONS Go North on MN-15, take a Left on 8th Street North (Veterans Drive), turn Left onto Ridgewood Road, turn Left onto Maywood Drive which becomes Rivers Edge.

CO-SPONSOR



320-255-1412
berscheidbuilders.com

A welcoming, covered front porch invites you to explore the merging of farmhouse elements and craftsman tradition in this 3 bedroom and 2 bath 1,928 sq. ft. patio home designed by Berscheid Builders, LLC. Open and bright, this floor plan has 9 foot ceilings and abundant natural light flooding in through all of the large gun metal windows. The foyer and coat closet introduces guests to their private suite which can transform to a versatile remote workplace. Discover the beauty of knotty alder cabinets accented with a functional, quartz sink combo island throughout the easy-living kitchen with walk-in pantry, dining room and spacious great room with modern, electric fireplace layout. The home includes a grand owners' suite with a luxurious oversized tile walk-in shower and closet, plus convenient access to the laundry and mudroom. Enjoy the external elements from the surrounding windows of the sunroom with adjacent, concrete patio for grilling, entertaining or relaxing.

- Appliances Karl's TV & Appliance
- Building MaterialsSimonson Lumber
- Cabinets Westwind Woodworkers
- Design.....ADS Designs
- Electrical Mechanical Energy Systems
- Flooring Cold Spring Carpet
- Garage Doors American Door Works
- HVAC Mechanical Energy Systems
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www.americandoorworks.com
320-253-1310

5 2000 Sandstone Loop • Arbor Trails 3rd Addition • Sartell



2 Beds | 2 Baths | 1558 sq ft

DIRECTIONS County Rd 4 (Veterans Drive) NW to Arbor Parkway, then turn east, turn left on Sandstone Loop and home is on the Left



320-230-7700
woodlandhomesonline.com

Arbor Trails of Sartell welcomes you into this comfortably designed patio home has 2 BR and a den, 2BA, and an oversized 2 stall garage. Granite countertops in the kitchen walk-in kitchen pantry, center island, corner kitchen sink with double windows for ample light, vaulted ceilings, covered front porch, efficient in floor heat, owner's suite with walk-in closet and private bath are just a few of the highlights in this affordable new patio home! Other floors plans, home styles, and lots available for custom built homes on your land or on one of our featured lots.



Appliances Quality Appliances and TV Center
Building MaterialsLumber One Avon
Cabinets Schlangen's Custom Cabinets
Exteriors..... White Cap
FlooringMCI Multiple Concepts Interiors - Carpet One
Garage Doors American Door Works

HVACFinken Water Treatment, Plumbing, Heating & Cooling
Lighting.....MCI Multiple Concepts Interiors - Carpet One
Plumbing Finken Water Treatment, Plumbing, Heating & Cooling

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320-230-9909

werschayhomes.com

Welcome to the Java by Werschay Homes. This stunning 2 story 5 Bedroom, 3.5 bath home located in our exclusive The Gates at Blackberry Ridge Neighborhood delivers cart access to Blackberry Ridge Golf Course while only blocks from Sartell Schools. This Traditional two-story home with transitional styling mixes sleek James Hardi panels and metal roofing accents with the warmth and texture of wood tones. Upon entering this stunning home, the quality of craftsmanship and finishes you come to expect with Werschay Homes is apparent. White oak nail down flooring, open wood staircase, custom fabricated metal railings, custom cabinets, professional built-in appliances, giant Marvin Windows, set this home apart.



5 Beds | 4.5 Baths | 3,899 sq ft

DIRECTIONS Take Pinecone Rd North to 27th St N (West/Left) to Lehman Ct (Right/North) on Lehman Ct house on the Left

CO-SPONSOR



Building Materials	Simonson Lumber	HVAC	Mechanical Brothers
Concrete	Consolidated Contracting	Insulation.....	Intex Insulating Company
Countertops	Granite Tops	Lighting.....	Minnesota Lighting, Fireplace & Flooring Showroom
Electrical	Bertram Electric, Inc.	Millwork	Simonson Lumber
Excavating	J&S Excavating	Plumbing	Pipers Plumbing of Central MN
Fireplace	Metro Home	Windows.....	Marvin Windows and Doors
Flooring	Insulation & Waterproofing		
	MCI Multiple Concepts Interiors - Carpet One		

2011 Forest Court • Parkview Estates • St. Cloud



320-250-4588

tylerkeller7@yahoo.com

Patio Home with 9' Ceiling, Heated Floors, and Extra-Large Windows Providing tons of Natural Light. Chef's Kitchen and Massive Island, Granite Tops, Custom Cabinets, and Walk in Pantry! Living Room has Stone Gas Fireplace, Tray Ceiling, and Chic Ceiling Fan! The Master Suite Features a Large Walk in Closet, Custom No Step Walk in Tile Shower, Dual Sinks, and Jetted Tub!! Fully Finished Heated Garage is Extra Deep with Epoxy Floor! Price \$599k Immediate Move in Available!



3 Beds | 3 Baths | 2,120 sq ft

DIRECTIONS From Northway Drive turn onto Stockinger Drive then turn right onto Forest Drive and then right again to stay on Forest Drive then left onto Forest Court

CO-SPONSOR



Building Materials	Simonson Lumber	Lighting.....	Minnesota Lighting, Fireplace & Flooring Showroom
Cabinets.....	Brenny Custom Cabinets, Inc.	Plumbing	Finken Water Treatment, Plumbing, Heating & Cooling
Fireplace	Minnesota Lighting, Fireplace & Flooring Showroom	Windows.....	Thermo-Tech Windows and Doors
Garage Doors	Garage Door Store		
HVAC	Finken Water Treatment, Plumbing, Heating & Cooling		



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2 Beds | 2 Baths | 1,587 sq ft

DIRECTIONS Take Hwy. 23 E turn north onto Mayhew Lake Rd. NE. Turn right onto 35th St. NE. Turn right onto Old Stone Way NE.

Appliances Karl's TV & Appliance
 Building Materials Simonson Lumber
 Cabinets..... Brenny Custom Cabinets, Inc.
 Electrical Mechanical Energy Systems
 Excavating J&S Excavating
 Exteriors..... Simonson Lumber
 Flooring MCI Multiple Concepts
 Interiors - Carpet One

Garage Doors American Door Works
 HVAC Mechanical Energy Systems
 Insulation..... McPherson Systems
 Landscaping..... DG Home & Remodeling
 Lighting..... MCI Multiple Concepts
 Interiors - Carpet One
 Windows..... Thermo-Tech Premium Windows



320-251-9416
 dghomes-remodeling.com

Welcome to main-floor living at its finest in the prestigious "Villages of Creekside" Community in Sauk Rapids! This new construction patio home offers comfort and style in a prime location. This home offers 2 bedrooms, office/den, 2 bathrooms, and a 3-stall garage. Step inside to discover an open-concept floor plan with lots of natural light and 9 foot trayed ceiling creating a warm and inviting ambiance throughout. The spacious living area is perfect for entertaining guests or enjoying cozy evenings by the fireplace. Retreat to the primary suite, featuring a luxurious ensuite bathroom with large walk-in shower, and walk-in closet, providing the ultimate space for relaxation.



3 Beds | 2 Baths | 1,753 sq ft

DIRECTIONS From the West take Hwy 23 East, turn Right on 14th Ave SE which turns into 2nd St SE, then turn Left on 55th Ave SE, turn Right on 2nd Ave SE, turn Right on 57th Ave SE, Home is on the Right

Appliances Quality Appliances and TV Center
 Counters Custom Stone Interiors
 Fireplace Metro Home Insulation & Waterproofing
 Garage Doors Metro Home Insulation & Waterproofing

Insulation..... Metro Home Insulation & Waterproofing
 Millwork Bayer Built
 Windows..... Thermo-Tech Premium Windows and Doors



612-219-8020
 bulowinc.com

One level patio home! 1753 sq. ft. 3 Bedroom, 2 Bath, 3 Car Garage fully finished with screened in porch. The kitchen features a large granite center island custom built in alder with mission doors in a beautiful toasted barrel stain. The range hood is vented and the many doors and drawers with the soft close feature make this the ideal kitchen. The gas fireplace is the focal point in the living room with stone from floor to ceiling & a floating mantle, perfect to keep you warm & cozy. The owners bedroom with its tall pan ceiling leads you to the private owners suite with a double sink vanity and a tiled zero entry shower located near the large walk-in closet. The insulated 3 car garage leads to the back entry closet, coat hooks, and main floor laundry room with a built in sink. This home has 9' ceilings and a great layout to enjoy the views to the patio and Territory golf course. We offer an appliance package with this home. Stop in to see this exceptional home!

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Sterling Enterprises of St. Cloud, LLC
320-250-3619

sterlingheights@charter.net

Handicap accessible, one-level floor plan. Dramatic 10'X5' thick-cut quartz counter, pantry, painted and stained cabinetry. All-season sunroom. Owners' suite with walk-in closet, roll-in tile shower and double vanity. Office/flex (3rd) bedroom. 34'X26' finished garage. South-facing windows drench the home in sunlight. Perfect lot for backyard swimming pool! 0.55-acre lot. 25 buildable lots now available in Quarry Woods.



3 Beds | 2.5 Baths | 2,327 sq ft

DIRECTIONS Head South on County Road 136, take the 2nd exit from roundabout onto County Road 136, turn Left onto 36th Street South

Appliances	Karl's TV & Appliance	HVAC	H&S Heating, A/C, Electrical & Plumbing
Cabinets.....	Brenny Custom Cabinets, Inc.	Insulation.....	McPherson Products
Countertops.....	Brenny Custom Cabinets, Inc.	Millwork	Bayer Built Woodworks
Electrical	H&S Heating, A/C, Electrical & Plumbing	Plumbing ...	H&S Heating, A/C, Electrical & Plumbing
Excavating	J&S Excavating	Windows.....	Andersen Windows



320-356-7342

lumber-one.com

The newest Stirling Waters patio home model awaits! This spacious home has just over 1,800 square feet of finished floor space plus a screened porch overlooking a private pond! Home features include white oak interior doors, white painted enameled trim, infloor heat, trendy light fixtures, custom pantry, large granite island, electric fireplace with shiplap surround, stainless steel appliances and much more. Step into the master bedroom which includes a trayed ceiling, large Andersen Windows, a private ensuite bathroom with double bowl vanity, tiled shower, and large walk-in closet. Home has two additional bedrooms, bathroom, mudroom/laundry, and ample storage throughout. Did we mention this home is part of an association? Sit back and let someone else handle all of your lawn care and snow removal!



3 Beds | 2 Baths | 1,830 sq ft

DIRECTIONS Head East on 33rd St from County Rd 74 turn North onto Stone Gate Drive then Take immediate Right onto Nottingham Road South. Follow for 1/3 mile then Turn Right onto 30th ST S, Home will be on Right

Appliances	Karl's TV & Appliance	Flooring	MCI Multiple Concepts Interiors - Carpet One
Bath Enclosures	East Side Glass Company	HVAC	Mechanical Brothers
Building Materials	Lumber One Avon	Lighting.....	MCI Multiple Concepts Interiors - Carpet One
Cabinets	Westwind Woodworkers	Millwork	Bayer Built Woodworks
Closet Organization.....	McPherson Products	Windows.....	Andersen Windows
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Design.....	ADS Designs		



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Map..... Mustang Mapping and GIS
 Writer Kirsten Freeman



FOLLOW THE SIGNS...

12

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MAKING YOUR NEW CONSTRUCTION HOME YOURS

9 Options to Personalize Your Home

When building your dream home in Minnesota, the possibilities are endless. New construction homes offer a blank canvas for homeowners to personalize every aspect of their living space. Keep reading to discover some of the options for personalizing your new construction home!

Customizable Floor Plans

A customizable floor plan is one of the most appealing aspects of new construction homes in Minnesota. While builders typically have a library of floor plans to choose from, many allow homeowners to modify square footage, room layouts, and architectural elements to create a floor plan tailored to their lifestyle. Whether you prefer an open-concept layout or defined spaces, customizable floor plans ensure your home reflects your unique needs and preferences.

Energy Efficient Features

Energy efficiency is often a key consideration in Minnesota's new construction homes. With the state's diverse climate, many homeowners are looking for innovative solutions to maximize energy conservation and minimize utility costs. New

construction homes can be customized to meet those needs with energy-efficient features such as high-efficiency heating and cooling systems, solar panels, and insulated windows.

Flex Spaces

In the last few years, it's become evident that our needs and preferences as homeowners are constantly evolving. So, it's no surprise builders in Minnesota often incorporate flex spaces when designing new construction homes.

These spaces provide flexibility, allowing homeowners to adapt their living environment to changing circumstances — without investing in a costly home addition or extensive remodel. Whether transitioning to remote work, pursuing a new hobby, or accommodating a growing family, flex spaces can be personalized to meet your needs now and in the future.

Smart Home Technology

It's true what they say: smart home technology is only getting smarter. These days, there are countless options to enhance the convenience, efficiency, and security of new construction homes. With just a touch of a button or a simple voice command, you can control multiple aspects of your home. From smart thermostats and integrated lighting systems to complete home automation hubs, smart home technology creates a truly modern living experience.

Outdoor Living Spaces

There's nothing quite like a Minnesota summer. Take full advantage of the beautiful weather and scenery by upgrading your new construction home with thoughtfully designed outdoor living spaces. Popular options include cozy sunrooms, screened-in porches, and spacious decks and patios. Features like built-in seating, fire pits, and outdoor kitchens further personalize your space and create the perfect setting for entertaining friends and family.

Luxury Amenities

When it comes to luxury amenities, Minnesota's new construction homes deliver. Builders offer a range of upscale amenities, including spa-like bathrooms, home theaters, and wine cellars. These customizable features add a touch of elegance and sophistication to new construction homes,

giving homeowners a true sense of luxury and comfort.



Custom Millwork

Custom millwork is a great way to add architectural character and visual appeal to a new construction home. Homeowners can personalize their space by incorporating intricate crown molding and baseboards, wainscoting, custom cabinetry, and built-in shelving. Custom millwork can also be tailored to suit many styles and tastes, making it easy to complement the overall design of your home.

Customizable Finishes

Personalizing your home is all about the details. Customizable finishes allow homeowners to make a new construction home truly their own, infusing their style and personality into every room. From paint colors to hardware finishes, Minnesota builders offer many options to accommodate every taste and style preference.

Recreation & Entertainment Spaces

Spaces dedicated to recreation and entertainment have become increasingly

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popular in new construction homes. Minnesota builders cater to various interests with indoor basketball courts, golf simulators, pickleball courts, home theaters, game rooms, wet bars, and more. Whatever your interests or hobbies, new construction homes provide opportunities to enjoy them right at home!

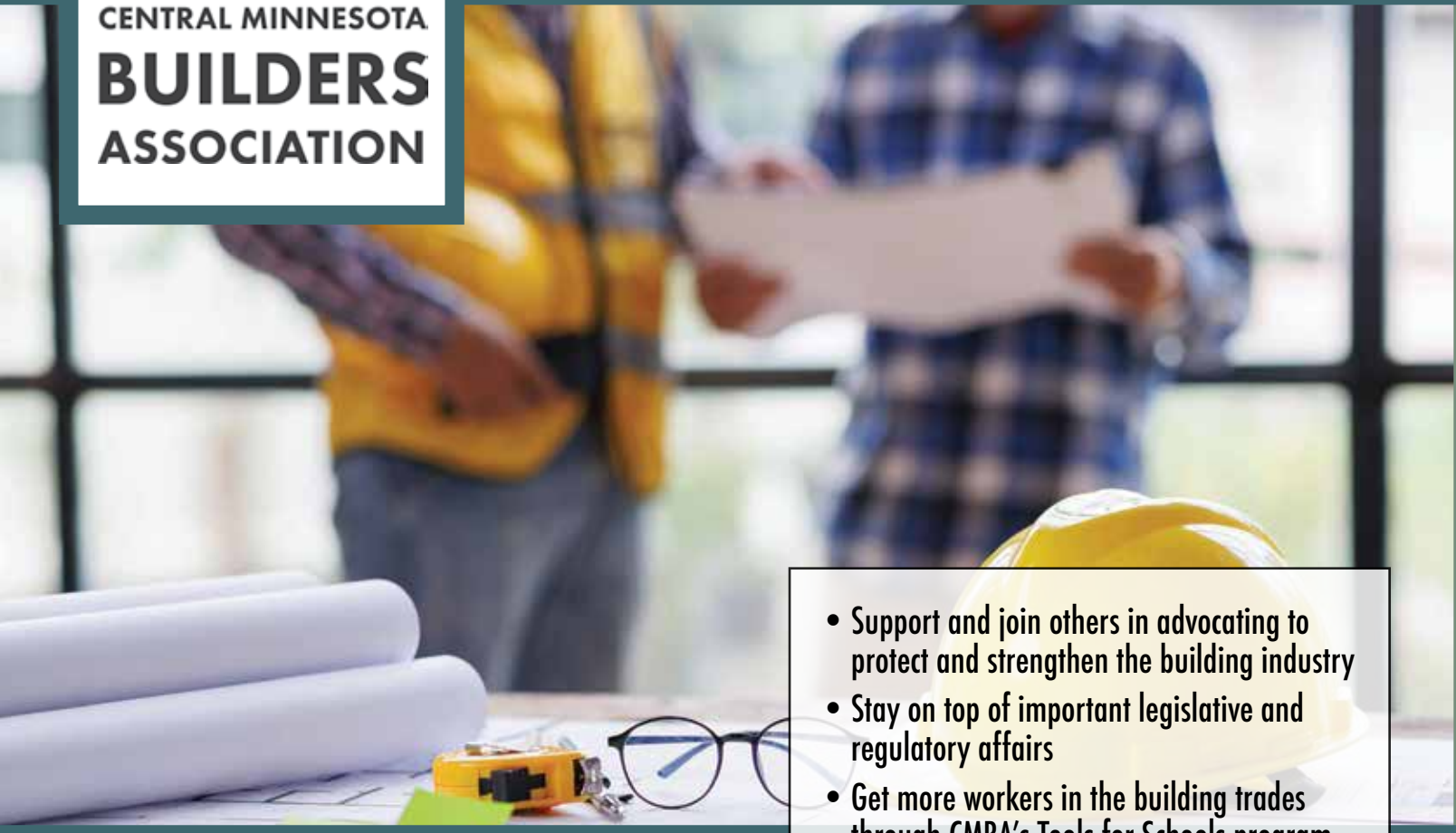
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A photograph of a modern interior space with dark green walls and light wood millwork. On the left is a white-trimmed double door with a brass handle. On the right wall, there is a round clock and a large world map hanging from the ceiling. In the foreground, a wooden dining table and black chairs are visible. A patterned rug is on the floor.

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113 Barry Loop, Richmond.....	1
Woodland Homes, Inc.	
2000 Sandstone Loop, Sartell.....	5
DG Homes & Remodeling, Inc.	
3267 Old Stone Way NE, Sauk Rapids.....	10
Bulow MN Inc.	
255 57th Ave. SE, St. Cloud	11
\$500,000-\$599,999	
Berscheid Builders	
1108 Lanigan Way, St. Joseph.....	3
Berscheid Builders	
5851 Rivers Edge Drive, St. Cloud.....	4
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