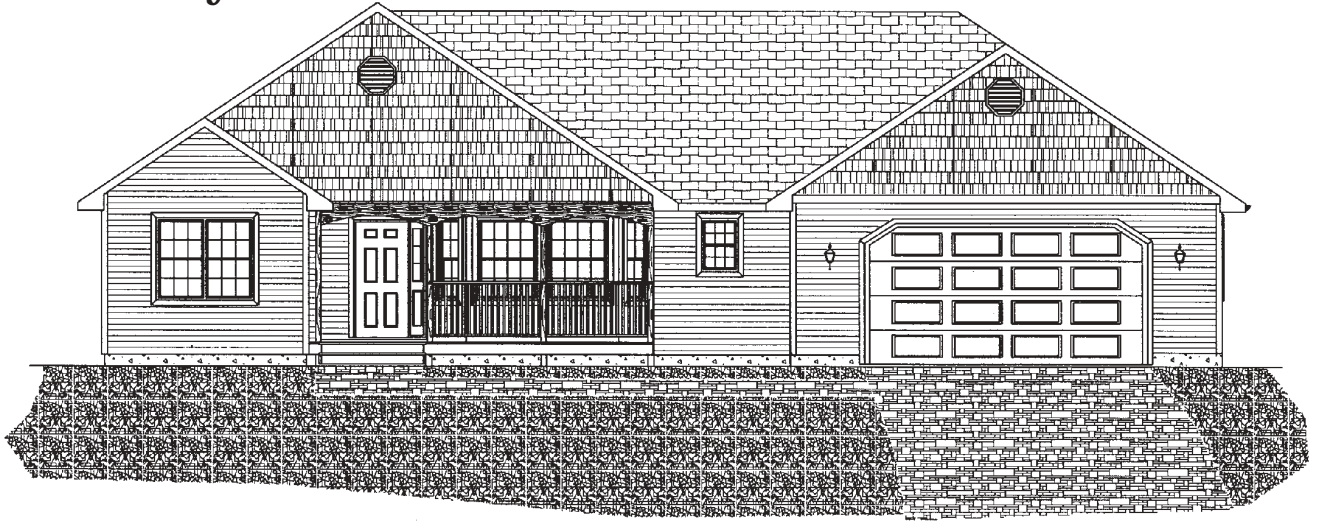


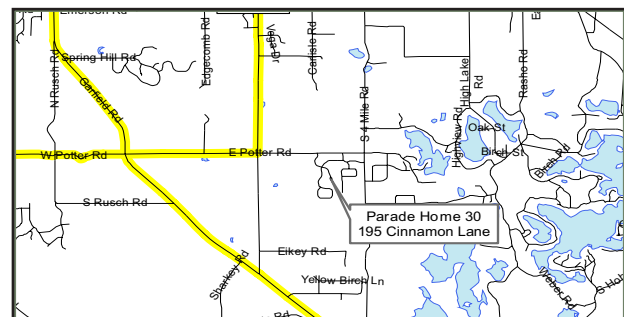
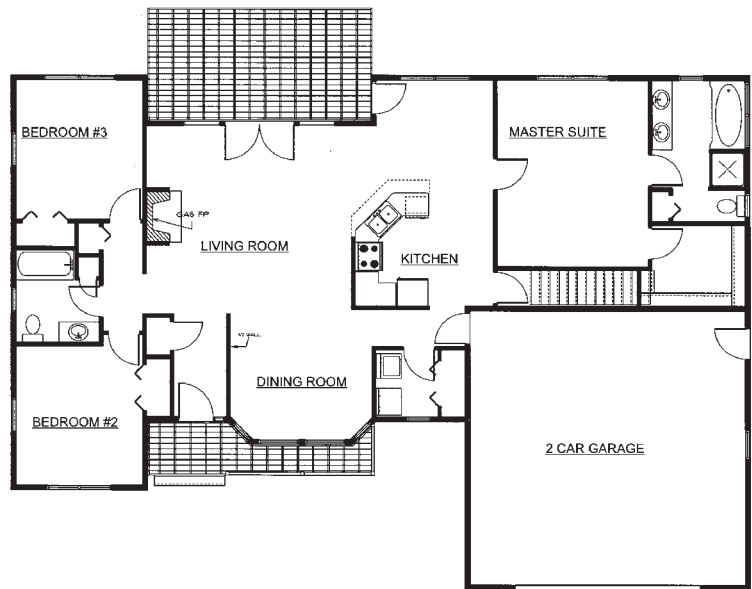
195 Cinnamon Lane Traverse City

Home 30



1,690 Square Feet
3 Bedrooms
2 Baths

This custom built home demonstrates one of the highest levels of craftsmanship found in Northern Michigan. Located in the newly developed subdivision, "Cinnamon Ridge", this home sets on a tranquil wooded lot. The stunning tile foyer leads into a spacious living room with vaulted ceilings and custom gas fireplace with French doors opening onto a large cedar deck and hot tub. There are three bedrooms and two full baths on the 1690 square foot main floor. The imported teak hardwood floors are accented by the cherry finished cabinetry in the kitchen. The master bedroom suite has a large walk-in closet and bath with Jacuzzi tub and a tiled double shower. The unfinished lower level is ready for a fourth bedroom with day light window, full bath, large recreation room, office, and storage room. As you tour this home pay close attention to the many fine details such as automatic night lights, under cabinet lighting, custom window ledges and many more.



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William Jachalke

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~Ralph Waldo Emerson

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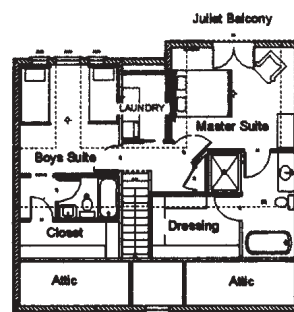
1679 Pergola Avenue Traverse City

Home 31

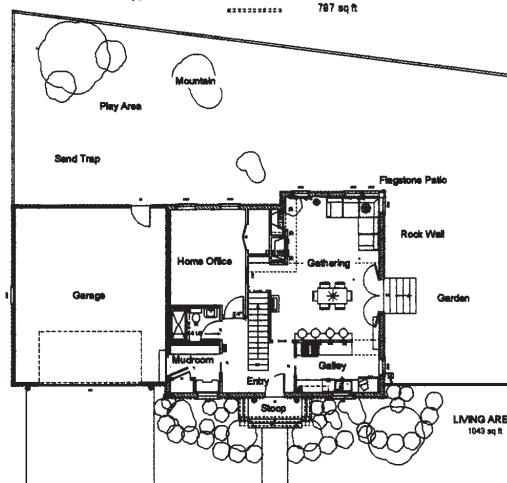


2,450 Square Feet
4 Bedrooms
3 Bath

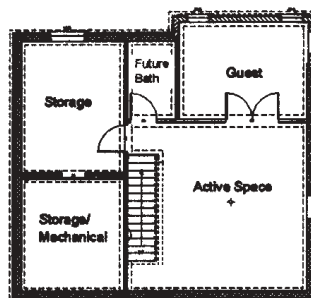
This home has been awarded one of five Michigan Energy Star Home Grants for innovations in energy efficiency. In addition to being green built certified, this home boasts 8" thick exterior walls in icynene spray foam insulation. Our innovative building technique significantly decreases heat transference allowing for a much smaller furnace and big energy savings. Other green features include tile, bamboo and cement floors throughout the home, lyptus wood countertops, fiber cement siding, tankless water heater, a greywater heat recovery unit, an ultra efficient gas fireplace, and a fresh air ventilator with heat exchange. Savvy design borrows from the Not So Big House philosophy creating a contemporary cottage with family friendly spaces that support a simple, healthy lifestyle. Outdoor vistas include rock and herb gardens, flagstone patio, a near by nature conservancy and plenty of room for play. Beautiful bay views are especially nice from the Juliet balcony off the master bedroom. Other luxuries include a refurbished claw foot tub and roomy steam shower, while masterly crafted steel railings and playful furnishings complete this gracious abode.



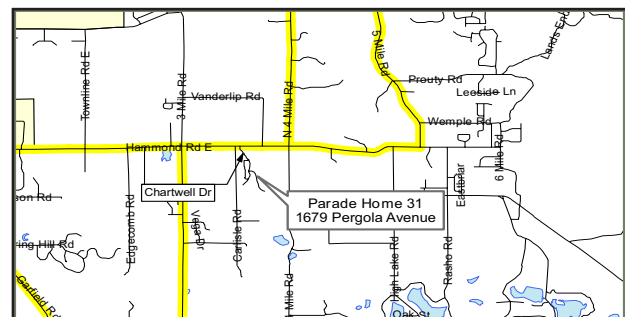
Upper Level LIVING AREA 787 sq ft



LIVING AREA 1943 sq ft



Lower Level LIVING AREA 613 sq ft



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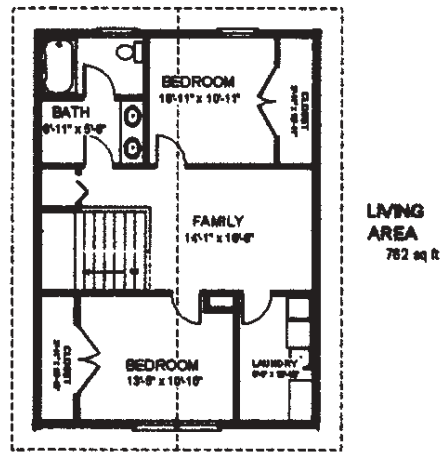
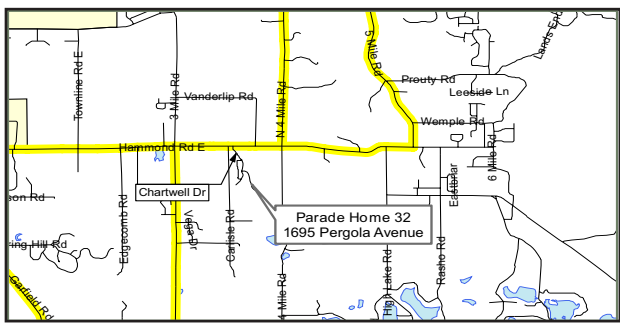
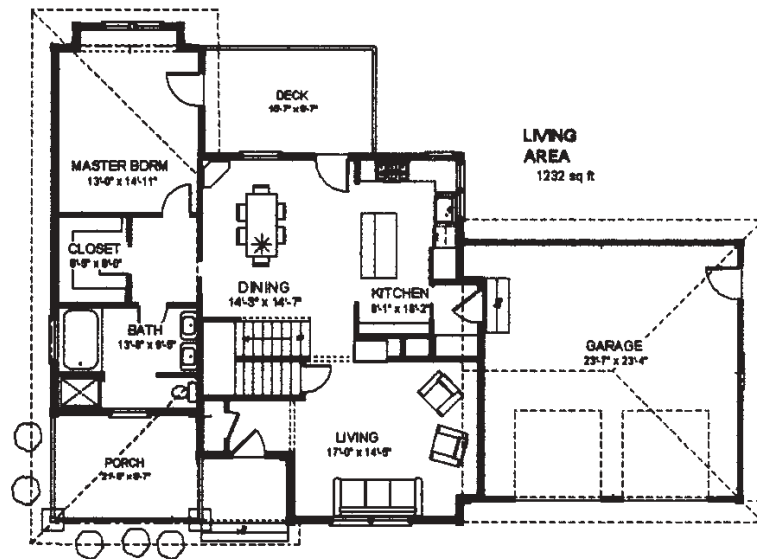
1695 Pergola Avenue Traverse City

Home 32



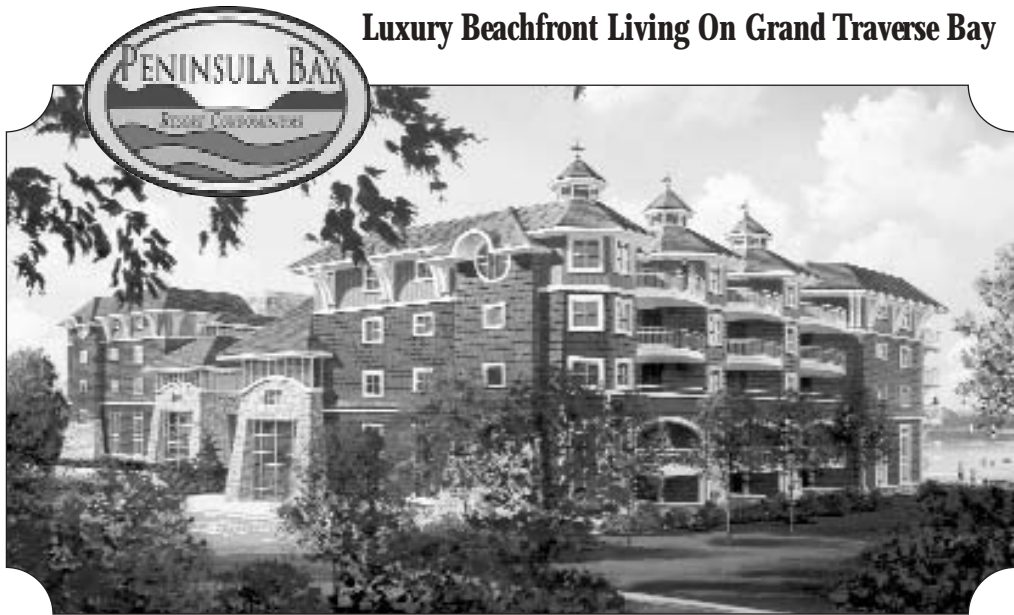
2,137 Square Feet
3 Bedrooms
2 Baths

This elegant craftsman style home backs up to a quiet nature preserve just minutes from downtown Traverse. Watch deer from the back deck or the elegant master suite which includes a luxurious bath featuring twin pedestal sinks, a large shower and soaking tub. The semi-open floor plan is accented by bamboo flooring and exquisite carpentry detail. The gracious floor plan continues upstairs with spacious bedrooms, large closets and a family/media room for study or play, while the unfinished walkout basement provides more room to grow. Another certified green built house, this home offers healthy living with fresh air ventilation with heat exchange, dual stage high efficiency furnace and tankless water heater. A stone's throw from schools, Centre ICE, and the local coffee shop, this home sits in the heart of a great family neighborhood.



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1941 US 31 North Traverse City

Home 33



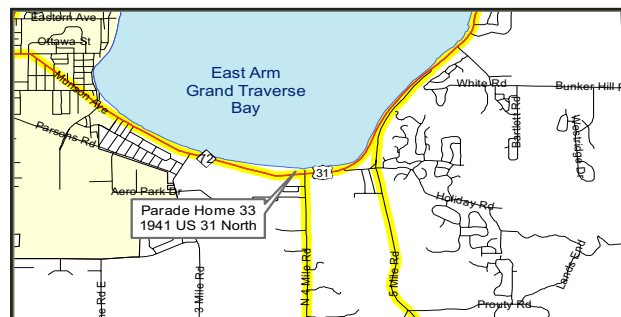
1,561 Square Feet
2 Bedrooms
2 Baths

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