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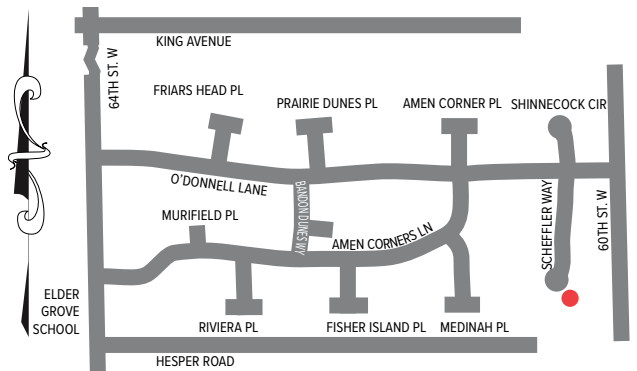
MEMBER FDIC



CB

CB Built

1338 Scheffler Way



This home by CB Built is nothing short of phenomenal. But let's start with the "smaller" unit. In builder parlance, this is an ADU—Accessory Dwelling Unit. But let's be honest, this is an adult playhouse. Yes, there is a garage, bedroom and office, but there is no kitchen. It does have a wet bar, golf simulator, exercise room, sauna, and a place to sit and watch the big game. The finishing details are just fun.

The main house is splendid. You can tell the inside will have clean lines and be a very current design. The white contrasts with the black garage doors and is accented by a wood slat wall. It almost gives a Scandi feel.

In the front entry, the chandelier is amazing, a clean fluid design with black hardware. It truly sets the tone for what comes next.

There is an office with glass French doors just off the great room. The great room is spacious, light and airy. The fireplace is accented with a floating hearth and floating shelves. Very clean lines. The kitchen cabinets are a warm, light-colored oak accented by a very light Quartz countertop. No kitchen/dining room would be complete without a built-in wine cooler, beverage cooler, and coffee bar.

Behind the kitchen is a very large laundry and mud room leading to the oversized, 3-car garage. Behind the laundry is a room for the family pet.

Entry & Great Room

- Front Door - Pella Impervia Fiberglass, Black
- Flooring - LVP, Brown
- Fireplace - Heat N Glo Mezzo 60" Façade with Illuminated Floating Hearth
- Decorative Finishes - Hand Textured Walls, Floating Shelves beside the Fireplace
- Wall Color - Sherwin Williams Alabaster
- Lighting - Chandelier in Entryway

Kitchen & Dining Area

- Flooring - LVP, Brown
- Cabinets - EVO Frameless Rift White Oak, Vita Ava, Matte Finish
- Countertops - 3CM Carrara Ambra with Full Height Quartz Backsplash
- Sinks/Faucets - Brushed Bronze
- Appliances - GE Monogram, Stainless Steel
- Lighting - Can Lights
- Built-In Features - Built-in Wine Cooler, Beverage Cooler, Coffee Bar
- Pantry - Built-in MDF Shelving with Butcher Block Counter
- Windows - Pella Impervia

Primary Suite

- Walls - SW Alabaster, Hand-Textured Drywall, Accent Wall
- Flooring - Champagne Carpet
- Windows - Pella Black
- Lighting - Recessed Can, Ceiling Fan
- Closets - Built In
- Bath Flooring - Heated Tile Floors
- Cabinets - EVO Frameless Rift White Oak, Vita Ava Matte Finish, Built-In Makeup Vanity
- Sinks/Fixtures - Kohler Sinks, Floating Vanity Faucets
- Shower - Tiled with Rain Head Shower, Built-In Bench
- Lighting - Sconces and Recessed Can Lights
- Separate Commode

Additional Features

- Office - Built-ins with Accent Wall
- Theatre Room - Built-In Entertainment Center, Golf Simulator, Sauna, Exercise Room
- Wet Bar with TV over top, Floating Shelves, 2 Beverage Coolers
- Whole House Stereo - Speakers on Patio, Living Room, Primary Suite
- Security System

Exterior & Landscaping

- Garage - 4 Car, Avante Garage Doors, Black Reflective Glass
- Exterior - Diamond Kote Glacier Flg Lap Siding, SW Snowbound Stucco, Winterhaven Pro Fit Alpine Ledgerstone, Toffee Chamclad 2" Shadowline Vertical Siding Accents
- Pet Room with Dog Wash
- Built-In Barbecue on Back Patio

Bedrooms - 5

Bathrooms - 3.5

Square Footage Main House 2,810

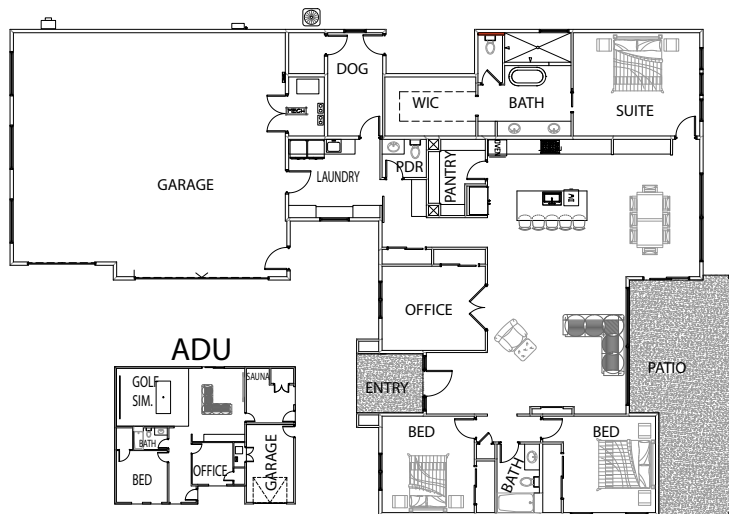
Square Footage Guest House 1,534 sf

CB Built is a Montana-based general contractor primarily serving the Billings / Red Lodge communities among other emerging markets surrounding Billings. Luxury custom residential and affordable multi-family housing, as well as light commercial construction are among the innovative, high-profile projects that our firm prioritizes.



Founded in 2022 by Jim and Kelly Coleman, along with Conner Bokma, CB Built prides itself on being a company that focuses on quality work and high character in its interactions with customers, trade partners, and the communities in which it is a part of, and we are diligent in staying true to our values that include integrity, safety, quality, and reliability. We believe in supporting our local communities and emphasize partnering with local subcontractors and suppliers who share our expectations for quality, attention to detail, and doing the right thing for the clients we serve.

Our approach toward projects is to continuously push the standard of what is widely recognized in the market and thinking outside of the box in terms of our construction practices, design standards, and our delivery of projects. By thinking this way – we have allowed ourselves to bring new and unique concepts and products to the communities in which we build in. Primarily a vertical building contractor, we pride ourselves on owner relationships and quality of work, and producing significant contributions to our state’s landscape. With experience in diverse challenges, our team excels where detailed planning and coordination are required. Teamwork is paramount for allowing resources to flow to where they are needed, and there is no substitute for communication and collaboration.



HBA MEMBER SUPPLIERS AND SUB-CONTRACTORS

- Appliances**Ferguson Kitchen & Bath
- Bank/Lending**..... Yellowstone Bank
- Bath Hardware**.....A&H Turf & Specialties
- Cabinets** Hanneson Hmes
- Carpentry/Framing** CB Built
Bloedorn Lumber
- Concrete Foundation/Supplier**Flery Concrete
Knife River
- Countertops**..... Hanneson Home
- Door Hardware**.....A&H Turf & Specialties
- Doors - Exterior**Pella Window & Door
Mead Lumber
- Doors - Garage**Billings Overhead Door Company
- Doors - Interior**..... Mead Lumber
- Drywall**..... Pacific Supply
- Fasteners** Bloedorn Lumber
- Fireplace**.....Fireplace Center Billings
- Floor Coverings** Carpet One
- Sauna** Montana Hot Springs Spa
- HVAC**..... Comfort Heating & Air Conditioning
- Insulation** Billings Insulation
- Interior Design/Décor** CB Built
- Plumbing Supplier**.....Ferguson Kitchen & Bath
- Roofing Supplier** Pacific Supply
- Soffit/Fascia**Dustin Davison Construction
- Tile** Carpet One
- Title Company** Flying S Title
- Trusses**Titan Truss
Bloedorn Lumber
- Windows**.....Pella Windows & Doors

UNDERSTANDING FACTORS IN ENERGY-EFFICIENT HOME CONSTRUCTION

According to research from NAHB, nearly half of home buyers are willing to invest between \$1,000 and \$10,000 in order to save \$1,000 annually on their utility bills, and 37% are willing to spend upward of \$10,000. But do prospective homeowners know what an energy-efficient home is and the terminology surrounding the types of building practices and features they are looking for?

An energy-efficient home is one that uses less energy than a traditional home without compromising service to owners and occupants. Energy efficiency can be achieved through improved thermal envelopes, solar-oriented construction, low-e windows and efficient appliances.

Programs that measure energy efficiency include:

- National Green Building Standard (NGBS)
- ENERGY STAR
- Enterprise Green Communities
- Green Globes
- Living Building Challenge
- LEED

There are also three categories of energy efficiency homeowners should be aware of based on their current needs and interests:

- Net Zero-Energy Home: A home that produces as much energy as it uses. The energy produced by the home must meet the household's needs.

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This is often achieved through renewable energy such as solar panels. To achieve net-zero energy, the home should be designed using a holistic approach that strives for efficiency and reduces energy consumption without sacrificing service or comfort.

- **Net Zero-Energy-Ready Home:** A home that is outfitted with the necessary structural and technological support to install energy-producing technologies in the future. Net zero energy-ready homes are appropriate for homeowners who would like the option to install energy-producing technology in the future. It is also a Department of Energy program that partners with and recognizes builders and those professionals who build to specific requirements around energy savings, comfort, health, and durability.
- **Net Positive-Energy Home:** A home that produces more energy than it needs. It is energy either produced by specific technologies or saved through energy-efficiency measures. Homeowners may receive credit from their utility company for excess energy returned to the grid.

Homeowners can get a general sense of how energy efficient the home might be using the following rating systems:

- **Home Energy Score (HES):** This is a Department of Energy program often used for existing homes. A home receives a score of 1-10 based on its energy use, with 10 being the most efficient. As with a miles-per-gallon rating for a car, the HES is based on a standard assessment of energy-related assets to allow for easy comparisons across homes in the housing market.
- **Home Energy Rating System (HERS) Index:** This is a Residential Energy Services Network (RESNET) program often used for new homes. A home receives a score of 0-150 based on an energy audit and report, with a lower score indicating a more energy-efficient home. The scoring system compares your home to a home built to code in 2006, which is known as the reference home. The reference home would score a 100 on the HERS index, whereas a newer home or one built to a green standard might score a 60.

More information on high-performance sustainability and green building practices is available at nahb.org/green.

For more information on about the latest green products and building techniques available to you, contact the Homebuilders Association of Billings at (406) 252-7533

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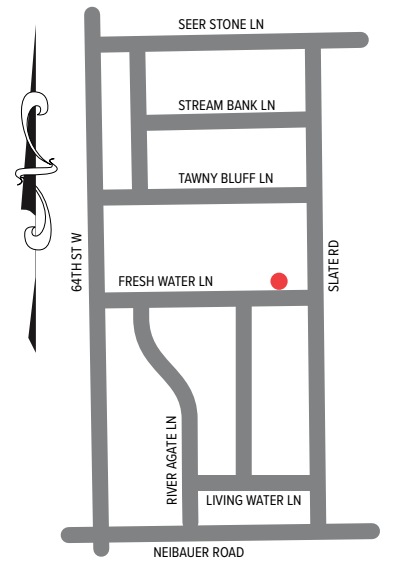
100 24th St. West, Suite 3, Billings, MT 59102

p 406.655.7949 | f 406.655.0441 | w onesourcebillings.com

GOLD BUCKLE

Gold Buckle Homes

6311 Fresh Water Ln.



Welcome to Gold Buckle Homes! We're glad they chose to enter Parade 2025. There are so many delights for the eye in this home.

Even as you approach, you can see this home isn't average. It is large and bold. The massive stone pillars invite you into this awesome home. The porch is a combination of light stone and dark slat wall. But wait, there's more.

Enter the home and stop to breathe in what can only be called "industrial chic." The office to the right has dark built-in shelves and check out that light fixture. Fun and funky!

Walk down the corridor across from the office. The light fixtures on the wall are fun and unique and resemble pipes but are very sleek and chic! The two angle-set doors lead to bedrooms at the front of the home. Each bedroom sports closets with built-in shelves. The hall bathroom floor and shower walls have large marble tiles in swirls of white and gray, framed with black trim.

The great room is truly the focal point of the home. The waterfall island in the kitchen is constructed with white Quartz with warm brown swirls. It has seating for casual meals. The inset sink is handy for quick clean-up. The large globe pendants are fitting for the space. The massive refrigerator seems to be a trend. You will see it in a few of this year's homes. The range hood is finished with a product called Portola Paint. Essentially, the texture is painted on and brings the feeling of stonework to the interior.

The quasi-butler's pantry has an amazingly bold choice of black and white wallpaper to complement the charcoal-colored shelves. There is a built-in dry aging meat cabinet to create luscious, aged steaks.

Interior Features & Finishes

- Kitchen Flooring - Laminate, Colorado Hickory
- Kitchen Cabinets - Wunnebrooke Fremeless-Costal Stain/White Oak/Urban Bronz
- Kitchen Countertops - Dekton, Lucid
- Kitchen Sinks/Faucets - Granite Undermount White, Moen Cia-Brushed Gold
- Appliances - Liebherr Refrigerator, White; Smeg Range and Built-in Oven Stainless; Smeg Dishwasher, Black
- Avanti Built-in Ice Maker, Stainless
- Vitara Beverage Center, Stainless
- Ca'Lefort Dry Aging Refrigerator
- Pantry - Butler Style with Prep Sink

Primary Suite

- Wall/Ceiling Color - Alabaster
- Flooring - Laminate, Colorado Hickory
- Windows - Milgard

- Bath Flooring - Arabescato Rile/Ditra Electric Floor Heat
- Cabinets - Summit Skinny Shaker Door, Urban Bronze
- Sinks/Fixtures - Granite, White, Moen Cia One-Handle Matte Black
- Tub Alderbrook Grande Freestanding, White
- Shower - Moen Thermostatic Digital Shower

Additional Bedrooms & Bathrooms

- 2 Bedrooms, 1 1/2 Baths with Built-Ins
- Wall Colors - Alabaster
- Tile - Arabescato Tile
- Flooring - Laminate Colorado Hickory

Additional Features

- Office with Built-Ins
- Theater Room
- Wet Bar
- Fireplace

- Whole Home Stero
- Security System

Exterior & Landscaping

- 4-Car Heated Garage with Finished Walls
- Paint - Alabaster
- Slat Solutions - Black Panels
- Stone - Omega White Limestone
- Patio with Gas Fireplace, Outdoor Lifestyles Lanai 60"
- Vinyl Privacy Fence
- Fully Landscaped
- Water Feature

Bedrooms: 3

Number of Bathrooms: 2.5

Total Square Footage: 2,842

Gold Buckle Homes LLC is a locally owned family company. We have been in business for 3+ years. Cree Minkoff had a dream of becoming a general contractor here in Billings and the surrounding areas. Cree brought on his parents Scott & Kasey Minkoff to help him in this endeavor. Gold Buckle Homes LLC has extensive knowledge in the construction business. Cree has worked for Platinum Construction and Lee Hanson Builders as a custom trim/wood work/etc. worker before wanting to own his own company. Cree has a beautiful wife and daughter who reside with him on a 75-acre ranch in Joliet, MT. Cree and his wife, Lorrie, own Golden Vision Performance Horses which keeps him busy working with horses and giving riding lessons to all ages.



Scott Minkoff owns Minkoff Property Inspections. Scott has been a home inspector for 5+ years. He has worked in the plumbing and insulating business before owning his company. Scott & Kasey have been married 20 years and have 2 more children, Tig & Teagan.

Gold Buckle Homes is fortunate enough to have some of the best sub-contractors around. We work with locally owned companies to help us finish our homes on time and produce quality craftsmanship.

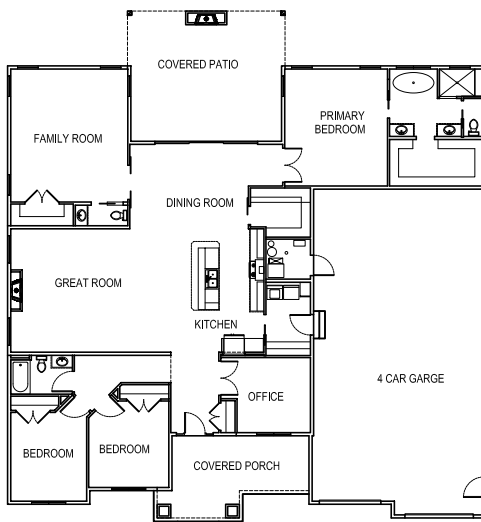
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Gold Buckle Homes



goldbucklehomes.gbh



HBA MEMBER SUPPLIERS AND SUB-CONTRACTORS

- Appliances**Kitchens Plus
- Bath Hardware** Mountain Supply
- Cabinets** Kitchen's Plus
- Carpentry/Framing**Gold Buckle Homes
- Concrete Flatwork/Supplier** Duke's Concrete
Knife River
- Concrete Foundations/Supplier** FKF Concrete
Knife River
- Countertops**Magic City Granite
- Door Hardware**A&H Turf & Specialties
- Doors - Exterior**Benchmark Windows & Doors
- Doors - Interior**Benchmark Windows & Doors
- Faux Finishing**Wilson Cabinetry
- Fireplace** Fireplace Center
- Floor Coverings**Covering Broadway
- Insulation** CC Insulation & Urethane
- Interior Trim/Hardware** Grand Lumber
- Plumbing Supplier** Mountain Supply
- Tile Supplier**Covering Broadway
- Title Company** First Montana Title
- Windows**Benchmark Windows & Doors

MONEY MATTERS: FIRST-TIME HOMEBUYER BASICS

Congratulations. You've finally decided to buy a home to call your own. As one of the biggest purchases you'll likely make in your lifetime, navigating the steps to finance your home can be a daunting experience. Like most big-ticket consumer purchases, knowledge is power. If you take the time to do your research and shop carefully, you will have a successful home-buying experience.

When it comes to home buying, you need to decide how much to spend and which type of mortgage will work best for you. Before you step into a sales office or model home, here are some steps to ensure you're in the best possible financial situation to purchase a new home.

Determine Your Monthly Payment. The first step is to figure out what you can comfortably pay every month. Make a list of all your monthly expenses including loan payments, utilities, insurance, credit cards and don't forget food, clothing and entertainment expenditures. Your estimated monthly payment should not only include your mortgage but also other factors such as property taxes, home insurance, loan terms (how long you would like to pay off your mortgage) and homeowners association fees (if applicable). To help you figure out the total cost, there are many mortgage calculators available online to help you determine your monthly payment based on current interest rates and down payment amounts.

Pay Down Your Debts. As you begin preparing your finances for the purchase of a new home, you might see the term "debt-to-income ratio" (DTI). Your DTI compares how much you owe each month to how much you earn, which is expressed as a percentage. This percentage helps lenders gauge how well you manage your monthly obligations and if you can afford to repay a loan. In general, the lower your DTI, the more likely you are to qualify for a mortgage.

Access First-Time Home Buyer Resources. Attend a first-time home buying seminar or talk to a credit counselor who does not work for a lender. The U.S. Department of Housing and Urban Development (HUD) offers free housing counseling and seminars. You visit hud.gov/housingcounseling or call HUD's interactive voice system at: (800) 569-4287 for more information.

Connect with a Lender. After you've completed all of your research, visit a lender and learn more about what loans would be available to you. Then, get pre-approved. This will tell you how much money the lender is willing to loan you, and you will know in which price range you should be shopping. In a hot housing market, pre-approval enables you to quickly make an offer when you find a home and it is attractive to sellers who are considering multiple offers.

For more information about new homes for sale available in our area, contact the HBA of Billings at (406) 252-7533.



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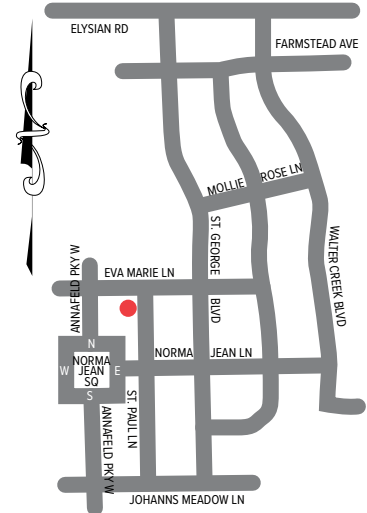
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MCCALL

McCall Homes

1804 St. Paul Ln.



McCall Homes has an established reputation as great builders, certainly, but they are so much more. They are builders of Community. From their first community, Josephine Crossing, to the current community, Annafeld, and beyond. This multi-generational family has built between 1,200 and 1,300 homes. The company started with their father, Jim, and the three kids, Greg, Brad, and Carolee. It has expanded to include spouses, and now grandchildren. It truly is an expanded family team. They believe in their work so much, they live in the communities they have created.

Previous McCall homes have been open and airy with an East Coast vibe. This latest home is still open concept and light of heart, but with more old-world charm. The colors are warmer and feature a bit more contrast. The grays are mellow and border on a caramel tone.

This single-family home will become one of the latest model homes. It features some newer design trends, such as subtle arches, high wainscotting in the entry way and this stunning stone fireplace surround. The detailing looks very much like a contemporary picture frame.

The previous free-floating shelf concept in the kitchen has morphed into closed cabinets with a range hood and small, single shelves on either side. The countertop looks like cream swirled with soft caramel. The same Quartz is used as a full backsplash behind the range. Toe-kick lighting appears in many of this year's Parade homes. It simply provides a subtle brightness to the kitchen. The

McCalls chose to put the microwave inside the pantry. This is an excellent way to reduce clutter and preserve the clean lines in the kitchen.

Toward the garage is an entry with a storage closet, mud room and powder room.

As with all McCall homes, the garage and parking are behind the home off a service alley. As you drive the streets, you see the variety of home styles, not the noise and confusion of cars.

The sleeping quarters and family room are just up the stairs. The primary suite has two generous walk-in closets; one for him and one for her. No bathroom would be complete without a free-standing tub, double vanity, and walk-in shower.

The additional bedrooms are situated at the front of the home separated from the primary suite by a family room and bathroom in the hallway.

McCalls have been a part of the Parade family for many, many years. Judging by the development going on around Annafeld, we are going to enjoy their work and style for years to come!

Entry & Great Room

- Door - Therma Tru, S2103SDL
- Flooring - LVP, Ambiance-Provost
- Fireplace - Sheetrock Wrapped Fireplace, Stone Mantel; Bradford from Stone Mountain, Painted with Limewash Finish
- Woodwork/Trim - Entry Wainscotting
- Wall/Ceiling Color - Sherwin Williams 7043, Worldly Gray

Kitchen & Dining Area

- Flooring - LVP, Ambiance-Provost
- Cabinets - Aristokraft Panel: Blain, Stain: Burlap
- Countertops - Quartz, Calcutta Nuvello
- Sinks/Faucets - Kohler, Tournant Semi Professional Vibrant Stainless Faucet
- Appliances - GE, Stainless Steel

Primary Suite

- Wall/Ceiling Color - SW7043 Worldly Gray
- Flooring - Yes You Can, Natural
- Windows - Anderson 100 Series in Black
- Bath Flooring - LVP, Ambiance-Provost
- Cabinets - Aristokraft Panel: Blain, Stain: Burlap
- Sinks - Kohler, Spectacle
- Tub - Kohler, Spectacle
- Shower - Kohler Venza Shower Head, Matte Black; Shower Door - Kohler Elate, Matte Black

Bedrooms & Bathrooms

- Flooring - Yes You Can, Natural
- Wall and Ceiling Color - SW7043 Worldly Gray

AvExterior & Landscaping

- Exterior Finish - Sherwin Williams, Amazing Gray SW7044, Felted Wool, SW9171, Doors and Shutters, Urbane Bronze SW7048, Trim, Greek Villa SW7637

Bedrooms - 3

Bathrooms - 2 1/2

Square Footage Main 912

Square Footage Upper 1,300

When it comes to buying a home, you want to make a smart decision, one you'll feel secure in for years to come.

That starts with finding a home you truly love, where the neighborhood feels just as right as the selections and layout inside. Because home is about how you live.

Welcome to Annafeld.

A place where knowing your neighbor is just as natural as loving your home, and community comes to life.

At McCall Homes, the process of building your dream home is simple, empowering, and fun—no matter what stage of life you're in. Thanks to the support of our incredible trade partners and the spirit of every homeowner here, Annafeld continues to grow into something special.

Live where you can walk your kids to school, meet friends at the corner coffee shop, or explore a growing marketplace of small businesses including MT Cup, a preschool, salon, and shared workspaces all within your neighborhood.

We are proud to build homes in Billings for over 20 years, with a focus on walkability, style, and energy efficiency. Whether you choose a pre-designed home or personalize your home from the ground up, our team is here to guide you every step of the way.

If you loved walking through the Granite floor plan, our featured 2025 Parade Home, there's so much more to explore.

Whether you're just beginning your search or imagining your next chapter, let's find the homesite, plan and style that feels like home in every way.

Come experience what it means to have peace of mind and live in a community built for life, together.

Schedule your visit or explore more homes at McCallHomes.com.



HBA MEMBER SUPPLIERS AND SUB-CONTRACTORS

- Appliances** Fred's Appliance
- Architect Plan Design** McCall Homes
- Bank/Lending** Western Security Bank
- Cabinets** ProSource of Billings
- Carpentry/Framing** Bloedorn Lumber
- Countertops** Fabrications Unlimited
- Door Hardware** A&H Turf & Specialties
- Doors - Exterior** Bloedorn Lumber
- Doors - Garage** Alpha Overhead Door
- Doors - Interior** Bloedorn Lumber
- Drywall Supplier** Pacific Supply
- Fireplace** Comfort Heating & Air Conditioning
- Floor Coverings** ProSource of Billings
- HVAC** Comfort Heating & Air Conditioning
- Insulation** Billings Insulation
- Interior Design/Décor** McCall Homes
- Interior Hardware** A&H Turf & Specialties
- Lighting Fixtures** One Source Lighting
- Paint Supplier** Sherwin Williams
- Roofing Supplier** Pacific Supply
- Bloedorn Lumber
- Siding/EIFS** ABC Supply
- Soffit Fascia** ABC Supply
- Sprinkler System** Curb Appeal Lawn Service
- Trusses** Pride Industries
- Windows** Builders First Source

TOP 10 INTERIOR DESIGN "DO'S" & "DON'TS"

Are you satisfied with your living space, but you think it could be better? You're not alone. A well-designed space is key to turning your house into your home. You don't need a dramatic overhaul to your décor to improve its comfort and appeal. And the best spaces should always reflect your own personal style and touch. The following design tips can help turn your space from drab to dreamy.

Interior Design Do's:

1. Plan and prioritize: Start by creating a clear plan for your space, considering functionality, aesthetics, and budget. Identify the most important elements you want to focus on and allocate resources accordingly.

2. Create a cohesive color scheme: Choose a harmonious color palette that is complementary and sets the mood you want for the space. Stick to a few key colors to avoid a cluttered look.

3. Incorporate natural elements: Bringing nature indoors can add warmth and tranquility. Consider using natural materials like wood, stone, or plants to create a connection with the outdoors.

4. Optimize lighting: Use a combination of natural and artificial lighting to enhance the ambiance and functionality of the space. Incorporate task lighting, ambient lighting, and accent lighting for various purposes.

5. Invest in quality furniture: Good-quality furniture not only looks better but also lasts longer. Focus on comfort and durability when choosing pieces for your home.



Interior Design Don'ts:

1. Overcrowd the space: Avoid cluttering your rooms with too many unnecessary items. Leave enough breathing space to allow the design elements to shine.

2. Follow trends blindly: While it's essential to stay updated with design trends, don't feel obligated to incorporate them all. Choose elements that resonate with your style and preferences.

3. Neglect functionality: No matter how beautiful a design is, it should also be practical and functional. Ensure that the layout and furniture arrangement

facilitate easy movement and usage.

4. Hang artwork incorrectly: Artwork should be hung at eye level and should complement the furniture and the overall design theme.

5. Rely solely on overhead lighting: Overhead lighting can create harsh shadows and a one-dimensional feel. Mix various lighting sources to create a warm and inviting atmosphere.

When it comes to interior design, what matters most is that you create spaces that reflect your personality and make you feel comfortable and happy. These do's and don'ts can serve as general guidelines, but don't be afraid to bend the rules if it leads to a space that truly resonates with you.

For more information on how to design or construct your home, contact the Homebuilders Association of Billings at (406) 252-7533.



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Montana Attorney Closings



Tanner Harrell
ABC Supply



Rebecca Langman
Revision Custom Home Design

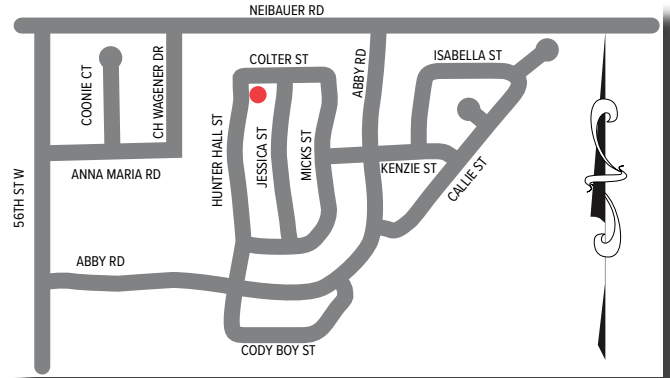


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PINE RIDGE

Pine Ridge Builders

2503 Hunter Hall St.



Pine Ridge Builders is a hands-on, family business. Even down to the kiddos who can often be found with a tape measure in hand.

The home's exterior is grey board and baton siding with natural wood clapboard accents and dark garage doors. There is a functional dormer that is both attractive and brings light into the interior.

The home has orange-peel texture throughout. The wall paint is white and the trim is light grey. It is truly a nice finishing touch. The great room ceiling is vaulted. On one wall is a great fireplace wrapped in shiplap with built-in natural wood shelving on both sides.

The wood kitchen island features seating for casual dining. The wall cabinets are a dusky green with white quartz countertops. A gently curved range hood sits over a gas range which is also wired for electric if so desired. There is a walk-in pantry featuring outlets and a nook for cleaning supplies, and convenient vacuum storage and charging. A sliding glass door leads out to large, covered patio with fan and real wood tongue and groove ceiling.

The primary suite has sound insulation in all walls and features a wainscoting detail. A pocket door separates the bed chamber from the

bath. The walk-in shower features two shower heads with separate control valves.... Spa like! There is a double vanity and private water closet.

There is a large mud room with built-in bench just inside the garage and a dedicated laundry room next door, setup for either a gas or electric dryer for your convenience. There are three additional bedrooms off a corridor to the left of the great room. They share a hall bath with separated sink from toilet and shower.

The stairs lead up to a bonus room with slanted ceilings. It does have a full bath and closet and could serve as a fifth bedroom. It is a perfect space for a rec room, playroom, or guest suite.

This is a great family home and a wonderful entry by Pine Ridge Builders, who are one of five new builders to participate in this year's parade, and it's for sale!

Kitchen & Dining Area

- Flooring - LVP Light Wood
- Cabinets - Shaker Style in Wood with Green
- Countertops - White Quartz
- Sinks/Faucets - Stainless Sink, Black Faucets
- Appliances - Kitchenaid Stainless Steel, Gas Range, Microwave in Island, French Door Fridge
- Lighting - Square Can Lights and Pendants over Island, Chandelier in Dining Room
- Built-ins - Microwave in Island
- Pantry - Walk-in
- Windows - Sliding Glass Door with Interior Blinds, Black Windows, Craftsman Style Doors

Primary Suite

- Wall/Ceiling Color - White Walls, Grey Trim, Orange Peel Texture
- Flooring - LVP Light Wood
- Windows - 2 Single Hung and 1 Transom Slider

- Lighting - Fan, Square Can Lights, Vanity Sconces
- Closet - Built-in Shelves and Bars
- Bath Flooring - LVP Light Wood
- Cabinets - Shaker Style
- Sinks/Fixtures - White Sinks, Black Faucets
- Shower - Walk-in Tiled Shower with 2 Shower Heads, Glass Door, Light Color Tile

Additional Features

- Gas & Electric to Dryer and Range
- Screwed & Glued Subfloor
- Taped Tyvek Seams
- All Cut Ends of Siding are Painted
- 50 amp 220V in Garage
- Spray Foam Insulation
- Sound Insulation in Primary Suite
- Solid Core Doors
- Active Radon & Moisture Vent in Crawlspace

Exterior & Landscaping

- 3-Car Garage with 10' x 8' doors and Extra Deep Bay
- LED Lighting
- Diamond Kote Pre-finished Siding with 30-year Warranty
- 25' x 15' Covered Back Patio with Real Tongue & Groove Pine Ceiling
- Gravel RV Parking Pad

Bedrooms - 5

Bathrooms - 3

Main Square Footage - 2340

Upper Square Footage 518

Pine Ridge Builders is a local family-owned custom-home builder based in Billings, MT, and serves surrounding areas like Red Lodge and Columbus. Pine Ridge Builders focuses primarily on custom homes and spec homes, along with shops and garages.



Johnny and Becca Mueller founded Pine Ridge Builders in 2022 when Johnny decided to go all in on his dream job, building houses! He has a diverse background in construction and fabrication and brings a unique set of skills to the table. Valuing fine craftsmanship, precision, and hard work ethic, Pine Ridge Builders is committed to going above and beyond traditional building practices to ensure the highest quality work. Johnny is hands on, providing in-house framing, siding, trim/ finish work, doors, windows, and anything else that comes up. We love to support other local, family run small businesses by using them on our projects and know that we can trust they will provide the same level of quality work we expect. His wife, Becca, is the in-house designer and project coordinator, who plays a crucial role in designing and building high quality houses that are both functional and beautiful! We hope you truly enjoy walking through our house!



HBA MEMBER SUPPLIERS AND SUB-CONTRACTORS

Appliances	Pine Ridge Builders Fred's Appliance
Architect Plan Design	Pine Ridge Builders
Bank/Lending	Western Security Bank
Bath Hardware	Northwest Pipe
Carpentry/Framing	Pine Ridge Builders Builders First Source
Clean-up	Pine Ridge Builders
Concrete Foundations	FKF Concrete
Countertops	Fabricators Unlimited
Custom Closet	Pine Ridge Builders
Door Hardware	Pine Ridge Builders
Doors - Exterior	Pine Ridge Builders
Doors -- Garage	Alpha Overhead Door
Doors - Interior	Pine Ridge Builders
Drywall	Pacific Supply
Fasteners	A&H Turf & Specialties
Fireplace	Comfort Heating & Air Conditioning
Flooring	Prosource Wholesale
Furniture	Scheels
HVAC	Comfort Heating & Air Conditioning
Insulation	Billings Insulation
Interior Design/Décor	Pine Ridge Builders
Interior Trim/Hardware	Pine Ridge Builders
Lighting Installer	Pine Ridge Builders
Mirror Installer	Pine Ridge Builders
Paint Supplier	Sherwin Williams
Patio Furniture	Scheels
Siding/EIFS	Pine Ridge Builders
Stair Railing	Pine Ridge Builders
Title Company	First Montana Title
Trusses	Pine Ridge Builders
Wallpaper	Pine Ridge Builders
Windows	Pine Ridge Builders Builders First Source
Specialty Items	Pine Ridge Builders





PHOTOGRAPHY

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