



CELEBRATING 75 YEARS of PARADE of homes

August 14 to
September 6,
2021

HILLSIDE RIDGE
Town of Lisbon

SWAN VIEW FARMS
City of Pewaukee

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The MBA Celebrates its 75th Parade of Homes With 15 New Homes in 2 Subdivisions

Presented by:



Locations:

**Hillside Ridge
in Lisbon**

**Swan View Farms
in Pewaukee**

Dates & Times:

August 14 - Sept. 6, 2021

**Saturday, Sundays &
Labor Day 11AM - 5PM**

**Mondays - Fridays
4PM - 8PM**

Tickets Purchased Online:

Adults \$16

Seniors (65+) \$8

Children (ages 3-12) \$8

Tickets Purchased at the Gate:

Adults \$20

Seniors (65+) \$10

Children (ages 3-12) \$10

MBAParadeofHomes.com

Welcome to the 75th Parade of Homes! The Metropolitan Builders Association is ecstatic to welcome you back in person to our flagship builder parade in the nation. During the annual Parade of Homes, the top builders in Southeast Wisconsin showcase their most spectacular and imaginative work by building brand new model homes – designed, built, decorated, and staged for your enjoyment.

A lot has changed since the Parade first kicked off 75 years ago, but what hasn't changed is our enthusiasm for featuring the area's most prominent home builders and their outstanding homes designs. Join us for the 2021 Parade of Homes as we pay tribute to our history and look forward to many more years as your window into the exciting world of home design and construction.

At this year's Parade of Homes, you'll have the opportunity to tour 15 exclusive homes from 14 top builders across two premier subdivisions. In the Town of Lisbon, you'll find the Hillside Ridge subdivision, conveniently

located near parks, baseball fields, soccer fields, playgrounds, hiking and cross-country skiing trails, and more. The Swan View Farms subdivision, located in the City of Pewaukee, offers a wealth of nearby recreational experiences, including outstanding golf courses, hiking trails, shopping, and dining. Both locations are family-friendly, beautiful, and ready for you to visit!

Every home you'll see at the Parade of Homes is built by a member of the Metropolitan Builders Association, the premier industry organization for home builders and contractors in Southeast Wisconsin. The MBA carefully vets our members to ensure quality workmanship and outstanding service. When you build or renovate your home with an MBA member, you can have peace of mind knowing that you're working with the best of the best.

Prepare to be wowed when you step inside these stunning new homes! Our builders save their most impressive and innovative designs for the Parade. Explore new floor plans and layouts, try out the latest home technology, and see television-worthy interior decorating first-hand. Whether you're interested in building or buying, or you're gathering inspiration from beautiful homes, you'll love the Parade of Homes!



Great Outdoor Décor

Summer is in full swing, which means it's the perfect time to turn your porch, patio, or yard into an easy-breezy oasis! From hammocks to look at the stars and backyard breakfast bars, to beautiful hanging lights for those warm summer nights, we've come up with a list of outdoor décor ideas that'll help make every day outside an absolute gift.

Grounded Style

To make the great outdoors just as stylish as your indoors, stick to the same design style, colors, and patterns! This will keep both spaces feeling connected, and create a nice flow between the outside and the in. Because the outdoors lacks walls, we like to focus on the first thing you see when you step outside: the ground. If you're walking out onto a paved or tiled patio, try incorporating some statement tiles that share attributes with your indoor ones. If you're stepping outside onto a deck, paint those boards a similar color to the indoor floors. Or, if you'd rather get outside and enjoy the weather right away, simply lay down a similarly styled outdoor rug and call it a day!

Laid-Back Living

Now that your exterior is just as stylish as your interior, it's time to set it up with some comfort! The ideal outdoor setups include a comfy sectional sofa and coffee table, but if you're working with a smaller space, a chaise lounge or two will also do the trick. Bring a stylish umbrella or sun sail into the mix, and you'll really have it made in the shade!

Pro-Tip: For next-level comfort and cover, put up a pergola! They're the perfect structure to hang lights, plants, even hammocks from, but they're still open and airy enough to give you a clear view of those starry summer nights.

Rise & Shine

Sure, you've got a stylish and comfy place to chill outside, but do you have a cozy place to eat? You don't need to bring the entire kitchen outdoors; if you start with a small round bistro table and some rustic stools, you'll have yourself an intimate little eating nook in no time! Or, for those even smaller spaces, fashion a portable breakfast bar cart and wheel it to



wherever your favorite outdoor seat is. It need only be large enough to hold the essentials: coffee, toast, and a few tasty breakfast treats!

Pro-Tip: Turn that breakfast nook into your designated brunch spot by building your own breakfast bar! Modern built-in outdoor cabinetry paired with an under-counter fridge makes for a sleek place to serve up some delicious morning drinks.

Hanging Out

Now that your days outdoors are covered, get ready to enjoy those warm summer nights with some hanging lights! A few bits of soft luminescence will give your backyard that midsummer night's dream kind of vibe,

enabling you to hang outside long after the sun goes down. It could be as simple as a string of hanging globe lights, or an elegant outdoor chandelier – whatever you decide to do, just make sure the lights aren't so bright you can't see the stars, too. Then, for that final ethereal step, hang up a quilted hammock and have some midsummer dreams of your own!

With just a few exterior updates, your summer will be filled with easy breezy days outdoors. For more design inspiration, simple tips and tricks, and exclusive product discounts, check out the Insiders List at nonns.com/get-insiders-list.

– Nonn's Style Experts

A photograph of a family of three relaxing in a modern living room. A man and a woman are sitting on a light-colored sofa, smiling and looking at each other. A young boy is lying on the floor in front of them, focused on drawing with a pencil. There are two small dinosaur figurines on the floor near him. The room has large windows with light-colored curtains, and the overall atmosphere is warm and comfortable.

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Milwaukee residents have honored Nonn's in three "Top Choice Awards" categories this year! If you're **dreaming of updating your home**, stop by one of our showrooms to get inspired—we think you'll love Nonn's for the same reasons your neighbors do.

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Popular Spaces in Post-Pandemic Homes

By the Metropolitan Builders Association

The pandemic changed our lives, especially the time spent at home. Many homeowners have reevaluated what areas in their home they would like to modernize to fit their changing needs. What are the most sought out designated spaces buyers are looking for in new homes? According to a survey of recent and prospective home buyers by the National Association of Home Builders (NAHB), spaces for working out, working from home and outdoor spaces are among the most wanted specialty areas in a new home.

As individuals begin to return to work, some employers are allowing their employees to continue working from home in a full- or part-time capacity. Therefore, it is no surprise that the survey revealed that a majority (63 percent) of homebuyers want a home office. Home offices are particularly popular among the millennial age group (74 percent) and married couples with children (70 percent). In terms of size, the study found that a majority (77 percent) of the buyers

who want a home office would like the space to be at least 100 square feet, which is smaller than the average size of a bedroom, or larger.

Another trend among homebuyers, likely accelerated by the pandemic, was the request for an exercise room. Nearly half of all home buyers (47 percent) rated an exercise room as essential or desirable, according to NAHB's survey. When this question was asked in 2003, 27 percent of buyers wanted an exercise room, a full 20 percentage points lower than the current response. A majority of millennials (61 percent) and Gen Xers (62 percent) were among the age groups most interested in this space.

With more time spent at home this year, getting some fresh air and spending time outside the home grew in popularity. A majority of homebuyers in the survey ranked a patio (87 percent) and a front porch (81 percent) among the top essential features in a home. An expanded outdoor space can help homeowners enjoy nature, relax, and safely entertain while social distancing.



Cleaning up the competition, NAHB's survey showed that a laundry room is the most wanted specialty room, with 87 percent of home buyers rating it essential or desirable. Laundry rooms are not just for dirty clothes, many homeowners utilize this space for extra storage.

Visit the Parade of Homes, August 14 - September 6 to explore new homes with modern spaces. Purchase tickets at MBAParadeofHomes.com.



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Introducing the Featured Land Developers of the 2021 Parade of Homes



Neumann Developments, Inc. cares about building quality residential neighborhoods that add lasting value to their communities. Offering the very best in lifestyle and amenities is an important part of how we make land selection and plan our developments. Our team has improved nearly 5,000 residential homesites, while preserving over 2,600 acres of permanent green space. We've developed subdivisions in over thirty Southern Wisconsin communities, and built over fifty-five miles of roads. Neumann Developments has hosted the prestigious Metropolitan Builder's Association's Parade of Homes in twelve neighborhoods within the past twelve years. Our team strives to develop relationships and build communities of last-

ing value all while preserving thousands of acres of Wisconsin land.

From land acquisition through completed community, Neumann Developments cultivates real estate into thriving neighborhoods where people can enjoy their home and environment for years to come. Neumann Developments is committed to working closely with land sellers to honor their vision for their property. Successful relationships are developed through a willingness to actively listen, building trust, and the persistence and capability to follow through. We live where we work and endeavor to be a positive influence in the Wisconsin communities we serve.



The term "craftsmanship" is a word used so often by builders today that it seems to have lost its meaning. However, when applying the term "craftsmanship" to Westridge Builders, it has a wealth of meaning that goes back four generations. Michael Jasin was a semi-professional woodworker who made a name for himself by hand-tooling propellers for World War I planes. His talent for detailed woodworking led him to hand-craft several instruments and furniture pieces. Eventually, he found home building to be his true calling.

By the late 1960s the building baton was passed to Paul's son, Craige Tomich, who began running Life Homes. In 1975, he incorporated his own company, Westridge Builders, continuing the tradition of helping homeowners build the American Dream.

Today, Michael Jasin's great-grandson, Carl Tomich, heads Westridge Builders and incorporates his family's legacies with three collections of homes; Platinum Homes, Life Homes, and City Homes, along with developing numerous subdivisions in southeastern Wisconsin. His company has earned one of the finest reputations in the industry for building quality homes with superior craftsmanship.

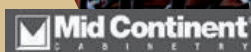
His son-in-law, Paul Tomich, acquired his talent for precision craftsmanship from his father-in-law, and later incorporated Life Homes in 1958. The 1950s saw a trend in building with new subdivisions popping up which were designed specifically for raising families and Life Homes fit perfectly into that niche.

For more information, visit MBAParadeofHomes.com.

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How to Find the Home Builder Right for You

By the Metropolitan Builders Association

If you're thinking about buying a new home, one key decision you'll have to make is finding a home builder. Working with an experienced, professional builder can make a difference when it comes to creating your dream home. Seeking out a home builder that will meet your expectations involves targeted research and asking the right questions. Below are some steps you can take to find a builder who is right for you.

Make a List of Potential Builders

With so many companies to choose from, the best first step is to make a list of potential builders. The Metropolitan Builders Association features a list of local, reputable home builders and remodelers that can be found on FindAnMBAMember.com. If you want to add more names to your list, consider reviewing the real estate section of the local newspaper for builders and projects. Many builders advertise what type of homes they construct and may offer a price range. Another great source is local real estate agents or asking friends and relatives for recommendations.

Ask Questions

Once you've generated a robust list of potential builders, reach out and ask questions. You can start by asking about associated costs in the short and long term such as financing options, fees, homeowner's association dues, and estimated taxes on the property. Don't forget to secure refer-

ences of recent buyers. A professional builder will be able to provide you with names and contact information of customers. When you connect with a reference, talk to them about their experience working with the builder in terms of planning, timelines and budgeting.

Get to Know Your Builder

Once you've narrowed down your list, make sure the home builder has substantial experience building the type of home you want. You can ask to see model homes, example floor plans, and design options. Some builders have professional designations which is a sign that the builder has expertise in a specific area of building, for example, Certified Green Builder (CGP).

Establish Communication Expectations

Before you agree to work with a home builder, make sure to establish communication expectations. You both should agree on how often to connect to discuss updates throughout the project. It is best to determine what communication channel (email, text, or phone) fits your needs. Taking this small but important step will help eliminate any confusion in the home building process and avoid damaging your relationship with your builder.

The Parade of Homes is your perfect chance to speak directly with the area's top home builders and remodelers. Visit MBAParadeofHomes.com for general information and to purchase tickets!



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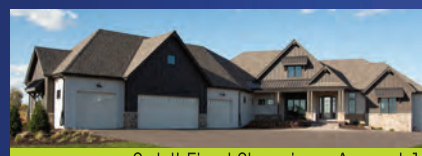
Building a home is a milestone — a life event that should be celebrated as an accomplishment. At Victory Homes of Wisconsin, we know that many emotions will come along as you begin your home building journey, but rest assured you'll be in good hands. Our team will be by your side the entire way. Call Victory Homes of Wisconsin today — together we'll bring *your* dream home to life.

Visit our model homes this weekend!

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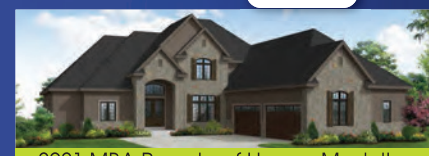


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Sold! Final Showings August 1

Modena - Farmdale Estates, Mequon



2021 MBA Parade of Homes Model!

Greenwood - Swan View Farms, Pewaukee



Cambridge II - Ashbury Woods, Mequon



Coming this August!

Hawthorne - Preserve at Beaver Lake, Merton

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THE TRADITION CONTINUES: 75TH ANNUAL PARADE *of homes*

Join us for the Parade of Homes, the nation's longest-running builder parade! Explore exclusive model homes and the latest design trends.

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2021**

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The Tradition Continues: Celebrate the 75th Annual Parade of Homes

Open Daily! August 14 - September 6, 2021

- 75 Years of Parade of Homes
- 15 Stunning New Model Homes
- 14 Top Local Home Builders
- 2 Must-See Subdivisions

Visit MBAParadeofHomes.com for more information about the Parade of Homes, including the subdivisions, builders and homes, driving directions, and tickets!



Presented by:



Hillside Ridge

Town of Lisbon

Hillside Ridge is conveniently located in the Town of Lisbon, in the north central part of Waukesha County. You'll love this conservancy style neighborhood where nearly 50% of Hillside Ridge will be permanently preserved. Each homesite abuts open space creating a feeling of privacy and spaciousness. Homeowners will enjoy the walking trails that span throughout the neighborhood. Amenities also include a children's play area. Hillside Ridge is conveniently located just east of HWY 164 and north of Good Hope Road. Don't miss the opportunity to make Hillside Ridge your new neighborhood!!

Directions:

Located on the west side of Hillside Road, just north of Good Hope Road.

Neighborhood Features:

- Conservancy Style Neighborhood
- 48 Homesites - approximately 3/4 acre in size
- Private Well and Mound or Septic System
- Protective Covenants
- Walking Trails
- Children's Playground
- Hamilton School District

Building Requirements:

- Ranch home minimum size 1,750 Sq. Ft.
- Two-story home minimum size 2,000 Sq. Ft.

Home and Lot Packages:

- Homesites starting at \$109,900



The Alpine 2,821 sq. ft.
TimOBrienHomes.com



The Hickory 3,565 sq. ft.
NuPathHomes.com



The Elizabeth II 1,972 sq. ft.
HilcrestBuilders.com



The Essex 2,874 sq. ft.
KorndoerferHomes.com



The Lisbon Park 2,432 sq. ft.
UBuildIt.com



The Riverdale 3,301 sq. ft.
AllanBuilders.com



City of Pewaukee

Swan View Farms is located in an ideal setting and close proximity to Pewaukee Lake and Downtown Milwaukee. This community's vision unfolds through its handsome collection of exceptional homes and friendly neighborhood atmosphere, as well as its proximity to top-rated schools, outstanding golf courses, hiking trails, recreational opportunities, shopping, dining, and more.

Neighborhood Features:

- Fully Improved with City Sewer and Water
- Outlets for Wetlands
- Storm Water Management Facilities
- Walking Paths
- Pewaukee School District

Home and Lot Packages:

- Starting around \$500,000

Building Requirements:

- Ranch home minimum size 2,200 Sq. Ft.
- One-and-a-half story home minimum size 2,800 Sq. Ft.
- Two-story home minimum size 2,800 Sq. Ft.



Directions:

94 East or 94 West, take exit 294 for WI-164 N toward Waukesha J/Pewaukee, head north on WI-164 for 2.7 miles, turn right onto Swan Rd, entrance to subdivision 0.4 miles on east side of Swan Rd.



The Peyton 3,424 sq. ft.
Bielski.com



The Addyson 4,352 sq. ft.
SteeplePointeHomes.com



The Birchwood 4,760 sq. ft.
AspenHomesInc.com



The Harper 3,500 sq. ft.
Demlang.com



The Farmington II 5,521 sq. ft.
WestridgeBuilders.com



The Birch 5,646 sq. ft.
EspireHomes.com



The Madrono I 4,823 sq. ft.
EspireHomes.com



The Greenwood 5,338 sq. ft.
VictoryHomesofWisconsin.com



The Brookhaven 2,970 sq. ft.
AndersonHomesWI.com

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Whether you are a builder, remodeler, trade partner, or service provider to the building industry, your focus is on growing your business. Through advocacy, education, networking, marketing, and consumer and industry events, the MBA keeps our members and the home building and remodeling industry strong.

MBA benefits include:

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- Access to forms, construction contracts, and industry standard manuals
- Participation and advertising opportunities in highly attended consumer events
- 3-tiered membership in the local, state, and national builders associations
- Member-to-member networking groups, events, and educational programs



Contact us to learn more about becoming an MBA Member! MBAbuilds.org | 262-436-1122 | MBAmembership@mbabuilds.org



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10 Reasons to Choose an MBA Member for Your Next Home Project

1. PEACE OF MIND

Consumers trust MBA members because they have met certain requirements set by the MBA to protect consumers. This includes background checks, financial history, and interviews. Consumers can also receive references for MBA members.

2. PROFESSIONALISM

MBA members are dedicated to professionalism. Members have years of experience, as well as memberships in the Wisconsin Builders Association (WBA), and the National Association of Home Builders (NAHB).

3. ETHICS

MBA members promote and encourage the strongest level of business ethics and are held to high standards of personal and business conduct within the industry.

4. HIGH STANDARDS

All members of the MBA must abide by industry standards set forth by the Association. These standards relate to the materials and workmanship to which local builders adhere under local building codes.

5. INNOVATION

MBA members are on the cutting edge of their industry. They stay current on the latest changes in products, technology, building codes and regulations, legislation, and consumer preferences.

6. EDUCATION

MBA members benefit from continuing education, updates on building

codes, standards, and regulations as well as seminars providing the latest trends and practices.

7. VARIETY

MBA members offer a variety of products and services involved in the construction, development, and remodeling of single and multi-family housing.

8. CONNECTIVITY

The ultimate resource for consumers! Visit for information on events, news, educational seminars, job openings, member info, and find a home and lot.

9. ACCOUNTABILITY

The MBA provides an affordable and efficient dispute resolution process available to homeowners that use an MBA member.

10. COMMUNITY CONNECTION

MBA members live and work in your community. They are involved in numerous charitable organizations such as Habitat for Humanity, Community Warehouse, Homes for Our Heroes, Hunger Task Force, Blue Lotus, Hebron House, and Feeding America, to name a few.

Visit MBAbuilds.org for more information or visit FindAnMBAMember.com to search our directory of members.



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2021 MBA Parade Model!

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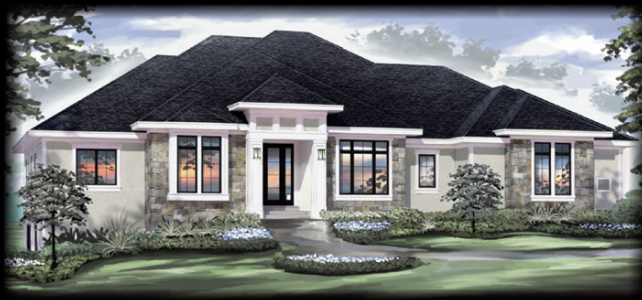
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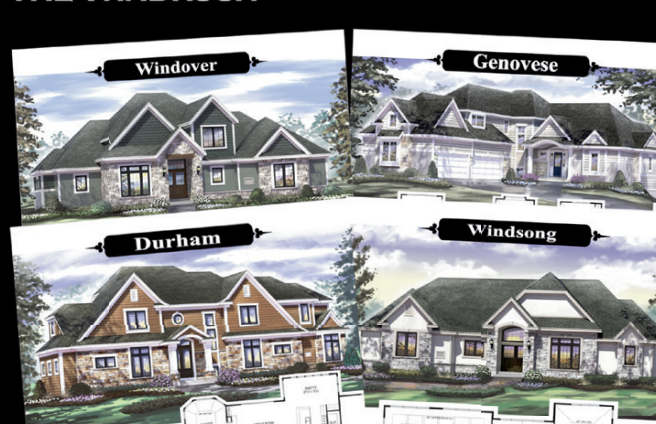
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Checklist for Finding and Hiring a Builder or Remodeler

Doing your homework will help you have a more successful experience.

Use this checklist to help you select a home builder or home remodeler to work on or build your home:

- ☐ Contact the Metropolitan Builders Association for the names of member builders and remodelers: MBAbuilds.org. You can also ask family, friends, or coworkers for recommendations.
- ☐ Make sure the builder or home remodeler has a permanent business location and a good reputation with local banks and suppliers.
- ☐ Find out how long they have been in the building business. It usually takes three to five years to establish a financially sound business. You want to make sure they will be around after the construction is complete to service any warranties.
- ☐ Check out the company's rating and if there have been any complaints filed with your local Better Business Bureau: www.bbb.org.
- ☐ Make sure the builder/remodeler is licensed and has sufficient workers compensation and general liability insurance. If not, you may be liable for any construction-related accidents on your premises.

- ☐ Ask the builder/remodeler to provide you with names of previous customers. If they won't, beware. If they do, ask the customers if they would hire the builder/remodeler again.
- ☐ Ask if you can see the builder/remodelers work, both completed and in progress. Check for quality of workmanship and materials.
- ☐ Do you feel you can easily communicate with the builder/remodeler? Remember you will be in close contact with them throughout the construction process and afterward as you live in your new home.
- ☐ Make sure the builder/remodeler provides you with a complete and clearly written contract. The contract will benefit both of you. If you are having a new home built, get and review a copy of the home warranty and homeowner manual as well.
- ☐ Be cautious of unusually low-priced bids. If the builder/remodeler is unable to pay for the materials and labor as the project proceeds, this may indicate a potential problem. Keep in mind that less expensive does not necessarily mean better!

Find more helpful advice on home building and remodeling at MBAbuilds.org.





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