

# Metropolitan Builders Association

# PARADE of homes

MBAParadeofHomes.com

AUG 12 - SEPT 4, 2023

2 Subdivisions

12 New Homes

SPONSORED BY



WRENWOOD NORTH - GERMANTOWN • REDFORD HILLS - SUSSEX

## 77th Annual Parade of Homes

*Presented by:*



### Locations:

**Wrenwood North  
in Germantown**

**Redford Hills  
in Sussex**

### Dates & Times:

**August 12 - Sept. 4, 2023**

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

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

### For tickets, visit:

**MBAParadeofHomes.com**

*Discounted tickets online only*

*Use code 2023POHBOGO*

*for a Buy One Get One Ticket*

The 2023 Metropolitan Builders Association Parade of Homes, presented by Nonn's runs from August 12 through September 4. The MBA's Parade of Homes is the longest running Parade in the entire United States, spanning 77 years! Each year, the MBA Parade builders offer some of the finest home designs, newest home trends, and cutting-edge features for you to enjoy as you tour the model homes.

This year's Parade showcases 12 amazing homes by 10 of the MBA's builder members in two subdivisions: Wrenwood North (Germantown) and Redford Hills (Sussex). Each site offers unique homes with many of today's

new trends, grand finishes, and the convenient subdivision locations offer exciting opportunities for you to build your dream home.

Each Parade home is the unique result of MBA builders, suppliers, and tradespeople working together to strengthen the home building industry, creating the American Dream of owning a home, and encouraging you to consider using an MBA member for your new home or remodeling project.

Back again by popular demand, Food Truck Tuesday's. Food Trucks will be at both locations. Come out and enjoy a bite to eat and then head to see all the houses.

After you tour the homes, please vote for your favorite overall home! Your votes will help decide the coveted "People's Choice Award" by voting through QR codes on site.

Building or remodeling is a big decision and MBA members can guide you through the process. MBA members hold themselves to high standards of building by adhering to a strict code of ethics, receiving more education, and acting with a high level of professionalism and ethics. When you choose an MBA member for your project, our members are ready, willing, and able to make sure your American Dream can come true.

The 2023 MBA Parade of Homes will be here before you know it. Do not miss the chance to visit both Parade communities and enjoy every unique, distinctive home. Whether you are currently building a home, considering a future build or remodel, or just love to see what Parade builders have to offer, we hope that the 77th Parade of Homes inspires you! Be sure to visit MBAParadeofHomes.com to purchase your tickets online for a discounted price. The Parade of Homes will be open Monday thru Friday from 4pm to 8pm and Saturdays, Sundays and Labor Day from 11am to 5pm.





# Waterfall Countertops Make a Big Splash

Imagine an infinity pool, where the water cascades over the side into oblivion. Now, imagine a kitchen with countertops that create the same illusion, but with marble instead of water. Ta-da! You've now learned the very latest kitchen design that makes a huge splash - waterfall countertops! Single slabs are being replaced with a variety of materials, but most commonly granite, which 'flows over the edge to the floor.' This magical illusion gives countertops a zen-like appearance, creates a high-impact focal point in your kitchen and offers a convenient spot to hide outlets or other electrical cords, making them a stylish and functional addition to any countertop. Win-win-win! So, what's the secret to adding these magical, luxurious looking countertops to your space?

**Start by choosing the countertop you'd like to enhance.** While kitchen islands are the natural choice for waterfall countertops, don't limit your imagination! These stunning countertops can be incorporated into various areas of your kitchen, bathroom, or laundry room, including bar counters or peninsula extensions. By extending the waterfall design to multiple surfaces, you can create a cohesive and visually striking look throughout your home in unexpected ways. The versatility of waterfall countertops allows you to tailor the design to your unique style and needs.

**Next, choose the perfect material.** When it comes to selecting the material for your waterfall countertops, there are various options to consider. While Quartz is a popular choice due to its durability, affordability, and aesthetic appeal, you can also explore other materials like marble, granite, or even wood. Each material has its unique qualities and can contribute to the overall ambiance of your kitchen. It's important to select a material that complements your existing decor and personal style.

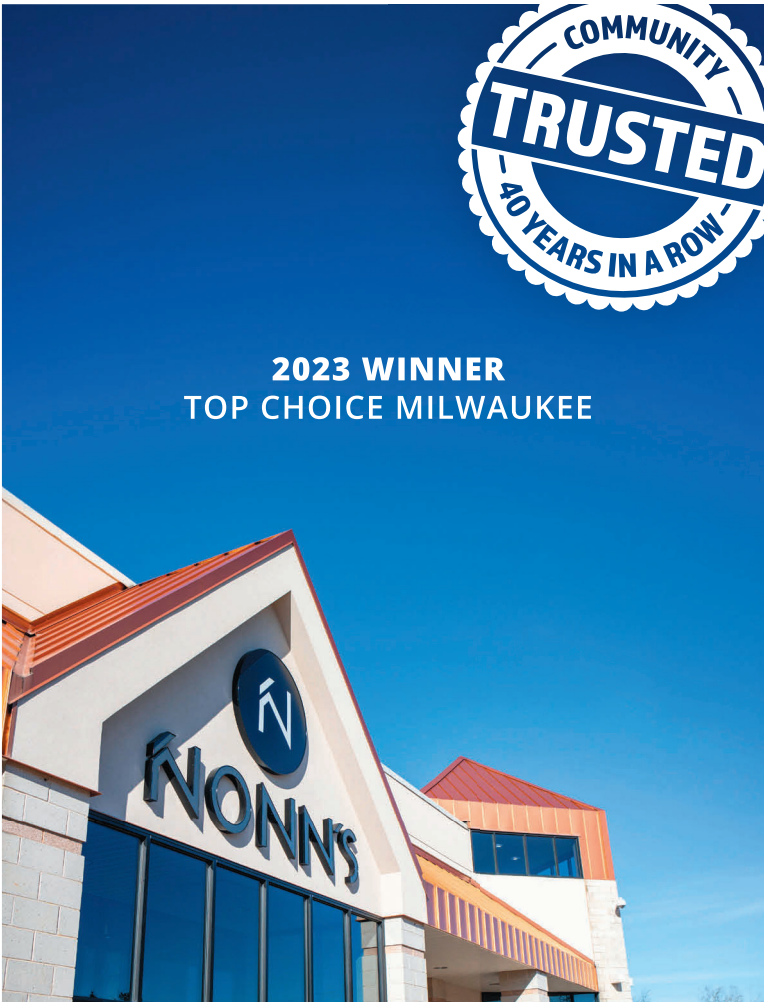
**Lastly, consider any special features or "extras" to add to your space.** One of the advantages of waterfall countertops is the ability to personalize them according to your preferences and functional needs. If you have specific requirements, such as hiding outlets or incorporating special features, you can work with a professional designer to integrate those elements seamlessly into your countertop design. Consulting with a knowledgeable interior designer, like those at Nonn's, can provide you with expert advice, customized ideas, and personalized attention to ensure your waterfall countertops exceed your expectations.

Waterfall countertops offer a captivating and luxurious design choice, elevating the overall aesthetic while providing functional benefits. With careful



material selection, personalized customization, and the guidance of experienced designers, you can transform your kitchen into a space that exudes elegance and sophistication. Embrace the magic of waterfall countertops and make a big splash in your kitchen design today!

For more design inspiration, tips and tricks, and exclusive discounts, explore The Nonn's Insiders List at [www.nonns.com/get-insiders-list](http://www.nonns.com/get-insiders-list).  
- Nonn's Style Experts







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# 6 Home Design Trends to Watch in 2023

**By: Metropolitan Builders Association**

The National Association of Home Builders recently announced the winners of the Best in American Living Awards (BALA) - a prestigious awards program recognizing excellence in designs that will influence the entire residential building industry.

Award recipients are lauded as the nation's most creative and inventive builders, remodelers, architects, developers, land planners and interior designers.

Below are some of the newest trends in home design that buyers throughout Wisconsin will see in the coming months and years, based on submissions from this year's BALA winners. Some of these elements are sure to inspire your next design project.

## Outdoor Living

From single-family to multifamily and community amenities, outdoor living continues to be a huge focus in home design. Even in colder climates, designers are incorporating great

indoor/outdoor spaces that could be utilized differently depending on the time of year.

## Wine in Design

These dazzling features provide not only a great focal point for entertaining spaces, but also highlight the celebratory nature of wine by making it a design element.

## Luxurious Bathrooms

Large showers and standalone or additional soaking tubs are making a splash in today's bathrooms, especially where larger square footage allows for them. Great bathroom designs also focus on the ability to bring in lots of natural light while still maintaining privacy, whether through frosted panes or outdoor privacy walls.

## Colorful Kitchens

From eye-catching backsplashes to ceiling details, today's kitchens are expanding beyond the basic white and wood palettes in years prior through thoughtful touches and clean-line designs. Even hood designs are getting more creative as designers



work to disguise them in clever ways and help them to blend more seamlessly with the overall space.

Kitchen islands also remain prominent, including creative insets and add-ons, such as wine fridges for greater functionality. Larger kitchens may feature not one, but two of these entertainment workhorses.

## Fantastic Foyers

Rich materials, strong contrasts and sweeping staircases make great first impressions in several standout entryways.

## Exteriors with Style

Details add a level of richness to create stunning homes across the country. From traditional to contemporary to modern farmhouse, rich regional materials can be balanced with contrasting colors to create strong curb appeal. Color blocking - especially in multifamily designs - create a cohesive, yet unique, appearance.

To find an industry professional who is ready to bring these exciting new trends to your new home or remodeling project, visit [MBAbuilds.org](http://MBAbuilds.org) or go to [nahb.org](http://nahb.org).



## SAME SPACE. NEW POSSIBILITIES.

Dreaming of comfortable spaces and lower home energy bills? It's probably time to think about replacing your windows and doors. Not sure where to start? We're here to help you understand each step of the process and find everything you need to achieve your replacement vision.

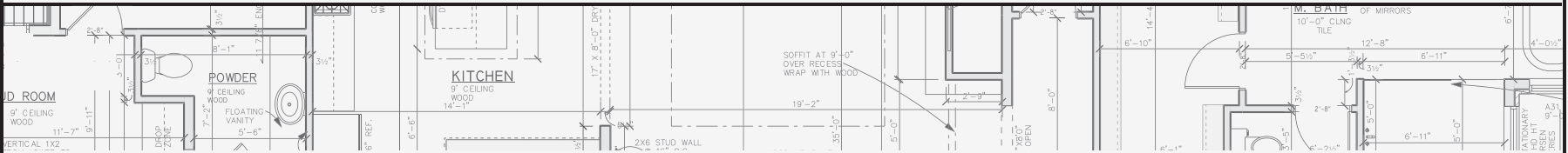
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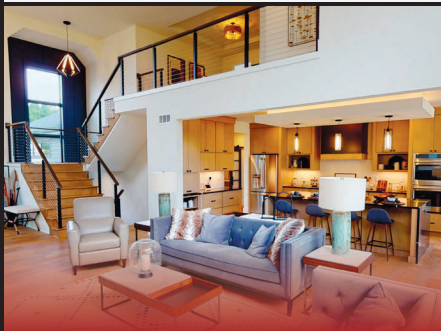






# Bring your *vision* to life.

No matter what form the final product takes, whether you’re building a new open-concept home or looking to transform your kitchen into a space that truly fits your family, our experienced team is ready to guide you through the process to bring your vision to life. Begin with a vision. Espire makes it home.



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# Home Buyers Rank Their Top Home Technology Features

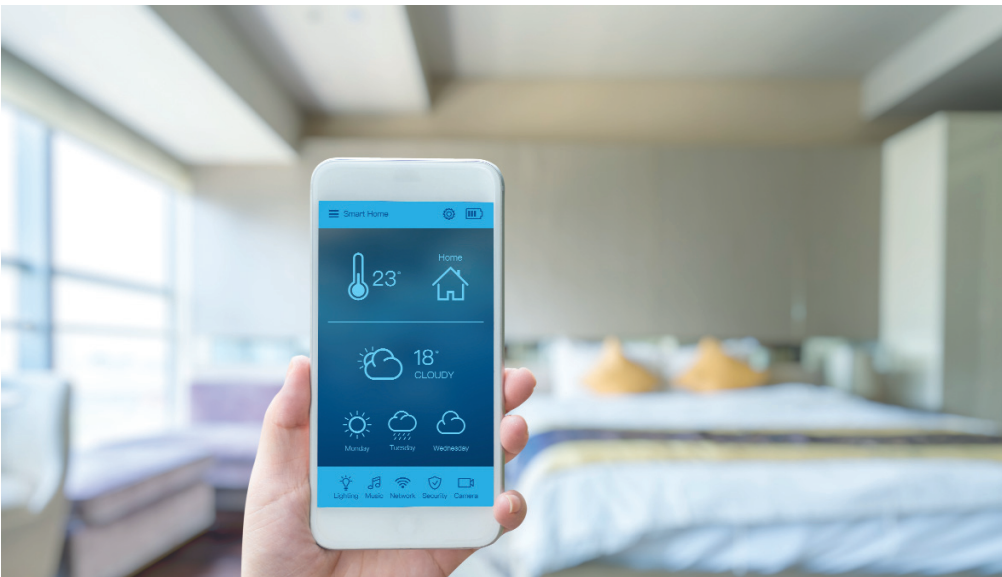
**By: National Association of Home Builders**

The evolution of technology has opened a range of possibilities for a connected home. Now more than ever, remote-controlled, voice-controlled devices and wireless appliances are found in homes. The National Association of Home Builders (NAHB) recently surveyed prospective and recent home buyers, and found that the most desired technology features in the home are related to comfort and security.

As home owners spend more time in their living space, achieving an optimal level of comfort is at the forefront. When it comes to technology features to help enhance enjoyment while at home, a programmable thermostat was rated essential or desirable by 77% of home buyers. Also temperature-related, a majority (59%) of home buyers said they wanted a multizone-zone HVAC system, which allows home owners to adjust the temperature in different areas, or “zones,” of the home.

At home or away, home buyers want to make sure their family and their property are safe. Security features were also highly ranked among the essential or desirable technology features for home buyers. A majority of buyers said they would like security cameras (77%) and a video doorbell (70%). When it comes to a home security system, connectivity capabilities made the difference. Most buyers preferred a wireless system (70%) compared to a wired security system (59%).

It will probably come as little surprise, but households with children are also more likely to find different types of technology essential. Nearly a quarter (23%) of married couples with children rated voice-activated assistants (such as an Echo or HomePod) as desirable or essential, compared to only 10% of married couples with no children. There is also a significant difference when it comes to operating major appliances. More households with a married couple with children say they want a remote-controlled smart washer and dryer



compared to a married couple with no children. Smart refrigerators controlled remotely were also rated more essential or desirable for married couples with children, compared to married couples without children.

Not all home technology features were rated essential by home buyers. The biggest standout was electric car

stations, with more than a third (35%) of buyers saying they do not want this technology feature in their house. A home theatre finished a fairly distant second (29%).

For more information on home technology options available in new homes, contact [nahb.org](http://nahb.org).



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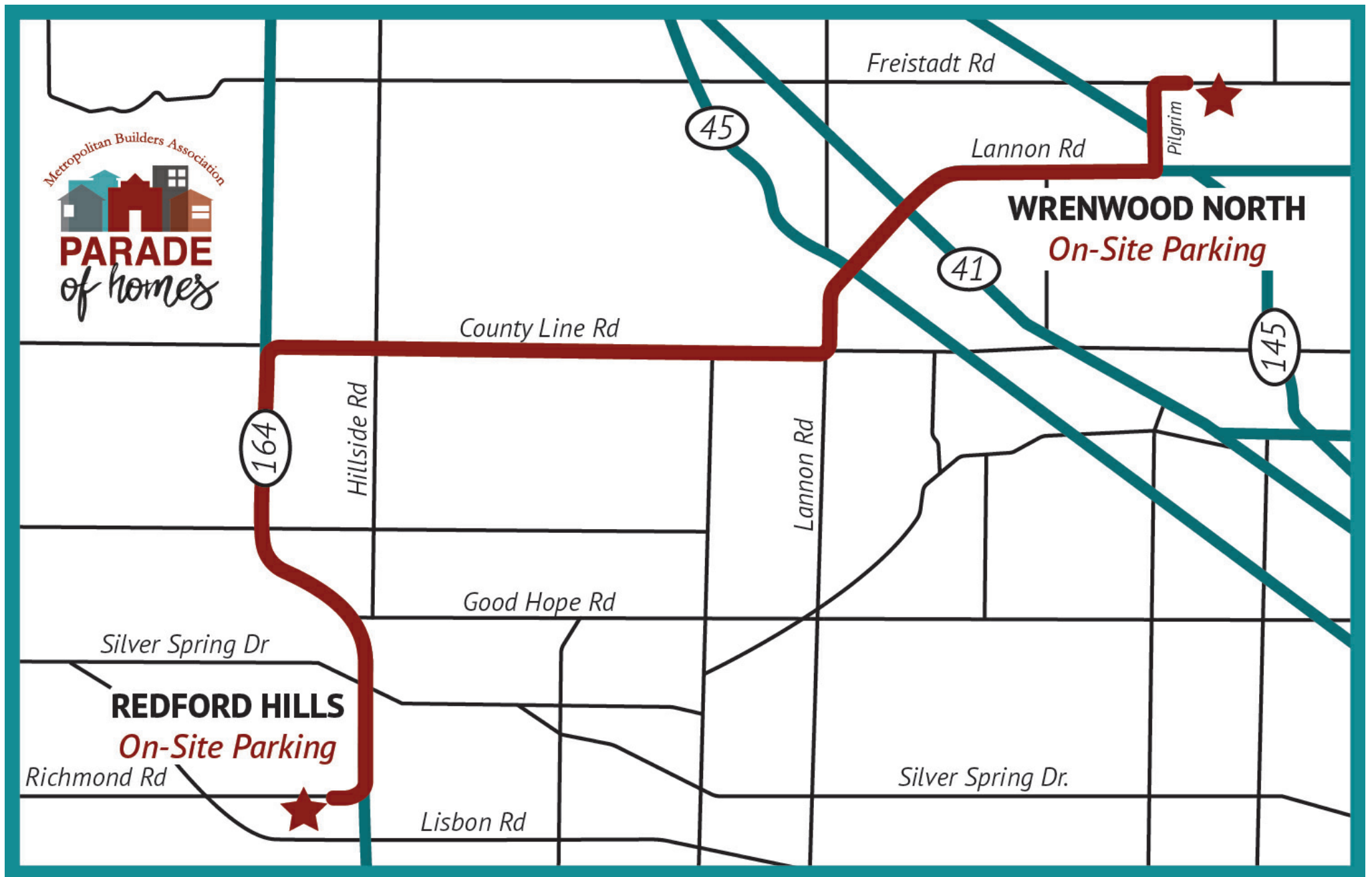
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**Directions to REDFORD HILLS, SUSSEX FROM I-94**

From I-94 take exit 294 for WI-164 / Pewaukee Rd. Head north on WI-164. Continue straight on WI-164 crossing 190/Capitol Dr. and then crossing Lisbon Rd. Just north of Lisbon Rd., turn left (west) onto Richmond Rd. Subdivision will be on your left (south side of the road).

**Directions to WRENWOOD NORTH, GERMANTOWN FROM I-41**

From I-41 take exit 54 for WI-167 E/Lannon Rd. Head northeast on Lannon Rd which will become Mequon Rd heading into Germantown. Continue to follow Mequon Rd. to Pilgrim Rd. Turn left (north) onto Pilgrim Rd. Continue straight to stay on Pilgrim Rd. to Freistadt Rd. Turn right (east) onto Freistadt Rd. Subdivision will be on your right (south side of the road).

## The Tradition Continues: Celebrate the 77th Annual Parade of Homes

Open Daily! August 12 - September 4, 2023

77 Years of Parade of Homes  
12 Stunning New Model Homes  
10 Top Local Home Builders  
2 Must-See Subdivisions

Visit [MBAParadeofHomes.com](http://MBAParadeofHomes.com) for more information about the Parade of Homes, including the subdivisions, builders and homes, driving directions, and tickets!



Presented by:





# Wrenwood

NORTH

Developed by



**Germantown**  
(south of Freistadt Rd. and East of Pilgrim Rd.)



The Elsa

The Village of Germantown is located in southeastern Washington County, and offers convenient access to Highway 41/45.

Located in Washington County, Germantown has been ranked the 30th most appealing place to live in the United States by Money Magazine. Small-town character enhanced with all the modern suburban amenities makes Germantown a thriving community. The Village has worked hard to preserve its rich German heritage and beautiful architecture while constantly moving forward. Germantown is recognized as the oldest settled town in Washington County and also one of the best school systems around. Whether you live, work, shop, own a business, or just visiting, Germantown welcomes you with open arms.



The Chilton



The Oakley



The Marbella



The Pine Ridge II



The Maple



The Brookhaven



# Redford Hills

## Sussex

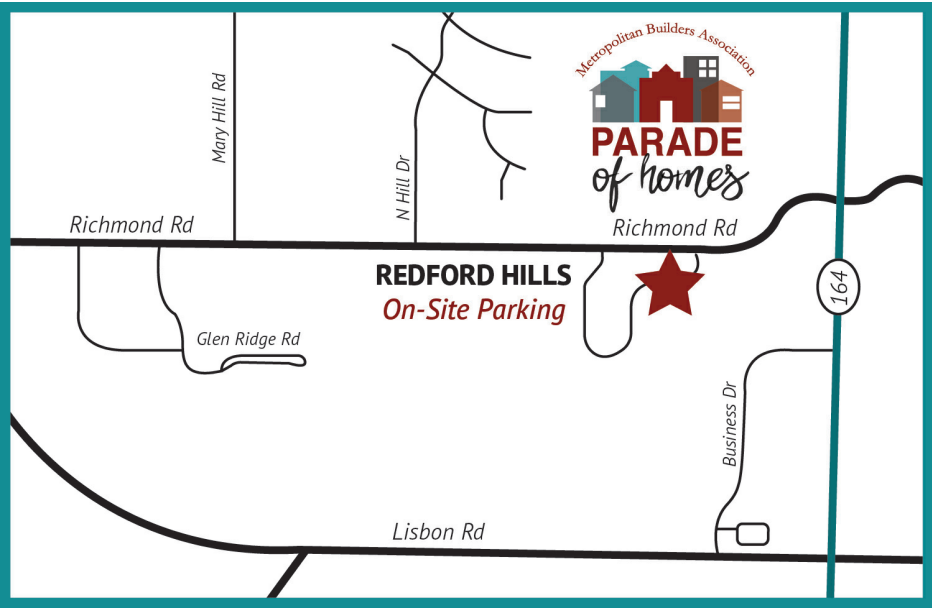
(Intersection of Hwy 164 and Richmond Rd.)

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Residents of Sussex enjoy many great services from the Village of Sussex, that result in satisfied residents and business owners. There are also many excellent recreational opportunities to offer residents and visitors, including access to several public parks, scenic walking trails, and activities.



NU<sup>2</sup>PATH  
HOMES



The Redwood

EST. **DB** 1982  
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The Kenzie



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The Monroe



Brightwater



# Preparing to Buy a Home in 2023

**By: National Association of Home Builders**

If 2023 is the year you've decided to purchase a new home - whether as a first-time buyer or a seasoned home owner - the best time to start preparing is now. Following a few simple strategies will help place you in an ideal position to find a home that's a good fit for you and your family.

## Create a List of Must-haves

The best place to start if you are a first-time home buyer is to assess your needs, especially your future home location, size and amenities. Even seasoned home owners are attracted to idyllic home photos posted online, but the space may not meet their needs. Prioritizing must-haves will help you save significant time in the home buying process. Most home buyers will need to compromise on some home features to fit their budget.

## Double Check Your Credit Score

Even if you've purchased a home previously, stricter credit requirements can be challenging for some



buyers to find home loans. However, a favorable credit score can make a difference in your ability to be approved for a loan. Credit monitoring is always a good idea, even if you think nothing has changed recently on your credit report. If you are preparing to purchase a home, monitoring your credit will ensure you

aren't being unfairly penalized for old debts, which can sometimes linger on credit reports. Generally, borrowers with scores in the low 600s and even high 500s can still find lenders who will qualify them, but borrowers should strive for scores in the mid- to upper-700s to secure the best rate.

**Determine What You Can Afford**  
Don't let your maximum loan approval amount dictate your home-buying budget. You are the best person to determine what you can realistically afford. Experts say that your monthly home expenses should not exceed one-third of your gross monthly income. You'll also need to determine how much you'll need to cover any loan fees and closing costs.

## Sell Your Current Home

If buying a new home is contingent on selling your current home, it's a good idea to connect with your realtor sooner rather than later. An experienced realtor can advise you on the best strategy for selling your home at the right time and for the best price possible. In addition, you'll want to identify any maintenance issues in your home and address them. You can also ask your realtor if upgrading your current home will generate a return on investment.

For more information visit [MBAbuilds.org](http://MBAbuilds.org).

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# How to Save Money Moving to Your New Home

**By: National Association of Home Builders**

If you're moving this year, there is a good chance you are incurring a lot of expenses. Whether it's making a large down payment on a new home or purchasing an appliance, the costs of moving can add up. Packing supplies, hiring labor and the time it takes to transport your items to your new home are a large part of overall moving costs. There are several ways you can save some money without sacrificing the quality of movers and materials needed to relocate items to your new space safely and efficiently. The following are a few tips to save you money when moving into a new home.

## Purge Before Packing

One of the best ways to cut costs during a move is to not take every item with you. Before you start bubble wrapping or tossing items in boxes, decide which items you might want to donate or dispose of. Most movers charge hourly. You don't want movers to spend time moving items you'll end up tossing out at your new place. This will also help you save time packing and unpacking.

## Host a Yard Sale

A yard sale is a great way to turn your unwanted items into some extra cash. Check with your local city hall to see if your community requires permits for yard sales and find out if you're allowed to hang signs on telephone poles, light posts, etc. to advertise your sale. Your best bet is to start your sale in the morning on the weekend. Bargain hunters start shopping early. Make sure to price items to sell so you aren't left with too many unsold items.

## Pack Your Items

Expert moving companies offer a range of services, which often include packing all the items in your home. You can save hundreds of dollars by packing your possessions. Need a little motivation? Host a friends or family packing party to help you get started. If you have time, organize like items in boxes and clearly label them. For procrastinating packers, prioritize carefully wrapping fragile or delicate items you don't want to be



damaged during the move.

## Secure Multiple Moving Quotes

The first estimate you receive from a mover may not always be the best. Experts recommend securing at least three bids. Like most businesses, they may be willing to negotiate prices or talk to you about where you can save costs. In general, you'll get the best deal if you move during the off-season, which is October to April. If you move during the peak season, try to avoid holiday or weekend moves. And the cost to hire movers is typically lower during the middle of the week.

## Avoid Buying Supplies

No matter how big or small your move is, you'll likely need boxes. And the price of boxes can add up. Luckily, moving boxes are plentiful and available for free, you just need to know where to look. Start by asking friends and family if they know of people who recently moved if they have boxes they can give you. Most retail locations, like grocery stores, have boxes available for free. You may also have suitable substitutes for packing paper and bubble wrap. Newspapers, blankets, towels or even socks can provide the padding you need to secure your belongings.

For more information about new homes and homeownership, visit [MBABuilds.org](http://MBABuilds.org).



## THE VICTORY DIFFERENCE

At Victory Homes of Wisconsin, we're committed to making the process of building your dream home as enjoyable, simple and hassle-free as possible.

From beginning to end, our dedicated team of specialists will give you the choices and tools to create a home that is uniquely yours. We'll guide you through the process of dreaming, designing and building your home with the ultimate craftsmanship and care, from beginning to end.



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Our Model Homes are designed to inspire you and provide a real life experience to help you bring your dream home to life. Scan this code with your smart phone to find a model near you!



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With 20 years of experience, more than 1,000 homes built, and multiple awards from the Metropolitan, Madison Area and Wisconsin Builders Associations, you can feel confident that your custom home is in good hands.





# 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:

- ☐ Go to MBAbuilds.org for the names of member builders and remodelers. 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/local-bbb/wisconsin](http://www.bbb.org/local-bbb/wisconsin)
- ☐ Make sure the builder/remodeler 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 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**



**SHOWING UP IN OUR COMMUNITY**



**WMBA Best in Business Award** | Build your dream home with a trusted partner located right here in your backyard.

## Supporting community is helping build local homes.

Building your home doesn't have to be more stressful than it already is. When it comes to finances, turn to the community bank that takes care of all the details, so you don't have to worry about anything other than picking out paint colors, fixtures, and the perfect decor.

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# About the Metropolitan Builders Association



## Why Do Companies Join the MBA?

- To stay educated on the latest innovations and procedures.
- To meet others in the industry and form relationships.
- To promote and influence the course of the building industry.
- To save money on everyday business expenses.
- To have access to free copyrighted forms and Industry Standards.
- To participate in the MBA's consumer events.

The MBA speaks with a single voice representing the interests of members in the home building industry; we offer services that benefit the members' professionalism and their ability to provide the highest quality service to their clients. The MBA is the credible source about the home building industry for the members, government, media, and the policy makers.

For more information about MBA membership, call the MBA at 262-436-1122.

## COME SEE US AT OUR NEXT EVENT

### Home Building & Remodeling Show

January 12 - 14, 2024

The MBA Home Building & Remodeling show is the premier destination for people who are looking to build or update their home into a forever home.

Be inspired by ideas on designing, building, remodeling, decorating, and entertaining in



Presenting Sponsor:



For more info go to [MBAHomeShow.org](http://MBAHomeShow.org)

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Be sure to check out our **PARADE OF PLAY HOMES** Feature Area at the 2023 Home Building & Remodeling Show

## BUILT BY ALLAN BUILDERS, CUSTOMIZED BY YOU.



Visit our model homes!



Scan for directions!

Open Saturdays and Sundays, noon to 4 pm or by appointment. Closed holiday weekends.



2023 MBA Parade of Homes Model

### OAKLEY

W150 N11745 Mistletoe Court  
Wrenwood North, Germantown



2023 MBA Parade of Homes Model

### BRIGHTWATER

W253N5531 Crescent Hill Drive  
Redford Hills, Sussex



### SIENNA

N45W22435 Planetree Trail  
Woodleaf Reserve, Pewaukee



### SEVILLE

W279N8353 Hunter Court  
Twin Pine Farm, Lisbon

## Many people think that a custom home is beyond their budget.

The truth is a well-crafted, semi-custom Allan home can be priced better than an existing home and be built exclusively around you. We're in the business of building unique, personalized and affordable homes because they unlock the joys of home life like nothing else. If you're ready to talk, we're happy to help answer your questions.

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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 [www.MBAbuilds.org](http://www.MBAbuilds.org) 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.



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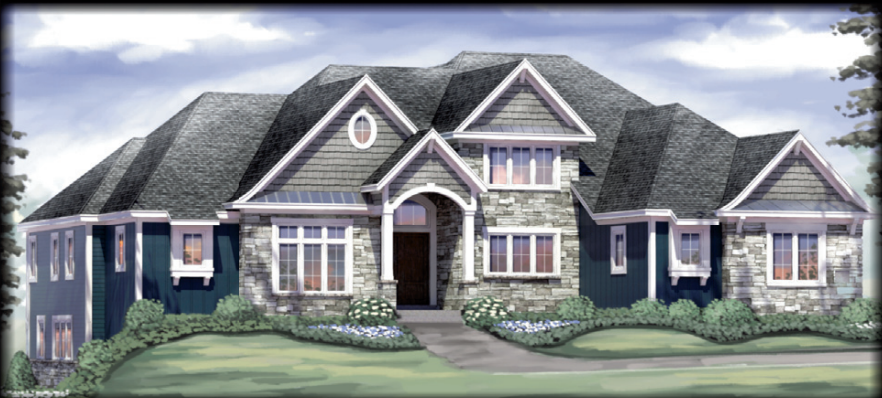


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