

THE HOME BUILDERS ASSOCIATION OF ST. JOSEPH VALLEY PRESENTS

BUILDERS

S H O W C A S E

SPRING 2026

Show Dates

MAY 9-10 | MAY 13 | MAY 16-17

Sat & Sun 1-6pm | Wed 5-8pm

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BUILDERS

S H O W C A S E

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Featured BUILDERS/ DEVELOPERS

Capstone Design + Build	11	Build Michiana, LLC	18
Century Builders	12	Kline Custom Homes, Inc.	19
Devine Homes by Miller	13	Mishawaka Building Trades Program	20
Fargo Home Builders	14	Place Homes, Inc.	21-22
Fireside Homes Inc.	15	Schrock Homes	23

ADVERTISERS

Abonmarche Consultants	28	Innovative Spaces Innovative Concrete Coatings	4
Adams Road Development	32	Irish Realty	29
Big C Lumber	IFC	Joers Carpet One Floor Center	28
Budget Blinds of South Bend, Mishawaka, Elkhart & St. Joseph	28	Kendall Lighting Center	28
Centier Bank	8	Kline Custom Homes	IBC
Devine Homes by Miller	6	Leatherman Supply	30
Everwise Credit Union	5	Meridian Title Corporation	8
First Federal Savings Bank	24	Mid-City Supply	27
Flourish Interiors	29	MWP	6
Golden Legacy Team - Coldwell Banker Real Estate Group	8	Penn High School Building Trades	7
Hearth & Home Design Center	5	Place Homes	25
Higher Homes		Premier Granite & Stone	8
Hoosier House Furnishings	5		

Home Builders Association of St. Joseph Valley, Inc.

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2025 Platinum Division Best of Show - Century Builders.
Photo courtesy of Todd Loughman.



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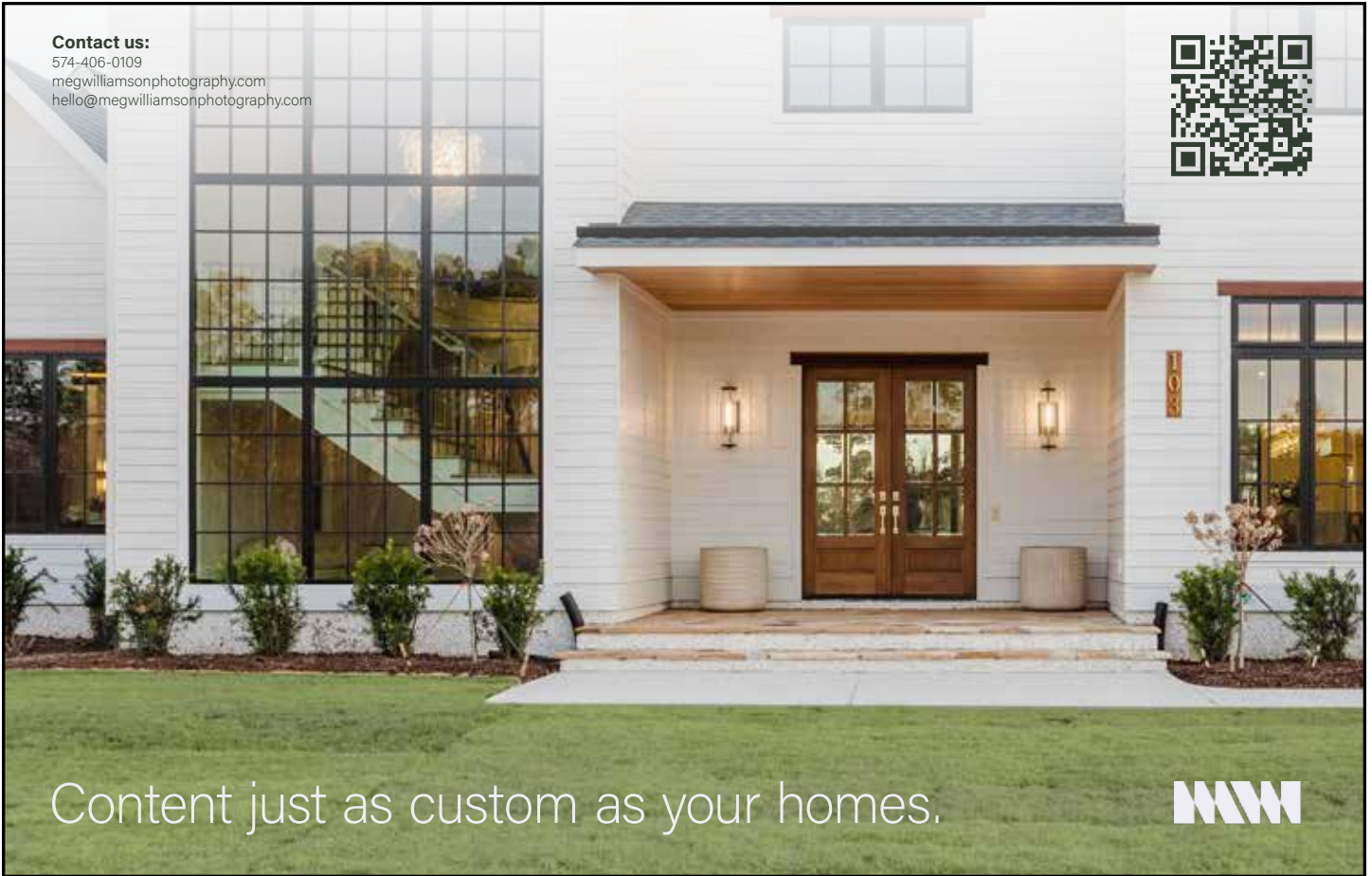
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Welcome to the HBASJV Spring 2026 Builders Showcase!



Dear Friends and Neighbors,

Spring is the perfect time to dream about what's possible, and this year the Home Builders Association of St. Joseph Valley is making it easy to turn those dreams into inspiration.

On behalf of our association and all of our member companies, it is my pleasure to welcome you to the 2026 HBASJV Spring Builders Showcase, sponsored by Big C Lumber and Andersen Windows and Doors. This year's event features 11 stunning new homes throughout Michiana, showcasing the very best in craftsmanship, design, and innovation our local building community has to offer.

Whether you're planning your dream home, considering a move, or simply curious about the latest trends in home building, there is something here for everyone. Each home in this year's showcase reflects the pride, skill, and dedication of our member builders, professionals who live and work right here in the St. Joseph Valley.

Before you head out on tour, visit WeBuildMichiana.com to find photos, details, and an interactive map to help you plan the perfect route through all 11 homes. While you're there, take a moment to speak with the builders and trade professionals on site. They love sharing what makes their work special, and you may just discover your next great idea.

As always, the Spring Builders Showcase is completely free and open to the public. No tickets, no registration required. Just come out, explore, and enjoy the show.

Thank you for supporting local builders and the Michiana community. We hope you leave feeling inspired.



Enjoy the Showcase!

Valarie Lester

2026 Showcase Committee Chair
& HBASJV Board Member

DISCLAIMER:

Plans and home information contained in this Guide may vary from actual homes. Please contact the Builder or Developer if you have any questions.

2025 Spring Showcase Award Winners

DIAMOND DIVISION



BEST OF SHOW – Diamond Division
Fox River



BEST FLOOR PLAN
Mishawaka Building Trades



BEST CURB APPEAL
Place Homes



BEST BATHROOM
Fox River



BEST KITCHEN
Fox River

PLATINUM DIVISION



BEST OF SHOW – Platinum Division
Century Builders



BEST FLOOR PLAN
Traditions Custom Builders



BEST CURB APPEAL
Century Builders



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Visit WeBuildMichiana.com to see photos from previous Showcases!



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Bedrooms:

5

Bathrooms:

7

Subdivision:

Woodford Trails

Style:

Modern Transitional

Type:

Single Family

Estimated Price:

Pre-sold

Square Footage:

6,195 sq. ft.



1 HOME

15291 Auldgate Drive | Granger, IN 46530

MAP LOCATION: H-2

Meet the BUILDER



We are a family-owned custom home builder passionate about creating homes that are as intentional as they are beautiful. We handle everything in-house

through our collaborative design-build process, allowing us to thoughtfully guide our clients from the first sketch to the final walk-through with clarity, creativity, and care. Our mission is simple: to build high-quality, distinctive homes that reflect each family's lifestyle while delivering an experience that feels personal, seamless, and truly enjoyable. A Capstone home is built by our family, and inspired by yours.

Address: Capstone Design + Build
52307 Fir Road
Granger, IN 46530

Phone: (574) 261-3258

Website: www.capstonebuilt.com



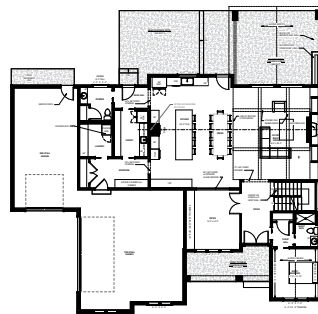
This modern transitional home pairs classic gabled rooflines with a refined, contemporary aesthetic for a timeless and welcoming feel. Designed with a family-friendly layout, it includes a private guest suite for visitors and a dedicated family wing that allows for comfortable, connected everyday living. The bold contrast of dark siding and warm wood accents, complemented by expansive windows, brings warmth, natural light, and architectural character throughout.

Home Highlights

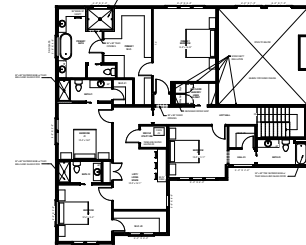
- Family wing
- En suite in each bedroom
- Thoughtful office space
- Two laundry rooms
- Two story great room
- Full height basement

Directions to the Home

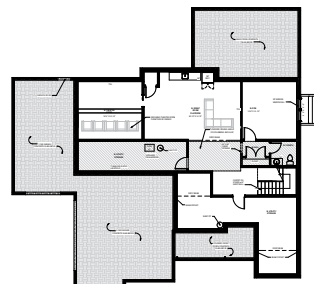
Conveniently located near the toll road, take SR 23 to Fir Rd. Head north and take a left into Woodford Trails neighborhood.



First Floor



Second Floor



Basement



Subdivision:

Glenayre

Style:

Transitional Modern

Type:

Single Family

Estimated Price:

1,450,000

Square Footage:

4,373 sq. ft.

Bedrooms:

4

Bathrooms:

4

71234 Rolling Ridge Ct. | Niles MI 49120

MAP LOCATION: G-1



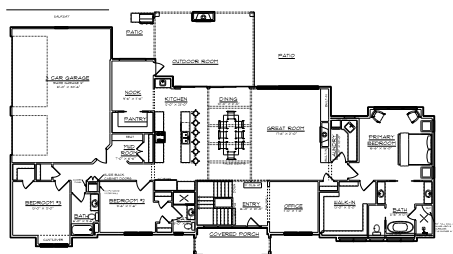
Located in the Glenayre community among some of the area's finest custom homes, this modern residence blends style, comfort, and everyday function. The open main level features a kitchen with oversized island, dining room with wood beams, great room with built-ins and fireplace, plus a sitting nook, walk-in pantry, office, mudroom, and two laundry areas. The primary suite offers a spacious retreat with walk-in closet and spa-like bath, while two additional bedrooms complete the main floor. A covered outdoor room with fireplace extends the living space year-round. The lower level includes a family room, custom bar, flex space, and fourth bedroom and bath.

Home Highlights

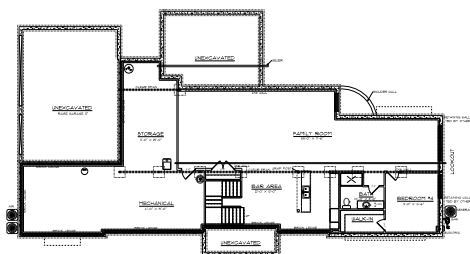
- Oversized kitchen island designed for seating, prep, and entertaining
- Walk-in prep pantry providing additional storage and hidden appliance space
- Covered outdoor living room with fireplace for year-round enjoyment
- Two laundry locations designed for convenience and efficient household flow
- Dedicated mudroom with built-in storage and drop zone off the garage
- Lower-level custom bar designed for entertaining
- Flexible lower-level space ideal for a home gym, craft room, or additional living area
- Three-car garage with additional space for storage or workshop use

Directions to the Home

Cleveland road towards Gumwood. Gumwood Road North. Right on Stonecroft Blvd, Left on Laurel Ridge, Left on Rolling Ridge. Follow signage to home.



First Floor



Basement

Meet the **BUILDER**



For 50 years Century Builders has had the privilege of turning dreams into reality, crafting custom homes that reflect the unique vision and lifestyle of

each client. Our dedication to quality, innovation, and personalized service has been the cornerstone of our success. Over the past 50 years we've not only built homes but lasting relationships, always striving to exceed expectations and create spaces that our clients are proud to call their own.

Address: Century Builders
230 West Catalpa, Suite A
Mishawaka, Indiana 46545

Phone: (574) 277-4171

Website: centurycustombuilders.com



Bedrooms:

4

Subdivision:

Woodford Trails

Style:

Modern Craftsman

Type:

Single Family

Bathrooms:

4½

Estimated Price:

1,424,999

Square Footage:

3,985 sq. ft.



3 HOME

50595 Bantam Ridge Dr. | Granger, IN 46530

MAP LOCATION: H-2

Meet the BUILDER



With over 50 years of combined experience in the residential building industry, the team at Devine Homes by Miller can help you achieve the home of your dreams.

You'll be working directly with the owner, Brian Miller, to build your home, and our team will listen during the discovery and design phase so that we can deliver your new home on time and on budget

Address: Devine Homes by Miller
P.O. Box 706
Osceola, IN

Phone: (574) 241-6600

Website: devinehomesbymiller.com



Modern Craftsman elegance meets thoughtful design in Woodford Trails at Knollwood. Built by award-winning Devine Homes by Miller, this new construction home offers 4 bedrooms, 4.5 baths, and a side-load 3-car garage with EV charging. Highlights include engineered hardwood floors, a dramatic beamed great room with fireplace, built-in Sonos sound, and a kitchen with 9' quartz island, beverage center, and custom walk-in butler's pantry. The main-level owner's retreat features a spa-like bath and spacious closet. The finished lookout basement adds a fireplace lounge, wet bar, recreation area, exercise room, bedroom, and bath. Outside, enjoy pond views from a covered composite deck with upscale exterior finishes.

Home Highlights

- Entertainer's kitchen with 9 ft. quartz island, pot filler, wine cooler, and butler's pantry.
- Whole-home smart tech with Sonos speakers, Wi-Fi network, Ring doorbell, and EV charging.
- Oversized 3-car garage with EV charger and hot/cold water for year-round convenience.
- Finished lookout basement with fireplace lounge, wet bar, fitness room, and guest suite.
- Premium exterior craftsmanship with natural stone, Andersen windows, and custom cedar porch ceiling.
- Comfort upgrades throughout including solid-core doors, humidifier, water softener, and reverse osmosis.

Directions to the Home

Fir Rd, north of Adams, Woodford Trails on west side of road



First Floor



Basement



4810 York Road | South Bend, IN 46614

HOME 4

MAP LOCATION: F-6

Subdivision:
Scottsdale Club

Style:
Craftsman

Type:
Single Family

Estimated Price:
309,900

Square Footage:
1,497 sq. ft.

Bedrooms:
3

Bathrooms:
2

Welcome to Scottsdale Club, where affordable new construction becomes a reality. Ideally situated on South Bend's south side, this thoughtfully designed ranch offers exceptional value just minutes from the Scottsdale shopping plaza, the 4-H Fairgrounds, and convenient access to the US-20 Bypass. Step inside to an inviting open-concept layout with 9 foot ceilings, highlighted by a modern kitchen featuring a center island with quartz countertops and stainless steel appliances, perfect for both everyday living and entertaining. The home offers three generously sized bedrooms, including a private primary suite with its own bath, creating a comfortable retreat. Additional features include an attached one-car garage and the added confidence of brand-new construction. Located on York Road, this home presents a rare opportunity to enjoy modern living at an attainable price point.

Home Highlights

- Open concept
- 9 ft. ceilings
- Quartz countertops
- Full Stainless appliance package
- Primary en suite
- 1-car attached garage

Directions to the Home

From Ireland Road, head south onto York Road. The property will be on the left, just past the intersection of York Road and Pathway Drive.



Meet the BUILDER



Since 2010, Fargo Home Builders has been a trusted, family-owned and operated company dedicated to building exceptional homes with a personal touch. We

prioritize quality over quantity, focusing on superior craftsmanship, attention to detail, and personalized service to ensure every home stands the test of time. Our dedication to excellence and customer satisfaction makes us a top choice for homeowners seeking reliability, lasting value, and a home that truly reflects their vision.

Address: Fargo Home Builders
P.O. Box 16654
South Bend, IN 46634

Phone: (574) 217-2182

Website: fargoconstructions.com



Bedrooms:

4

Subdivision:

Harter Heights

Style:

Modern Craftsman

Type:

Single Family

Bathrooms:

6

Estimated Price:

Pre-sold

Square Footage:

3,338 sq. ft.



5 HOME

1023 North Hill Street | South Bend, IN 46617

MAP LOCATION: F-3

Meet the BUILDER



In our 41st year, Fireside Homes is honored to be recognized as one of Michiana's most respected builders. Having built over 700 homes and

24 communities, our mission remains to design and build the finest homes, renovations, and neighborhoods while improving each client's quality of life. Our team exemplifies our mission, "Building Relationships, One Home at a Time." From plans to walk-through, clients experience a unique relationship with our team as we guide them through the process, resulting in the home of their dreams!

Address: Fireside Homes Inc.
P.O. Box 1408
Middlebury, IN 46540

Phone: (574) 970-9001

Website: firesidehomesinc.com



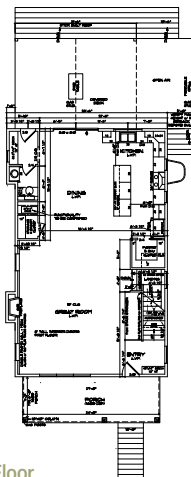
This stunning Harter Heights home blends luxury, comfort, and function within walking distance of Notre Dame. Designed with 10-foot ceilings, 8-foot solid wood doors, hardwood flooring, custom cabinetry, quartz countertops, and Thermador appliances, it offers an open and refined feel throughout. Entertaining is effortless with a gas fireplace, Sonos sound system, multiple wet bars, private sauna, en suite baths, and laundry on each bedroom level. Outside, custom stonework, a covered patio with Infratech heaters, sunken fire pit, grilling area, and detached temperature-controlled garage with kitchenette, powder bath, and TV create the ultimate game day gathering space.

Home Highlights

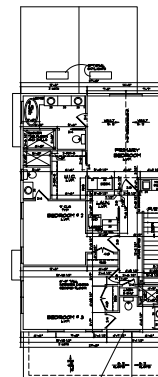
- Custom stone and hardscapes
- Covered back patio with infratech heaters
- Detached garage setup for entertaining
- Locally crafted custom cabinetry
- Hardwood floors
- Infrared sauna

Directions to the Home

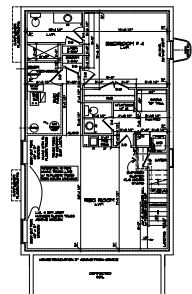
From downtown South Bend, take Maple Avenue east, turn right on Willow Lane, and follow signs to the Showcase Home on Cedar Court.



First Floor



Second Floor



Basement

Homes

Capstone Design + Build

#1 at H-2 15291 Auldgate Drive
Woodford Trails, Granger, IN 46530

Century Builders

#2 at G-1 71234 Rolling Ridge Ct.
Glenayre, Niles, MI 49120

Devine Homes by Miller

#3 at H-2 50595 Bantam Ridge Dr.
Woodford Trails, Granger, IN 46530

Fargo Home Builders

#4 at D-6 4810 York Road
Scottsdale Club, South Bend, IN 46614

Fireside Homes Inc.

#5 at F-3 1023 North Hill Street
Harter Heights, South Bend, IN 46617

Build Michiana, LLC

#6 at K-5 514 Ventura Court
Vistula Place, Mishawaka, IN 46544

Kline Custom Homes, Inc.

#7 at L-3 11098 Calle Jules Court
The Reserve at Northbridge Valley,
Osceola, IN 46561

Mishawaka Building Trades Program

#8 at G-5 637 Lincolnway East
Downtown City of Mishawaka,
Mishawaka, IN 46544

Place Homes, Inc.

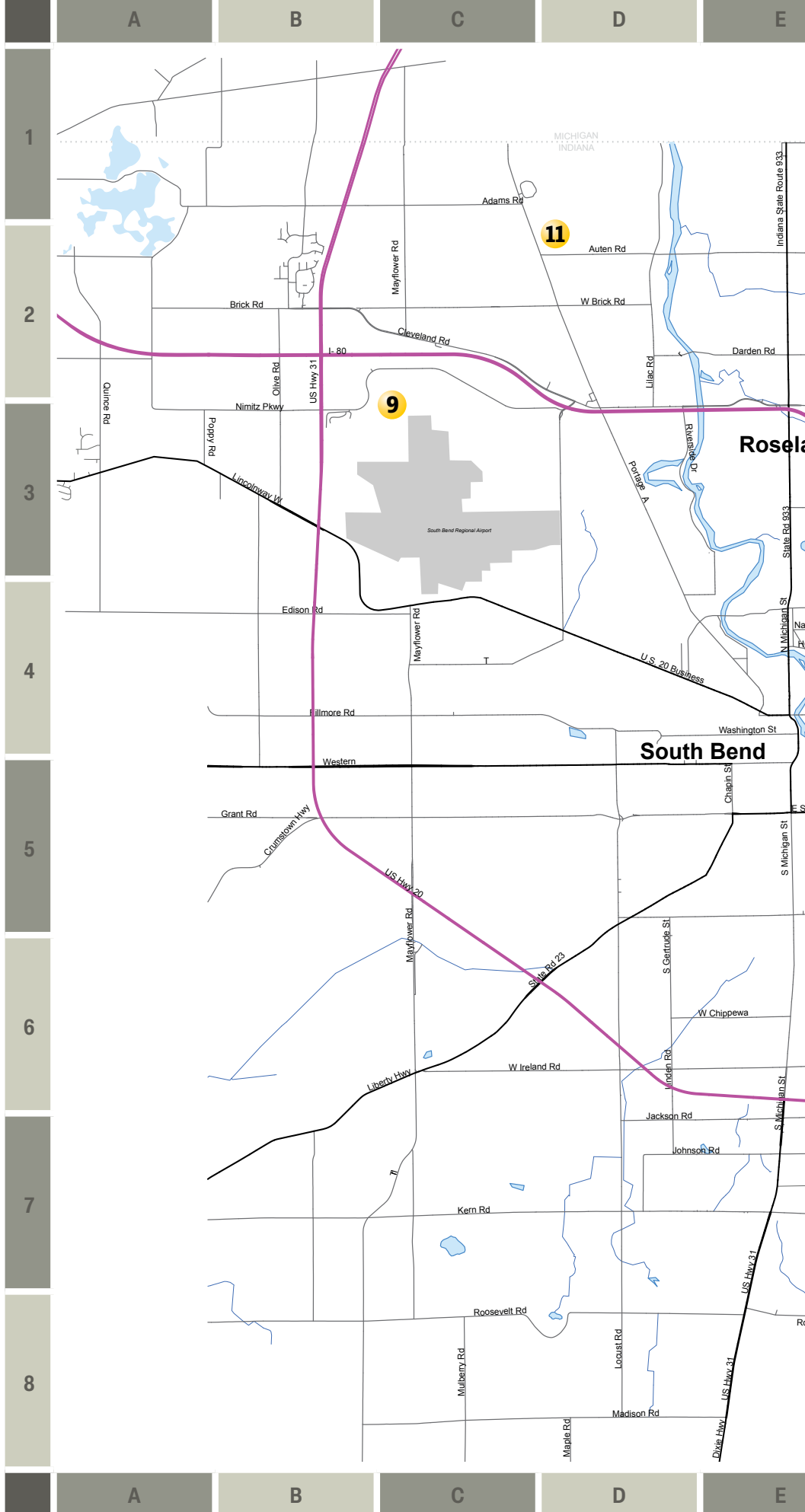
#9 at C-3 3391 Blarney Drive
The Reserve at Blackthorn, South
Bend, IN 46628

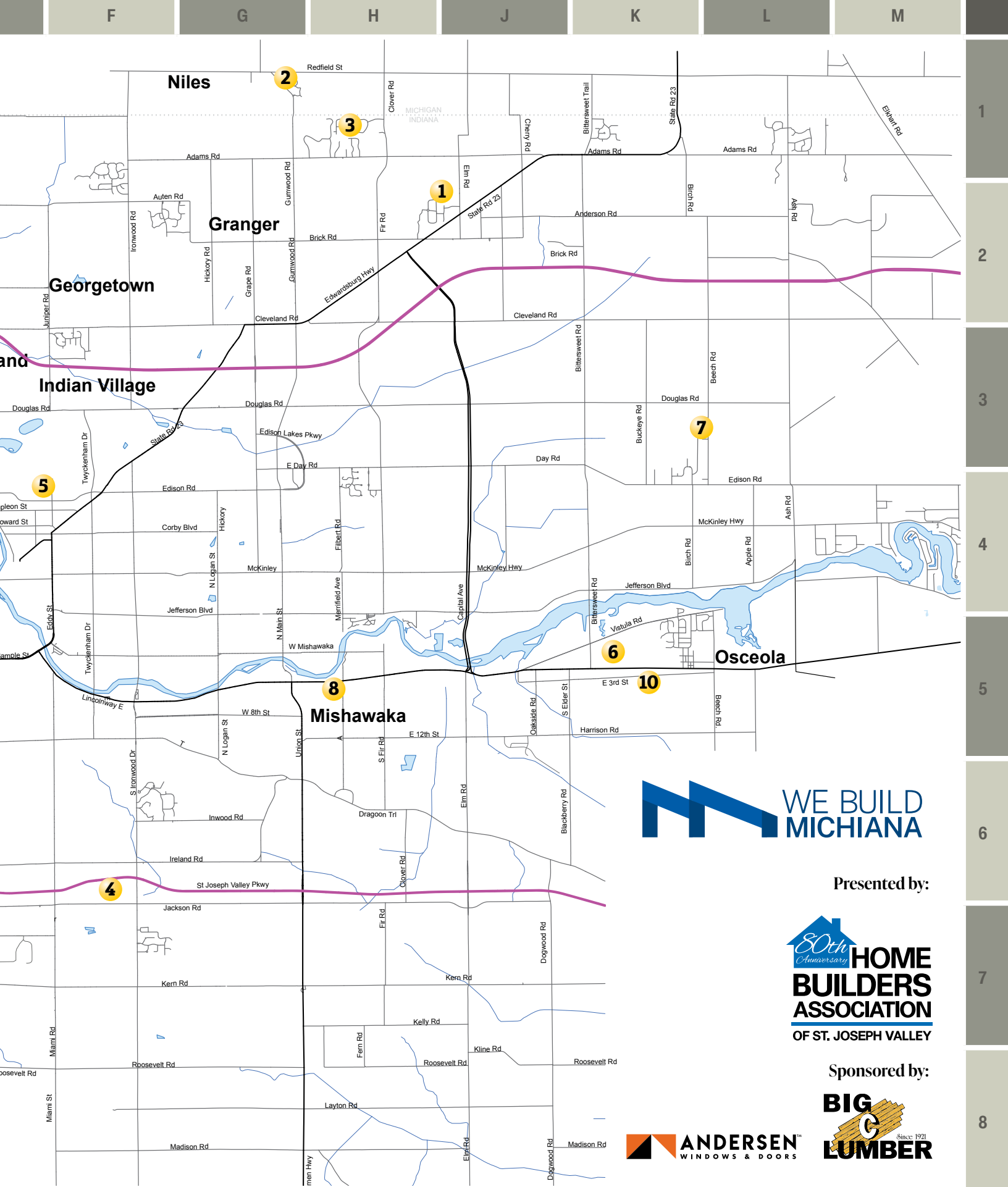
Place Homes, Inc.

#10 at K-5 5132 Ventura Court
Woodford Trails, Mishawaka, IN 46544

Schrock Homes

#11 at D-2 51138 Pine Hollow Lane
Sandy Hill, South Bend, IN 46628





Presented by:



Sponsored by:





Subdivision:

Vistula Place

Style:

Craftsman

Type:

Ranch

Estimated Price:

489,900

Square Footage:

1,759 sq. ft.

Bedrooms:

3

Bathrooms:

2 1/2

514 Ventura Court | Mishawaka, IN 46544

HOME



MAP LOCATION: K-5

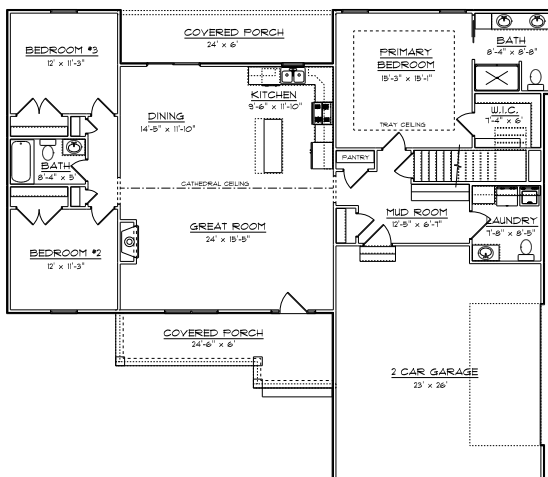
This gorgeous new home combines timeless design with modern comfort, perfectly crafted for today's lifestyle. Inside, the open-concept layout is filled with natural light and anchored by a cozy gas fireplace. Stylish, durable flooring leads to a beautifully designed kitchen with quartz countertops that connects seamlessly to the living space. The spacious primary suite offers a relaxing private retreat. Enjoy morning coffee on the covered front porch or gatherings on the rear patio, all set on a desirable corner lot in the sought-after Penn School District. Thoughtful details include city water and sewer, plus an oversized garage ideal for storage or hobbies.

Home Highlights

- Quartz countertops
- Natural Gas Fireplace in the Great Room
- Luxury Vinyl Flooring
- Ceramic wall tile showers
- Enlarged Garage
- Open, Split floor plan
- Covered front porch and rear patio
- Corner lot in Penn High School district
- Mishawaka City Water & Sewer

Directions to the Home

Take Bittersweet south past Penn High School, south of the St. Joe River. Turn left (east) on Vistula. 1/2 mile on the right south



Meet the **BUILDER**

The Build Michiana home celebrates the craftsmanship and collaboration of its dedicated members. Built with care and expertise, this home highlights the best in design, innovation, and quality construction. Visitors are invited to experience the artistry, functionality, and modern living made possible by local builders, suppliers, and tradespeople working together.

Address: HBA of St. Joseph Valley
Build Michiana, LLC
103 E. Grove St.
Mishawaka, IN 46545

Phone: (574) 258-0411

Website: hbasjv.com/buildmichiana



Bedrooms:

3

Bathrooms:

2

Subdivision:

The Reserve at Northbridge Valley

Style:

Modern Craftsman

Type:

Single Family Ranch

Estimated Price:

639,000

Square Footage:

2,475 sq. ft.



7 HOME

11098 Calle Jules Court | Osceola, IN 46561

MAP LOCATION: L-3

Meet the BUILDER



For nearly three decades, Kline Custom Homes has been turning dreams into reality. Founded in 1997 as a subcontracting partner for Northern Indiana's

premier builders, we built our reputation on exceptional craftsmanship and quality. Today, as an award-winning custom homebuilder, we bring experience and technical expertise to every project. Whether on your private lot or in one of our communities, we'll help create a home that fits your vision and budget—with standard features many builders consider upgrades.

Address: Kline Custom Homes, Inc.
12200 Adams Road
Granger, IN 46530

Phone: (574) 703-7378

Website: KlineCustomHomes.com



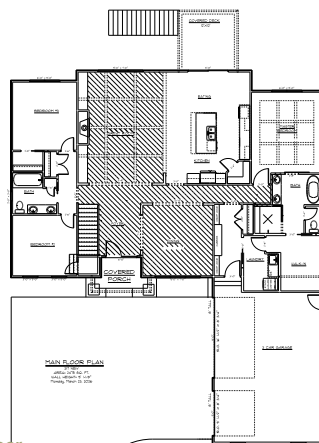
Experience unmistakable “Kline Quality” in this luxurious ranch by award-winning Kline Custom Homes. Located in The Reserve at Northbridge Valley within the Penn School District, this home blends craftsmanship and modern luxury. Highlights include a bright great room with coffered ceilings, LVP flooring, stone gas fireplace, custom kitchen with white cabinetry, warm white oak island, and quartz countertops. The primary suite offers beamed ceilings, soaking tub, and rainfall tile shower. Exterior features include board-and-batten siding, hand-finished stone, mahogany front door, Pella windows, three-car garage, covered composite deck, irrigated yard, and walkout basement ready to finish.

Home Highlights

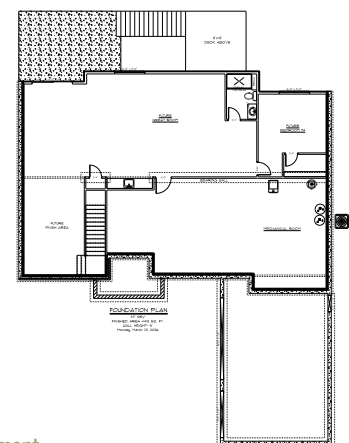
- Hotel Inspired Primary Suite with Soaking Tub and Rain Shower
- Oversized Windows
- Elegant Coffered Beam Ceilings
- Covered Composite Deck
- Stunning Stone Fireplace
- Courtyard Entry 3 Car Insulated Garage
- Custom Locally Crafted Cabinetry
- Ready to Finish Walkout Lower Level

Directions to the Home

Brand new roads may not GPS, so use 54195 Beech Road, Osceola, IN and follow the signs to this Builders Showcase entry! The Reserve at Northbridge Valley is located on the west side of Beech Road, between Douglas Road and Edison Road.



First Floor



Basement



Subdivision:

Downtown City of Mishawaka

Style:

Craftsman

Type:

Single Family

Estimated Price:

Contact Builder

Square Footage:

2,415 sq. ft.

Bedrooms:

4

Bathrooms:

2½

637 Lincolnway East | Mishawaka, IN 46544



MAP LOCATION: G-5

Custom built home nestled within a historic downtown streetscape, thoughtfully designed to blend seamlessly with neighboring century old homes while offering all of today’s modern amenities. This Craftsman style residence is ideal for both family living and entertaining, featuring exclusive riverfront views of the St. Joseph River. Located just one block from the Mishawaka Riverwalk, the home provides easy access to downtown parks, walking trails, and popular dining destinations throughout Mishawaka.

Home Highlights

- Semi-open kitchen, dining, and living areas
- Main-level primary suite and laundry room
- Three second-floor bedrooms with full bath
- Loft overlooking the St. Joseph River
- Home office/reading nook with built-in bookshelves
- Finished lower-level family room
- Additional basement bedroom and full bath
- Two egress windows for natural light and livable space

Directions to the Home

The home is located at the southwest corner of Lincolnway East and Laurel Street. It is one block east of Cedar Street and Lincolnway East in downtown Mishawaka.

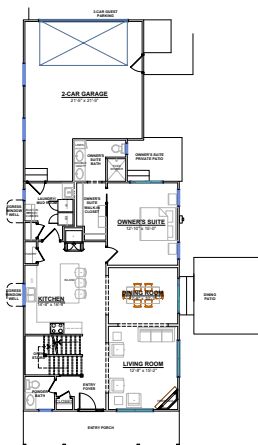
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Since 1979, the Mishawaka Building Trades Program, in collaboration with Mishawaka High School students, has proudly constructed new single-family homes throughout the City of Mishawaka.

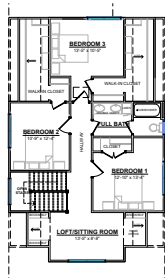
Address: Mishawaka Building Trades Program
Attention: Ben Modlin
1202 Lincolnway E
Mishawaka, IN 46544

Phone: (574) 254-7300 ext. 7463

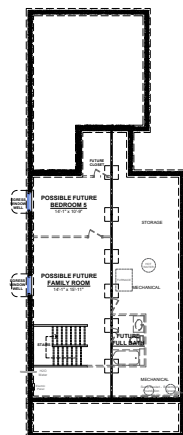
Facebook: Mishawaka-Building-Trades-MBT



First Floor



Second Floor



Basement

Bedrooms:

3

Subdivision:

The Reserve at Blackthorn

Style:

Craftsman

Type:

Single family Ranch

Bathrooms:

2

Estimated Price:

549,900

Square Footage:

1,860 sq. ft.



HOME

3391 Blarney Drive | South Bend, IN 46628

MAP LOCATION: C-3

Meet the BUILDER



Our team of planners, architects and designers have been helping people build their dream homes for over 40 years. We're more than happy to help you find

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Address: Place Homes, Inc.
1620 North Ironwood Dr.
South Bend, IN 46635

Phone: (574) 259-4858

Website: placehomes.net



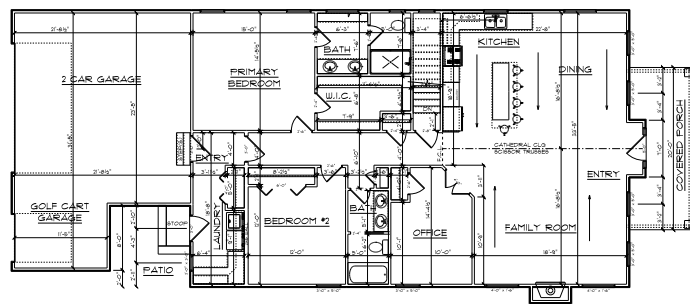
Great ranch located across from the Blackthorn Golf Course. Vaulted ceilings, LVP throughout, golf cart garage, quartz countertops, upgraded stainless appliances, and a lot more to come out see in the home. This house also includes two lifetime memberships to the Blackthorn Golf Course! Lawn and snow maintenance included as well!

Home Highlights

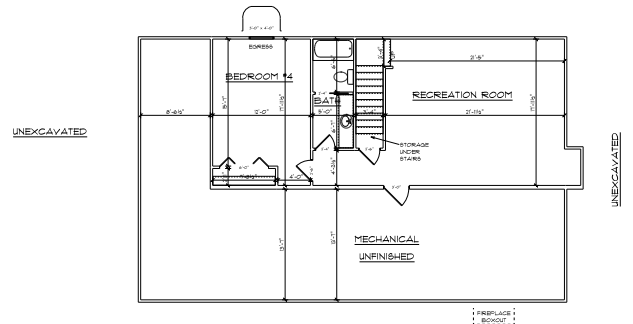
- Corian countertops
- Energy efficient home
- Underground irrigation system
- 2 Blackthorn golf memberships
- Attached golf cart garage

Directions to the Home

Located off Nimtz Parkway at the entrance of Blackthorn Golf Course



First Floor



Basement



Subdivision:
Woodford Trails

Style:
Craftsman

Type:
Single Family

Estimated Price:
569,900

Square Footage:
2,144 sq. ft.

Bedrooms:

4

Bathrooms:

2½

5132 Ventura Court | Mishawaka, IN 46544

HOME 10

MAP LOCATION: K-5

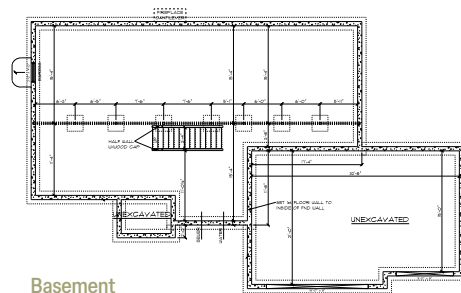
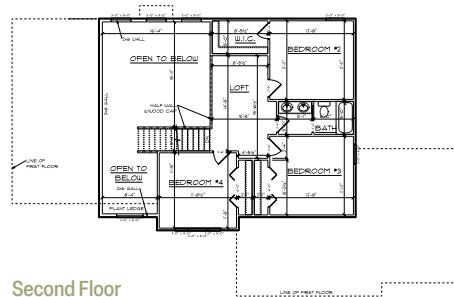
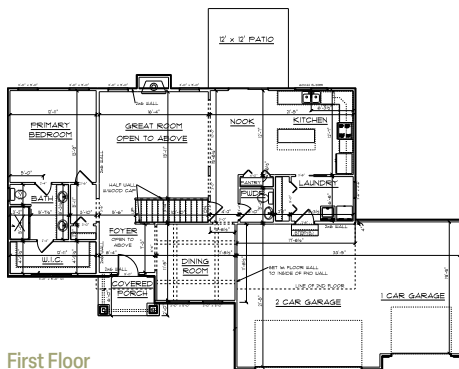
Beautiful craftsman style home. Primary bedroom located on the first floor. Open floor plan with two story great room. LVP flooring throughout the first floor, fireplace, upgraded stainless appliances, coffered ceiling in the dining room, irrigation system, and much more to come out and see!

Home Highlights

- Corian countertops
- Underground irrigation system
- Located in PHM school system

Directions to the Home

Located off Vistula Road just east of Bittersweet.



Meet the BUILDER



Our team of planners, architects and designers have been helping people build their dream homes for over 40 years. We're more than happy to help you find

a plan or talk through a potential floor plan customization.

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Phone: (574) 259-4858

Website: placehomes.net



Bedrooms:
3

Bathrooms:
3

Subdivision:
Sandy Hill

Style:
Modern Craftsman

Type:
Single Family Ranch

Estimated Price:
Pre-sold

Square Footage:
2,726 sq. ft.



11 HOME

51138 Pine Hollow Lane | South Bend, IN 46628

MAP LOCATION: D-2

Meet the BUILDER



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Address: Schrock Homes
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Goshen, IN 46526

Phone: (574) 534-2706

Website: schrockhomes.com



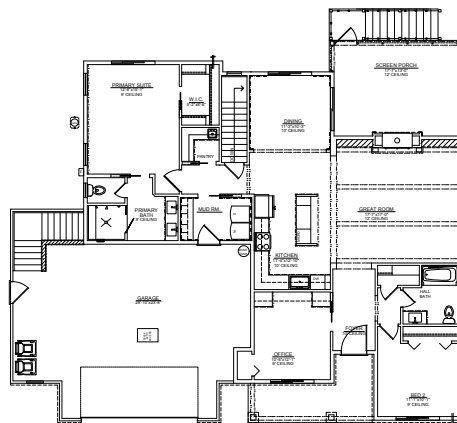
This beautifully crafted ranch blends timeless design with modern comfort. Offering 1,707 sq. ft. on the main level plus a finished lower level, this home is designed for everyday living and effortless entertaining. The exterior makes a statement with vinyl shake accents, manufactured stone, and stained bracket details, complemented by an oversized 3-car garage and welcoming front porch. Inside you'll find a bright, open layout featuring a stunning 12' ceiling in the Great Room, custom fireplace with built-ins, and a dedicated office. The kitchen and dining areas showcase 10' ceilings, custom cabinetry, and a thoughtfully designed pantry

Home Highlights

- 12' ceiling in the great room
- Custom fireplace with built-in cabinetry and wood beam detail
- Dedicated built-in office
- Accent wall detail in the primary suite
- 10' ceilings in the kitchen and dining areas
- Large rec room
- Bedroom and bath
- Dedicated workout room
- Wet bar area

Directions to the Home

East of Portage Road in Sandy Hill Subdivision



First Floor



Basement

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Home Builders Association of St. Joseph Valley

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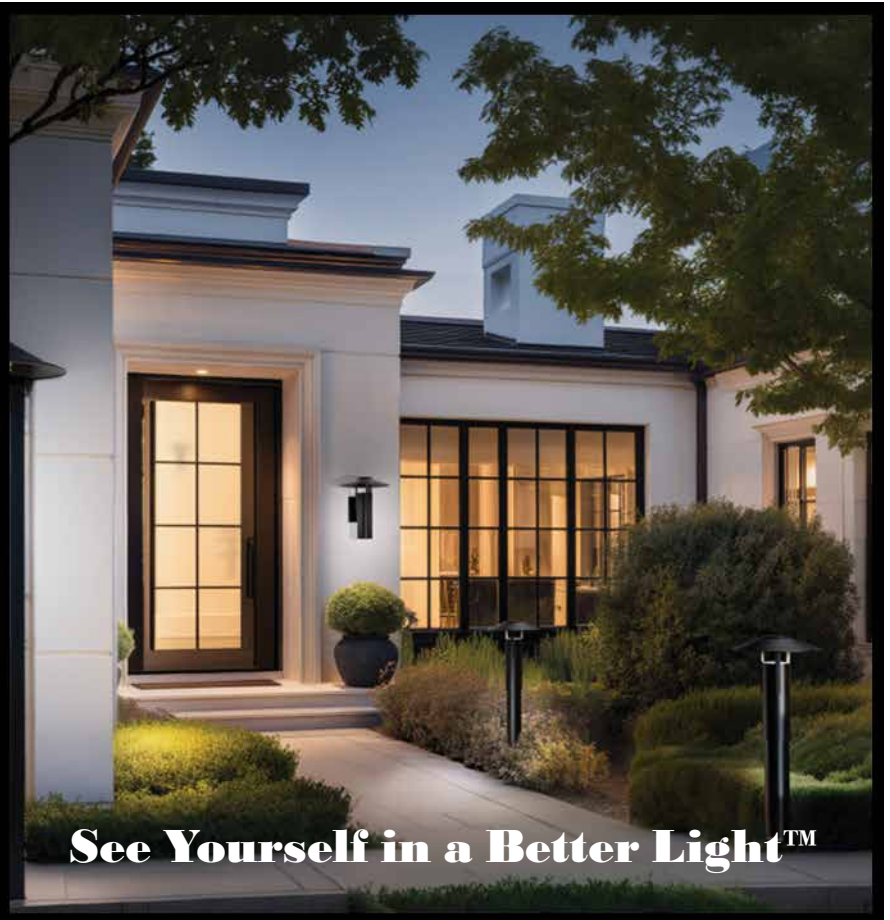
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