

St. Joseph News-Press

2018
Parade of Homes

SATURDAY & SUNDAY, JUNE 2-3
SATURDAY & SUNDAY, JUNE 9-10
1:00-4:30 P.M.



An Advertising Section of the *St. Joseph News-Press*



Join us for the Parade of Homes

June 2 & 3 and June 9 & 10 – 1 to 4:30pm each day

The ReeceNichols Ide Capital Realty team is consistently the #1 real estate team for new construction. If you're thinking of buying a brand new home, talk to us!

GREYSTONE



4600 STONEBRIDGE DRIVE W

Tim Knapp Construction
\$249,900 (116486)
2 Bed, 2 bath townhome, granite tops, stainless appliances, open floor plan, tall ceilings, walk-in shower in master, and more. Association lawn/snow/irrigation care.



4401 GREYSTONE DRIVE

Clark & Thomas Construction.
\$349,900 (111119)
Open ranch plan with finished walkout basement, 4 bed/3 bath, 3-car garage. Fireplace, covered deck & more!



4600 GREYSTONE DRIVE

Tim Knapp Construction.
\$349,900 (116089)
Open plan, split bedroom design, custom kitchen w/ pantry, much more.

INDIAN RIDGE



4607 GREYSTONE DRIVE

Clark & Thomas Construction. \$323,900 (114708) Open ranch plan, white kitchen, stainless appliances, covered deck, 3 car garage. Overlooks stocked pond.



19136 PAWNEE COURT

Tim Sprague Construction \$264,900 (116963) Exciting ranch plan, granite tops, hardwoods, covered deck, mainfloor laundry, great extras, and adjacent to pond.



19180 CHEROKEE

Tim Sprague Construction \$264,900 (116962) 3 Bed, 2 bath open ranch plan, hardwoods throughout, granite tops, covered deck, many great features. Walkout backs up to pond.

CARRIAGE HILLS



3908 CORINTH DRIVE

Tim Sprague Construction \$269,900 (115763) Beautiful ranch, granite tops, private master suite, large open plan, main floor laundry.



3208 SHEFFIELD LANE

GAAB Properties, LLC \$219,900 (116794) New 3 bedroom ranch plan in maintenance provided community. Open plan for entertaining and living. Wood floors, stainless appliances included.



10348 VINEYARD COURT

Fulton Construction. \$214,000 (117521) Maintenance free exterior, 3 bedroom, 2.5 baths, open living space, lower level family room, large lot, quiet setting.

GREENS OF ASHLAND

THE VINES



ReeceNichols
IDE CAPITAL REALTY, LLC

An Independently Owned and Operated Member of the Reece & Nichols Alliance, Inc.

CHECK OUT INDIVIDUAL RESIDENTIAL & COMMERCIAL LISTINGS
BY LOGGING ONTO:

WWW.REECEANDNICHOLS.COM/STJOSEPH



3827 Beck Road • St. Joseph, Missouri • 866-261-5200 • 816-233-5200 • 816-233-6400 • www.ReeceNichols.com

We Help Make Dreams Happen From Start to Finish.



NODAWAY VALLEY BANK

Member
FDIC

nvb.com



A Great Sign for the Market

The Best Sign For You



Maximum exposure with industry leading resources.

The Definition of Good To Know.

75103724

A member of the franchise system of BHH Affiliates, LLC 



First American Title™

FIRST CLASS SERVICE STARTS HERE

- Closings
- Refinances
- 1031 Tax-Deferred Exchanges

Thank you for your confidence in us.

First American Title

3723 Beck Road, St. Joseph, MO 64506

PHONE 816.279.3095



First American Title Insurance Company, and the operating divisions thereof, make no express or implied warranty respecting the information presented and assume no responsibility for errors or omissions. First American, the eagle logo, First American Title, and firstam.com are registered trademarks or trademarks of First American Financial Corporation and/or its affiliates. ©2018 First American Financial Corporation and/or its affiliates. All rights reserved. | NYSE : FAF

75103727



Twice the fun, twice as fast.

Heat bubble baths in half
the time with natural gas.

To learn more about the benefits
of natural gas and current rebates,
visit SpireEnergy.com

spire 

75103059

1

THE VINES

10348 VINEYARD CT.

Fulton Construction, LLC

Maintenance-free exterior, open living space, lower level family room,
large lot, quiet setting. 3 Bedrooms, 2.5 baths.

Approx. 1,832 sq. ft. • \$214,000

75103819

**2**

GREENS OF ASHLAND

3208 SHEFFIELD LANE

GAAB Properties, LLC

A new 3 bedroom ranch plan in a maintenance provided community offers
an open plan for great entertaining and living space. Great community for
first-time buyers. Painted cabinets, island kitchen, wood floors and stainless
appliances included.

Approx. 1,320 sq. ft. • \$219,900

75103823

**3**

CARRIAGE HILLS

3908 CORINTH DRIVE

Tim Sprague Construction

Beautiful ranch in Carriage Hills, 3-car garage, granite tops, private master suite
away from other bedrooms, large open plan, main floor laundry, built-ins.
Stop by and see us.

Approx 1,800 sq. ft. • \$269,900

75103826

**4**

GREYSTONE

4401 GREYSTONE DRIVE

Clark & Thomas Construction, INC.

Great ranch plan with finished walkout basement, 4 bedroom, 3 bathroom, 3-car
garage. Open floor plan, Andersen windows, island kitchen, fireplace, covered
deck, custom cabinetry, granite countertops.

Approx. 2,915 sq. ft. • \$349,900

75103831



MEET THE BUILDERS

BUILDERS' PROFILE

DON CLARK & GRANT THOMAS

Clark & Thomas Construction, Inc.

Don and Grant subscribe to the basics of home building – hard work and customer value. Between them, they have over 50 years of construction experience. They have hands-on contact with every project to ensure that the emphasis in building a Clark & Thomas home remains centered around superior craftsmanship and quality material selection. Whatever the project, the customer can be assured that Clark & Thomas Construction is a company dedicated to offering the finest in design, workmanship, and customer service. www.clarkandthomas.com

816-279-4659



75103793

BUILDERS' PROFILE

SCOTT GANN

Scott Gann Construction

Scott Gann, a northwest Missouri native, established Scott Gann Construction in 1985. Though the true foundation of his business was built much earlier, as Scott grew up working in and learning about small business from his parents and the family excavation company. Upon high school graduation, Scott worked for other contractors, learning all he could about home building. Over this period of time he grew to realize one thing --- he was meant to be a small business owner, just as his parents were. This is when Scott Gann Construction was born. Flash forward to today, the company has grown from Scott and a handful of skilled craftsmen to nearly 30 employees, including a third generation entrepreneur, Scott's daughter Jenny, who is working to grow the business in new directions, while continuing to ensure the quality workmanship and customer service that the company has delivered for 32 years. Scott Gann Construction is proud to offer a wide array of services from home building, excavation, and cabinet design to land development. We hope you will consider us for your next project.

816-233-6554



75087874

BUILDERS' PROFILE

CHAD FULTON

Fulton Construction, LLC

2018 marks the 19th anniversary for builder Chad Fulton, of Fulton Construction, LLC. Upon completion of his first home in 1999, Chad knew this is what he wanted to do. The challenges and long term rewards of building affordable homes from the ground up has helped shape his company into a respected business in the construction industry. Although he gladly builds custom homes, the largest part of his work is spec homes – in affordable price ranges. He and his entire family find great pleasure in seeing happy families move into the homes built by Fulton Construction, LLC. His personal, hands-on approach to home building is the foundation of his business. Chad remains committed to building quality, affordable homes in the St. Joseph and surrounding area.

816-387-7198



75103797

BUILDERS' PROFILE

GREG HALL

Housing Rehabilitation Services

Greg Hall has over 40 years experience in the building industry ranging from lumber company manager to small business owner of Housing Rehabilitation Services that provides hands on work in building construction and historical rehabilitation and preservation. He works with residential design builds, custom remodel from start to finish, supervising subcontractors including concrete, HVAC, framers, plumbers, electrical, roofers, floors, trim-out, and the clean up- ready for occupancy. Greg also specializes with the installation of windows and doors. His expertise further extends to the business aspect of real estate marketing and management as a licensed real estate agent since 1976. Greg is a lifetime resident of the St. Joseph area and his service to the community has extended to many organizations and associations. He is past president of the East Side Lions and the St. Joseph Swiss Society, and a lay minister for St. Mary's Episcopal Church. He is also a member of the MEHBA, NWMRC, St. Joseph Association of REALTORS, Northside Community Assn. and the Chamber of Commerce.

816-232-4946



75103733

BUILDERS' PROFILE

GARY KERNS & BRAD GROOMS

GAAB Properties, LLC

We have been building homes and priding ourselves on our ability to diversify. As time passes, changes in customers' needs are very different from when we started our building careers, but our commitment to quality and customer satisfaction are still the same. We are 100% committed to customer satisfaction.

816-858-7104



75103801

BUILDERS' PROFILE

TIM KNAPP

Tim Knapp Construction

Tim Knapp of Tim Knapp Construction is a native of St. Joseph and has been building houses since 1978. Tim Knapp has a strong real estate and development background. He developed Mapletree Court, Heatherwood Hills, Wilshire Place and is a partner in the new Greystone Subdivision, Tim builds in a variety of budgets, and is very experienced in starter homes, townhomes, mid-range up to executive size homes. Tim has established one of the most qualified, quality conscience building teams in the St. Joseph area. You will find Tim at the job site daily assuring that each home is completed to the quality level that has become a Tim Knapp Construction tradition.

816-364-6462



75103798

MEET THE BUILDERS

..... / A home that fits

BUILDERS' PROFILE

TIM SPRAGUE

Tim Sprague Construction

For over a decade, Tim Sprague has been involved in the building of quality residences in St. Joseph and Northwest Missouri. His desire is to fulfill the needs of growing families and communities by offering homes using the latest trends in building without compromising affordability in today's market. Tim Sprague, a lifelong citizen of St. Joseph is constantly aware and striving to provide our city with the "best of living" to all homeowners. Through his experience and dedication, Tim Sprague Construction has become a business you can count on.



816-262-9981

75103799

BUILDERS' PROFILE

ED STROUD

E-Star Homes

E-Star Homes is defined by their high-end finishes and energy efficiencies. Standard Features in their homes include: Truss system construction, ZIP system sheathing & tape, Pella windows, upgraded trim packages, real wood floors, granite counters in kitchen and baths, tile walk-in master showers, tiled bathroom floors, and exterior stone & stucco. They provide quality, craftsmanship and guaranteed customer satisfaction whether it be a townhome, spec house or an executive custom build. E-Star Homes is owned and operated by Edward Stroud out of Savannah, MO.



816-232-3007

75103806

BUILDERS' PROFILE

ERICH VAN CLEAVE

Van Cleave Construction, Remodeling, & Design

As the founder and owner of Van Cleave Construction, Remodeling and Design, Erich Van Cleave has spent the past 13 years growing and improving his business and process to give homeowners the best experience possible during their remodeling project. From utilizing their design center with a wide selection of materials to choose from, the use of project management software to keep everyone in the loop, to an extraordinary team of professionals in the field. They have the tools, experience, and craftsmanship to take your project from the beginning design stages to final completion all while treating you and your home with respect and professionalism. Give them a call or stop by their office and design center located at 4209 Cook Road, and you will understand why they have such a loyal customer base.



816-390-7976

75103592



Whether you need more or less space to meet your family's changing needs, new homes are built with modern lifestyles in mind.

Learn more at nahb.org/timetobuy.



WELCOME TO THE 2018 SPRING PARADE OF HOMES!

I would like to take a moment to invite you to visit this year's Parade of Homes tour. There are twelve great homes listed this year of various sizes and styles that all present with quality and craftsmanship you would expect from our members of the Midland Empire Homebuilders Association. If you are in the market for a new home or just thinking of doing a remodel, I invite you to check out the inventory available and if you don't find what you're looking for any of these quality builders would be happy to assist you in planning your dream home.

The parade of homes will take place June 2nd and 3rd and June 9th and 10th. Homes will be open from 1-4:30.

THANK YOU,
Chad Fulton
Chad Fulton- President

Midland Empire Home Builders Association



MIDLAND EMPIRE HOME BUILDERS ASSOCIATION 2018 Board of Directors

CHAD FULTON
President

ERICH VAN CLEAVE
Vice-President

SCOTT LADEROUTE
Secretary

JENNIFER BROWN
Treasurer

TIM SPRAGUE
Past President

GRANT THOMAS
Builder Member

DIANE HOOK
Board Member

JENNY GANN
Builder Member

MARY JO SIELA
Board Member

ROBERTA SEEVERS
Board Member

DUSTIN NORRIS
Board Member

FOR MORE INFORMATION ABOUT THE
MIDLAND EMPIRE HBA, CONTACT:

MIDLAND EMPIRE HBA
BELINDA KEMPF, EXECUTIVE OFFICER
PO Box 8278
ST. JOSEPH, MO 64508
(816) 261-9897
www.mehba.org or info@mehba.org

MIDLAND EMPIRE HBA

MIDLAND EMPIRE HOME BUILDERS ASSOCIATION BUILDER MEMBERS

Clark & Thomas Construction, Inc.
Dillon Company
E-Star Homes
Fulton Construction
GAAB Properties, LLC
Habitat for Humanity
Housing Rehabilitation Services
JBA Construction, LLC
Jim Ingle Construction, Inc.
Kline Concrete Construction, Inc.
Scott Gann Construction
Styrling Construction
Superior Construction
Tim Knapp Construction
Tim Sprague Construction
Van Cleave Construction, LLC
Vasut Construction, Inc.

MIDLAND EMPIRE HOME BUILDERS ASSOCIATION ASSOCIATE MEMBERS

Ally's Galleria
A-Rite, Inc.
Berkshire Hathaway Home Services
CBIZ Insurance Services
Century Supply Corporation
City of St. Joseph
CliftonLarsonAllen, LLP
Commerce Bank
Farmer's State Bank
First American Title Insurance
Glass Doctor of St. Joseph
Graves Real Estate Appraisal
Hook & McKinley, LLC
KCP&L

Missouri-American Water Co.
Nodaway Valley Bank
Pioneer Material, Inc.
Preferred Title, LLC
Reece & Nichols Ide Capital Realty
RG Caton Commercial Flooring
Spire Energy
Sprague Excavating Co., Inc.
Sprint Lumber, Inc.
St. Joseph News Press
St. Joseph Title, LLC
St. Joseph Waterproofing
St. Joseph Winsupply

Midland Empire HBA

2018 Parade Of Homes

MAP GUIDE

June 2, 3 & 9, 10

Map #	Builder	Subdivision	Address
1	Fulton Const.	The Vines	10348 Vineyard Ct.
2	GAAB Properties	Greens of Ashland	3208 Sheffield Ln.
3	Tim Sprague Const.	Carriage Hills	3908 Corinth Dr.
4	Clark & Thomas	Greystone	4401 Greystone Dr.
5	Tim Knapp Const.	Greystone	4600 Greystone Dr.
6	Clark & Thomas	Greystone	4607 Greystone Dr.
7	Tim Knapp Const.	Greystone	4600 Stonebridge Dr. W.
8	Tim Sprague Const.	Indian Ridge	19180 Cherokee
9	Tim Sprague Const.	Indian Ridge	19136 Pawnee Court
10	E-Star Homes	Millstone	14053 Millstone Blvd.
11	E-Star Homes	Bristol Ridge Estates	16950 Bristol Ridge Dr.
12	E-Star Homes	Bristol Ridge Estates	16968 Bristol Ridge Dr.

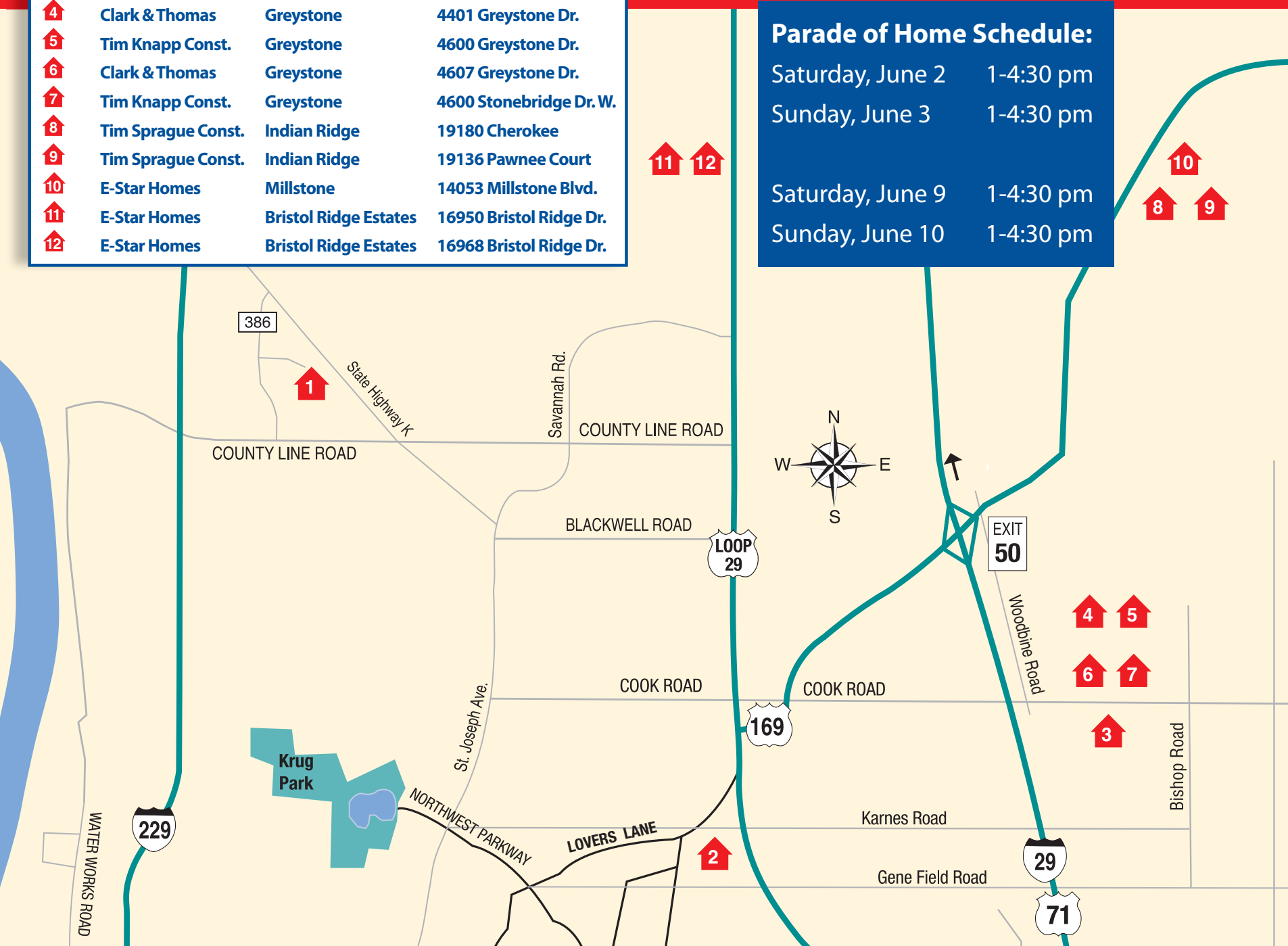
Parade of Home Schedule:

Saturday, June 2 1-4:30 pm

Sunday, June 3 1-4:30 pm

Saturday, June 9 1-4:30 pm

Sunday, June 10 1-4:30 pm



5

GREYSTONE**4600 GREYSTONE DRIVE****Tim Knapp Construction, Co.**

Open plan, wall of windows, split bedroom design. Custom kitchen with white painted cabinets, walk-in pantry, wood floors, stainless appliances, granite, breakfast bar island. Master suite offers access to deck, jetted tub and tiled shower. Walkout basement.

Approx. 1,900 sq. ft. • \$349,900

75103832



6

GREYSTONE**4607 GREYSTONE DRIVE****Clark & Thomas Construction, INC.**

New ranch with unfinished walkout basement overlooking stocked pond. Open floor plan, white kitchen with stainless steel appliances, wood floors in kitchen/dining. Covered deck, large laundry room, 3-car attached garage, Andersen windows, corner lot with low maintenance exterior.

Approx. 1670 sq. ft. • \$323,900

75103833



7

GREYSTONE**4600 STONEBRIDGE DRIVE W****Tim Knapp Construction, Co.**

Walkout basement, covered deck, granite counter-tops, wood floors in kitchen, stainless appliances. Open floor plan, tall ceilings, walk-in shower in master. Association provides lawn care, snow removal & irrigation system.

Approx. 1,450 sq. ft. • \$249,900

75103836



8

INDIAN RIDGE**19180 CHEROKEE****Tim Sprague Construction**

Walkout that backs up to pond. Open ranch floor plan, hardwoods throughout main floor, carpeted bedrooms, granite tops, covered deck, so many features.

Approx. 1,620 sq. ft. • \$264,900

75103837



9

INDIAN RIDGE

19136 PAWNEE COURT

Tim Sprague Construction

Exciting ranch plan, granite tops, hardwoods, covered deck, main floor laundry and adjacent to pond. So many exciting extras.

Approx. 1,740 sq. ft. • \$264,900

75103839



10

MILLSTONE

14053 MILLSTONE BLVD

E-Star Homes

Energy efficient 4 bed, 3.5 bath home. Upgrades galore like lighting, special granite, wide trim, multiple paint colors, walk-in tiled shower. Kitchen with multiple pullout drawers, lazy susan, walkin pantry and island. Kitchen overlooks family rm. and walks out to oversized stamped concrete patio. Deck from kitchen walks down to patio. Large finished walkout basement with 3/4 bath.

Approx. 2,800 sq. ft. • Plans at \$324,900

75103840



11

BRISTOL RIDGE ESTATES

16950 BRISTOL RIDGE DRIVE

E-Star Homes

Living is easy in this impressive and spacious, executive 4 bedroom, 4.5 bath, 1.5 story. Prepare to be amazed by the features including beamed ceilings, a dream kitchen with endless inset cabinets and 11 foot island, all en suite bedrooms, 2 laundry rooms office, loft room, hearth room and expansive lanai with outdoor fireplace.

Approx. 7,600 sq. ft. • Plans at \$750K-\$1 million

75103841



12

BRISTOL RIDGE ESTATES

16968 BRISTOL RIDGE DRIVE

E-Star Homes

Grand entryway, sweeping staircase, layout for entertaining. 19 Ft. ceilings with large beams, interior stone galore, gorgeous hardwoods, stunning kitchen with custom copper hood, butler's pantry, amazing powder bath, awe-inspiring master suite with closet every woman dreams of and exquisite lanai with fireplace.

Approx. 7,700 sq. ft. • Plans at \$750K-\$1 million

75103842





A-Rite, Inc.

Plumbing & Showroom

1605 Commerce Ave.
St. Joseph, MO 64505

All Your Plumbing Needs

Service Work
Backhoe Service
Showroom
Residential
Lite Commercial

Office 816-364-2463
Fax 816-232-1163
ariteinc@yahoo.com

***Congratulations to the
Midland Empire
Home Builders
Association
for Another Fine Year!***

**CENTURY SUPPLY
CORPORATION**

6001 K Highway, St. Joseph MO 64505
816-364-3626 or 816-390-3895

75103674



Local Services
supported by **National Resources**



**CBIZ Insurance
Services, Inc.**

218 South 7th Street, St. Joseph, MO 64501
816.233.0201 | toll-free 800.776.8114
www.cbiz.com/insurance

© Copyright 2018. CBIZ, Inc. • NYSE Listed: CBZ. • All rights reserved.

Property & Casualty Insurance Services | Employee Benefits
Accounting | Payroll & HR Services | Executive Recruiting

Thank You

from all of your friends at



We are proud to have served Northwest MO for 33 years.



816-233-6554

*jgann@scottgannconst.com &
sgann@scottgannconst.com*

- Building lots available in the final phase at Glynn Oaks
- Now booking custom homes for late 2018 & 2019
- Design consultation available for Custom Wood Products cabinetry

75103554



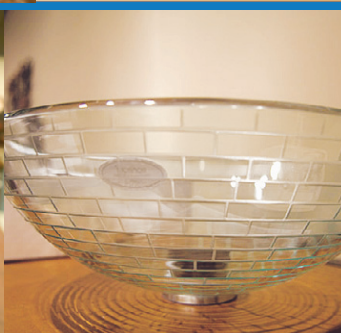
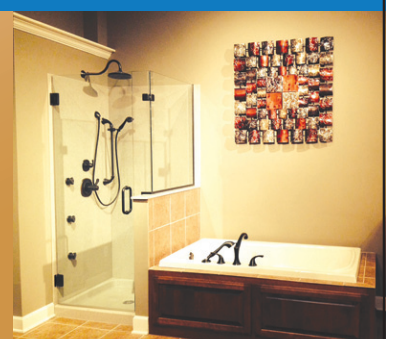
WHERE DREAMS BECOME A REALITY

Nobody Knows Baths & Kitchens Better®

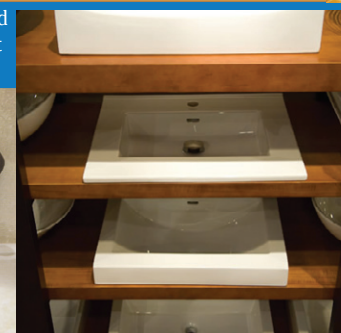
ST. JOSEPH

Winsupply™

PLUMBING • PVF • IRRIGATION



We work with some of the area's largest builders to find exactly what their customers want. Creating the finest kitchens & baths that will meet your expectations.



Largest Locally Owned Wholesale Plumbing Supply

816-364-1111 • 818 S 6th, St. Joseph • Mon.-Fri. 7-4:30 • Evenings by apt.

American Standard
Style That Works Better

DELTA
FAUCET COMPANY

AC Smith
Innovation has a name.

MAAX
Enjoy the experience

75103687



Put our experienced lending team to work for you.

1901 Frederick Avenue • St. Joseph, MO 64501
P: 816-233-5148 • F: 816-233-5140

NMLS# 431503

75103741

Member
FDIC

fscbank.com



PERFORMANCE THAT ACES
THE TEST OF TIME.



400
SERIES

Contact us, your Andersen dealer
to talk about your window or door
replacement project today!

Andersen WINDOWS • DOORS



"Andersen" and all other marks where denoted are trademarks of Andersen Corporation.
©2017 Andersen Corporation. All rights reserved. MS1705_0769



6024 NE US Hwy 169
St. Joseph, MO 64505
816.232.3335
www.sprintlumber.com

75103568

14 Parade of Homes Spring 2018

We can help
you get into a
new home.
But we make
no promises
about the sofa.

The greatest moments in life come with some of the biggest financial challenges. Let Commerce Bank help with straightforward lending and intuitive home-buyer tools. So you can focus on the good stuff, like shopping for some new furniture.



Commerce
Bank™
Member FDIC

Challenge Accepted.™

816.234.2000

commercebank.com

© 2018 Commerce Bancshares, Inc.

75103728



Specializing in kitchen and bathroom design & remodeling.



See your
project in 3D
before it begins.



VAN CLEAVE
CONSTRUCTION, REMODELING, & DESIGN

816.390.7976
vancleaveconst.com





Good glass can protect, preserve and promote a home, car or business. Glass Doctor® of St. Joseph helps local families and businesses use glass to their advantage. We offer repair, replacement or installation to Saint Joseph and Atchison. Our experts help homeowners upgrade their windows and possibly lower their energy costs. Any auto glasswork we complete will have its structural integrity restored; we even work on some RVs and buses. Businesses of Buchanan County will benefit from emergency storefront glass repair, specialty glass installation, such as tinted glass, and proactive emergency preparations. At Glass Doctor of St. Joseph, we fix your panes®.

Home Glass

- Window Repair
- Shower Doors & Tub Enclosures
- Double Pane Windows
- Custom Glass Solutions
- Emergency Home Glass Repair & Replacement
- Custom Mirrors
- Glass Tabletops & Custom Shelving

Auto Glass

- Windshields
- Auto Glass Care
- G12® Windshield Guarantee

Business Glass

- Advance Measurement
- National Accounts
- Industry Solutions
- Emergency Service

\$25 OFF

Any Service

(of \$250 or more)

GLASSDOCTOR®
HOME • AUTO • BUSINESS

We fix your panes!®

(816) 901-9411

glassdoctor.com/st-joseph

Coupon must be presented at time of service. Limit One. Not valid the any other offer. Valid only at participating locations. Locally owned and independently operated franchise. Expires 9/30/18

GLASSDOCTOR®

HOME • AUTO • BUSINESS

We fix your panes!®

816-901-9411

75103207