



2023

SEPTEMBER 15-17

# PARADE OF HOMES

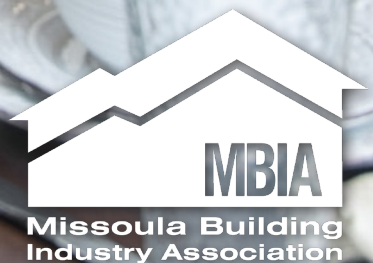
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See page 8 for details



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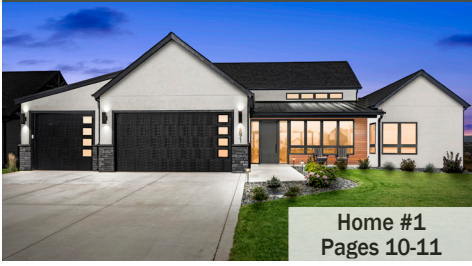
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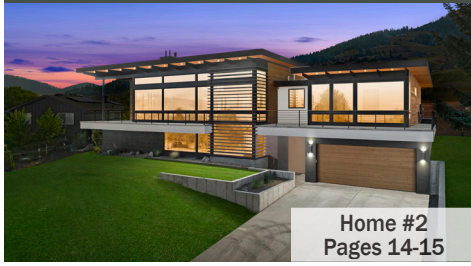
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*the* Fairway Retreat



Home #1  
Pages 10-11

*the* Mtn Modern Majesty



Home #2  
Pages 14-15

*the* Orchard Encore



Home #3  
Pages 18-19

*the* Peaceful Prairie Peak



Home #4  
Pages 20-21

*Featured*  
PARADE  
HOMES

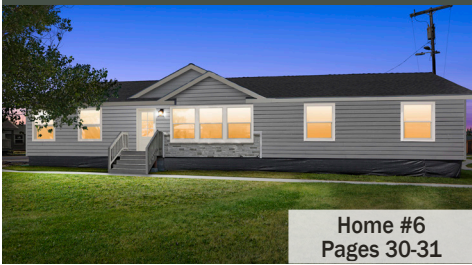


*the* Vista View



Home #5  
Pages 26-27

*the* Pinehurst



Home #6  
Pages 30-31

*the* Mountain Ranch



Home #7  
Pages 34-35

*the* Stone Ranch House



VIRTUAL ONLY

Home #8  
Pages 38-39

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# Welcome to the Parade of Homes

## PARADE GUIDELINES & COURTESY

You are welcome to visit all of our beautiful homes on this tour. Most of them are custom-built and owned by private citizens. We appreciate their lovely homes opening to support their accomplished builders.

The following tips are offered to make the tour more enjoyable while protecting each of our home's aesthetics:

**ADMISSIONS:** Admittance is during official tour hours with a purchased ticket. The MBIA reserves the right to refuse admission to the tour to any person or to require a person already admitted to leave.

**ACCESSIBILITY:** Many of these homes are custom-built and occupied by the owners. MBIA does not require they be made handicap accessible specifically for this event. We apologize in advance for any inconvenience this may cause for our guests.

**NEIGHBORHOODS:** Please park and walk in designated areas (pavement, sidewalks, designated routes).

**BOOTIES:** Booties will be provided to you at the first home visited and are yours to keep. Booties must be worn over your socks each time you enter a home and removed as you leave to protect floors from dirt and oils. Shoes under booties are not allowed!

**PHOTOGRAPHS:** Ask permission before taking pictures. Each home belongs to a homeowner or to the builder, and they may not want photos or measurements taken for various reasons.

**FURNITURE AND ACCESSORIES:** The furnishings in these homes are for viewing only. Please do not sit on or handle the furnishings at any time.

**CHILDREN:** Accompanied and well-behaved children are welcome; please hold their hands.

**BATHROOMS:** Make a plan for bathroom stops between home visits. Portable toilets have been provided at all of the homes. Bathrooms in the homes are not for public use.

**PETS:** No pets are allowed in the homes, neighborhoods, or parked cars.

**FOOD AND DRINK:** No food, drink, or gum is allowed on the premises of or in the homes.

**SECURITY MONITORING:** Security monitoring and recording may be used in operation at some houses. Homes may be monitored for the safety and security of the home and attendees.

### TOUR HOURS

Friday 10am - 8pm

Saturday 10am - 6pm

Sunday 10am - 4pm



# Letter from the MBIA PRESIDENT



On behalf of the Board of Directors and the Missoula Building Industry Association, I am privileged to welcome you to the 2023 Parade of Homes. The Parade of Homes would not be possible without our amazing parade committee as well as the continued support of our sponsors.

We are excited for you to tour a fantastic range of beautiful homes built by some of the area's best builders. View the newest designs, features, and amenities at different prices. Visit with the builders, get some ideas for a remodeling project, and admire everything our local vendors, architects, developers, and subcontractors have to offer.

The Missoula Building Industry Association and our members all share a common vision and are proud to present the 2023 Parade of Homes. Our Association advocates for housing issues and partners with local and state governments to meet high construction and development standards.

Our Association comprises builders, bankers, insurance agents, realtors, cabinet shops, trade contractors, and many more. If you are related to the building trade in any way, we would love to have you as a member.

Please enjoy this year's Parade of Homes and Remodeling Tour!

**Matthew Cavanaugh**  
2023 MBIA President

# Letter from the PARADE OF HOMES CHAIR



Welcome to the highly anticipated 2023 MBIA Parade of Homes! As the Chair of this esteemed Committee, I am thrilled to announce the return of Missoula's beloved event after a year's hiatus. We extend our sincerest gratitude to the 30+ industry leaders who generously volunteered their time and expertise to make this Parade possible.

This year, we are privileged to showcase a diverse selection of exceptional homes brought to life by the finest builders in our community. Their dedication to craftsmanship and attention to detail are evident in every aspect of these stunning properties.

We also express our heartfelt thanks to the sponsors whose unwavering support has been invaluable in creating this immersive experience. Together, we've elevated the standard for the Parade of Homes and are grateful for their commitment to celebrating the art of homebuilding.

As you explore the showcased homes, we hope you'll find inspiration, marvel at the ingenuity of our builders, and gain fresh insights into the world of design and construction. This Parade celebrates dreams, creativity, and the possibility

of turning houses into cherished homes.

Thank you for joining us on this journey and for participating in this beautiful celebration of community and craftsmanship. Enjoy the Parade of Homes!

**Lori Parker**  
Chair, 2023 MBIA Parade of Homes Committee

# Letter from the EXECUTIVE OFFICER



As a new Executive Officer of the MBIA, I am thrilled to be part of this fantastic event in our Missoula community. I've been around the Parade of Homes as a volunteer, visitor, and, even one year, a decorator. However, this is the first time I've seen the millions of moving parts required to make this event happen.

My heartfelt appreciation to every person who jumped in to make this a successful show, including the incredible POH committee, our Board of Directors, and our talented builder members and subcontractors who made it all possible.

Another huge thank you to the sponsors who sign up annually to make our Association possible. Our members love you, and we love you. Please look at our sponsors below and be sure to thank them when you see them, and most importantly, give them your business when you can! Have a fabulous Parade, and get lots of great ideas!

**Madeline Heitzman**  
MBIA Executive Officer

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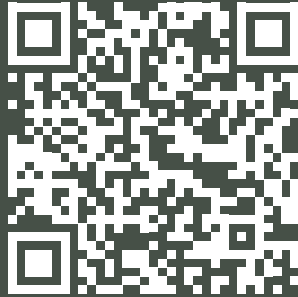
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Home  
Number  
on Map

1

## DIRECTIONS:

West on Mullan Road, Turn Right at Ranch Club Road, Turn Left at Bunkhouse Place.

## ABOUT THE HOME

Discover the epitome of modern luxury in this exquisite 5-bedroom, 3.5-bathroom Ranch Club Golf Course residence. Nestled on the bluff overlooking the 10<sup>th</sup> hole fairway, the location showcases the scenic view of the golf course community and Montana's natural beauty.

The open-concept kitchen/living/dining areas and generously sized rooms echo the vast landscape for seamless living. Vaulted ceilings, white walls, and abundant windows make the home light, open, and airy. Combined with the black cabinets' richness and the warmth of the walnut accents, this home strikes a harmonious balance.

Unexpected and oh-so-welcome design moments include a barreled hallway, playful bathroom wallpaper, and a moody dark green accent wall in the Irish-themed bar.

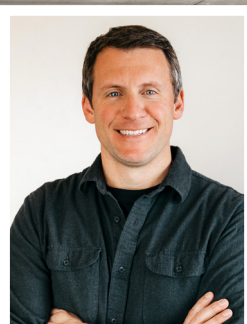
The outdoor living areas on both levels complete the home for elevated livability in Big Sky Country.



Mark Edgell, President  
James Hogue, Vice President  
(406) 721-1826  
edgellbuilding.com

# the Fairway Retreat

2871 Bunkhouse Place • Missoula, MT



Edgell Building was started in Missoula in 1979 by David Edgell and has grown into one of the most recognized and respected names in Northwestern Montana building. Firmly rooted in residential home building and remodels, Edgell Building has been involved in the Missoula Parade of Homes consistently and has earned many awards over the years for outstanding work.

Edgell Building's projects include custom residential homes in all price ranges, as well as additions, remodels, multifamily properties, and specialized commercial projects. Now led by David's son Mark, Edgell's team of industry professionals is dedicated to building inspiring and innovative projects at the highest level. In addition, developing and building attainable neighborhoods in Missoula has been a foundational cornerstone since the company's inception, and continues to be a top priority today.

Mark grew up in the construction industry and accompanied his dad to hundreds of job sites through his childhood. The day Mark got his driver's license Dave taught him how to back up a clean-up trailer, and the rest, as they say, is history. During college, while pursuing a B.S. in Business Management from the University of Montana, Mark honed his construction skills and expertise. He has been a full-time part of Edgell Building for 17 years and brings valuable experience and unmatched knowledge to his leadership role.

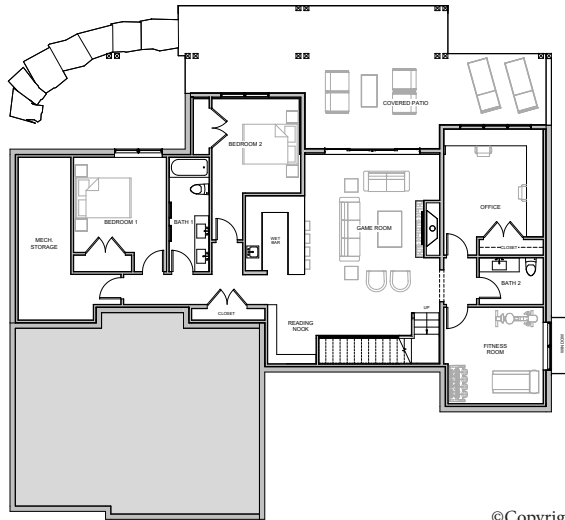
James Hogue, Vice President of Edgell Building, started as a residential project manager in 2016, and specialized in residential remodels and mid- to high-end custom homes. Since then, James has proven to be an integral part of the company, with both construction and accounting expertise. James holds a B.S. in Business Administration with an emphasis in Accounting from San Diego State University.

Edgell Building is synonymous with quality and excellence. Through creating relationships within the Western Montana community, and their unmatched integrity, Edgell Building strives to provide the best customer experience in order to be Montana's most trusted builder.

## MAIN LEVEL



## LOWER LEVEL



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### SQUARE FOOTAGE:

Total	4356
Main	1775
Lower	1775
Garage	806

## *A special thanks to the following* MBIA MEMBERS SUBCONTRACTORS AND SUPPLIERS

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Highline Plumbing, LLC  
Integrity Window & Door

Jack Riska Insulation  
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Pierce Flooring & Design  
Western Montana Lighting

## HOUSE DESIGN

The Fairway Retreat is the stunning result of a collaboration with Edgell Building, NC Design Studio Architects, and the homeowners. The modern and contemporary style is evident in every design detail, from the clean exterior roof lines to the carefully selected furniture and decor. Minimalist Scandinavian design and mindfully crafted spaces give the home a perfect balance of beautiful form and deliberate function.

The home's exterior finishes include an appealing contrast of black windows against white stucco siding and sleek metal roof accents. Ipe siding and black masonry details reiterate the contemporary elegance of the home.

Step inside the front door to experience open-concept living at its finest: a seamless living, dining, and kitchen flow. Vaulted ceilings, abundant windows, and white oak floors give this home a light and expansive feel. Two floor-to-ceiling fireplaces with black rock surround add warmth and balance.

A true chef's kitchen features white quartz countertops, black cabinets, and a gorgeous walnut island. Catering to both style and practicality, thoughtful details include black plumbing fixtures, a beverage refrigerator, and a walk-in pantry.

The primary bedroom features a spa-inspired ensuite bathroom with walnut cabinetry, black plumbing fixtures, a free-standing soaking tub, and a curbless glass and tile shower. Radiant heated flooring provides comfort and warmth on even the coldest Missoula days.

The elegant glass stairwell to the lower level adds to the graceful and airy atmosphere of the interior great room. The walk-out basement provides another indoor/outdoor flex space for entertainment and relaxation. Enjoy a drink at the Irish-themed private bar or some relaxing yoga in the comfort of the fitness room.

The outdoor living spaces on both levels are the true stars of this home and serve to complete the effortless sophistication of The Fairway Retreat.

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Home  
Number  
on Map

2

## DIRECTIONS:

At the intersection where Stephens Ave meets 39th street and SW Higgins, turn south onto High Park Way. In about .6 miles turn right onto Whitaker Drive, in .5 miles turn left on to Ben Hogan Drive, then .2 miles on your right.

## ABOUT THE HOME

Nestled atop the distinguished Ben Hogan Drive stands an architectural masterpiece...

As you approach, it becomes evident that this home redefines mountain modern living. The sleek lines and tasteful blend of natural materials, against the picturesque backdrop of Mount Dean Stone, create an awe-inspiring sight.

The clever design ensures that this 4 bedroom, 4.5 bathroom residence has ample space for everyday modern living, but it's also sure to capture the breathtaking vistas from every room. The heart of this beauty lies in the center of its expansive open floor plan, where the living, dining, and kitchen spaces integrate seamlessly into an area that exudes warmth and sophistication. Sunlight effortlessly dances throughout the residence, thanks to the abundance of windows celebrating the beauty of some of Missoula's most sought-after views. The interior flows fluently to outdoor living in every direction. The covered patios gracefully transition down to the terraced yard, offering an intimate retreat or an ideal space for entertaining guests.

With two levels of architectural finesse, 4,450 sq. ft. of infinite details, and 1,300 sq. ft. of panoramic patios, this home elegantly encapsulates the spirit of both contemporary luxury and Montana living.

This residence isn't just a house; it's a lifestyle reimagined, and it's sure to captivate the hearts and minds of all during the 2023 Missoula Parade of Homes.



406 241 0231

— Residential Construction —

Luke Chambers, President  
chamberscustomdesign.com

# *the* Mountain Modern Majesty

123 Ben Hogan Drive • Missoula, MT



As a second-generation contractor, construction has been a large part of my life for as long as I can remember. I grew up on my dad's job sites, playing and working with him since the first grade. While other kids were goofing off and going to the pool during their summer breaks, I insisted on going to work with my dad every day.

It was there that I absorbed countless invaluable trade secrets from a true master carpenter, along with lessons about life and priceless memories made. Most importantly, he cultivated principles of integrity and character that would last a lifetime. Little did I know then, but in those twelve formative years, my dad built more than just houses. He was also building a future for Chambers Custom Design, a small family legacy he established in 1973.

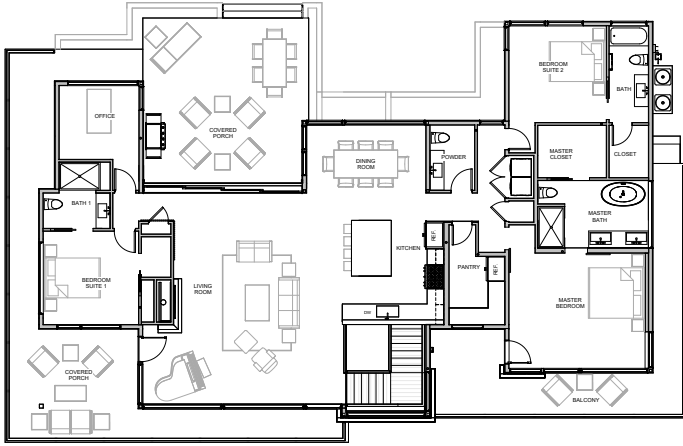
I went on to graduate college with a Construction Management degree in 2003. I ventured into project management before taking the reins of the family business as planned.

20 years later... I've built many homes since then and hope to build many more, but most importantly, I plan on building a business that will be around for my kids someday.

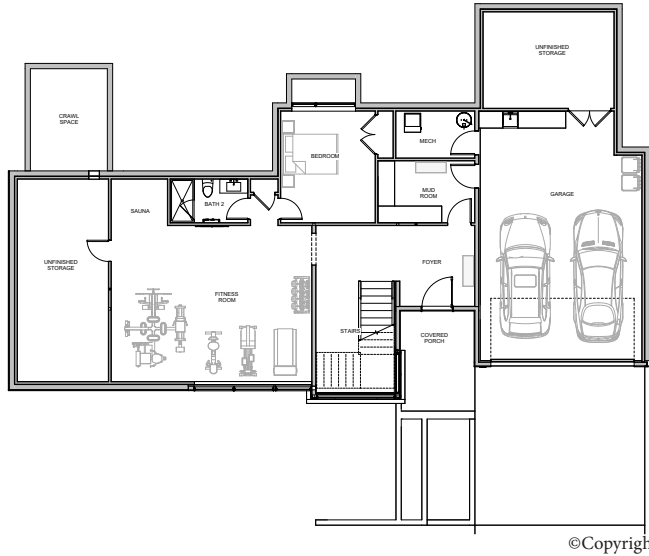
My love and commitment to original, creative design continues to grow. While continuity and meticulous attention to detail are still paramount, my ultimate idea of success lies in the contentment of our happy homeowners.

Each of these homes is a product of collaborative effort made by so many. I couldn't do what I do without my amazing team and greatest teammate/wingman ever, Scott Antonson.

## MAIN LEVEL



## LOWER LEVEL



### SQUARE FOOTAGE:

Total	4449
Main	2458
Lower	1991

*A special thanks to the following* **MBIA MEMBERS  
SUBCONTRACTORS AND SUPPLIERS**

Al Tucker Drywall  
Builders FirstSource  
Clearwater Credit Union  
Direct Source  
First Security Bank  
Great Floors

Imperial Granite  
Integrity Window & Door  
Kodiak Lawn &  
Landscaping  
Mountain Supply  
Revel Real Estate

## HOUSE DESIGN

The creation of “Mountain Modern Majesty” was a collaborative effort and result of collective genius. Inspired by modest homeowners passionate about architecture, intricately designed by the esteemed local architect Nic Cole of NC Design and meticulously brought to life by Chambers Custom Design.

Every sq ft of this home was cohesively designed with the homeowner’s exquisite architectural taste and reasonable needs for function in mind.

Luke Chambers, the visionary and driving force behind Chambers Custom Design, was honored to take on the challenge of bringing these worlds together. While there were hundreds of questions left unanswered, complexities, and adversities along the way, he always returned to the three simple goals he set at the beginning of this project.

- Melting the structure into the mountain, with respect for the original grade lines, in the cleanest and least offensive manner possible, from start to finish.
- Bridge the gap of obstacles between the architect’s original vision/intended design and reality.
- Commitment to balancing modern architecture with the feeling of organic mountain warmth while maintaining the authenticity of Montana living.

The homeowners worked hand in hand with Chambers Custom Design to carry out the exterior hardscape design and layout ideas originally inspired by NC Design. The continuous concrete retaining walls, planter boxes, and custom fences perfectly picture-frame their outdoor sanctuary while maintaining continuity with the home’s structural concrete and aesthetic elements.

We later passed the torch along to Paul Frank, owner of Kodiak Lawn & Landscape, who methodically applied the finishing touches with a brilliant landscaping job. He stepped up with a subterranean irrigation system, followed by flowing lawns with tastefully intermittent rock beds, native plants and trees from Caras Nursery, among other locally owned and operated nurseries.

# Client Inspired

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Home  
Number  
on Map

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### DIRECTIONS:

Take W Broadway St/US 10 W heading west, Turn L onto Waldo Rd/ Waldo Williams Rd, Turn Left onto Victoria Drive, Destination on Right.

## ABOUT THE HOME

Flexible space is the greatest asset of this Encore floor plan based on the best-selling Orchard model.

At 2,258 square feet, this larger home is a favorite of frequent entertainers for its expansive kitchen, large pantry, and adjoining open living and dining areas. For an added bonus, choose between an optional desk or beverage center along one wall to complete this beautiful layout. The spacious and private main suite boasts a deluxe ensuite with dual vanity, a separate shower, and an enormous closet. The other two sizable bedrooms, one of which can be converted into a den or office, share a second bathroom.

Exclusively available for the Orchard Encore, choose between an excessive bonus room or an optional Jr. Suite as a generous fourth bedroom - this option offers a large closet and its own full, private bathroom - located just above the garage.

# *the* Orchard Encore

9761 Victoria Drive • Missoula, MT



From the very beginning, our focus at Hayden Homes has been on building quality homes and a strong community. Founder Robert Watson always stressed the importance of delivering the highest quality home at the lowest possible cost.

Our dedication to our communities ranges from hiring and supporting local businesses and trades to starting First Story— a nonprofit providing affordable homes to qualified families.

The people-first mentality is evident in everything that we do. We provide the highest quality work while delivering the greatest value on each and every home that we build. We hire and source materials locally. We partner with nonprofits, provide the dream of home ownership to deserving families, and empower every team member to be the next generation of givers.

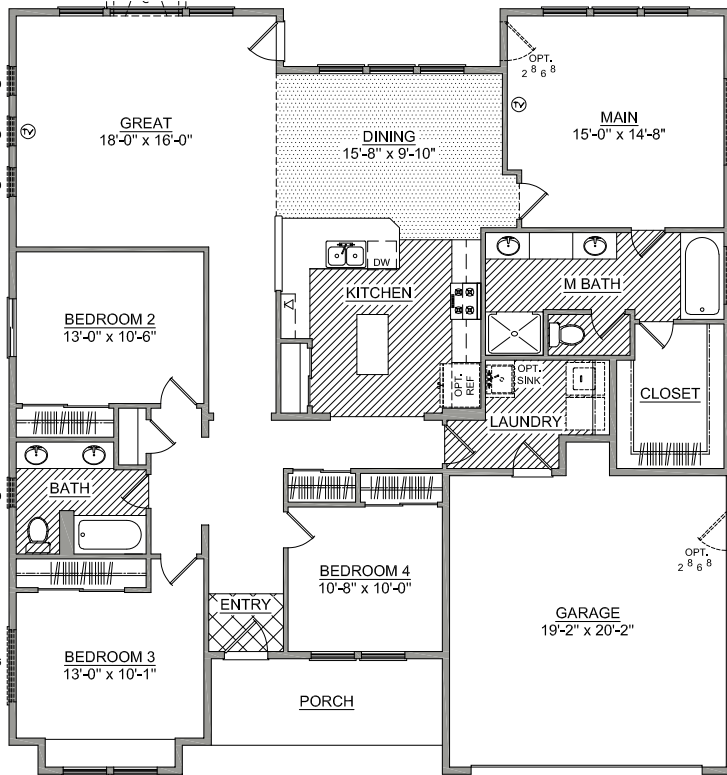
We call it, Give As You Go.



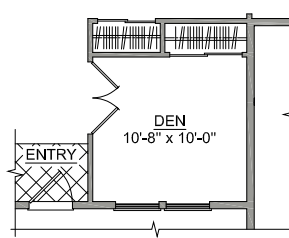
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Tori Morgan  
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## MAIN LEVEL



## OPTIONAL DEN



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## SQUARE FOOTAGE:

Total .....	2258
Main .....	1800
Garage .....	458

## GRAND OPENING

Last fall Hayden Homes' new community cut the ribbon in Western Montana: O'Keefe Ranch Estates! Nestled within minutes of the City of Missoula, this community offers walking trails and multiple parks, and is located in the highly sought-after Frenchtown School District with close proximity to shopping, craft breweries, restaurants & endless outdoor recreation!

Our community managers are on site EVERYDAY from 11 AM - 5 PM.





# Missoula's Building Industry: Working for YOU

The 2023 Parade of Homes, as featured in the Parade Magazine, is brought to you by the Missoula Building Industry Association. The foundation of our association is the hard-working women and men of the building industry. They are true entrepreneurs and take considerable risks in an ever-changing environment to build homes for our community. They are masters of the building trade and stay contemporary with sustainable building techniques. They achieve compliance with changing building code requirements. They juggle human resources in periods of short labor supply and work through and around material shortages. Their ability to navigate through all of these variables supplies Missoulians with homes across the range of all family incomes. While our builder-members are constructing homes, they are also creating an amazing number of jobs in the building trades and local government jobs to administer zoning and building code compliance, reviewing and inspecting streets, sewers, water, sidewalks, and storm drainage.

Supporting our builder-members are our associate and affiliate members. These are the men and women who do business with the builders and supply the vital jobs in windows, doors, roofing, siding, plumbing, electrical, architecture, engineering, infrastructure construction, financing, title insurance, furnishings, landscaping, and the myriad of other jobs and materials needed by the building industry. Our associate members also include not-for-profit organizations supplying Missoula with homes, such as Habitat for Humanity.

Look through the 2023 Parade of Homes Magazine and meet the builder-members at the heart of the Missoula building industry and the associates who support them.

***Together, we are the Missoula Building Industry Association, and we hope you enjoy this year's Parade, showcasing our collaborative work.***

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2021 Parade Home



2021 Peoples Choice Winner



2021 Best Kitchen Winner



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Construction Inc.

*Exceeding Expectations!*

Phone: 406.542.0200 • [www.MostadConstruction.com](http://www.MostadConstruction.com) • 729 Central Avenue



Home  
Number  
on Map

4

## DIRECTIONS:

From SW Higgins Turn onto Pattee Canyon Rd. and travel .2 mi to Whitiker Dr. Turn right onto Whitiker Dr. and travel 1.6mi. to Dean Stone Dr. Turn left onto Dean Stone Dr. and the home will be on your left on the corner.

## ABOUT THE HOME

Take in the tranquil panoramic views of the Missoula Valley from this contemporary prairie-style home. Innovative amenities pair with a tasteful design to draw in light through large windows while providing a warm, inviting aesthetic. Walk through the custom front door into the main-level living room, where a stunning fireplace offers a warm and inviting place to unwind. The master suite on the main level includes a meditation room, fireplace, and curbless walk-in shower, capped off by His and Hers walk-in closets. The kitchen includes a large center island, Thermador professional appliances, and a large butler's pantry. As you wander from the kitchen into the 4-seasons room, allow the breathtaking views of the Missoula Valley to melt your worries away. The lower level features a golf simulator that works double duty as an entertainment and movie space when paired with the adjoining recreation room. An exercise room, two guest bedrooms, two bathrooms, an office, and plenty of storage space finish off the lower level.

# *the* Peaceful Prairie Peak

202 Dean Stone Drive • Missoula, MT



### *“Exceeding Expectations.”*

For more than 40 years, the team at Mostad Construction Inc. has been making the dream of homeownership come true for families in Missoula. Known for their attention to detail and desire to maintain a high degree of quality in all their homes, Mostad Construction is proud of its reputation for

providing craftsmanship and the relationships the team builds within the community. Over four decades of successful homebuilding have allowed Mostad Construction to build a great team of employees, subcontractors, and suppliers who all share the common goal of creating high-quality homes. Mostad Construction also knows that new home projects are personal and often represent a client's dream coming true, that each new home is designed and built to fit the client's needs and lifestyle.

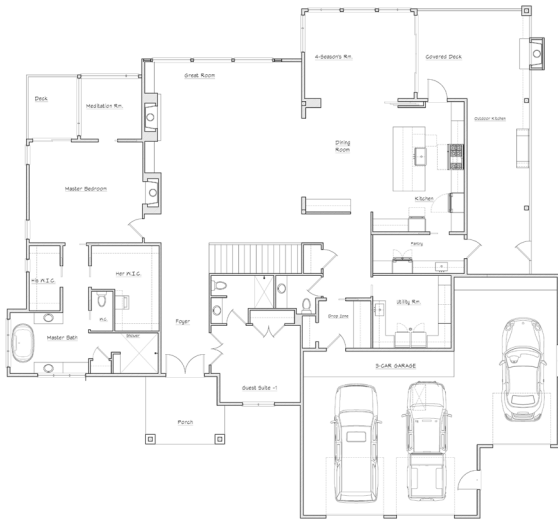
Gene and his sons believe that every home they build should be a rewarding experience for the homeowner. Mostad Construction is a family business, and they want their homeowners to feel like they are part of the family. They work diligently to build the highest quality home for every homeowner. Lance and Loren understand and respect the reputation for outstanding homes that their father, Gene, has built over the last 40-plus years. They are honored to work in the family business and are proud to work alongside our homeowners to help them achieve the home of their dreams.

Mostad Construction's homes have appeared in the Parade of Homes numerous times before, a testament to the years of consistent quality and attention to detail poured into each project. Each project is as unique as the homeowner dreams it, and each home deserves the quality of construction and unique design that Mostad Construction brings every time.

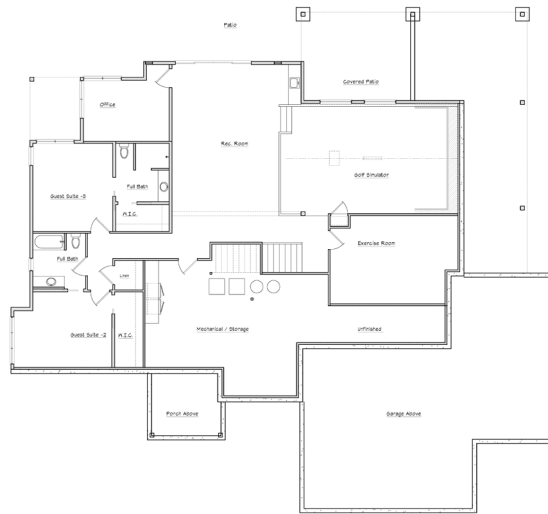


Lance, Gene & Loren Mostad  
(406) 542-0200  
mostadconstruction.com

## MAIN LEVEL



## LOWER LEVEL



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### SQUARE FOOTAGE:

Total .....6168  
 Main .....3084  
 Upper.....3084

## *A special thanks to the following* MBIA MEMBERS SUBCONTRACTORS AND SUPPLIERS

Al Tucker Drywall  
 Boyce Lumber & Design  
 Full Spectrum Painting, Inc.  
 Garage Door Guys

Lynch Insulation  
 Missoula Works, Inc.  
 Pierce Flooring & Design  
 The Closet Guy/Blind Side

# THE DESIGNERS & ARCHITECTS

**Camp Martini Design**  
 406.250.3982  
 coltonmartini.com

Integrating a natural landscape and the lifestyle behind it is our mission at Camp Martini. We take pride in finding the parallel amongst design and lifestyle to create the place you will always want to call home.

Camp Martini embraces the fact that sometimes you have to be a bit crazy with a dedication to get the best ideas and not compromise your vision to do it. We constantly seek innovative ideas, viewpoints, processes, and technologies so we never stop being the best.

**Modory + Amira - Furnishings**  
 406.549.8288  
 modory.com

**Laney Hensel - Lighting Design**  
 406.360.5908  
 ct-lc.com

**GAVIN-hanks  
 Architecture**  
 406.543.1477  
 GAVIN-hanks.com

GAVIN-hanks is a full-service architecture firm located in Missoula, Montana. GAVIN-hanks' philosophy is that good design is good for our communities. We work in a collaborative process that builds a foundation of trust and commitment to common goals among all design team members. The end result of this process leads to architecture that reflects the design aesthetics of not just the architect but all involved. We do not develop projects that are monuments to the architect. We create projects that are good for your communities. Good design and commitment to our clients is what GAVIN-hanks is all about.

# LOCATOR MAP

FRIDAY, SEPTEMBER 15  
*through*  
SUNDAY, SEPTEMBER 17, 2023

*the* **Fairway Retreat**  
2871 Bunkhouse Place • Missoula, MT

West on Mullan Road, Turn Right at Ranch Club Road, Turn Left at Bunkhouse Place.



*the* **Mountain Modern Majesty**  
123 Ben Hogan Drive • Missoula, MT

At the intersection where Stephens Ave meets 39th street and SW Higgins, turn south onto High Park Way. In about .6 mi turn right onto Whitaker Drive, in .5 mi turn left on to Ben Hogan Drive, then .2 mi on your right



*the* **Orchard Encore**  
9761 Victoria Drive • Missoula, MT

Take W Broadway St/US 10 W heading west, Turn L onto Waldo Rd/ Waldo Williams Rd, Turn Left onto Victoria Drive, Destination on Right.



*the* **Peaceful Prairie Peak**  
202 Dean Stone Drive • Missoula, MT

From SW Higgins Turn onto Pattee Canyon Rd. and travel .2 mi to Whitaker Dr., Turn right onto Whitaker Dr. and travel 1.6mi. to Dean Stone Dr. Turn left onto Dean Stone Dr. and the home will be on your left on the corner.



*the* **Vista View**  
5883 Vang Court • Missoula, MT

Take Highway 93 South, turn onto Blue Mountain Rd. at the Peak Fitness Center; travel .2 mi to the intersection of Vang Ct., turn right onto Vang Ct. and continue to the end of the street, it is the green home on the right.



*the* **Pinehurst**  
4403 West Broadway • Missoula, MT

Take Airway Blvd. exit off I-90, travel south straight through the roundabout to the light. Left on W. Broadway, Right on Whipporwill Drive, Right on the first driveway to Great Homes.



*the* **Mountain Ranch**  
24570 Stonefly Road • Clinton, MT

From Missoula, 20 miles East on I-90 to exit 126 - Rock Creek Road. At exit, turn left (North) over the bridge and continue to the entrance to Ridge Above Rock Creek on the left. Go through the Ridge Above Rock Creek Gate onto Stonefly Road.

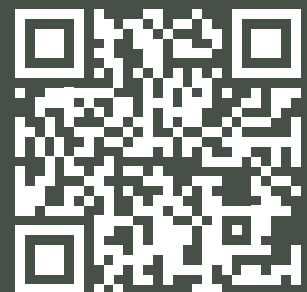


*the* **Stone Ranch House**  
VIRTUAL ONLY

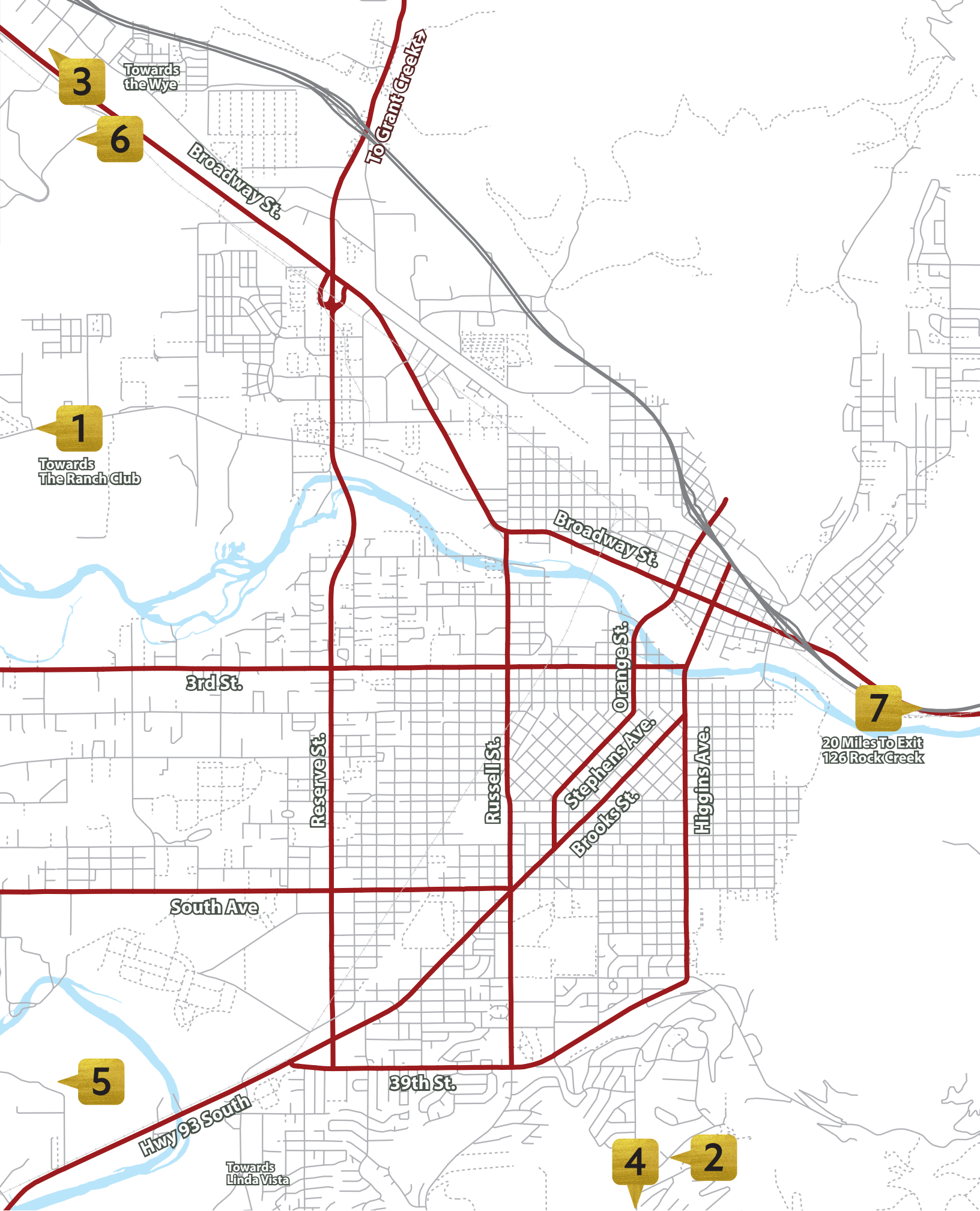
This home is available online only. To tour the Mountain Modern Majesty, visit [MissoulaParadeofHomes.com](http://MissoulaParadeofHomes.com).



Scan for photos and additional details on all the Parade Homes.







3

Towards  
the Wye

6

Broadway St.

To Grant  
Creek

1

Towards  
The Ranch Club

3rd St.

Broadway St.

7

20 Miles To Exit  
126 Rock Creek

Reserve St.

Russell St.

Orange St.

Stephens Ave.

Brooks St.

Higgins Ave.

South Ave

5

Hwy 93 South

39th St.

Towards  
Linda Vista

4

2

# BUILDING FUTU



Articles written by Mike Maine, IMEG

*Mike is a civil designer/planning technician for IMEG and has volunteered for this year's Parade of Homes Committee.*

## HELLGATE HIGH SCHOOL Building Trades Course

In 2023, MBIA took the opportunity to deepen our relationship with local leaders. One outstanding leader, Chip Reinhardt, and the Hellgate High School Building Trades Program have taught, mentored, and led students for over a decade. His program allows students to gain valuable real-life skills and explore various building trades as future career paths through multiple course levels, real-life experience, and hands-on projects.

Producing young tradesmen and women takes a village; Chip is grateful to partner with local builders and MBIA Members. This summer, our partnership included a Golf Tournament at Larchmont Golf Course; during the school year, Chip welcomes builders to be vocational guest speakers, host job site tours, sponsor a student, donate building supplies, and bring on students for Pre-Apprenticeships. All of these bring firsthand experience to students, allowing them to explore Building Trades beyond a textbook. To learn more about this program, you can contact Chip directly at [Chrinehart@mcpsmt.org](mailto:Chrinehart@mcpsmt.org) or call/text his phone at (406) 240-2425.



*A bench and picnic table created by students in the program for this year's MBIA Home Show*



# URES IN TRADES



*Students from the Missoula College gaining hands-on project experience.*



## **MISSOULA COLLEGE** Sustainable Construction Technology Program

MBIA also wanted to recognize another program dedicated to producing independent, responsible tradesmen and women. John Freer and his team with the Missoula College Sustainable Construction Technology program offer students an opportunity to gain real and valuable skills in a hands-on learning environment with several different degree paths. These include various certifications, a job site-ready program, and a 2-year associate degree. The associate degree allows students to construct a house from start to finish, setting individuals up for real-life experience before graduation. If you would like to learn more about John and his students, please get in touch with him at [John.Freer@Mso.umt.edu](mailto:John.Freer@Mso.umt.edu).

Home  
Number  
on Map

5

# *the* Vista View

5883 Vang Court • Missoula, MT

## DIRECTIONS:

Take Highway 93 South, turn onto Blue Mountain Rd. at the Peak Fitness Center, travel .2 mi to the intersection of Vang Ct., turn right onto Vang Ct. and continue to the end of the street, it is the green home on the right.

## ABOUT THE HOME

Comfortable is the feeling that describes the way this home lives. This 3-bedroom, two-full-bath home features stunning views of the Missoula Valley to the East. The highlights of this home are the kitchen, bar, and butler's pantry with BBQ wall. The drop zone provides function and storage, plumbed for a washer/dryer for future use. The homeowners installed the washer & dryer in the master closet for convenience.

The spacious master bedroom features a sliding glass door that shows off impressive views of Missoula Valley and grants access to the deck. The deck access allows for private mornings spent sipping coffee or accessing the hot tub. The master bath features a heated floor, smart shower, ample storage, and access to the master closet and laundry area.

The spacious, covered deck features a glass railing allowing for unobstructed year-round views, cookouts, and entertainment. The deck and fenced yard are accessible from the dining room and the master bedroom.

The placement and layout of the home give it a feeling of privacy not often found in a subdivision. The driveway and three-car garage design allow for storage and function for the client's next adventure.



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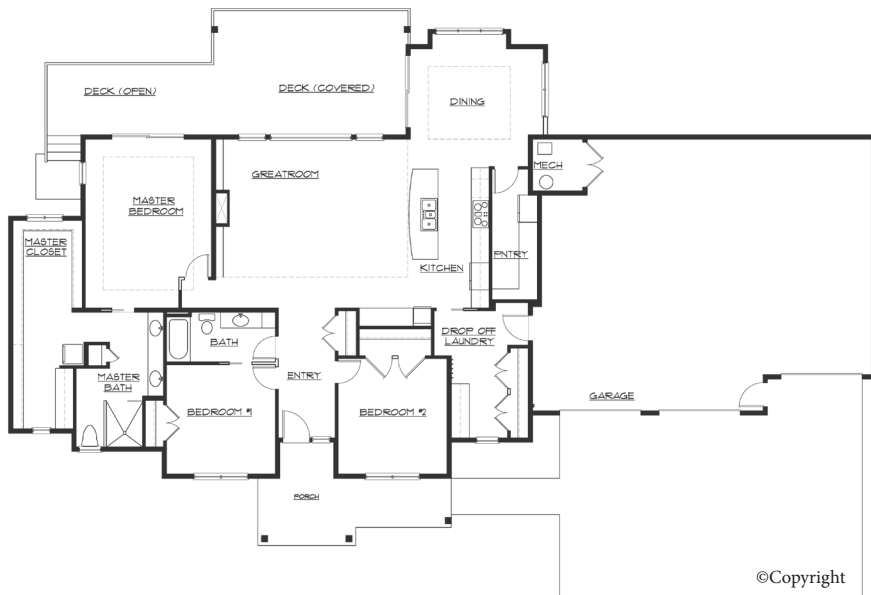
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Lance, Gene & Loren Mostad  
(406) 542-0200  
mostadconstruction.com

## MAIN LEVEL



## SQUARE FOOTAGE:

Main .....2134

# THE DESIGNER/ FURNISHER/ ARCHITECT

**Camp Martini Design**  
406.250.3982  
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Integrating a natural landscape and the lifestyle behind it is our mission at Camp Martini. We take pride in finding the parallel amongst design and lifestyle to create the place you will always want to call home.

Camp Martini embraces the fact that sometimes you have to be a bit crazy with a dedication to get the best ideas and not compromise your vision to do it. We constantly seek innovative ideas, viewpoints, processes, and technologies so we never stop being the best.

**Madison Creek Furnishings**  
406.251.2800  
madisoncreekfurnishings.com

Madison Creek opened for business in 2006 in Stevensville, Montana, and moved operations to Missoula in 2012. Over the years, we have become synonymous with quality furniture with a rustic, mountain-modern flair. We believe every home should be beautiful, and our mission is to help every client find something "uniquely you."

**Robert D. Robinson Architects**  
Bob@RDRArchitects.com  
406.531.2993

## *A special thanks to the following* MBIA MEMBERS SUBCONTRACTORS AND SUPPLIERS

Al Tucker Drywall  
Boyce Lumber & Design  
Full Spectrum Painting, Inc.  
Garage Door Guys

Lynch Insulation  
Pierce Flooring & Design  
The Closet Guy/Blind Side



# No Trend Lasts Forever, Especially in the Housing Market

Raising an autistic child, I often use the phrase, “if you’ve met one autistic person, you’ve met one autistic person,” because honestly, no two are alike. That experience has helped me to better understand the state of our current real estate market as well, because in all my 23 years in this industry, I’ve never seen something quite like this before.

If there’s one thing that’s constant about the real estate market, it’s that it’s always changing, and it’s unlikely that we will ever experience a time like this again. Currently, high interest rates dominate the headlines, possibly the highest I’ve ever seen in my time. Although my mom used to reminisce about her time as an agent in the 80s and would tell me about the double-digit interest rates back then. Gone are the days of the 3% mortgage, and as a result, we now face significantly larger monthly payments for the same loan amount. This is having a significant ripple effect in our market. Would-be sellers are choosing to wait for rates to improve, which in turn is keeping inventory lower than expected. The result of low inventory leads to stronger competition for available housing, higher sales prices, and shorter time on the market. This is the current situation in the greater Western Montana market. We are witnessing a battle between two forces for control: high rates that limit buyers’ borrowing capacity, and low supply, which typically results in stronger and higher sales prices.

So, what lies ahead? Unfortunately, when I received my degree from the University of Montana, there was no course available on how to read a crystal ball. However, here is what the experts are saying at the national and regional levels that could provide us with some insight into what to expect as we approach the end of 2023 and move into 2024. What we’re being told is to expect a more predictable market in 2024. Rates are expected to start heading down, and as a result, more housing inventory should become available. The key factor to consider when watching mortgage rates is not so much the federal prime rate, but rather the 10-year treasury yield. Once the 10-year treasury yield begins to decrease, it is likely that mortgage rates will also start to decline. Lower rates will mean better borrowing power and will provide a renewed incentive for current homeowners to list their properties, in hopes of finding a property that better fits their current needs. An area of opportunity in this market, according to many national experts, is to consider new construction. At this point, new construction is becoming a more significant factor in the available housing inventory than it has been in quite some time.

What about home values? Where will they go? At this point, all signs still indicate generally flat to minimal appreciation gains. Through the pandemic, homeowners in our area saw the median value increase from



\$315,000 in 2019 to \$531,500 at the midway point of 2023. That represents a 68.7% increase in homeowner equity and wealth. That increase in equity is something many current homeowners could use as a substantial down payment on another property if the opportunity (and interest rates) is favorable. Even in the face of a moderate or slight decline or the current ongoing flat market, most homeowners will still have a significant amount of equity.

What happens if a crash occurs? Experts are not expecting it, but if one were to occur, I would assume it would be on a smaller scale than the “real estate bubble” years of the Great Recession. This market has seen values go up due to supply challenges, not because of mortgage practices that gave out larger loans based on stated income and no documentation of employment. Homeowners are not in a negative equity position, and those who find themselves in a difficult situation can easily sell their homes instead of going through foreclosure or a short sale. The “peak to trough” of the real estate bubble in Missoula saw values decrease by 6.8% over a period of 4 years. If a similar situation were to occur in our market again, it would not have a significant impact on most homeowners. You can access all these statistics through the Missoula Housing Report, which I oversee as the chairperson on behalf of the Missoula Organization of Realtors.

These points bring me full circle to my opening statement: no trend in this market lasts forever. What I encourage all individuals who currently own or are planning to own property is to be prepared for the next market shift, which may occur sooner than anticipated! Missoula is a wonderful and vibrant community that is not without its challenges, that’s for sure. The next wave of opportunities is just around the corner.

Will you be ready?



**Brint Wahlberg**  
*Windemere Real Estate  
Chairperson, Missoula Housing Report  
Missoula Organization of Realtors*

Home  
Number  
on Map

6

#### DIRECTIONS:

Take Airway Blvd. exit off I-90, travel south straight through the roundabout to the light. Left on W. Broadway, Right on Whipporwill Drive, Right on the first driveway to Great Homes.

## ABOUT THE HOME

The Pinehurst includes all the high-quality construction features that Great Homes is known to provide. This three-bedroom, two-bath home with its open floorplan and great natural lighting is sure to impress. Whether it's the large Living Room, the immense Master Bathroom, or the beautiful Kitchen, there's a feature for everyone to enjoy. This spacious single-level home has a separate Activity Room, making the open concept inviting to guests. The luxurious Kitchen is generous enough to host various events, from game night to Thanksgiving dinner. The large Living Room windows work perfectly to gaze at the beautiful landscape. Whether entertaining guests or relaxing from a long day, the Pinehurst welcomes you.

# *the* Pinehurst

4403 West Broadway • Missoula, MT



Great Homes is a family-owned and operated business helping families find affordable housing for over two decades. Realizing there was a need for high-quality, affordable housing in the Missoula area, the Phillippi family searched for a manufacturer that offered the quality and customizability their customers had grown to expect. Since opening Great Homes in 1996, they have helped over 900

families secure the home of their dreams. The Great Homes staff is professional, thorough, honest, and dependable.

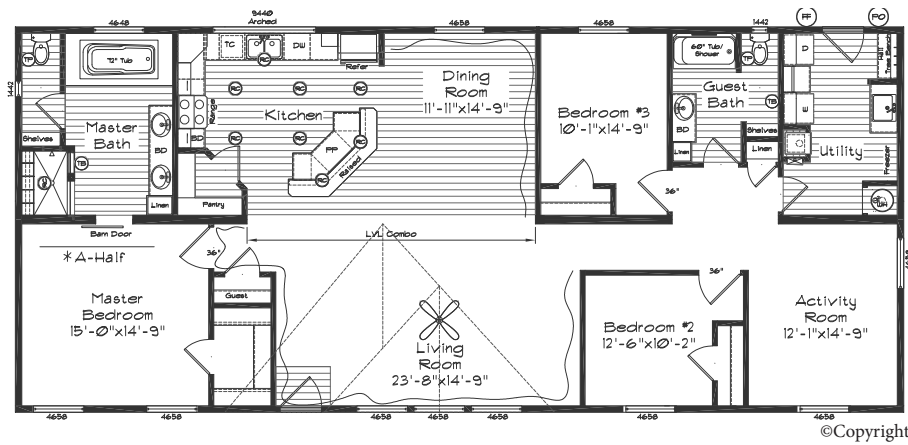
With over 40 years in the construction industry, they hold an old-fashioned philosophy that customer satisfaction is the best means of advertisement. There are a lot of other houses out there, but they're not Great Homes.



Travis Phillippi, Great Homes  
greathomesinc@gmail.com  
(406) 549-4300



## MAIN LEVEL



### SQUARE FOOTAGE:

Main .....2006

## THE DESIGNER



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KIT Custom Homebuilders has been a leader in the housing industry since 1945. For over 70 years, they've been perfecting the art of building quality, affordable, and customizable homes.

Over the years, Kit has helped thousands of families fulfill their dreams of owning a new custom home. They have always aimed to provide their customers with personalized service, plentiful options, and a superior level of quality.

[www.kitwest.com](http://www.kitwest.com)

## OTHER FLOOR PLANS AVAILABLE

At Great Homes, we have over 80 different base floorplans for you to choose from. All of which are highly customizable to fit your lifestyle. You will have the ability to alter the layout, pick your interior and exterior finishes, and choose the features that makes your home unique to you.

Come see how affordable the home of your dreams can be and give us the opportunity to say, "Welcome Home, Welcome to Great Homes".

Visit [GreatHomesInc.com](http://GreatHomesInc.com) for details.



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## Montana Building Industry Association Seeks Volunteers For Interim Committee

Areas we plan to focus on in the interim include:

- Workers' Compensation - ICEC certification & Insurance
- Exempt Wells - Working Group & Legislation
- Building Codes - Building Codes Council - Gov Appointment Request

Interim Committees - (Member Participation Opportunity!!)

- DEQ - Subdivision Advisory Taskforce - MBIA exec participates.
- DLI - Work with DLI & Gov's Office on Participation with Building Codes Council
- DNRC - Comprehensive Water Review - MBIA exec appointed
- WPIC - MBIA Exec attends
- ETIC - MBIA Exec attends
- MBIA - Members Encouraged to Participate and work on proactive solutions



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INSURING  
PREVENTION**

### Requirements

- You must be a member of MBIA
- Montana State Fund must be your Workers' Comp provider
- An approved MOD factor

[montanabia.com/grip-safety](http://montanabia.com/grip-safety)

If you are interested in serving, advising, collaborating or working with the MBIA Exec in any of the above areas, please reach out to MBIA Executive Director, Cory LeeAnn Shaw at [execdir@montanabia.com](mailto:execdir@montanabia.com)



# JSRundle Designs, LLC



“Maison Martin” ~ People’s Choice Award 2018 ~ Builder: Hoyt Homes ~ Designer: Jacque Rundle and Shelley Martin

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- Interior & Exterior Furnishing

## Interior Design Consult

- Custom Furniture
- Window Treatments
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- Art & Accessory Selection

At JSRundle Designs, we understand that each client has a unique vision for their space. That is why we take the time to listen carefully to your needs and desires before crafting a design plan that is tailored to your specific tastes and lifestyle. Our goal is to make each client’s space their own personal sanctuary.

“We highly recommend Jacque for any residential or commercial design project you’re considering. She’s simply the best!” — Colleen Smith

“Jacque helped us design a home that fit the house, our family and our lifestyle... Her guidance was crucial to keeping the process stress free.” — Christine Lustik

“Professionalism, knowledge, efficiency, great expertise, great work ethic, kindness and understanding are just a few of Jacque’s outstanding qualities.” — Bill and Jeanne Wilson



Jacque Rundle

406.880.9133 | jacque@jsrundledesigns.com  
jsrundledesigns.com



JSRundle Designs, LLC

Home  
Number  
on Map

7

## DIRECTIONS:

From Missoula, 20 miles East on I-90 to exit 126 - Rock Creek Road. At exit, turn left (North) over the bridge and continue to the entrance to Ridge Above Rock Creek on the left. Go through the Ridge Above Rock Creek Gate onto Stonefly Road.

## ABOUT THE HOME

Nestled within The Ridge Above Rock Creek's captivating landscapes, this exceptional property by Meridian Construction embodies a fusion of contemporary living and serene nature. The home boasts a zero-entry design and open floor plan with vaulted ceilings and a charming fireplace, creating a perfect blend of relaxation and gathering spaces. The expansive covered patio invites outdoor enjoyment, while the chef's kitchen offers stone countertops and stylish tile backsplash. Practicality shines through a three-car garage and walk-in laundry room.

Set on a peaceful one-acre lot enveloped by mature trees, the home radiates privacy. Modern comforts include a community water system, high-speed internet, and natural gas connections. This four-bedroom, three-bathroom custom home encapsulates meticulous consideration, offering an exceptional living experience amidst Montana's awe-inspiring setting. Embark on the journey to claim your piece of natural beauty today.

# *the* Mountain Ranch

24570 Stonefly Road • Clinton, MT



Meridian Construction Company strives to be a leader in the community and industry by providing value-added construction services to our customers and creating a successful partnership with them throughout the process.

We aim to establish a long-lasting relationship with our customers by exceeding their expectations and gaining their trust by providing exceptional performance and communication to every construction team member.

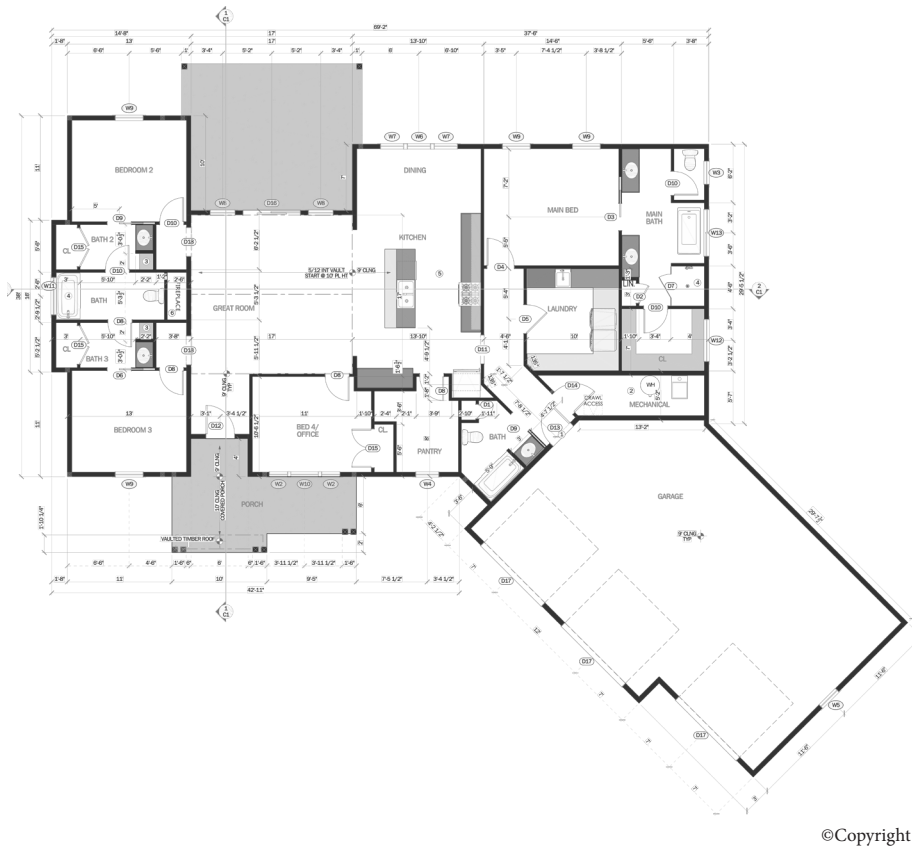
Meridian Construction Company offers a wide range of services. We have successfully completed numerous projects across Western Montana, ranging from renovations to large custom homes.

Building with Vision, Quality, and Pride! Only the best for your project.



Jeffrey Handran, President  
(406) 499-2952  
meridianconstruction.co

## MAIN LEVEL



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## SQUARE FOOTAGE:

Main .....2197

*A special thanks to the following* **MBIA MEMBERS  
SUBCONTRACTORS AND SUPPLIERS**

**Builders FirstChoice**

**Lynch Insulation**

## THE NEIGHBORHOOD



Nestled amidst the enchanting landscapes of Clinton, Montana, The Ridge Above Rock Creek is a captivating new home community

that truly redefines modern living. This vibrant neighborhood boasts an array of exceptional features, perfectly blending nature's bounty with contemporary comforts. From the moment you arrive, you'll be captivated by the serenity and grandeur that envelops this remarkable location.

**Abundance of Nature and Recreation:** Spanning over 437 acres of pristine recreation land, The Ridge Above Rock Creek beckons outdoor enthusiasts to embrace the great outdoors. With a network of walking trails and abundant green spaces, residents can immerse themselves in the natural wonders surrounding them. Step outside your door and embark on thrilling adventures, whether a leisurely walk, an exhilarating side-by-side ride, or exploring on a horse. The community's thoughtful design features common space between each 1-acre lot, allowing for a greater sense of openness and privacy and presenting you with the feeling of a larger property.

**Unrivaled Access to Nature Conservancy Land:** Adding to the allure of this exceptional neighborhood, The Ridge Above Rock Creek borders thousands of acres of Nature Conservancy Land, offering boundless opportunities for exploration. Experience the awe-inspiring vistas, connect with native wildlife, and bask in the tranquility of Montana's breathtaking landscapes. For those passionate about fishing and hunting, Rock Creek, made famous in the movie "A River Runs Through It," is just moments away, inviting you to create cherished memories in this legendary setting.

**Secluded Yet Convenient Location:** One of the neighborhood's greatest virtues is the harmonious blend of seclusion and convenience. Tucked away from the hustle and bustle, The Ridge Above Rock Creek provides a serene retreat from the demands of daily life. However, for those who wish to access urban amenities and attractions, the thriving city of Missoula is a mere 20 miles away via Highway 93, making it effortlessly accessible for shopping, dining, cultural experiences, and more.



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Hamilton, MT 59840  
406-363-7004



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team to discuss  
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Home  
Number  
on Map

8

# *the* Stone Ranch House

## DIRECTIONS:

This home is available online only. To tour the Stone Ranch House, visit [MissoulaParadeofHomes.com](http://MissoulaParadeofHomes.com), or scan the code below.

## ABOUT THE HOME

Welcome to the Stone Ranch House!

This 3 bedroom, 4.5 bath has an expansive open-concept floor plan. Stunning features include custom masonry with gas fireplace in the great room, vaulted ceilings with natural wood beams, oversized windows overlooking the city, hardwood flooring on the main level, and luxury carpet in the bedrooms. It boasts a chef's kitchen with a large island for gathering, custom hickory wood cabinetry, and quartz countertops equipped with a butler's pantry.

The primary bedroom with an adjoining bathroom features a private deck, a large walk-in shower, a soaking tub, and a spacious walk-in closet. The second and third bedrooms include full bathrooms and a shared sprawling back deck showcasing the best views of the Missoula Valley!

The two-car garage enters the mudroom, and a discrete staircase leads to a sizeable loft with a full bathroom, perfect for overnight guests! To compliment the interior masonry, there is a custom stonework accented along the front of the house that inspired the name of this gorgeous home!



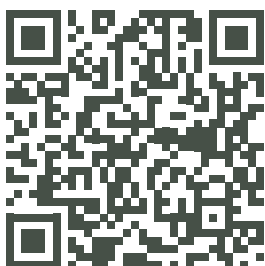
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Wade Hoyt has experience in every aspect of construction, with over 45 years in the industry. After years of working in the Pacific Northwest, Wade moved to Missoula and in 1992, Hoyt Homes, Inc. began. Starting as a small construction company 31 years ago, Hoyt Homes' steady growth is a testament to Wade's reputation for honesty and quality craftsmanship.

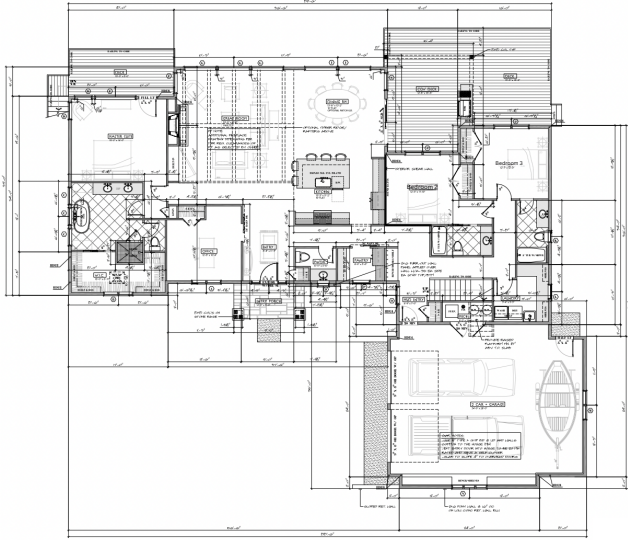
Wade and his staff take a hands-on approach to running the company, client interaction, and providing a personal touch to every build. Wade is committed to the building industry and volunteers as part of the leadership team for the Missoula Building Industry Association (MBIA). He has been a two-time President of the MBIA, MBIA Builder of the Year in 1999, 2009, 2012, 2017, 2019, and 2022, and is a long-serving Board member.



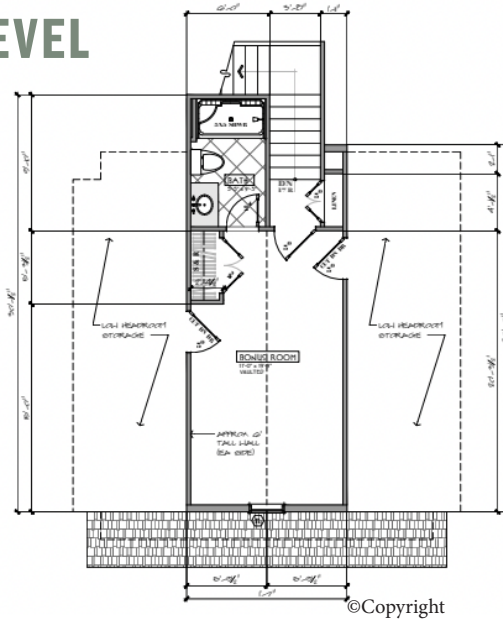
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# MAIN LEVEL



# UPPER LEVEL



### SQUARE FOOTAGE:

Total .....	3078
Main .....	2740
Upper .....	338

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# THE DESIGNER

A|H Design was started by a published designer specializing in custom design for a discerning clientele. Projects are tailored to the requirements of each client and vary in scope and size. A|H Design's projects do not convey the designer's style but are a refined reflection of those who inhabit the home. A|H Design partnered with this client to modify floor plans, create furniture plans, and select all finishes, fixtures, and furnishings. The seamless partnership between A|H Design and Hoyt Homes made this remote build a success!



# Design Trends for 2023/2024

JSRundle Designs, LLC

It's that time of year and here we are at the Missoula Parade of Homes 2023. I hope that you thoroughly enjoy the tour and take home lots of great ideas and inspiration. This magazine is a very valuable tool to keep for the future as you will have all of the contact information for builders, designers, vendors and subcontractors to use for your next project big or small.

The biggest design trend going into 2024 and beyond is sustainability. With our planet in crisis, people are taking an interest in making their personal carbon footprint smaller without sacrificing style and comfort. Here is a list of what I consider to be some of the top design trends.

## 1 SUSTAINABLE AND ECO-FRIENDLY DESIGNS

These are in the forefront of decisions being made during the architectural and building processes as well as in the design process. Sustainability incorporates more natural and long-lasting materials such as stone, marble, quartzite, brick, leather, natural and reclaimed wood. Using energy efficient windows and appliances, as well as products made and sourced in environmentally friendly ways, have become very important to consumers.

## 2 BIOPHILIC DESIGN

Biophilic means a love of life and the living world. Biophilic design aims to bring the outdoors inside. By utilizing natural light, plants and other natural elements we can blur the line between indoor and outdoors spaces. This also includes being mindful about your outdoor spaces so that they are comfortable, appealing, relaxing and useful. Being close to nature also has a positive impact on mental health.

## 3 COLOR!

This makes me very happy. Don't get me wrong, I like a nice clean palette but by adding in colored accents you can give your home a more personal touch and warm up your space. Greens and blues are still very strong, but ultimately I recommend using the colors that make you feel good.

## 4 MIXING DIFFERENT STYLES SUCH AS CONTEMPORARY WITH VINTAGE OR MODERN WITH RUSTIC

Utilizing elements of more than one design style will make your home more suited to you personally. Eclectic is key! One of a kind pieces add character, uniqueness and a personal touch. Whether it is a piece of furniture passed down through the family or a carefully curated piece, unique pieces can express your personality and serve as conversation starters.

## 5 TEXTURES AND PATTERNS

Layering different textures will bring warmth and depth to your design. You can achieve this feel with wallpaper, rugs, textiles and patterns.

## 6 BLACK DETAILS AND ACCENTS

There is a very strong trend toward black in design elements, including windows, lighting, accents and hardware. Less is always more when it comes to anything. It is more impactful when it's not overdone.

My advice is to always be inspired by trends but not led by them. You should only bring styles, pieces, shapes, color and art into your home that you are drawn to. The bottom line is that your space is yours and it should bring you joy and peace.

*Good luck with your adventures in design. Have fun!*

Jacque Rundle | JSRundle Designs, LLC



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