



CAPITAL REGION



June 3-4, 2023 June 10-11, 2023

PARADE OF HOMES

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Cap Region Parade of Homes




THE CAPITAL REGION'S PREMIER RESIDENTIAL CONSTRUCTION EVENT

Enjoy this self-guided tour - all while supporting the Center for Disability Services



Welcome to the 2023 Capital Region Parade of Homes!

The Capital Region Builders & Remodelers Association (CRBRA) is very excited to be hosting the 21st annual Capital Region Parade of Homes the first two weekends in June – 6/3-6/4 and 6/10-6/11 – from 11 a.m. to 5 p.m. each day. The Parade of Homes, the Capital Region's premier residential home building event, is a self-guided tour of seven new residential properties that are fully finished, landscaped and professionally decorated.

Our Parade of Homes is YOUR Parade. Your ticket entitles you to visit all the homes as many times as you wish across both weekends. Enjoy the relaxed pace as you tour the homes ranging from East Greenbush to Niskayuna to Malta. We think you'll appreciate the variety of home types, styles and floor plans, innovative design features and inspiring finishes. As you tour the homes, take a moment to talk to the builders and learn more about their company's offerings.

Our builders love competition and are always excited for the reveal of the People's Choice award winners. **You be the judge – vote for your favorite homes at capitalregionparadeofhomes.com/voteweb/awards.**

On behalf of the CRBRA's Parade of Homes Committee, thank you for attending the 2023 Parade of Homes! We're grateful that this community event gives us the opportunity to give back by **donating the proceeds from ticket sales to The Center for Disability Services**. This year's donation will be used to purchase MOVE equipment, which helps children who struggle with mobility to participate in home, school, work, and community environments more fully.

Please enjoy the Parade of Homes and the beauty of the Capital Region!



Jim Carpenter
2023 Parade of Homes Chairperson



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Trista Kapusta, Membership & Events Coordinator

QUESTIONS? Call 518.579.0066.



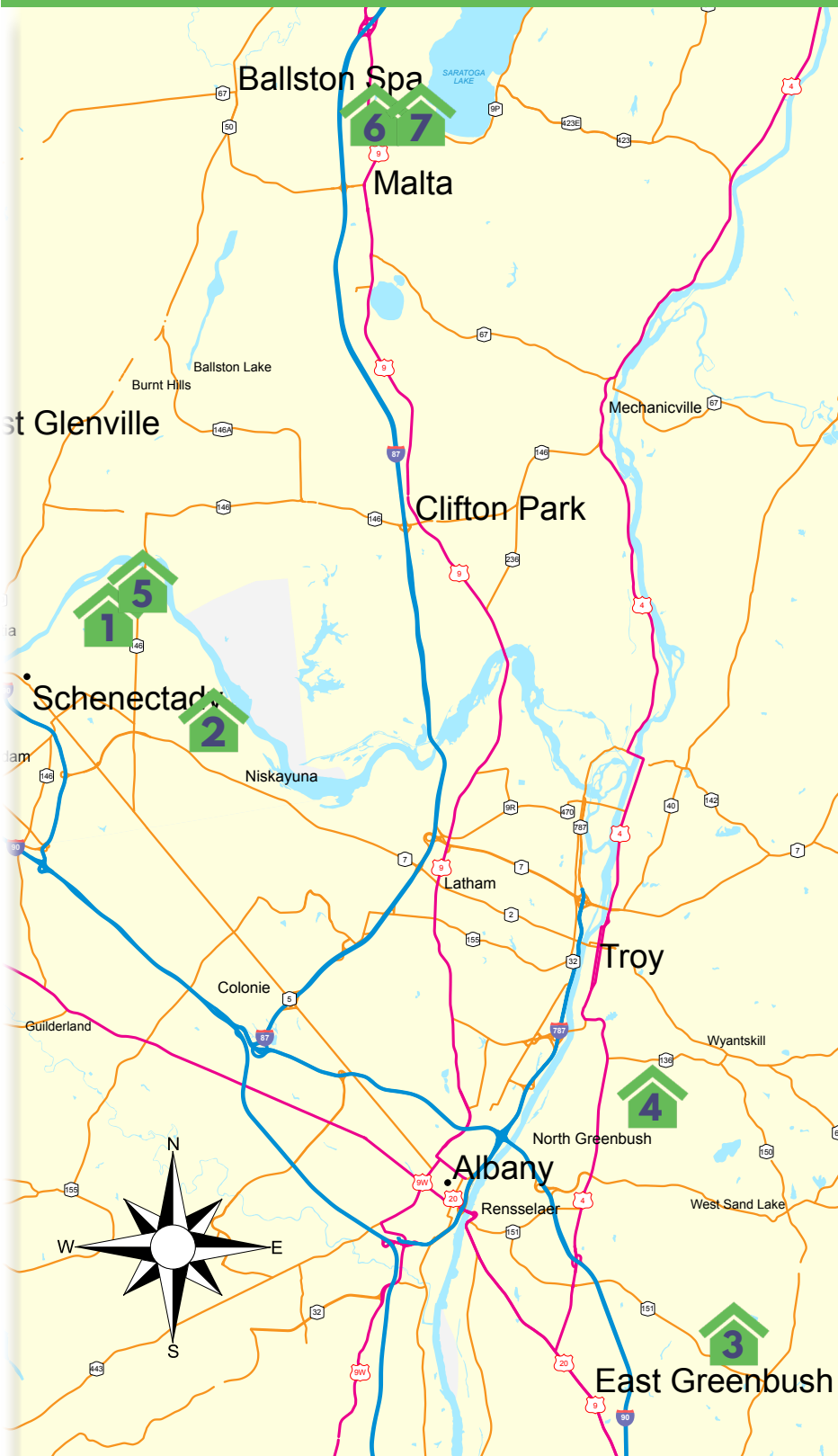
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Cap Region Parade of Homes

Home details • Turn-by-turn directions • E-tickets

Please note: Editorial and contents of this magazine reflect the records of the Capital Region Builders & Remodelers Association. CRBRA staff has done their best to provide useful and accurate information, but please take into account that some information does change. Camelot Print & Copy Centers, publishers and CRBRA take no responsibility for the accuracy of the information printed, inadvertent omissions, printing errors, nor do they endorse products and services. CRBRA takes no responsibility regarding representations or warranties concerning the content of advertisements of products/services for a particular use, including all information, graphics, copyrighted materials, and assertions including in said advertisements. The reader is advised to independently check all information before basing decisions on such information.

PARADE OF HOMES LOCATIONS & MAP



- 1 AMEDORE HOMES**
16 Bergen Place
Niskayuna, NY 12309
- 2 BISAILLON CUSTOM BUILDERS**
23 Kelts Farm Road
Niskayuna, NY 12309
- 3 C & J CUSTOM BUILDERS**
127 Luther Road
East Greenbush, NY 12061
- 4 ERIK KOHLER HOMES**
6 Essie Lane
Troy, NY 12180
- 5 LUIZZI PROPERTY MANAGEMENT**
4 Ledge Drive, Suite 103
Niskayuna, NY 12309
- 6 MICHAELS GROUP HOMES**
43 Wiggins Drive
Malta, NY 12020
- 7 MICHAELS GROUP HOMES**
45 Wiggins Drive
Malta, NY 12020



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► Cap Region Parade of Homes

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Square footage: 3,481 | Bedrooms: 4 | Baths: 2.5

AMEDORE HOMES

amedorehomes.com

HARMON GROVE

16 Bergen Place
Niskayuna, NY 12309

DIRECTIONS

From I-87, take exit 8A traveling west on Grooms Road. After 5.5 miles, turn right onto Riverview Road and continue for one mile. Take a left on to NY-146. At the traffic circle, take the second exit to continue on NY-146 for one mile. Turn right on to Reilly Way and continue to Bergen Place. Home is on the right.

H

Harmon Grove

Niskayuna, NY

ABOUT THIS HOME

The combination of architectural and natural beauty at Harmon Grove offers an exciting new community of plush single-family homes. These stunning three- and four-bedroom homes are located in the premier town of Niskayuna. You will enjoy private wooded homesites and yet be just minutes away from fantastic shopping, dining, and an easy commute to work. Harmon Grove is the extraordinary community you've been waiting for that provides a combination of luxury, location, and value. From harmonizing architectural exteriors to functional floorplans, Amedore Homes is creating a neighborhood of lasting value. A great location for everyone in the family.

ABOUT THE BUILDER

It began over four decades ago when George Amedore Sr. began his career as a carpenter, working the tools of the trade while learning the important principles of honest hard work. Methods are ever changing, but principles never do. With that philosophy he laid the foundation for a company that now spans three generations. A company that eagerly seeks new and better ways to deliver the best value, while adhering to the principles and integrity that set us apart. The Amedore family continues to build on that integrity, generation by generation; we are a company that you can trust.

CONTACT

Dot Peyron
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Square footage: 3,800 | Bedrooms: 4 | Baths: 3.5

BISAILLON CUSTOM BUILDERS

bcbcustombuilders.com

KELTS FARM

23 Kelts Farm Road
Niskayuna, NY 12309

DIRECTIONS

From I-87, take exit 8A traveling west on Grooms Road. After 5.5 miles, turn right onto Riverview Road and continue for one mile. Take a left on to NY-146. At the traffic circle, take the second exit to continue on NY-146 and then turn right on River Road. After about one mile, take a left on Kelts Farm Road and continue to the cul-de-sac where the home is on the left.



ABOUT THIS HOME

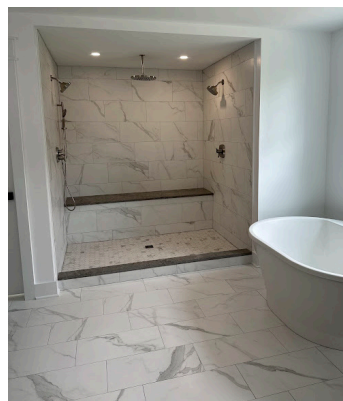
A unique blend of a Craftsman and Farmhouse style home that you will find is new to the Capital Region. The bold and desirable Marine Blue color is complimented by the stained natural woodwork and bright white trim. This home boasts an open concept with a beautifully crafted kitchen, butler pantry and a formal dining room. Additional features include: 4 bedrooms, 3.5 baths, office, second floor laundry, two furnaces, Generac, hardwood, tiled bathrooms, tiled backsplash, walk-in pantry, back porch, finished basement, two egress windows, custom woodwork, Shaker interior doors. Backyard borders a forever wild perennial flower field.

ABOUT THE BUILDER

Joel Sr started Bisailon Custom Builders in 1994 as a residential development and building company. Most recently, BCB added Joel's daughter, Caitlin Vallario, to the team. This father-daughter duo specializes in new construction with Joel directing the workforce and Caitlin running the office operations and home selections.

CONTACT

Caitlin Vallario
Caitlin.Vallario@gmail.com
518.542.0020





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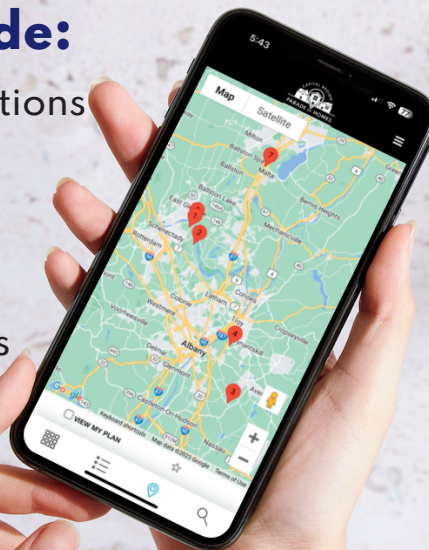
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Features include:

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- Plan your route
- Home details
- Photos
- E-tickets
- Idea Book for notes



Scan the QR code or search
"Cap Region Parade of Homes"
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ONE DAY ONLY!

Make a special stop on the Parade route to check out Shen's student-built three bedroom house!

SUNDAY, JUNE 4, 11 A.M. - 5 P.M.

Shenendehowa High School East, outside the STEM Center



For one day only, the students in the Shenendehowa Construction capstone course will be showcasing their three-bedroom house on the Capital Region Parade of Homes tour!

THE FUTURE IS BRIGHT WITH A CAREER IN THE TRADES!

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1. Trade school - less time & less expensive
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3. Job security
4. Job availability
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Average starting wages in the Capital Region:

Electricians: \$43,824 | Cement Masons: \$42,045

Plumbers: \$43,419 | Roofers: \$39,634

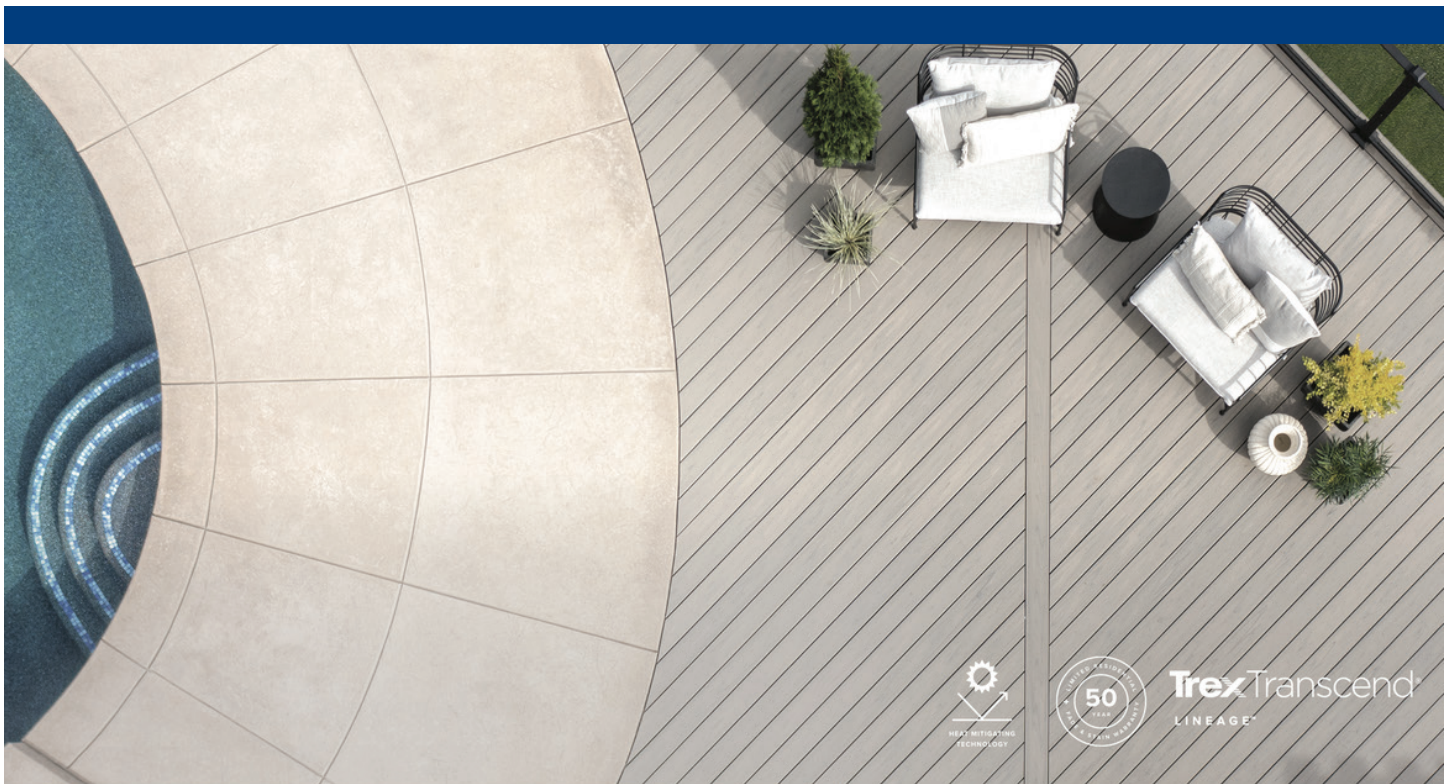
Heating & Air Conditioning Mechanics: \$42,676

Construction Equipment Operators: \$40,000

SOURCE: NYS Department of Labor



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BASICS

Square footage: 5,000 | Bedrooms: 3 | Baths: 3.5

C & J CUSTOM BUILDERS

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CUSTOM HOME

127 Luther Road
East Greenbush, NY 12061

DIRECTIONS

From 1-87, take exit 7 for Alternate Route 7 East and I-787 South. Take exit 5 to merge onto I-90 East and continue to exit 9. Turn right onto US-4 South. At the traffic circle, take the third exit to continue on NY-151 East/Luther Road. Continue for 4.5 miles. The driveway for the home is on the right, located at the top of a hill.

ABOUT THIS HOME

This 2,600 square foot new construction ranch with a finished 2,400 square foot walk out basement and 1,100 square foot detached garage is situated on 30 beautiful acres in East Greenbush. The exterior of the home features a large screened in porch with Douglas Fir wood beams and columns attached to an adjacent Trex Deck. The roof is finished with a galvanized standing seam metal roof and James Hardie siding. The interior of the home is finished with custom wood trim, beams and custom built-in cabinetry and boasts 3 bedrooms, 3.5 bathrooms, 2 offices, a craft room, a four-season room and additional recreational spaces allowing the homeowner to enjoy every corner of the home.

ABOUT THE BUILDER

C & J Custom Builders Inc. is a local family-owned building and remodeling company. We go above and beyond to deliver craftsmanship you can have confidence and pride in. Handling all aspects of the construction process we assure your project runs smooth and efficiently.

CONTACT

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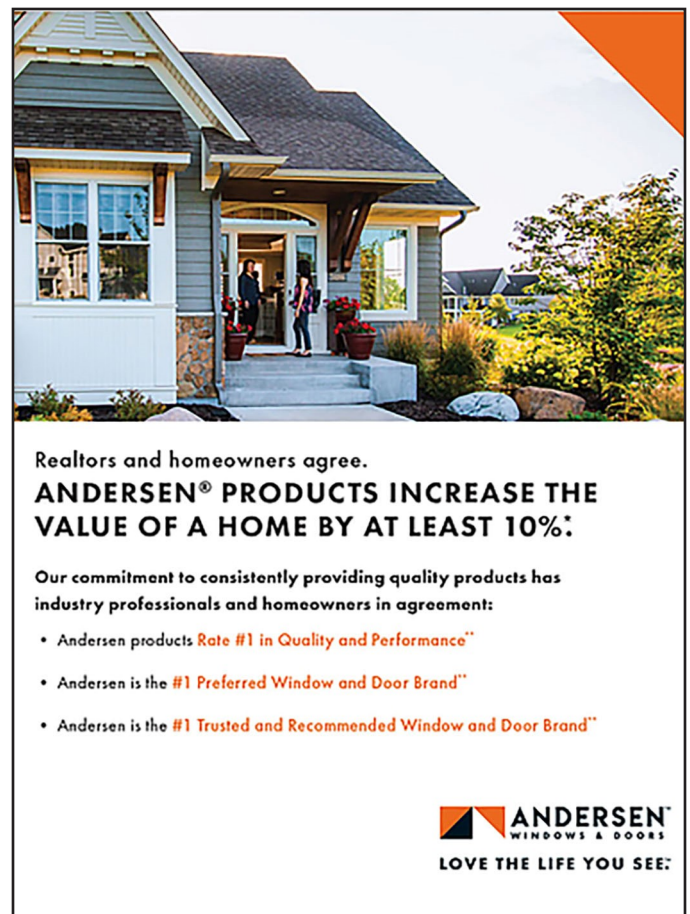
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Square footage: 2,210 | Bedrooms: 3 | Baths: 2

ERIK KOHLER HOMES

BLOOMING GROVE

6 Essie Lane

Troy, NY 12180



DIRECTIONS

From 1-87, take exit 7 for Alternate Route 7 East. Take exit on to I-787 South and continue until you take exit 7E onto NY-378 East towards Troy. Turn right onto Morrison Avenue and another right onto US-4 heading south. At the traffic circle, take the third exit onto NY-136 East. In 200 feet, turn right onto Bloomingrove Drive and then turn right onto Essie Lane. The home is a few hundred feet ahead on the right.



Blooming Grove



ABOUT THIS HOME

Upon entering this beautiful, light-filled custom ranch home you'll be welcomed into the spacious foyer with high ceilings and custom molding detail. The wide plank wood floors are done in a beautiful light stain color that is the perfect foundation for the tri-color combination of kitchen cabinetry in green, charcoal and white. The molded fireplace area combines the same tri-color pattern with its picket fence tile and a custom wood mantle chosen in a pecan stain color that coordinates beautifully with the front door. The primary bedroom offers a custom tray ceiling, designer wall covering, a walk-in closet and classic tiled primary bath. The lighting in this home was chosen to compliment the golden sheen of the custom kitchen hardware as well as the accessories. A walk-in pantry is another surprise as well as the custom laundry/mudroom space. Glass pantry door, Venetian glass bar backsplash and designer-painted interior doors are some of the additional features of this ranch. The main bath offers a stunning tile, wallpapered wall, and intimate sconce lighting. The basement has been partially finished with a nickel gap feature wall and a few more large windows adding even more light. No detail was overlooked in the design and finishes of this home.



ABOUT THE BUILDER

Erik Kohler grew up in construction admiring his grandfather who was a custom homebuilder. Upon graduation from RPI in 2002, he started his own business framing houses for other local homebuilders. Erik Kohler Homes, LLC was formed in 2013 and strives to provide homes built with a commitment to quality and craftsmanship.



CONTACT

Matt Rousseau, Coldwell Banker Prime Properties
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Square footage: 1,300 | Bedrooms: 2 | Baths: 2

LUZZI PROPERTY MANAGEMENT

riversledge.com

RIVERS LEDGE

4 Ledge Drive, Suite 103
Niskayuna, NY 12309

DIRECTIONS

From I-87, take exit 8A traveling west. After approximately 6.5 miles, turn left onto Balltown Road, continuing for a half mile. Take the first exit on the roundabout to Aqueduct Road. After approximately a quarter mile, turn right onto River's Ledge Drive. The apartments will be on the left.



ABOUT THIS LUXURY APARTMENT

- Spacious apartment with private garage, patio & balcony
- Upscale luxury finishes including island kitchen, stainless steel appliances, quartz countertops, and walk-in closets
- In-unit washer/dryer and central AC
- Riverfront views of Mohawk River with direct access to Mohawk Hudson Bikeway and Aqueduct Park
- Large outdoor swimming pool and lounge
- Recreation building with fitness center, game room, golf simulator, and pet wash station
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ABOUT THE BUILDER

Luizzi Property Management is a family-owned business based in Albany, NY. With expertise in Construction, Development, and Property Management, we've built strong relationships with clients, including developers, property managers, municipalities, and engineering firms. Our diverse portfolio now spans both public and private sectors, reflecting our commitment to quality and growth.

CONTACT

Stephanie Best
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The Center for Disability Services would like to thank the Capital Region Builders and Remodelers Association and this year's home builders:

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Erik Kohler Homes
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Square footage: 1,505 | Bedrooms: 2 | Baths: 2



MICHAELS GROUP HOMES

michaelsgroup.com

THOMPSON FARMS

43 Wiggins Drive
Malta, NY 12020

DIRECTIONS

From I-87, take exit 12 and follow Route 67 East for 3/10 of a mile to Route 9. Follow Route 9 North to East High Street. Turn left onto East High Street and follow for 3/10 of a mile. Turn right onto Wiggins Drive. Home is on the left.



MICHAELS GROUP
HOMES

ABOUT THIS HOME

Welcome to Thompson Farms, Malta's newest neighborhood of twin townhomes by Michaels Group Homes. Perfectly located, Thompson Farms offers easy access to every major activity, shopping, parks, recreation, restaurants, health care and more. Everything you need is right here in Malta, with the added bonus of being within minutes of downtown Saratoga.

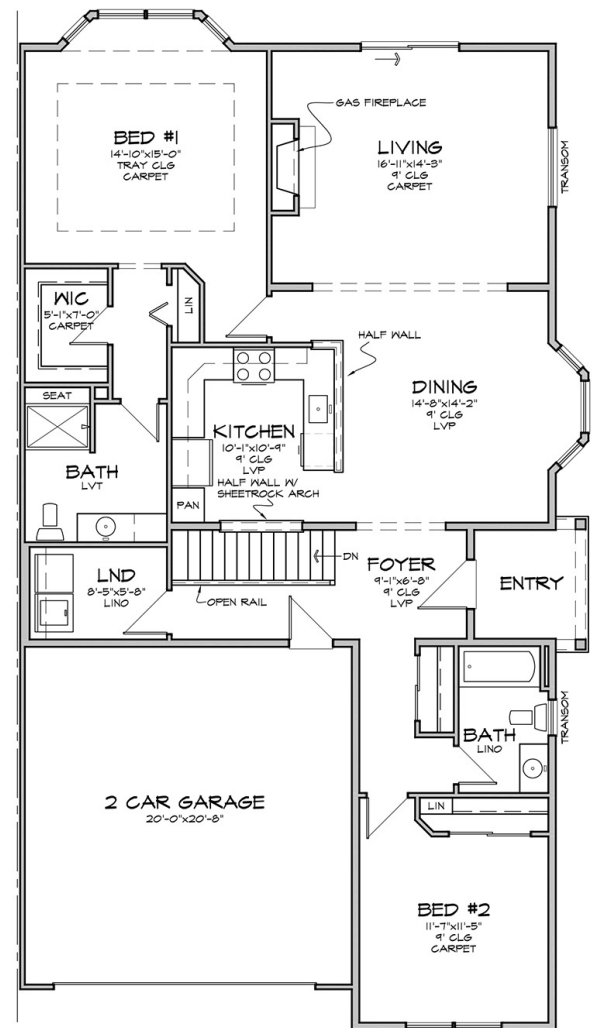
The Iroquois is a combination of open space and smart planning for today's active homeowners. The main level primary suite offers space and privacy, while the kitchen, great room and dining flow together giving the right amount of functionality without sacrificing style and design. Lots of windows bring in plenty of light. Owners will enjoy endless options of a full basement.

ABOUT THE BUILDER

For nearly 60 years, Michaels Group Homes has been the area's leading new home builder building their hallmark designs throughout the region. Known for quality construction and outstanding customer service, every team member understands our commitment to customer care. We know the home that we are building represents a major investment and emotional attachment to the homeowner and we are committed to making it a great experience from the start.

CONTACT

Cindy Quade, Signature One Realty
cmquade32@gmail.com
518.376.2965





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Square footage: 1,449 | Bedrooms: 2 | Baths: 2



MICHAELS GROUP HOMES

michaelsgroup.com

THOMPSON FARMS

45 Wiggins Drive
Malta, NY 12020

DIRECTIONS

From I-87, take exit 12 and follow Route 67 East for 3/10 of a mile to Route 9. Follow Route 9 North to East High Street. Turn left onto East High Street and follow for 3/10 of a mile. Turn right onto Wiggins Drive. Home is on the left.

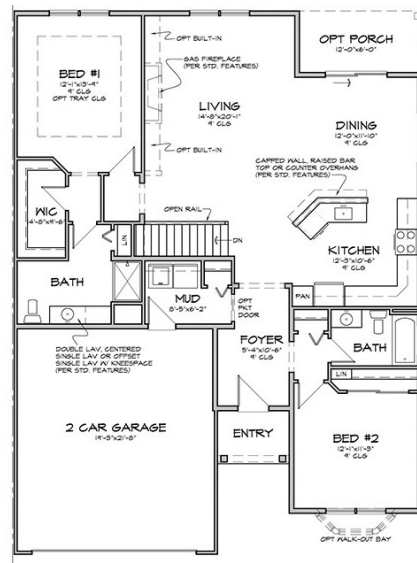


MICHAELS GROUP
HOMES

ABOUT THIS HOME

The Henderson is one of Michaels Group Homes' newest twin home designs. With plenty of windows to bring in loads of natural light, the open space and flow of this home is ideal for today's homeowners that are looking for comfortable living and flexible entertaining. With a full basement and two car garage this twin home offers you everything you need in a home, but best of all NO EXTERIOR GROUNDS CARE!

- Dramatic open Great Room
- Spacious custom kitchen
- Main level living
- Three-season sunroom
- Custom built-ins



ABOUT THE BUILDER

For nearly 60 years, Michaels Group Homes has been the area's leading new home builder building their hallmark designs throughout the region. Known for quality construction and outstanding customer service, every team member understands our commitment to customer care. We know the home that we are building represents a major investment and emotional attachment to the homeowner and we are committed to making it a great experience from the start.



CONTACT

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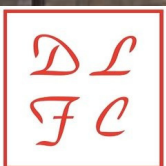
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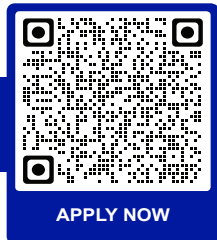
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