THE HOME BUILDERS ASSOCIATION OF ST. JOSEPH VALLEY PRESENTS

BUILDERS SHOWCASE

FALL 2026



Show Dates

OCTOBER 24 & 25 | 1-6 PM

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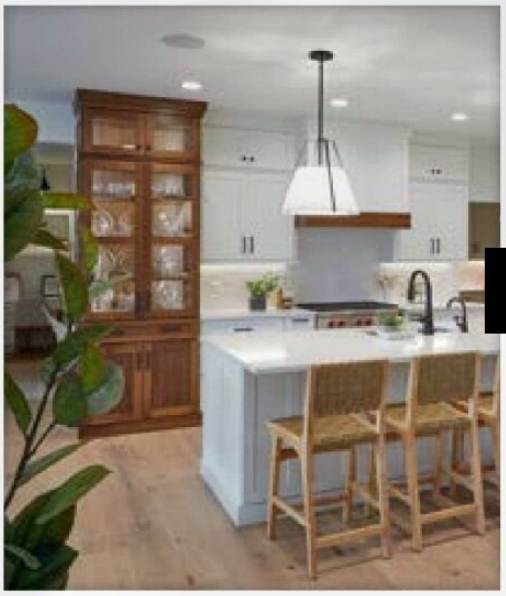
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BUILDERS SHOWCASE

FALL 2026

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Welcome to the HBASJV Fall 2026 Builders Showcase!

Dear Friends and Neighbors,

There's something about fall that makes a house feel like home. The air turns crisp, the days get shorter, and we start thinking about the spaces where we gather. This year, the Home Builders Association of St. Joseph Valley is inviting you to step inside some of the best new homes in Michiana.

On behalf of our association and all of our member companies, welcome to the 2026 HBASJV Fall Builders Showcase, sponsored by Leatherman Supply. On October 24 and 25, eight member builders will open the doors to 11 new homes across the region, one of our largest Fall Showcases in years. You'll find fresh floor plans, thoughtful design, and the kind of craftsmanship that our local building community is proud to put its name on.

This is also a special year for us. The Home Builders Association of St. Joseph Valley is celebrating its 80th anniversary, and there's no better way to mark eight decades of building this community than by opening our members' newest work to you.

Whether you're planning a build, thinking about a move, or just curious about what's new in home design, there's something here for you. Before you set out, visit WeBuildMichiana.com for photos, home details, and an interactive map to help you plan your route. Once you're on site, take a moment to talk with the builders and trade professionals. They're neighbors who live and work right here, and they love sharing what makes their homes special.

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

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

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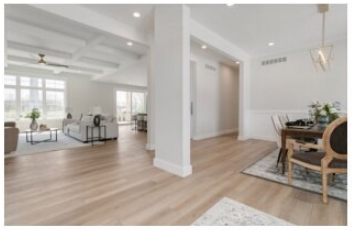
Plans and home information contained in this Guide may vary from actual homes. Please contact the Builder or Developer if you have any questions.

2026 Spring Showcase Award Winners

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Kline Custom Homes



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PLATINUM DIVISION



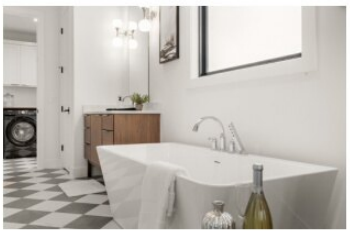
BEST OF SHOW – Platinum Division
Fireside Homes



BEST FLOOR PLAN
Fireside Homes



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Visit WeBuildMichiana.com to see photos from previous Showcases!

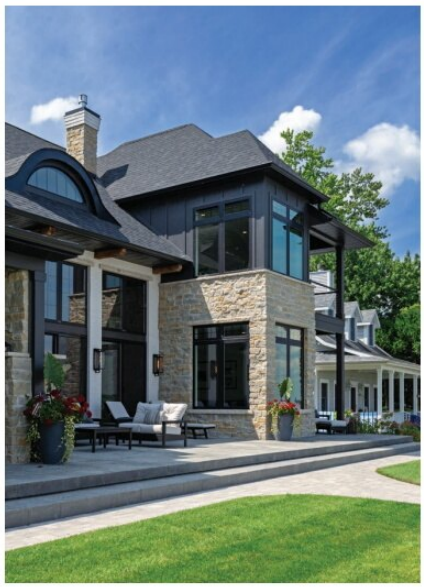
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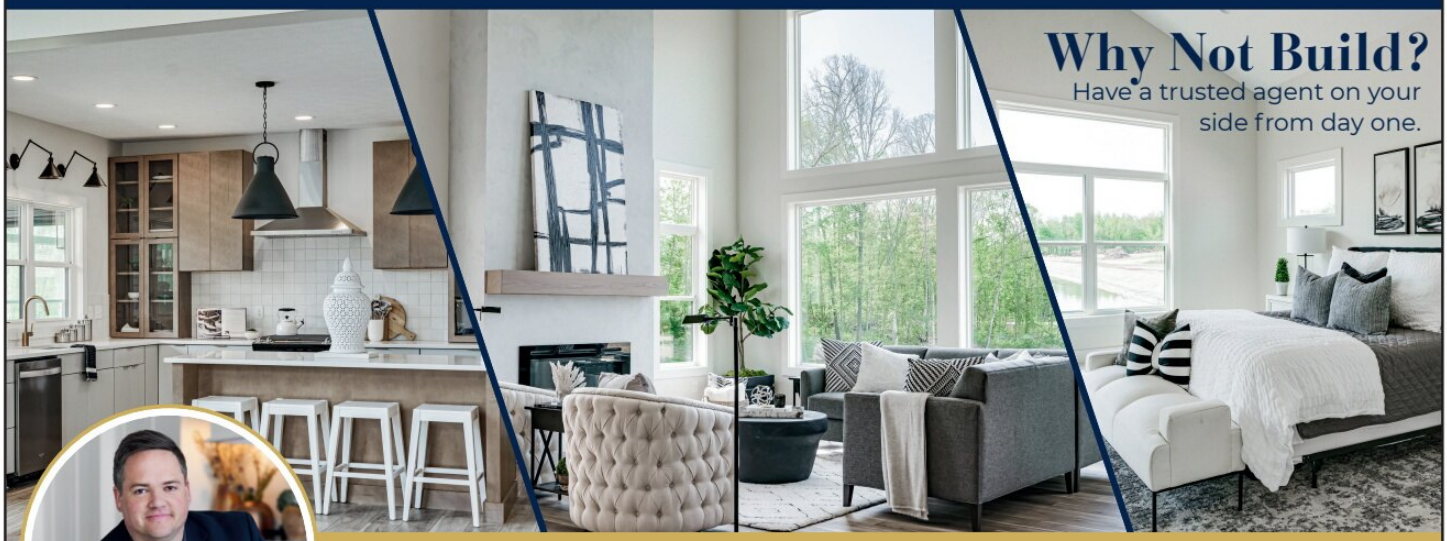
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6 Design Trends Shaping Today's Homes

A return to color and craftsmanship is leading the way



Design trends are about more than what is currently popular. They often reflect changes in how people live and what they want from their homes.

To identify the trends we are seeing most often, I polled my team of designers at Flourish Interiors. The general theme is that homeowners are moving away from all-white, highly uniform spaces and embracing interiors with more color, detail and individuality.



01 Color and Warm Tones Are Returning

After years of white, gray and cool neutral interiors, warmer and richer colors are making a strong comeback. We are seeing shades of camel, chocolate, olive, red and deep blue, along with warmer creams and natural wood tones.

Color is also being used more boldly. Instead of limiting it to accessories, homeowners are choosing saturated wall colors, painted trim, colorful cabinetry and patterned wallpaper.



02 Patterns Are Becoming Bolder and More Layered

Pattern is returning in upholstery, drapery, rugs and wallcoverings. Tapestry-style fabrics, florals, heritage patterns, plaids and other traditional motifs are becoming especially popular.

Our team at Flourish is even embracing layering patterns within the same room. The key is to vary the scale. For example, a larger floral can be paired with a smaller geometric pattern or stripe.

If a bold pattern feels intimidating, try it first in a powder room, dining room, office or entry.

03 Traditional and Modern Elements Are Being Mixed

Our team strongly agreed that interiors are becoming less tied to one specific design style. Rather than making every piece traditional or every piece modern, homeowners are combining the two.

A clean-lined sofa might be paired with an antique chest, or traditional millwork might be balanced with contemporary art and lighting. This mix gives a room warmth and history while still allowing it to feel fresh.

04 Custom Details and Craftsmanship Matter More

Homeowners are paying more attention to the small architectural details that make a home feel distinctive.

In cabinetry, this includes rounded corners, fluting, reeding, furniture-style features and custom countertop edge profiles. Tile installations are becoming more detailed as well, with borders, inlays and combinations of different shapes, colors or materials used to create patterns.

05 Lighting and Furniture Are Becoming More Sculptural

Lighting is increasingly being treated as a major design feature. Chandeliers, pendants, sconces and accent lights are being selected not only for function, but also for their shape, scale and visual impact.

Furniture is following the same direction. Curved sofas, sculptural chairs, rounded benches and beds with unexpected silhouettes add softness and movement to a room.

06 Ceilings and Defined Rooms Are Getting More Attention

Designers often refer to the ceiling as the "fifth wall," and it's being used much more intentionally. Ceilings may be painted, wallpapered or enhanced with beams, molding or other architectural details.

At the same time, home layouts are beginning to move away from completely open floor plans. While homeowners still value connection and natural light, many also want quieter spaces, greater privacy and more walls for furniture and artwork.

For More Info Contact



Vanessa C. Smith,
Owner & Lead Designer
of Flourish Interiors

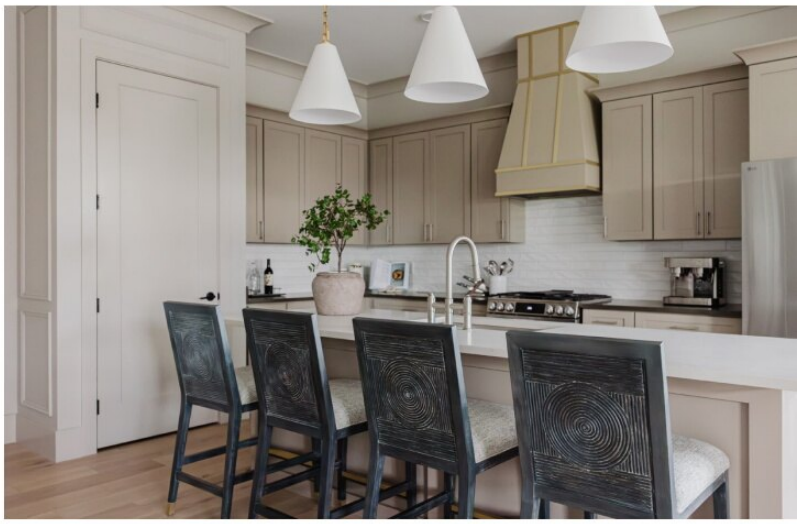
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Making Trends Work in Your Own Home

The strongest message from our design team is that homes are becoming more personal. Color, pattern, craftsmanship and a mix of styles are replacing the idea that every room must follow the same formula.

You don't need to use every trend or redesign your entire home. Choose the ideas that fit your taste, architecture and lifestyle. The best interiors are not simply current. They reflect the people who live there and are designed to remain meaningful long after a particular trend has passed.

71054 Rolling Ridge Court | Niles, Michigan 49120

HOME 1

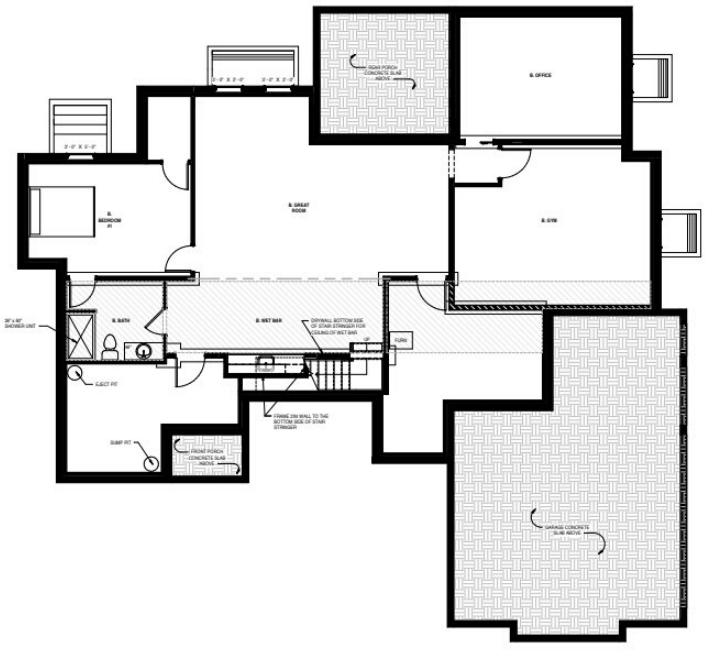
MAP LOCATION: H-1



First Floor



Basement



About the HOME

Nestled within a beautiful wooded setting, this custom modern home was designed to embrace its natural surroundings while offering exceptional everyday functionality. Clean lines, expansive windows, and rich exterior materials create a striking architectural presence from every angle. The thoughtfully designed floorplan balances open-concept living spaces with private retreats, making it ideal for both entertaining and family life. Large windows allow for natural light indoors and frame peaceful views of the surrounding landscape.

Home Details

Subdivision
Glenayre

Style
Modern

Type
House

Estimated Price
Pre-Sold

Square Footage
5,232

Bedrooms
3

Bathrooms
4

Home Highlights

- Modern finishes
- Open-concept floorplan
- Butler's pantry
- Expansive master suite

Directions to the Home

Go north on Fir Rd toward Brick Rd, and take the third exit in the roundabout to Brick Rd. Follow Brick Rd to the roundabout and take the first exit to Gumwood Rd. Follow Gumwood north and then turn right into the Glenayre subdivision. Take a left on Rolling Ridge Ct.

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.

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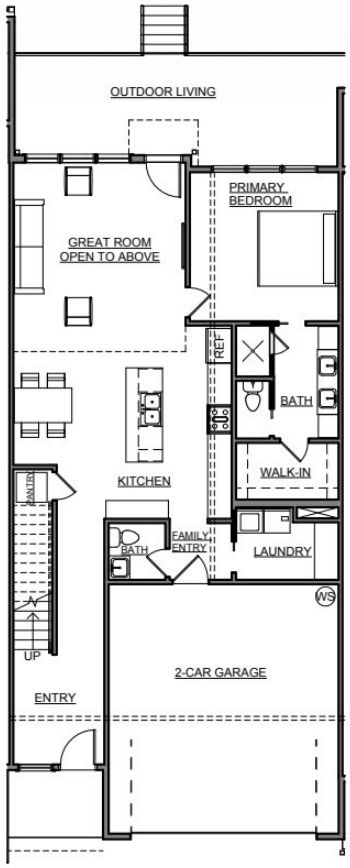
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HOME 2

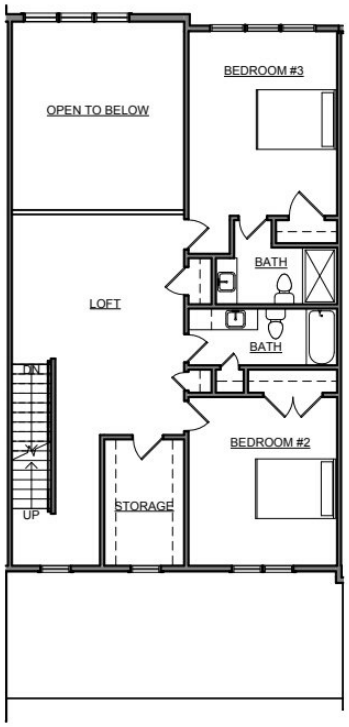
MAP LOCATION: F-5



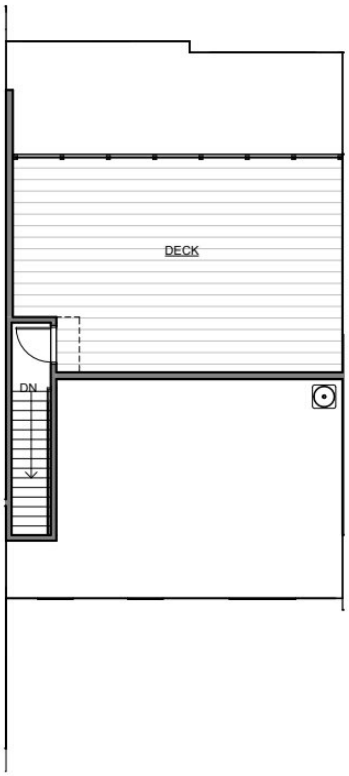
Ground Floor



Second Floor



Roof



About the HOME

This new townhome in the RiverPointe development offers a comfortable blend of luxury, function, and modern design. With 3 bedrooms, 3.5 baths, and a rooftop deck overlooking the St. Joseph River, the home is designed for both everyday living and entertaining. The main level features an open-concept gourmet kitchen with an oversized island, a bright dining area, and a soaring Great Room open to the floor above. The main-level primary suite includes a spacious bedroom, walk-in closet, and spa-inspired bath with dual vanities and a large glass-enclosed shower. A dedicated laundry room and family entry/mudroom off the 2-car garage add convenience. Upstairs, an open loft overlooking the Great Room provides flexible space for a home office, library, or lounge. Two additional bedrooms and two full baths offer privacy for family or guests. The upper-level rooftop deck provides a private outdoor retreat with panoramic river views, completing this thoughtfully designed townhome.

Home Details

Subdivision
RiverPointe

Square Footage
2,408

Style
Modern

Bedrooms
3

Type
Townhome

Bathrooms
3.5

Estimated Price
$875,000

Home Highlights

- Premier rooftop deck with panoramic St. Joseph River views
- Open-concept gourmet kitchen with oversized island
- Soaring two-story Great Room
- Main-level primary suite with spa-inspired bath and large walk-in closet
- Second-floor loft ideal for an office, library, or lounge
- Dedicated laundry room and family entry/mudroom
- Attached 2-car garage in the RiverPointe development

Directions to the Home

Northside Blvd to St Peter St



Please "pardon the dust" while visiting this home as it in its final stages of construction.

Meet the BUILDER



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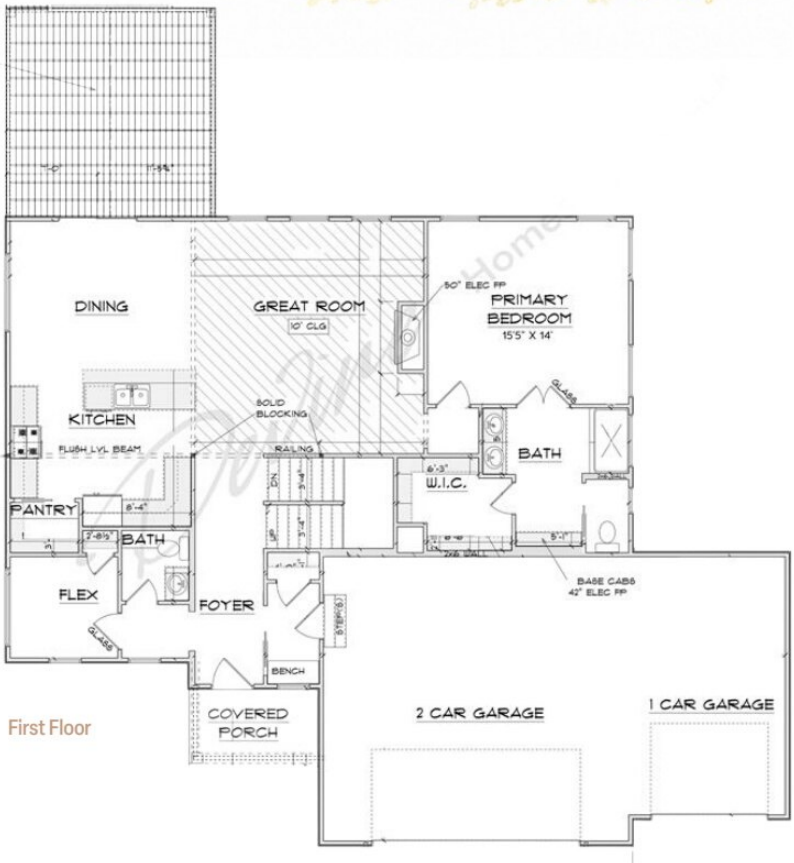
CENTURY BUILDERS

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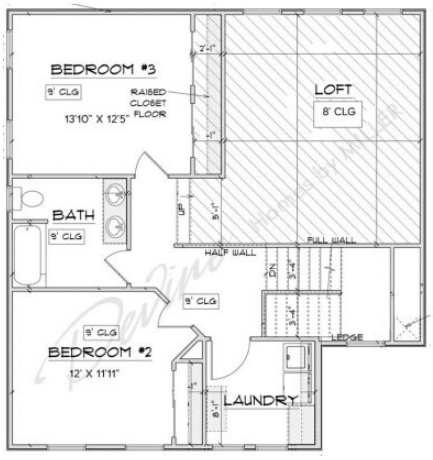
HOME 3

MAP LOCATION: L-4





First Floor



Second Floor

About the HOME

Modern Craftsman style meets thoughtful, everyday living in this beautiful Northbridge Valley home. The Casey floor plan was designed to feel open and inviting while still giving everyone a place to call their own. Step inside to soaring 9-foot ceilings throughout, a 10-foot great room ceiling, and warm architectural details including statement beams and a 50-inch fireplace. The open-concept kitchen anchors the main living space with a walk-in pantry, appliance package, and easy access to the spacious 16' x 16' deck-perfect for extending life outdoors. The main-level primary suite offers a private retreat with a generous walk-in closet and spa-inspired bath featuring dual vanities, a tiled shower, and its own electric fireplace. A flexible room near the main living area can easily become a home office, den, studio, or playroom. Upstairs, two additional bedrooms surround an impressive loft that creates an entirely separate living space, along with a full bath and conveniently located oversized laundry room. Smart home technology, a three-car garage, irrigation, and carefully selected finishes add comfort and function throughout. Distinctive design, beautiful craftsmanship, and a floor plan created for the way people really live.

Home Details

Subdivision
Northbridge Valley

Square Footage
2,405

Style
Modern Craftsman

Bedrooms:
3

Type
Single Family

Bathrooms:
2.5

Estimated Price
Contact Builder

Home Highlights

- Dramatic 10' Great Room Ceiling with Architectural Beams
- 50" Great Room Electric Fireplace
- Main-Level Primary Suite with Fireplace & Spa-Inspired Bath
- Large Upstairs Loft / Second Living Space
- Versatile Main-Level Flex Room
- Smart Home Technology Package
- Spacious 16' x 16' Outdoor Deck
- 3-Car Garage

Directions to the Home

Enter Northbridge Valley turn right on Baton Rouge Ct. Turn left on New Trails Dr, left on Northbridge West Ct.

Meet the BUILDER



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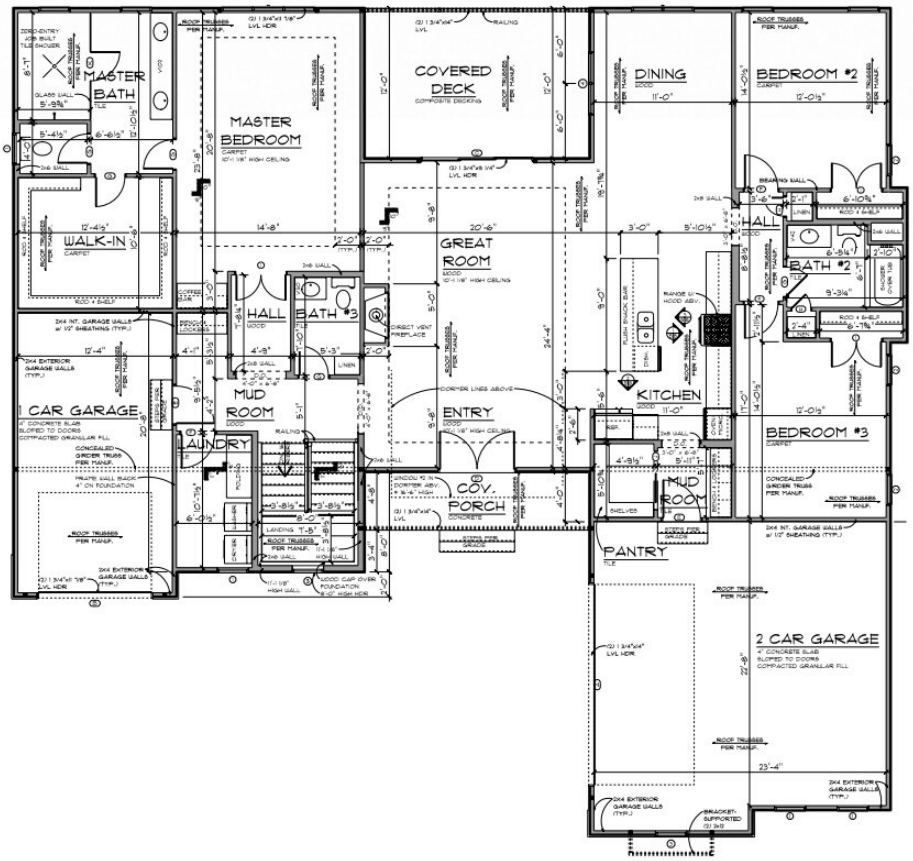
Phone: (574) 241-6600

Devine
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HOME 4

MAP LOCATION: F-2





About the HOME

Luxury custom home on quiet pond lot in Bradford Shores. Split garage design allows owners a more private entrance near the primary bedroom as well as the traditional entrance near the kitchen side of the home. Large yard can easily fit in ground pool. Basement features a beautiful wet bar and large entertaining space.

Home Details

Subdivision
Bradford Shores

Square Footage
4,217

Style
Modern Craftsman

Bedrooms
5

Type
Residential

Bathrooms
4

Estimated Price
$1,150,000

Home Highlights

- Unique split 3 car garage
- Rear covered porch
- Primary zero entry tile shower
- Custom basement bar
- En Suite in basement level
- Custom kitchen with Kitchen Aide appliances

Directions to the Home

Bradford Shores is located off Ironwood Rd just south of Adams Rd. Take the main entrance then stay to the right all the way to the new phase of homes to rear of subdivision. Directional signs will be in place for the show to help guide you to Eden Homes site.

Meet the BUILDER



Eden Homes is focused on quality, integrity, and craftsmanship, we deliver homes that are built to last. We design and build true custom homes all across Northern Indiana. We currently have properties available in Bradford Shores, Whippoorwill Valley, and the new LUXE community in Granger.

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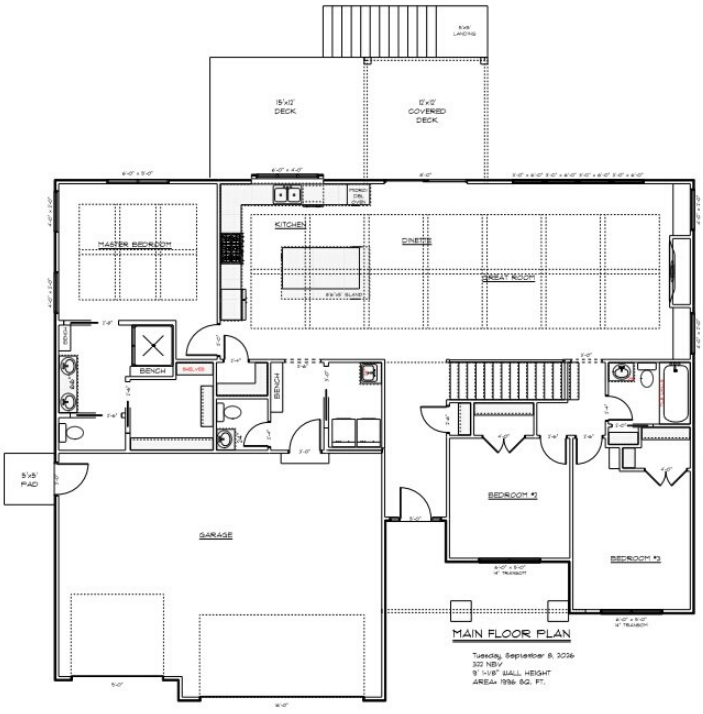
11188 Calle Jules Court | Osceola, IN 46561

HOME 5

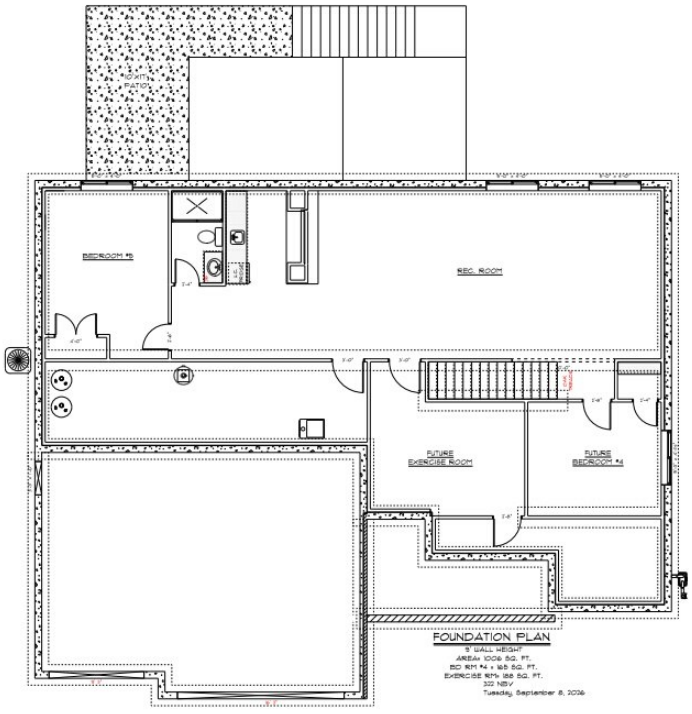
MAP LOCATION: L-3



First Floor



Basement



About the HOME

Step inside this stunning Modern Craftsman ranch by Kline Custom Homes and experience premier craftsmanship firsthand. This Showcase Home blends contemporary design with natural elegance, featuring a striking combination of stone, board-and-batten siding and warm cedar accents.

Inside, the open-concept layout centers around a breathtaking great room with 10-foot ceilings, a coffered tray ceiling and modern linear fireplace with custom built-ins. The space flows into a gourmet kitchen with double ovens, a six-burner range top and massive quartz island. A sunlit dinette leads to an impressive outdoor living area with a covered composite deck and spacious patio.

Located in the highly sought-after Penn School District, the home includes a private primary retreat with custom tiled shower, two additional bedrooms, a dedicated mudroom and laundry wing, plus a finished lookout lower level with a fourth bedroom and large entertaining space.

Home Details

Subdivision
The Reserve at Northbridge Valley

Style
Craftsman Ranch with Finished Basement

Type
Single Family Home

Estimated Price
Contact Builder

Square Footage
3,002 SF

Bedrooms
4

Bathrooms
3.5

Home Highlights

- Covered Composite Deck
- Finished Lookout Basement
- Custom Cabinetry and Quartz Countertops
- Coffered Beam Ceilings
- Linear Electric Fireplace
- Large Pella Casement Windows Make Life Brighter

Directions to the Home

From Capital Avenue go East on Douglas Road to South on Beech Road to West on Wharton Way into The Reserve at Northbridge Valley. Then follow the signs to our Fall Showcase Home!

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

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Building Your Dream

THE HOME BUILDERS ASSOCIATION OF ST. JOSEPH VALLEY PRESENTS

BUILDERS SHOWCASE

FALL 2026

Homes

Capstone Built
#1 at H-1 71054 Rolling Ridge Ct.
Glenayre, Niles, MI 49120

Century Builders
#2 at F-5 735 Northside Blvd.
RiverPointe, South Bend, IN 46617

Devine Homes by Miller
#3 at L-4 54810 Northbridge West Ct.
Northbridge Valley, Osceola, IN 46561

Eden Homes LLC
#4 at F-2 18576 Fontana Drive
Bradford Shores, South Bend, IN 46637

Kline Custom Homes
#5 at L-3 11188 Calle Jules Court
Northbridge Valley, Osceola, IN 46561

Kline Custom Homes
#6 at M-3 10204 Orwell Avenue
Hawthorn Crossing, Granger, IN 46530

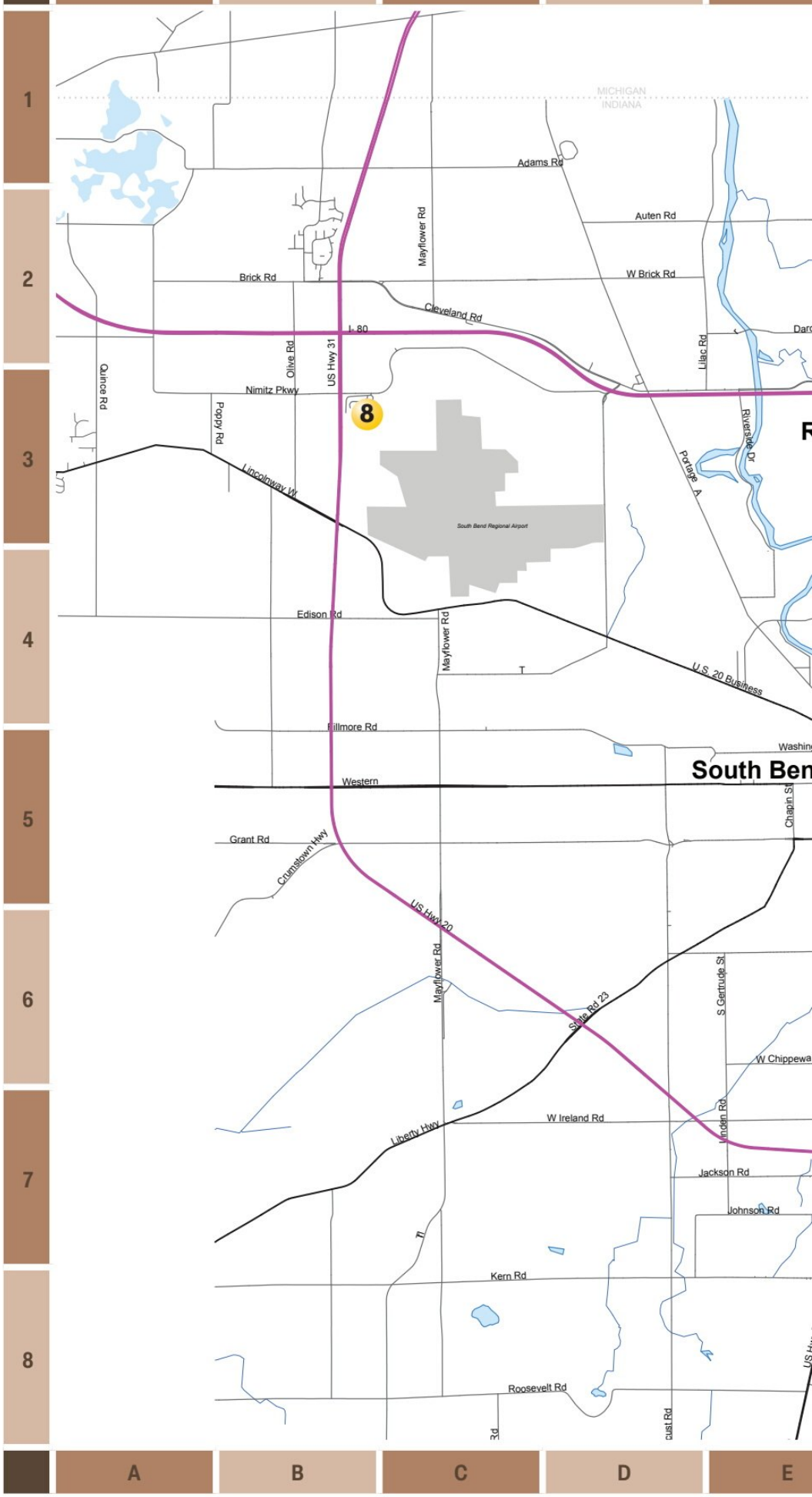
Legacy Homes
#7 at M-1 51047 Grand Teton Dr.
The Ranch, Granger, IN 46530

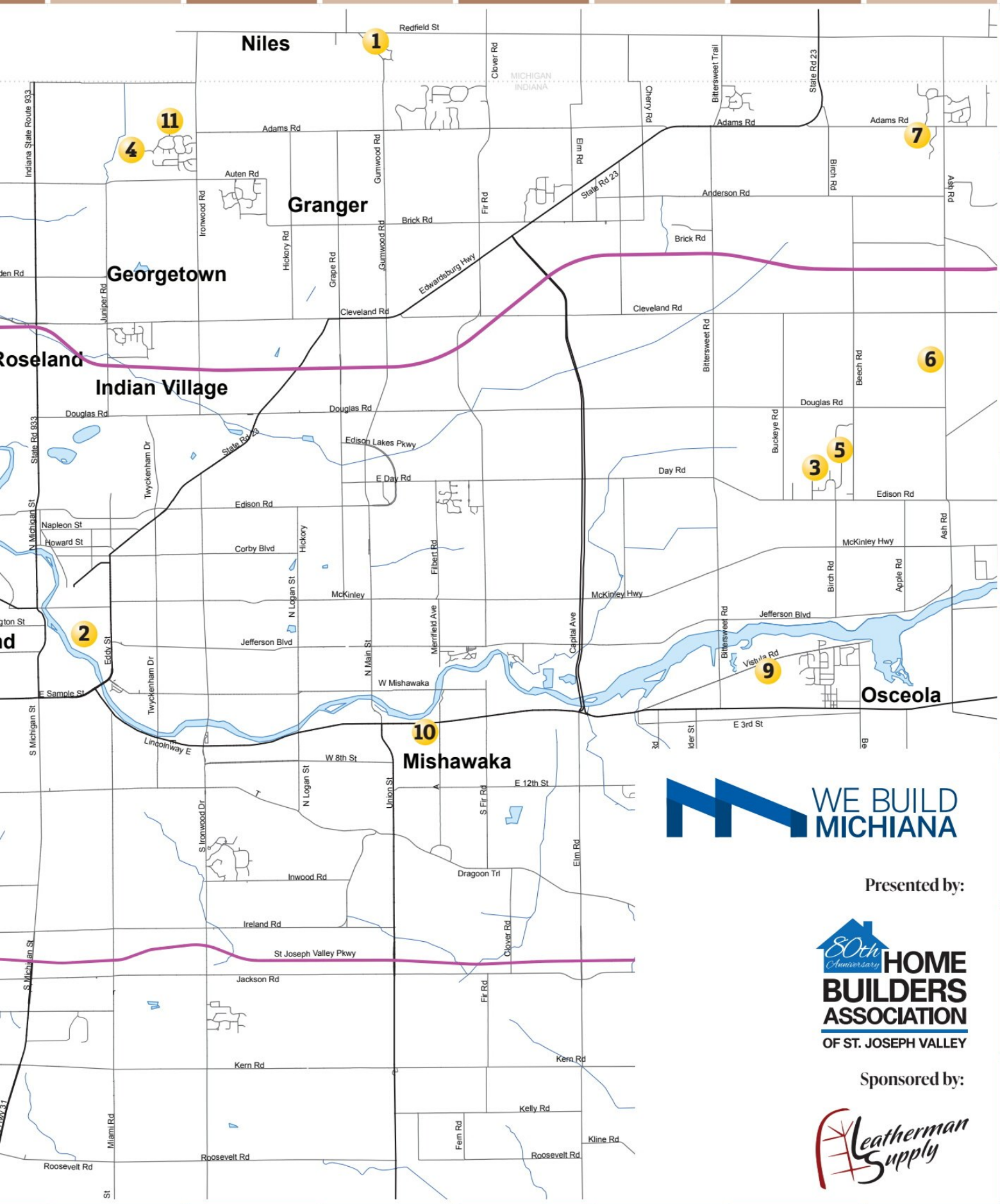
Place Homes
#8 at B-3 3391 Blarney Drive
The Reserve at Blackthorn, South Bend, IN 46628

Place Homes
#9 at L-5 5132 Ventura Court
Vistula Place, Mishawaka, IN 46544

Schrock Homes
#10 at H-5 2020 E Bader Ave.
Coquillard, South Bend, IN 46617

Schrock Homes
#11 at F-1 18416 Donegal Dr.
Bradford Shores, South Bend, IN 46637





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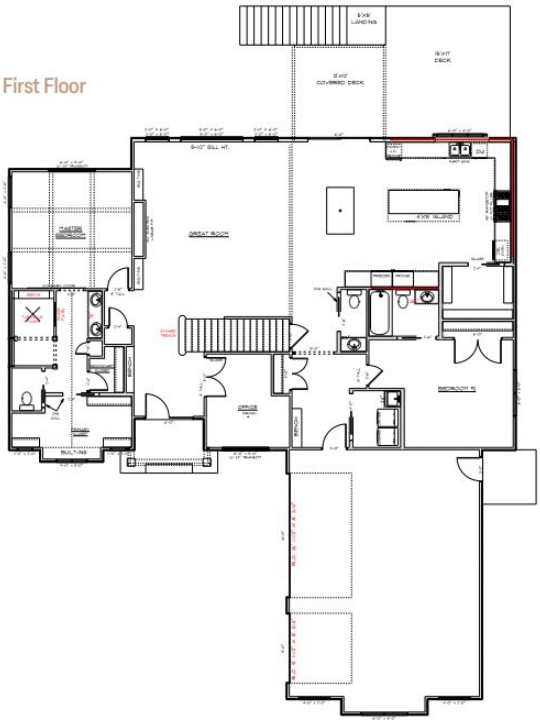
Leatherman Supply

HOME 6

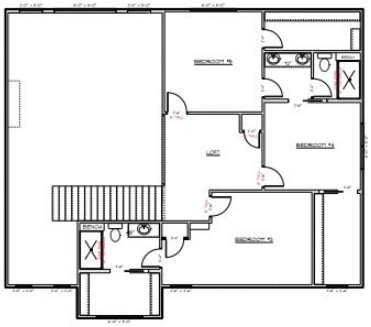
MAP LOCATION: M-3



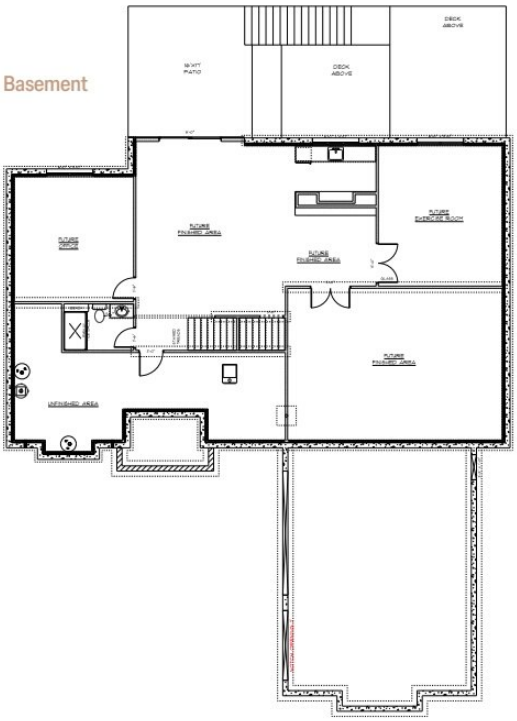
First Floor



Second Floor



Basement



About the HOME

Nestled within the new Hawthorn Crossing neighborhood in Granger, this exceptional two-story home by Kline Custom Homes offers 3,588 square feet of modern luxury on an expansive 1.45-acre lot within PHM Schools. The thoughtfully designed home features five bedrooms and 4.5 bathrooms, highlighted by a dramatic two-story great room with a stunning wall of windows and an entertainer's kitchen featuring locally crafted custom cabinetry, quartz countertops and premium appliances. The main floor includes a secluded primary suite with a spa-like bath as well as a separate guest suite ideal for visitors or multi-generational living. Upstairs, a private en-suite bedroom joins two additional bedrooms with a Jack-and-Jill bath. Outdoor living extends to a spacious composite deck overlooking the generous yard, while the walkout basement offers even more potential with custom finishing options for a family room, kitchenette, exercise room and versatile bonus space. This home presents a rare opportunity for spacious, high-end living in an exceptional location.

Home Details

Subdivision
Hawthorn Crossing

Square Footage
3,588

Style
Transitional Craftsman

Bedrooms
5

Type
Two Story with Walkout Lower Level

Bathrooms
4.5

Estimated Price
$1,149,000

Home Highlights

- 1.45 Acre Homesite in PHM Schools
- Main Level Primary Suite and Second Main Level En-suite
- Impressive stone, stucco, and siding exterior
- Walkout Lower Level Ready to Customize
- Dramatic Two Story Great Room
- Andersen Windows
- Other Builds Underway in this New Community at Higher Price Point

Directions to the Home

Hawthorn Crossing is located on the west side of Ash Road (CR1) between Cleveland Road and Douglas Road in Granger.

Meet the BUILDER



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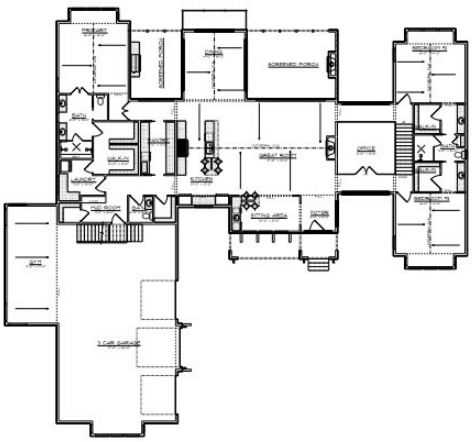
51047 Grand Teton Drive | Granger, IN 46530

HOME 7

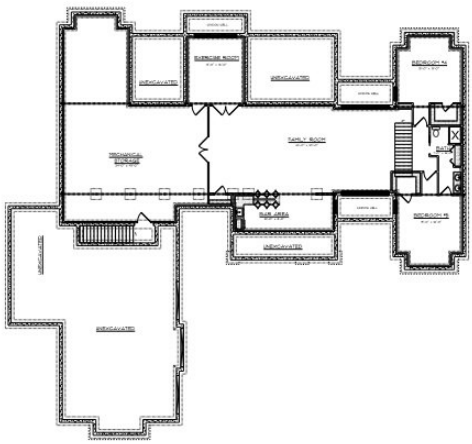
MAP LOCATION: M-1



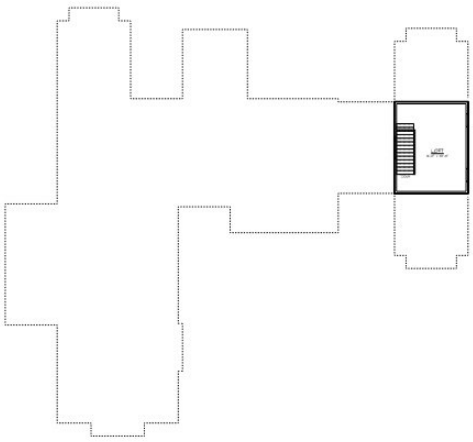
First Floor



Basement



Loft



About the HOME

The Ranch, Granger's newest subdivision, offers Casual Luxury at its most refined – effortless, elevated, and designed for modern living. This five-bedroom, 3.5-bath residence pairs open, light-filled spaces with rich textures and artisan finishes, while a private wellness suite, glass office, loft, custom bars, resort-style pool, screened porch, and curated hardscape complete the experience.

Home Details

Subdivision
The Ranch of Granger

Square Footage
6,459

Style
Casual Luxury

Bedrooms
5

Type
Single Family Residence

Bathrooms
3.5

Estimated Price
Contact Builder

Home Highlights

- Private Gym, Training & Sauna Suite
- Bonus Loft / Kids' Lounge
- Full-Glass Office
- Custom Entertaining Wet Bars
- Three-Season Screened Room
- Resort-Style Pool, Sundeck & Waterfall
- Pass-Through Butler's Pantry

Directions to the Home

Follow State Road 23 North to Adams Road. East on Adams Road approximately 1.5 miles to Yellowstone Drive.

Meet the BUILDER



Legacy Homes creates one-of-a-kind residences defined by thoughtful architecture, elevated craftsmanship, and a highly personalized experience. Based in Granger and building throughout Northern Indiana and Southwest Michigan, we balance timeless design with modern function and details that feel distinctly yours. From the first sketch to the final finish, every home is shaped around the way you live – with one purpose: to create a home that lives beautifully today and becomes part of your legacy for generations.

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14404 SR 23, Suite O
Granger, IN 46530

Phone: 574-993-3878

Website: www.homeswithlegacy.com

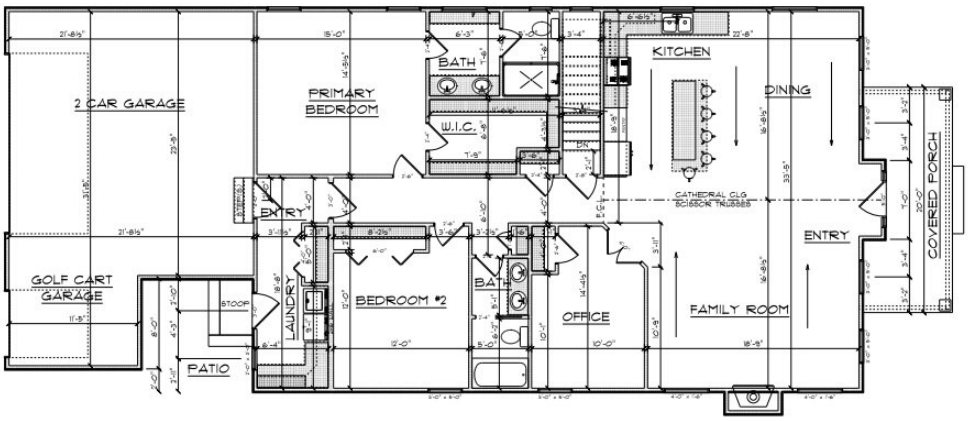
LEGACY

3391 Blarney Drive | South Bend, IN 46628

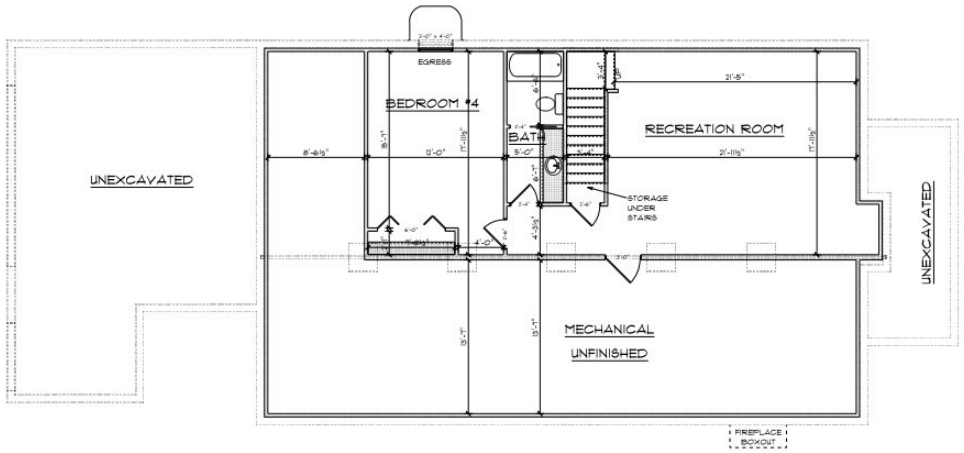
HOME 8

MAP LOCATION: B-3





First Floor



Basement

About the HOME

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 Details

Subdivision:
The Reserve at Blackthorn

Style:
Craftsman

Type:
Single family Ranch

Estimated Price:
$549,900

Square Footage:
1,860 sq. ft.

Bedrooms:
Three

Bathrooms:
Two

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

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.

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

Phone: (574) 259-4858

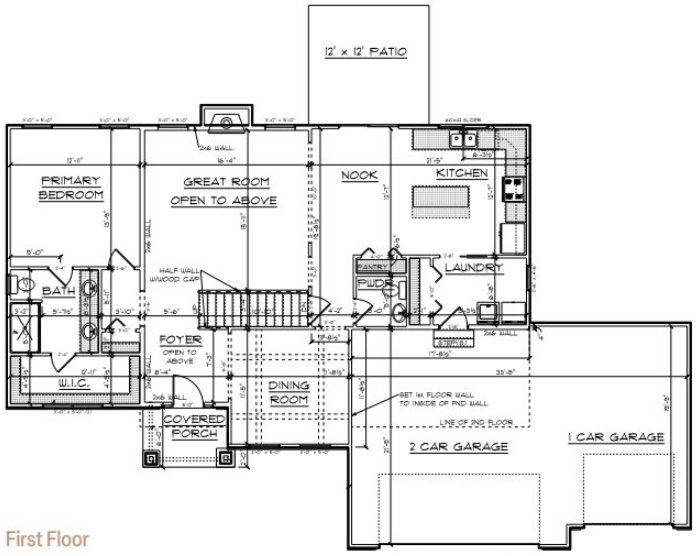
Website: placehomes.net

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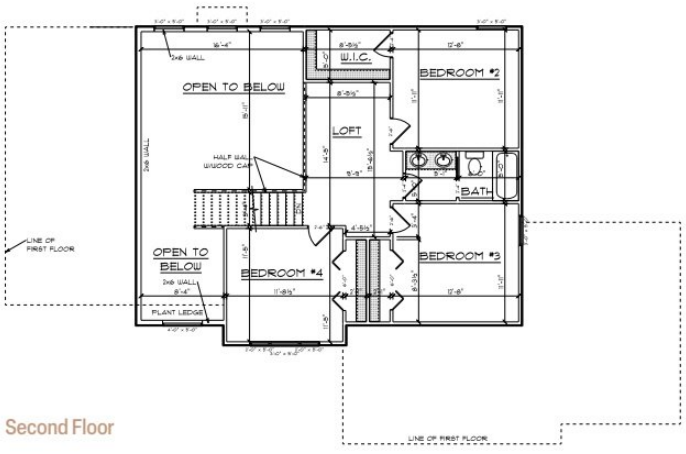
HOME 9

MAP LOCATION: L-5

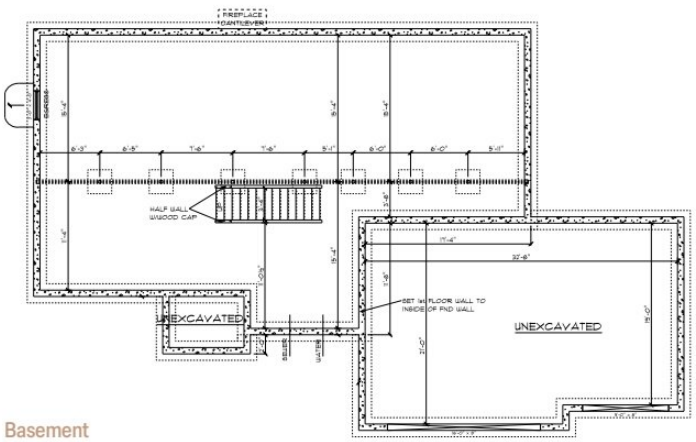




First Floor



Second Floor



Basement

About the HOME

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 Details

Subdivision:
Vistula Place

Square Footage:
2,144 sq. ft.

Style:
Craftsman

Bedrooms:
Four

Type:
Single Family

Bathrooms:
Two and a half

Estimated Price:
$549,900

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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1620 North Ironwood Dr.
South Bend, IN 46635

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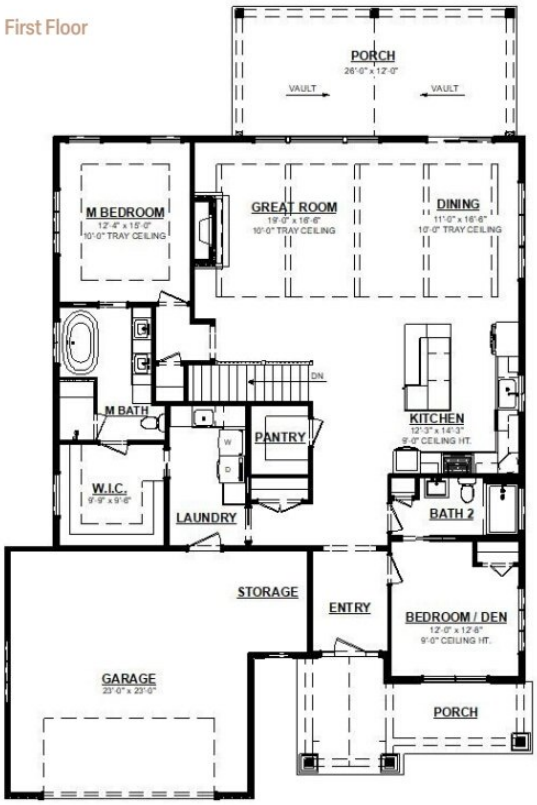
2020 E. Bader Avenue | South Bend, IN 46617

HOME 10

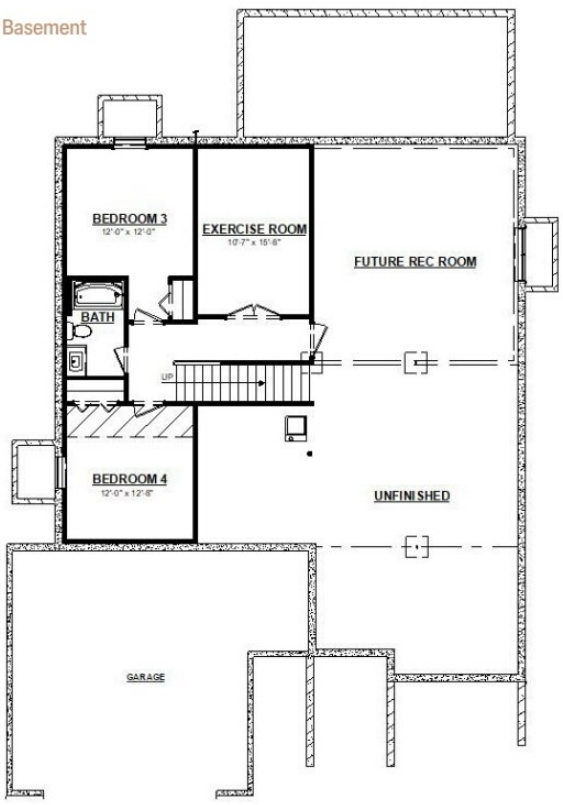
MAP LOCATION: H-5



First Floor



Basement



About the HOME

Designed for everyday living and entertaining, this residence offers 1,937 square feet of beautifully crafted main-level living plus a 652-square-foot finished lower level. This thoughtfully designed ranch features four bedrooms, three full baths and a dedicated exercise room. The open-concept main level showcases a 10-foot tray ceiling with decorative beams, a stunning stone fireplace and abundant natural light. The gourmet kitchen features a large center island and walk-in pantry, while the spacious dining area flows to a covered rear porch with vaulted ceiling. The private owner's suite offers a spacious walk-in closet and spa-inspired bath with tiled shower and soaking tub. A flexible front bedroom can serve as a guest room, office or den, while the finished lower level provides two additional bedrooms, a full bath, exercise room and recreation space, with unfinished space available for future expansion. This residence combines timeless curb appeal, thoughtful design and the exceptional craftsmanship that defines every Schrock Home.

Home Details

Subdivision
Coquillard

Square Footage
2,589

Style
Modern Craftsman Ranch

Bedrooms
4

Type
Residential

Bathrooms
3

Estimated Price
Pre-Sold

Home Highlights

- Expansive Covered Rear Porch
- Open Great Room with Custom Ceiling Beams
- Luxury Owner's Suite
- Chef-Inspired Kitchen
- Finished Lower Level
- Energy-Efficient Construction
- Premium Interior Finishes
- Thoughtful Everyday Living

Directions to the Home

1 block West of Ironwood on Bader Ave.

Meet the BUILDER



Since 1975, Schrock Homes has built quality custom homes throughout northern Indiana and southern Michigan. Our team is committed to craftsmanship, thoughtful design, and attention to detail in every home we create. By combining trusted building practices with personalized service, we work closely with each homeowner to bring their vision to life, creating a home with care, character, and lasting quality.

Address: Schrock Homes
2523 Messick Drive
Goshen, IN 46526

Phone: (574) 534-2706

Website: schrockhomes.com

SCHROCK HOMES

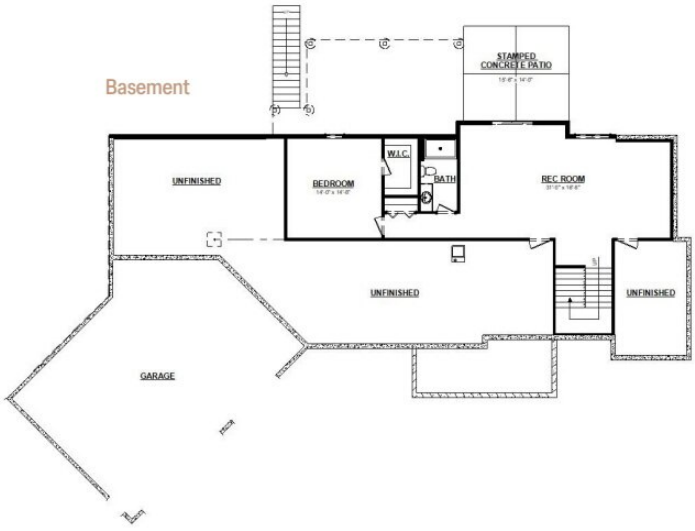
18416 Donegal Drive | South Bend, IN 46637

HOME 11

MAP LOCATION: F-1







About the HOME

This stunning Bradford Shores home offers 3,285 square feet of finished living space, thoughtfully designed for both everyday living and entertaining. The open-concept main level features a spacious kitchen with quartz countertops and walk-in pantry, a dramatic 12-foot great room ceiling with gas fireplace, private primary suite, two additional bedrooms, dedicated office, and a covered rear deck. The finished lower level adds a fourth bedroom, full bath, and expansive recreation room, while the three-car garage, stamped concrete patio, stone accents, and quality finishes complete this exceptional home.

Home Details

Subdivision
Bradford Shores

Square Footage
3,285

Style
Schrock Homes

Bedrooms
4

Type
Residential

Bathrooms
3.5

Estimated Price
$1,180,000

Home Highlights

- 12-Foot Great Room Ceiling
- Kozy Heat Gas Fireplace
- Quartz Countertops Throughout
- Zero-Clearance Ceramic Primary Shower
- Covered Rear Deck with Composite Decking
- Finished Basement with Rec Room, Bedroom & Full Bath
- Stamped Concrete Patio
- 3-Car Garage

Directions to the Home

Bradford Shores is located at the Northwest corner of Ironwood Rd and Auten Rd.

Meet the BUILDER



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Goshen, IN 46526

Phone: (574) 534-2706

Website: schrockhomes.com

SCHROCK HOMES

Keep Your Garage Door Running Smoothly



A little seasonal attention can extend the life of your door, prevent costly repairs, and keep your family safe.

Your garage door might be the hardest-working, least-thought-about system in your home, and one of the heaviest moving objects in it. It opens and closes dozens of times a week and handles Michiana's weather swings without complaint. A few simple checks, done twice a year, can add years to your door and opener while keeping repair costs down and your family safe.

Start With a Visual Check

Walk around the door and inspect the weather stripping and seals along the bottom and sides. Cracks, gaps or brittle spots let in drafts and moisture and often signal a bigger repair ahead. Replacing weather stripping is inexpensive and keeps your garage more comfortable and energy efficient.



Lubricate and Tighten

Twice a year, wipe down and lubricate the rollers, hinges, springs and tracks with a high-quality garage door lubricant, and skip household oils, which tend to attract dirt. While you're at it, use a wrench to snug up hardware such as track brackets and hinges. Daily vibration loosens these over time, and loose hardware can affect how smoothly the door travels.

Test the Safety Features

Once a month, test the auto-reverse feature, a safety mechanism required on modern openers to protect children and pets. Place a 1.5-inch board, a 2x4 works well, under the door as it closes; it should reverse within two seconds of contact. Also wave your leg through the photo-eye sensors near the bottom of the track to confirm the door stops and reverses. If either test fails, call a professional right away.

Know When to Call a Professional

Springs and cables are under extreme tension and store enough energy to cause serious injury. If your door does not hold its position when manually lifted about halfway, it is out of balance. Leave spring, cable and balance adjustments to a trained garage door specialist.



The Takeaway

None of this takes long or requires special tools. Add it to your seasonal to-do list alongside furnace filters and smoke detectors, and you will catch small issues before they become expensive, or dangerous, ones.

For More Information Contact



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Email: vhawkey@everwisecu.com
Website: everwisecu.com/vhawkey



Carla McFarland NMLS #1917595
Direct Line: (574) 584-7111 | **Cell:** (574) 276-6426
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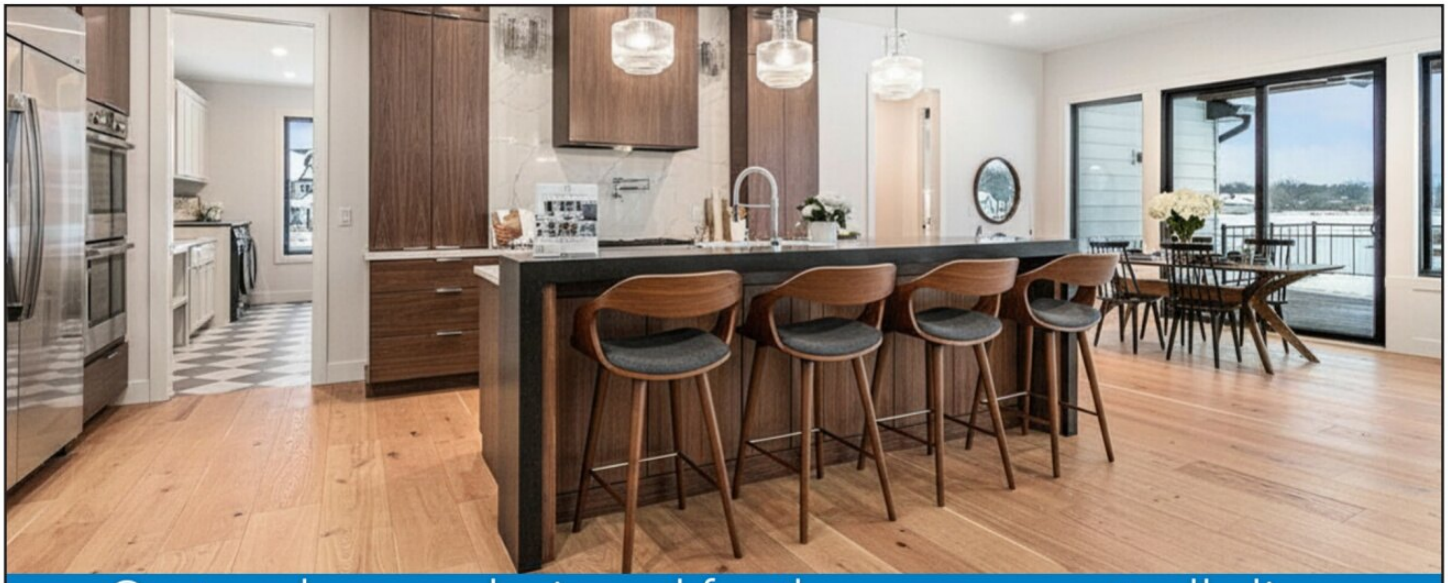
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Building Your Next Home/ Selling Your Current One



A little planning can make the move from your current home to a brand new one feel a whole lot easier.

There is something exciting about building a new home. You get to choose the finishes, select the floor plan and create a space that fits the way you live today. But if you already own a home, there is another question to answer: How do you sell the home you have while building the home you want?

The answer is planning, and it starts well before construction begins.

Bring the Right REALTOR to the Table

A REALTOR who understands new construction can be a valuable resource from the start. They can connect you with local builders, help you compare communities and floor plans, and guide you through the purchase process.

Just as importantly, they can help you determine what your current home may sell for and how that fits into your new home budget. Knowing those numbers early can help you make confident decisions.

Explore Your Financing Options

New construction financing can look different from a traditional home purchase. Start the conversation with a lender early and make sure they understand the timing of your build and the sale of your current home.

Depending on your situation, options such as a bridge loan may help cover the gap between selling your current home and purchasing your new one. There may be other solutions as well, so it is worth exploring your options before breaking ground.

Build a Timeline Before You Build the House

A new home does not appear overnight. Construction can take several months, and the timeline can change based on the builder, materials, weather and other factors.

Once you have an estimated completion date, work backward. When should you start preparing your current home? When should it go on the market? How much time might it take to sell?

Your REALTOR can help coordinate these moving pieces so the sale of your current home and the construction of your new home work together as closely as possible.

So, When Should You Sell?

There is no universal answer. Some homeowners may choose to sell before construction begins and move into temporary housing, while others may wait until the new home is further along.

The right timing depends on your home, the local market, your financing and the builder's timeline. The goal is to create a plan that gives you flexibility while avoiding an unnecessary gap between homes or the stress of owning two homes longer than expected.



The Takeaway

Building a new home while selling your current one may seem like a complicated juggling act, but it does not have to be. Start early, ask questions and surround yourself with a team that understands the process.

Your new home starts long before construction begins. It starts with a good plan.

For More Information Contact



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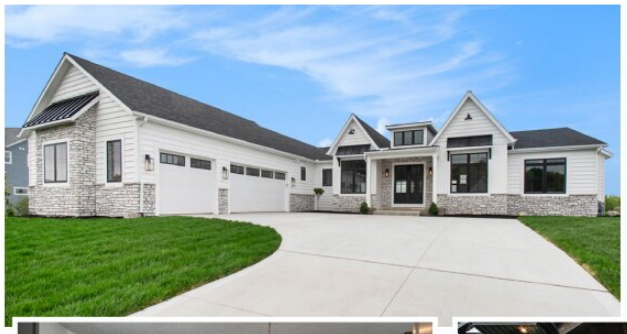
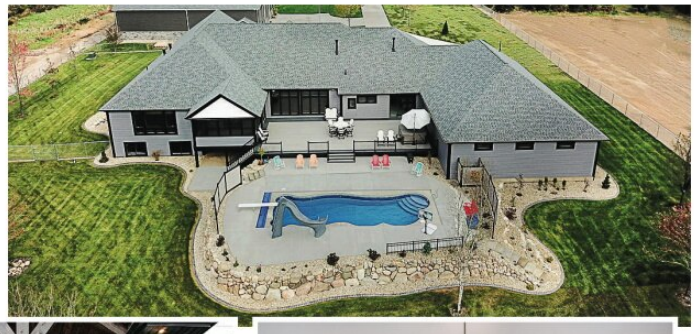
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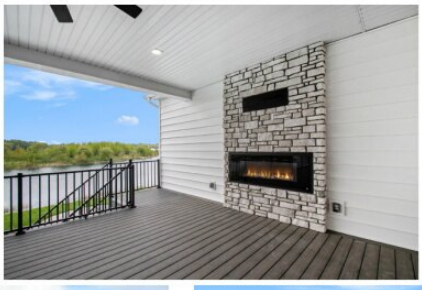
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