

2023 Parade of Homes™

SEPTEMBER 9-10 & 16-17, 9 A.M. TO 5 P.M.
SEPTEMBER 13, 1 P.M. TO 7 P.M.



Prodigy Homes, Inc.
2022 Banner Bank Best in Parade Award Winner

PRESENTED BY PREMIER SPONSOR



MEDIA SPONSORS





Home.

We'll take you there.

If you plan to call it home, Gesa is here to help. We know it's a big step, but our team will navigate you through the entire process.

You can choose from a variety of home loan options from purchasing to refinancing with competitive rates and features.

- ✓ Conventional loans
- ✓ Jumbo loans
- ✓ Land loans
- ✓ Zero down home loans

All loans subject to approval.



**Gesa
Credit
Union**

gesa.com

(833) 710-0652



2023 HBA BOARD OF DIRECTORS

President

Gary Questad, New Tradition Homes

Vice President

Jason Wilkinson, Prodigy Homes Inc.

Secretary/Treasurer

Joel Tanasse, Fred's Appliance Inc.

Past President

Kyle LaPierre, LaPierre Enterprises Inc.

Directors

Tristan Crandlemire, Hunter Engineering

Matt Mahany, Soft Water Specialists LLC

John Mattson, American Rock Products Inc.

Travis Tholstrup, Parr Lumber Company

Rees Wasney, Hayden Homes LLC

State Directors

Jennifer Kelly, J & J Kelly Construction Inc.

Bryan Knapik, Ray Poland & Sons Inc.

Duane LaPierre, LaPierre Enterprises Inc.

Kyle LaPierre, LaPierre Enterprises Inc.

Brett Lott, Brett Lott Homes

LouAnne Neill, Neill Construction Services LLC

Gary Questad, New Tradition Homes

Robert Rojas, Total Energy Management HVAC
& Electrical

Jen Schneider, Schneider Construction

Joel Tanasse, Fred's Appliance Inc.

Jason Wilkinson, Prodigy Homes Inc.

National Directors

Duane LaPierre, LaPierre Enterprises Inc.

Kyle LaPierre, LaPierre Enterprises Inc.

Walla Walla Area Division Officers

President

Terry Hall, Total Comfort Solutions LLC

Vice President

Dave Barber, Barber Construction

Secretary/Treasurer

Jeff Moeller, Jeff Moeller Construction Inc.

Past President

Matt Hardin, 4 Seasons Color Inc.

Walla Walla Area Division Directors

Dave Barber, Barber Construction

Allen Ketelsen, Ketelsen Construction Co

Jeff Moeller, Jeff Moeller Construction Inc.

Walla Walla Area Division State Director

Terry Hall, Total Comfort Solutions LLC

HBA STAFF & CONTACT INFORMATION

Executive Director

Jeff Losey

Director, Events & Communications

Sarah Britain Szatkowski

Director, Member Services

Heather Souriyavongsa

Building Sciences Field Technician

Miguel Rodriguez

Accountant/Administrative Assistant

Orialy C. Lemes (Paloma)



10001 W. Clearwater Ave.
Kennewick, WA 99336
509-735-2745
HBATC.com

OFFICIAL PHOTOGRAPHER OF THE HBA



BRESHEARS
PROFESSIONAL PHOTOGRAPHY

7201 W. Clearwater Ave. #105B
Kennewick, WA 99336
509-586-6695
BRESHEARSPHOTO.com

WELCOME!



Gary Questad

It is my pleasure to welcome you to the 2023 Parade of Homes™. This year we are showcasing 8 new homes featuring the latest in construction, architectural trends, design and decor for physical tours.

The Parade of Homes™ has looked different in the post-Covidworld. Supply chain disruptions, lack of skilled workers and an unprecedented demand for new homes have made it challenging for HBA member builders to submit a home to the event. We're excited to have 8 in-person entries this year, including two first-time participating builders, bringing a more normal feel to the Parade!

We'd like to thank all the builders and attendees who have stuck with the Parade of Homes™ through the lean years and anticipate things only continuing to improve in the coming years.

After the conclusion of the physical Parade of Homes™, the virtual Parade will return to paradeofhomestricities.com. The virtual event will feature 3-D tours and photo galleries as well as information on the homes, participating builders, their subcontractors and suppliers beginning September 18.

The HBA would like to extend a special thanks to event Premier Sponsor Banner Bank as well as media sponsors NonStop Local and 94.9 The Wolf and to the Tri-Cities Area Journal of Business for producing this beautiful magazine. Thank you to Circle K for being our long-term ticket sales partner. We would also like to thank the volunteers on the Parade of Homes™ Committee chaired by Teresa McCord of Banner Bank. Special thanks to the public for your continued interest in and support of the Parade of Homes™.

The Parade features a diverse collection of homes this year that you're sure to enjoy. Don't forget to vote for your favorite after completing your tour!

A stylized, handwritten signature in black ink, consisting of a large, sweeping 'G' followed by a horizontal line and a small flourish.

Gary Questad

President, Home Builders Association of Tri-Cities

Nicely built. Well financed.

Thanks to our local builders, suppliers and subs, for this year's amazing Parade of Homes™. We're always pleased to partner with home builders and buyers.



Talk to one of our local experts today.
Home Mortgages: 509-544-8222
Construction & Development: 509-736-1985

bannerbank.com

Member FDIC



HOW THE PARADE OF HOMES™ WORKS

2023 Parade of Homes™

Saturday & Sunday, September 9-10 & 16-17, 9 am to 5 pm
Wednesday, September 13, 1 pm to 7pm

- Tickets are needed to tour the Parade homes and may be purchased for \$10 each at area Circle K's.
- Your ticket is valid for all five days of the Parade (one visit per home).
- We recommend that you do not bring children. Children three-years-old and older need a ticket to visit the homes.
- Please make sure your shoes can be easily removed to ensure smooth entrance and exit to and from Parade homes.
- No bare feet, stocking feet or shoes are permitted.
- A pair of HAPO Community Credit Union booties will be provided to each attendee and must be worn. Please keep your booties with you and reuse them indoors only at each home.
- Maps showing the location of each Parade home are available in this magazine and at paradeofhomestricities.com.
- You may start at any home. Blue and yellow Parade of Homes™ directional signs are placed to guide you in the same order homes are shown on the map.
- In front of each Parade home is a sign that clearly marks it as a Parade of Homes™ entry.
- Visit all the Parade homes in each category to be eligible to vote for the "People's Choice" award in each category.
- Visit all the Parade homes on the tour and have your ticket stamped for your chance to win a \$2500 closet package from All City Closet Co (winner must be a Washington state resident and live within a 75 mile radius of the Tri-Cities)!
- No smoking, food, drinks, strollers or backpacks are allowed in Parade homes.
- The Virtual Parade of Homes™ will open on September 18 at paradeofhomestricities.com and will feature additional homes available only for virtual tours.

Premier Sponsor



Presented By



Ticket Outlet



Media Sponsors



Prize Sponsor



Bootie Sponsor



PARADE OF HOMES™ COMMITTEE

- Chair - Teresa McCord, Banner Bank
- Kevin Burt, PayneWest Insurance
- Chris Cline, Soft Water Specialists LLC
- Luann Davis, Combined Insurance
- Sheryl Irwin, Numerica Credit Union
- Jacob Mesner, The Truss Company
- Kristen Mesner, STCU
- David Murley, Murley's Floor Covering
- Shaun Tuck, Great Floors
- Bill Walther, Numerica Credit Union
- Rowdy Yates, Total Energy Management HVAC & Electrical



WHY advertise with US?

60%

of our readers have **discussed with others** an item they saw in the Journal.

53%

of our readers have at least a **4-year degree**.

About

65%

of our readers either **approve or influence** financial decisions at their company.

The **average household income** of our readers is roughly

\$190K

Compared to a median of \$78K for Benton and Franklin counties.

WHY DOES THIS MATTER?

These facts show that our readers are affluent, well-educated decision makers.

TRI-CITIES AREA
JOURNAL of BUSINESS

509-737-8778 | tcjournal.biz

The data is from our 2023 Reader Survey. Market comparisons are from Eastern Washington University Institute for Public Policy and Economic Analysis.

MAP AND DRIVING DIRECTIONS

#1 Titan Homes LLC

946 Heidel Ct., Richland

Jericho Ridge | 46.251760, -119.295867

From Columbia Park Trail turn South onto Heidel Ct.

Additional parking available on Rieve Ct.: From Columbia Park Trail turn South onto Shockley Rd.; Right onto Jericho Rd.; Right onto Rieve Ct.

#2 47 North Custom Homes

3543 Paso Fino St., West Richland

Willamette Heights | 46.273165, -119.333943

Turn Left onto Columbia Park Trail from Heidel Ct.; At the traffic circle take the 3rd exit onto Queensgate Dr.; Right onto Keene Rd.; Right onto Bombing Range Rd.; Right onto Northlake Dr.; Left onto S. 38th Ave; Right onto Paso Fino St.; Home is on the Right.

##3 Titan Homes LLC

4415 Potlatch St., Richland

West Vineyard | 46.222427, -119.334261

From Paso Fino St. turn Right onto S. 38th Ave. from Paso Fino St.; Left onto Mt. Adams View Dr.; Left onto Bombing Range Rd.; If possible continue on Bombing Range Rd. as it becomes Dallas Rd. OR If Bombing Range Rd. is closed at Keene Rd. due to construction then; Left onto Keene Rd.; Right onto Kennedy Rd.; Left onto Dallas Rd.; Left onto Ava Way; Left onto Potlatch St.; Home is on the Right.

#4 Riverwood Homes Washington LLC

2455 Maggio Loop, Richland

Siena Hills | 46.217256, -119.295926

Continue on Potlatch St.; Right onto Sol Duc Ave; Right onto Trowbridge Blvd.; At the traffic circle take the second exit to continue on Trowbridge Blvd.; Left onto Dallas Rd.; Left onto E Reata Rd.; Left onto S. Bermuda Rd.; Left onto Cortona Way; Left onto Maggio Loop Home is on the Right.

#5 Prodigy Homes, Inc.

2463 Falconcrest Loop, Richland

Falcon Ridge | 46.217256, -119.280992

Continue on Maggio Loop; Right onto Cortona Way; Left onto N. Bermuda Rd.; Right onto Legacy Lane; Left onto Morency Dr.; Left onto Falconcrest Loop; Home is on the Left.

#6 Hayden Homes

6943 W. 27th Ave, Kennewick

Sherman Heights | 46.185200, -119.216125

Reverse direction on Falconcrest Loop; Right onto Morency Dr.; Left onto Rachel Rd.; Right onto Leslie Rd.; At the traffic circle take the 2nd exit onto Ridgeline Dr.; Left onto S. Clodfelter; Right onto Bob Olson Pkwy.; Left onto W. 27th Ave; Home is on the Right.

#7 JK Monarch, LLC

7440 W. 22nd Pl., Kennewick

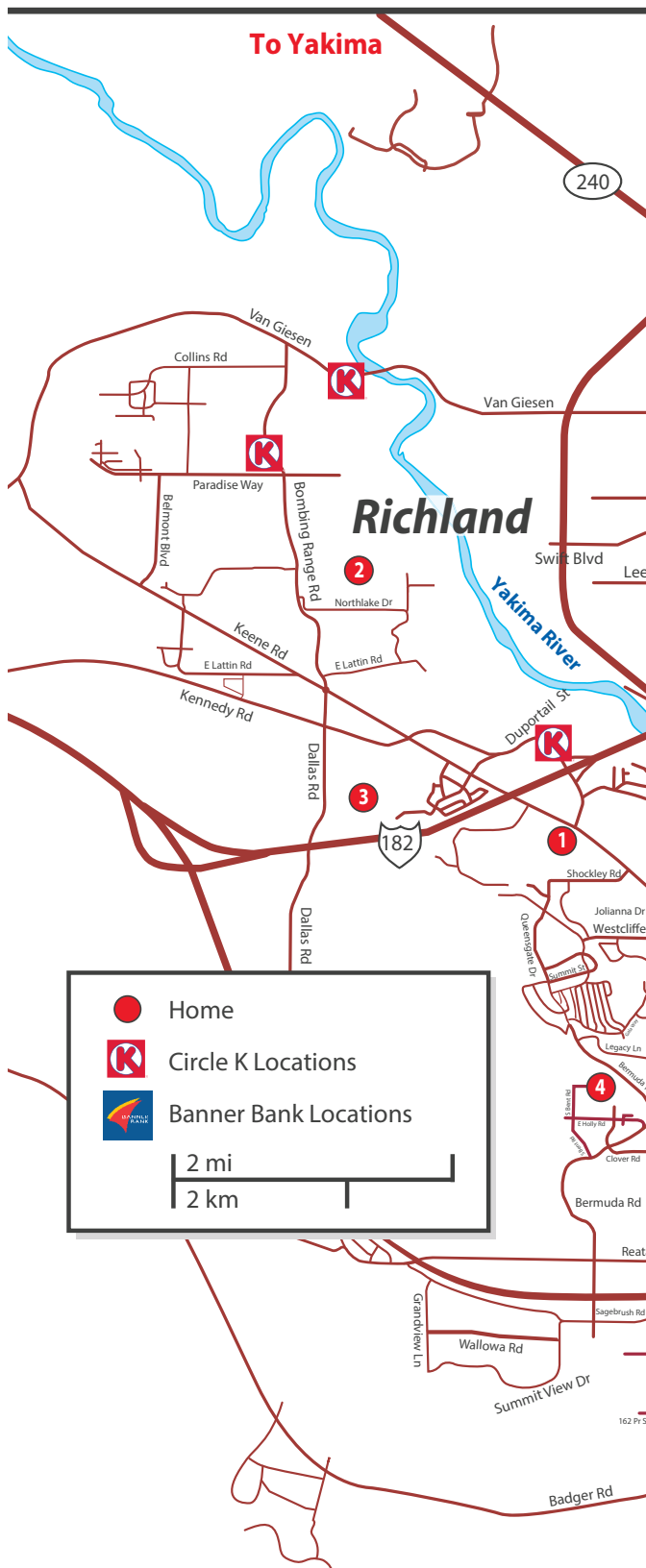
SouthCliffe | 46.190053, -119.222992

Continue on W. 27th Ave; Left onto S. Sherman St.; At the traffic circle take the 1st exit onto W. 23rd Ave; W. 23rd Ave become S. Belfair St.; Left onto W. 22nd Ave; Left onto S. Colorado Pl.; Home is on the Left.

#8 Prodigy Homes, Inc.

5916 W. 28th Pl., Kennewick | 46.184079, -119.203178

Continue on S. Colorado Pl.; Right onto W. 23rd Ave; Slight Right onto S. Elma Pl.; Right onto W. 22nd Ave.; Right onto S. Belfair St.; S. Belfair St. becomes W. 23rd Ave.; At the traffic circle take the second exit onto W. 23rd Ave.; Continue onto Sherman St.; If Sherman St. connects to W. 28th Pl., then Left onto W. 28th Pl.; Home is on the Right OR if Sherman St. does not connect to W. 28th Pl., Left onto Bob Olson Pkwy.; Left onto S. Grant St.; At the traffic circle take the 2nd exit to continue on S. Grant St.; Left onto W. 28th Ave; Right onto W. 28th Pl.; Home is on the Left (Please only park on signed side of the road).







#1 TITAN HOMES LLC



Jericho Ridge
946 Heidel Ct., Richland
3,512 square feet



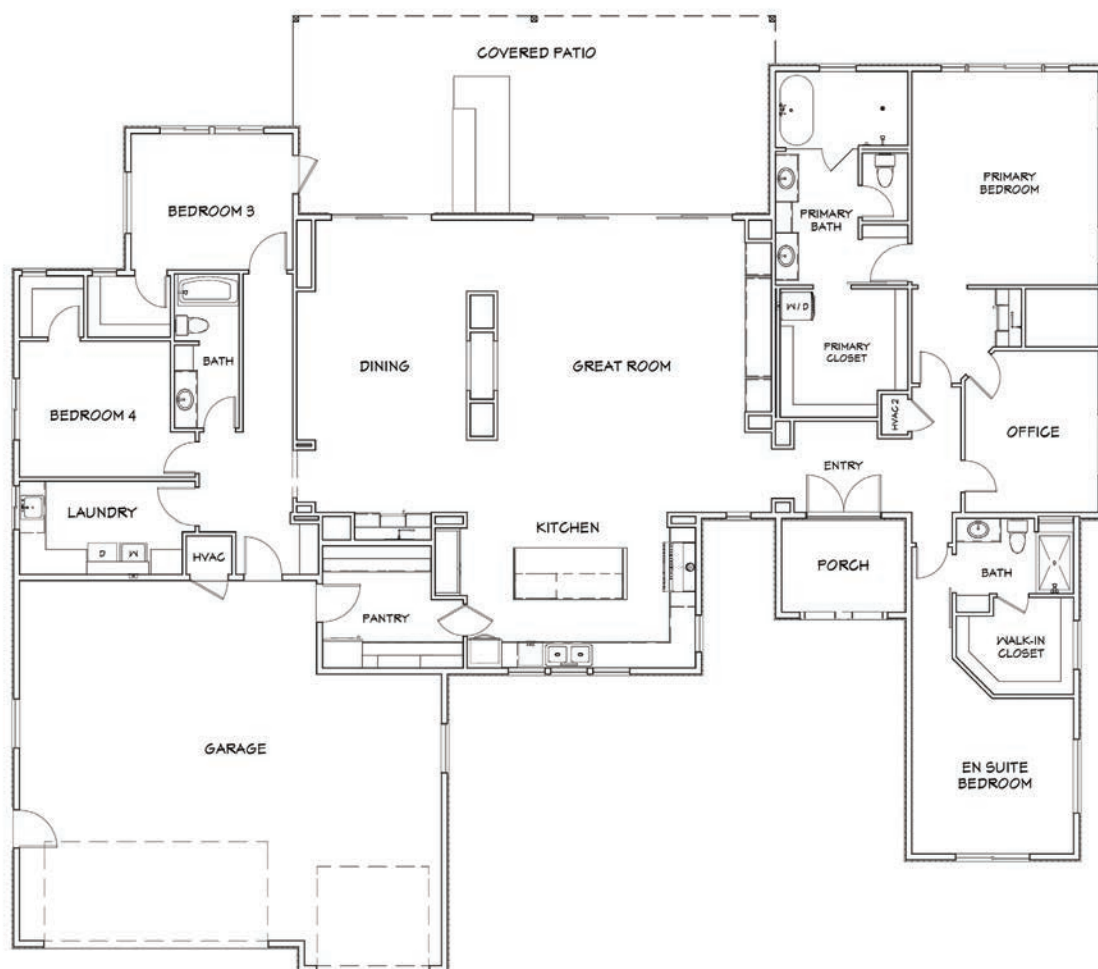
The Titan Homes Team

Introducing the Tullia floor plan from Titan Homes. This bad boy has everything you need and more. With 4 bedrooms, 3 bathrooms, a dedicated office (for those intense battles against procrastination), and a formal dining area (because, you know, sometimes you just need to pretend you're fancy), it's a house fit for the most extravagant dreams. But here's the kicker: not only does the Tullia floor plan offer all these incredible features, but

it also comes with amazing views! And did we mention it's within walking distance to local wineries? So, grab a glass, take a sip, and say cheers to the Tullia floor plan by Titan Homes – the epitome of luxurious living with a side of wine-induced bliss!

Titan Homes LLC is a renowned home builder that has been proudly serving the Tri-Cities and surrounding areas for over a decade. Its commitment to excellence is evident in every aspect of its work, from

the meticulous attention to detail in the design process to the use of top-notch materials and craftsmanship during construction. With its dedication to customer satisfaction, Titan Homes continues to be a trusted and sought-after choice for homebuyers in the Tri-Cities and surrounding areas.



844-21-TITAN • titanhomesllc.com

TITAN HOMES LLC SUBCONTRACTORS

Absolute Power Inc.

Atlas Cabinets & Design

Budget Blinds

Build.com

Builders FirstSource

Capitol Concrete Pumping Inc.

Chinook Heating & Air Inc.

Columbia River Coatings LLC

Columbia River Concrete LLC

E M Drywall LLC

**Intermountain West Insulation,
Garage Doors & Paint**

Kenmore Team LLC

Murley's Floorcovering

North Country Concrete Inc.

Perfection Glass Inc.

Rock Hard Granite

Sunshine Lawncare and Landscaping LLC

The Truss Company

TiCor Title Company

Western Materials Inc.



HOME CONTROL AUTOMATICALLY



Control4 is the only premium all-in-one home automation system that makes you the true master of your domain. Easily and intelligently control every aspect of your house - from lights, security, climate control, home theater, music, and more - whether you're home or miles away.

www.tjams.com

Mon-Sat 9am - 6pm | 525 N Edison Ste. 102 Kennewick, WA | 509.783.7988



SECURE YOUR LAND TODAY. **BUILD TOMORROW.**

HAPO offers Land & Construction Loans with flexible terms and options to meet your needs. We can also bundle them so you only have one loan, one set of fees, and one closing!

- ✓ LOCAL PROCESSING & UNDERWRITING
- ✓ QUICK APPROVALS
- ✓ PERSONAL SERVICE
- ✓ LOW RATES

\$750

Receive up to **\$750 off your appraisal** on any owner occupied purchase transaction* from HAPO Mortgage. Limited-Time offer.

hapo.org or call 509.946.2044

*At closing of your owner-occupied purchase, HAPO will pay for your appraisal valued up to a maximum amount of \$750.00. To qualify, application must be submitted September 1st, 2023, through October 31st, 2023, and the transaction must fund no later than December 31st, 2023. Loans brokered to other financial institutions do not qualify. This promotion is not valid with any other promotion. Interest rate and program availability is based on credit history, collateral, property loan-to-value, down payment, loan amount and property appraisal. Other restrictions may apply. Equal Housing Lender. Federally insured by NCUA. Call HAPO Mortgage at 509-946-2044 for details. Note: if your mortgage does not close, you will be responsible for the cost of the appraisal and any other fees incurred.

NMLS#477622

Federally insured by NCUA. Equal Housing Lender.



**EQUAL HOUSING
OPPORTUNITY**



ALMA FEIL

Construction Loan Relationship Manager
HAPO Community Credit Union
(509)946-2044 | Alma.Feil@hapo.org





#2 47 NORTH CUSTOM HOMES



Willamette Heights
3543 Paso Fino St., West Richland
4,564 square feet



Jordan Mattila

Get ready to step into luxury as we introduce our inaugural addition to the Parade of Homes™ display – a stunning 4,564-square-foot transitional style masterpiece.

This extraordinary build features breathtaking details including a curved entry staircase, arched windows, and three cozy fireplaces. In addition, a his and hers office and private home gym leave nothing to be desired.

The primary bedroom on the main floor features a bathroom with a sunken tub and a zero-entry walk-in shower – the perfect place to retreat after a long day of work.

If you love outdoor living

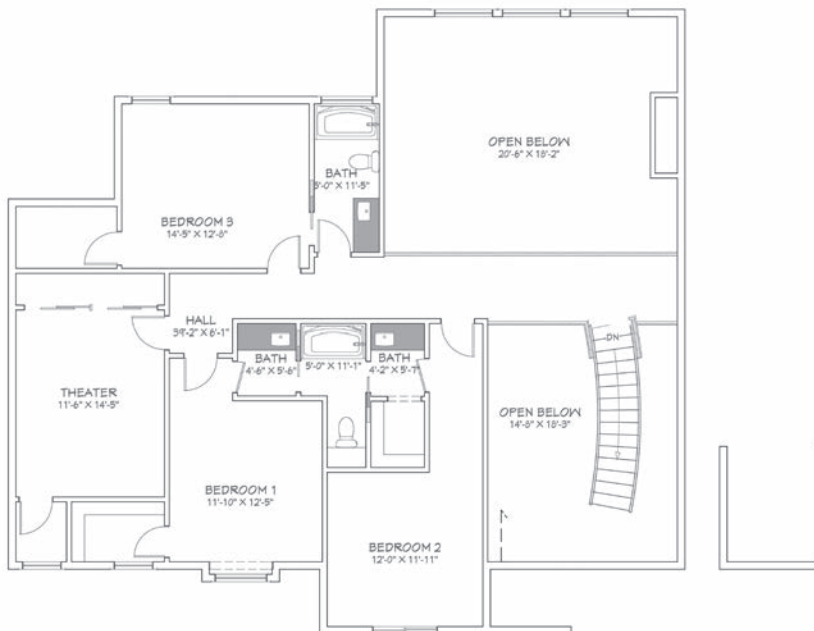
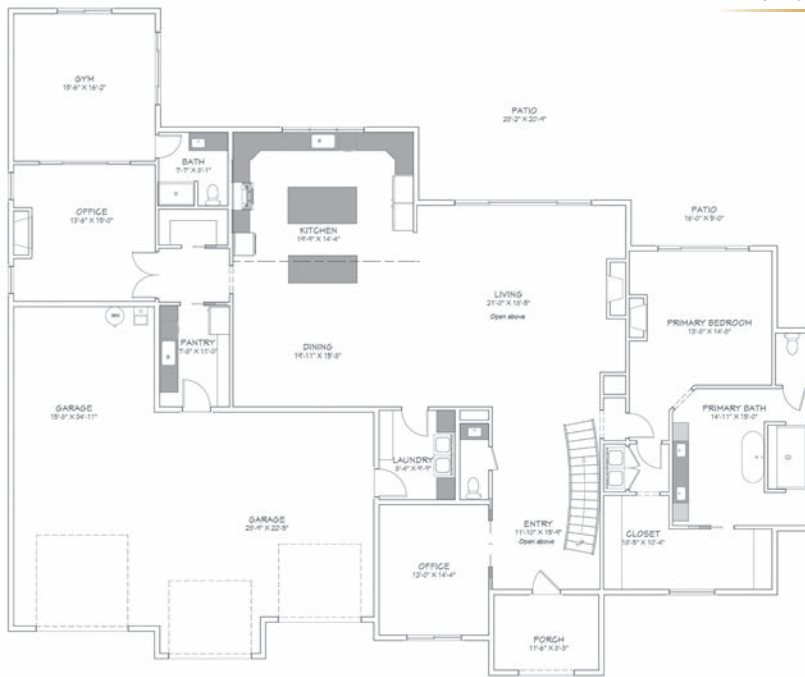
and entertaining, this home has a vaulted back patio complete with a refreshing pool and putting green overlooking 1 acre of gorgeous landscape. Every element of this home has been thoughtfully designed to optimize aesthetics and functionality – a true testament to innovation, premium craftsmanship, and superior quality.

Meet the exceptional team at 47 North Custom Homes, your trusted builder for exquisite, custom-built family homes in the Tri-Cities. With over 15 years of experience in the industry, we are proud to have built a stellar reputation with a network of trusted

subcontractors and suppliers.

We specialize in crafting breathtaking homes, recognized for their unmistakable quality and attention to detail. Since our inception in 2019, we've been making waves in the market by producing innovative one-of-a-kind homes, tailored to each clients' unique vision and desires. We believe in creating spaces where lasting memories are made and where families' dreams can come to life.

Partner with us and discover unparalleled expertise, craftsmanship, and partnerships that will bring your dream home to fruition.



509-940-7275 • 47northcustomhomes.com

47 NORTH CUSTOM HOMES SUBCONTRACTORS

Air-Tech Services and Filters LLC

American Rock Products, A CRH Company

Capitol Concrete Pumping Inc.

Century 21 Tri-Cities - Matt Conrath

Columbia River Concrete LLC

D & D Tri-Rivers Excavating Inc.

DunRight Construction

Fate Painting LLC

Huntwood Custom Cabinets

LivGray Designs

Luke's Carpet

Parr Lumber Company

Provident Electric Inc.

Stewart Title

Tom & Jerry Services

Trina Lynn Designs LLC

You & I Construction East Inc.

FREE

**Makita Impact Driver OR
Pit Boss Pellet Grill with
Qualifying Deck Purchase**



**VALUED UP TO
\$299⁰⁰**

*Spend \$3000 on a PARR Deck Package and get a free Makita Impact Driver Kit (XDT131). Spend \$5000 on a PARR Deck Package & choose between a free Makita Impact Driver Kit OR a Pit Boss Mahogany Tabletop Wood Pellet Grill (PB150PPS). Offer good 04/01/23-08/31/23. Cannot be combined with other offers, limit one offer per purchase, one purchase per household. Other restrictions may apply. See an associate or visit parr.com for more details. Due to global supply issues delays may occur on delivery of free goods.



PARR Pasco
2105 N Commercial Ave
509.544.9731

Scan Here or
go to parr.com
to find out more!





Wet rooms are today's choice for beautiful, usable bathrooms

NATIONAL ASSOCIATION
OF HOME BUILDERS

Inviting, accommodating and a feast for the eyes, wet rooms are showing up in more homes and wowing visitors at new-home showcases.

Wet rooms, which are essentially open-concept or barrier-free bathrooms, are tiled continuously from floor to ceiling and across the floor surface, giving the space a sleek, unified appearance.

The shower is open to the room or enclosed in clear glass and has no raised threshold to step over. Sinks, countertops and vanities mounted to the walls hover above the unbroken plane of the floor.

A wet room's uninterrupted sight lines give a feeling of space to even a relatively small room. The continuous floor surface makes for easy cleanup and allows people in wheelchairs or with restricted mobility to move freely.

Here are a few things to consider when designing your wet room.

Express yourself

The open spaces and abundance of tile that define a wet room invite you to splash on your own creative look.

Whether you choose soothing

earth tones and textures, cool minimalist grays, whites and blacks, or whimsical colors and patterns, you can create an eye-catching display.

Curbless shower

Because the entire room is waterproof, your curbless shower also can be completely open to the room, with no enclosure at all. Just be sure there's enough space to place the toilet and sink where they won't get splashed by spray from the shower.

Glass enclosures with seamless doors are another popular option. They'll contain water on all sides without impeding the view. Or sometimes simply a slab partition between the shower and the toilet will do the trick, leaving the front of the shower open to the rest of the room.

The slab may be a foot or two short of the ceiling and face the doorway to minimize its effect on the visual flow.

Threshold drains – or grates that are flush with the tile floor – may define the edge of the shower area without interrupting the floor's flow. Some drains even glow from within, using interior colored or white LED lighting for an extra flair and to help orient a person under the shower's spray.

Another popular option is add-

ing a place to sit in the shower. A built-in slate ledge, matching or contrasting with the wall tile, a wall-mounted drop-down bench in bamboo or a free-standing teak stool are handy features and contribute to the overall design.

Fixtures

Floating vanities, attached to the wall without legs, and floating countertops look great with today's vessel sinks and minimalist faucets.

In addition to their sleek look, these features also provide sink access for anyone in a wheelchair. Drawers or shelves attached underneath or on each side of the sink provide storage.

Professional installation

To be sure your wet room keeps the water where it's supposed to be, it's important that everything be installed just right, and that might require a professional.

Floor grading is key as it must be constructed to slope gently and almost imperceptibly, but effectively, toward the drains. Tile must be properly installed and sealed to prevent leaks.

Once it's done right, your wet room will be easy to use, clean and enjoy. It'll become a lovely oasis in your home.



#3 TITAN HOMES LLC



West Vineyard
4415 Potlatch St., Richland
3,341 square feet



The Titan Homes Team

The Lolo floor plan by Titan Homes LLC is the ultimate solution for multi-generational living and epic family shenanigans. This is the Swiss Army knife of residences.

The main house features 3 bedrooms, 2.5 bathrooms, a bonus room and a dedicated office (for those important imaginary business meetings). But wait, there's more! The in-law suite is where the real magic happens. With its en-suite bedroom, living area and kitchenette, it's the ideal space

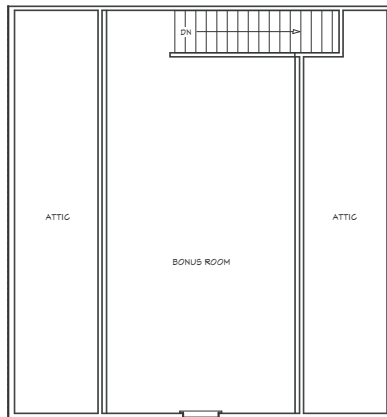
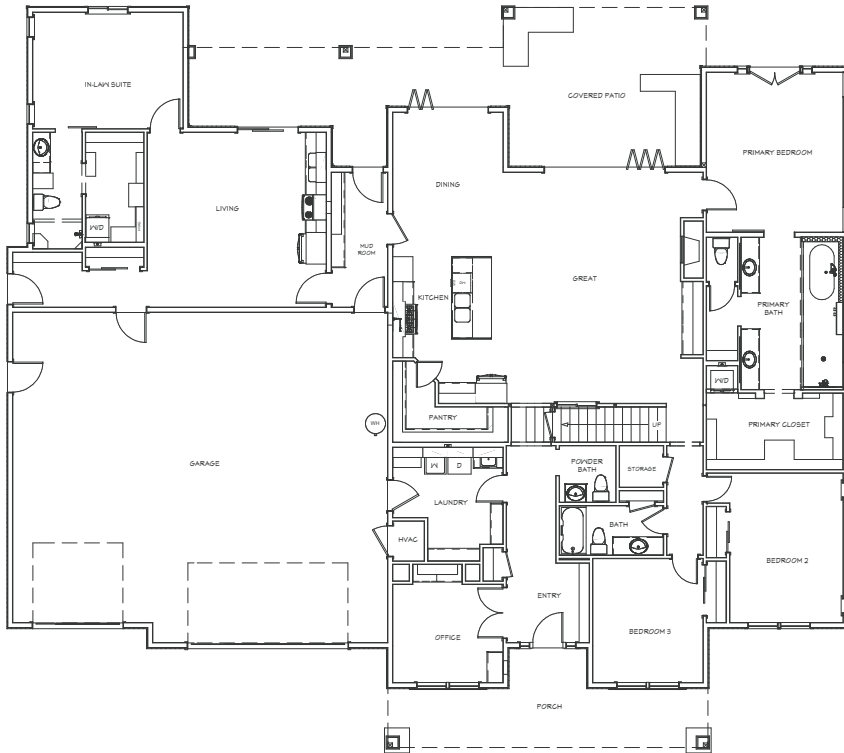
for grandparents, in-laws, or even that one cousin who insists on overstaying.

These areas share an expansive covered patio (for family barbecues or those fierce slip-and-slide competitions – bring it Grandma). Get ready to create unforgettable memories in the Lolo floor plan – the home that's designed for family fun!

Titan Homes LLC is a renowned home builder that has been proudly serving the Tri-Cities and surrounding areas for

over a decade. Its commitment to excellence is evident in every aspect of its work, from the meticulous attention to detail in the design process to the use of top-notch materials and craftsmanship during construction.

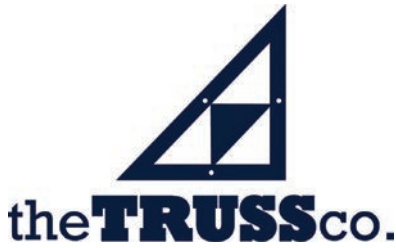
With its dedication to customer satisfaction, Titan Homes continues to be a trusted and sought-after choice for homebuyers in the Tri-Cities and surrounding areas.



844-21-TITAN • titanhomesllc.com



TITAN HOMES LLC SUBCONTRACTORS



JACOB MESNER

509-607-8537

Jacob.Mesner@thetrussco.com

Absolute Power Inc.

Atlas Cabinets & Design

Budget Blinds

Build.com

Builders FirstSource

Capitol Concrete Pumping Inc.

Century 21 Tri-Cities

Chinook Heating & Air Inc.

Columbia River Coatings LLC

Columbia River Concrete LLC

E M Drywall LLC

**Intermountain West Insulation,
Garage Doors & Paint**

Murley's Floorcovering

North Country Concrete Inc.

Perfection Glass Inc.

Rock Hard Granite

Sunshine Lawncare and Landscaping LLC

The Truss Company

TiCor Title Company

Wayne Dalton Garage Doors

Western Materials Inc.

Yakima Federal Savings & Loan

DETAILS

HOME | STAGING | DESIGN

Boutique offering home decor,
furniture, lighting, unique gifts,
clothing, interior design and staging.

Bring in this ad to the store to
RECEIVE 15% OFF
one item in the store (excluding furniture)



4504 W. 26th Ave., Ste. #110, Kennewick | 509-820-3022 | kamila@detailstricities.com | detailstricities.com

FLEXSPACE BUSINESS CENTERS



Richland Locations:
1333 Tapteal Dr.
2509 Logan St.
4101 Leslie Rd.



1 Year Lease Term Required

Fully finished, climate-controlled warehouse with office and storefront.

www.flexspacebusinesscenters.com





#4 RIVERWOOD HOMES WASHINGTON LLC



Siena Hills

2455 Maggio Loop, Richland

2,190 square feet



Dan Johnson

The Olympia floor plan, with modern architecture, features top-notch craftsmanship, with incredible attention to detail throughout. Frameless cabinetry, quartz backsplashes, vaulted ceilings, and floor-to-ceiling fireplace tile are just some of those details.

With 3 bedrooms, 2.5 baths, plus a pocket office, this house meets the needs of many different families and stages of life.

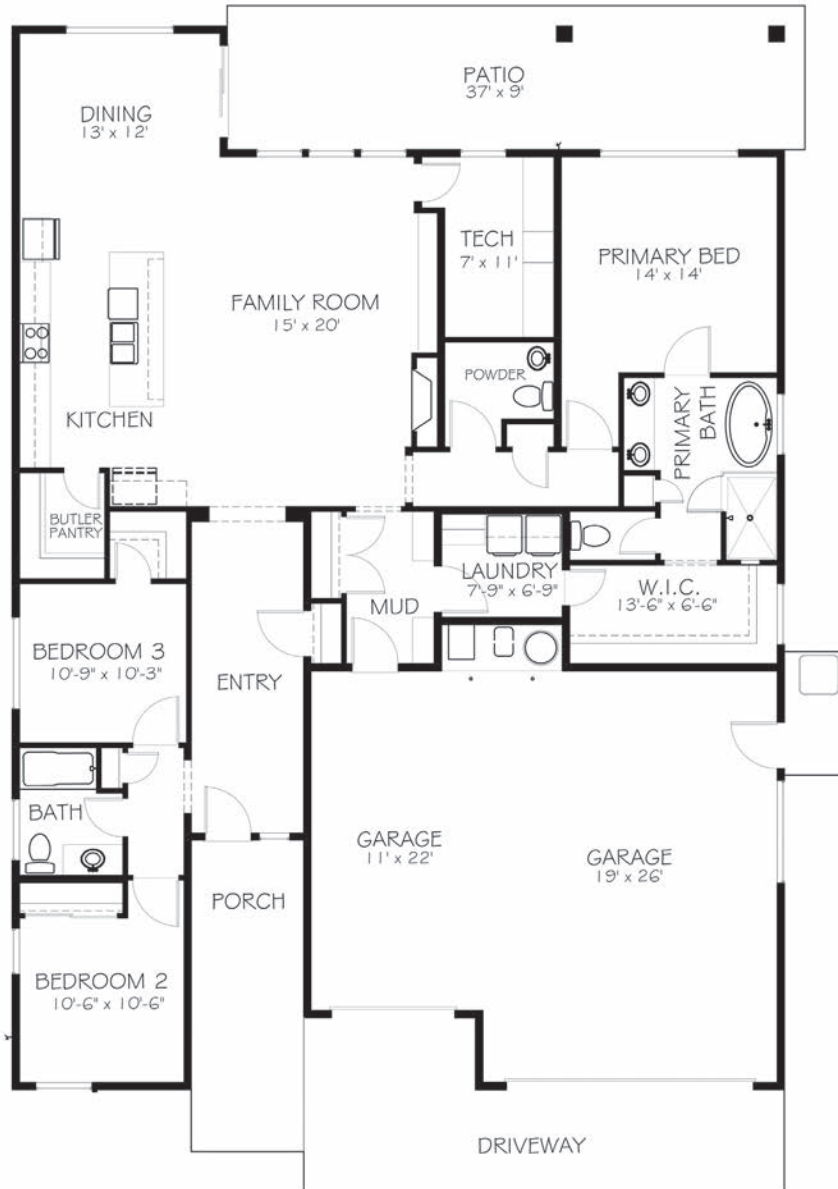
Combine this open, bright,

and beautiful living space with a large patio and stunningly landscaped, fully-fenced yard and you have your dream home in one of the best and newest communities in the Tri-Cities!

At Riverwood Homes, we love the process of creating beautiful homes that enhance our communities. It is thrilling to see satisfied customers who love their new homes. We are constantly improving as a company to provide the best homes and the best service for

our customers.

From the conceptual design phase until the end of the warranty period, we provide personal, attentive service. We offer a variety of floor plans to meet the specific needs of you and your family. Please visit us at riverwoodhomes.com.



509-579-0330 • riverwoodhomes.com



Since our founding in 1993, we have stayed true to our mission and vision of helping families fulfill their dream of home ownership at an affordable price. We believe every family should be able to afford a home.

(509) 735-1177

| 1212 N. Irving Pl., Kennewick

| LexarHomes.com

SUPERIOR QUALITY

Our reputation is built on the quality of the materials, fixtures and tradespeople we use and we back every Lexar home with our exclusive 3-5 Limited Lifetime Warranty.

DESIGNED TO FIT YOUR LIFESTYLE

We offer you many options when it comes to designing and building a home that will fit your needs today and tomorrow.

LIVE EFFICIENTLY

Unlike existing homes that require costly maintenance, Lexar Homes are built with energy efficiency and your family's comfort in mind.





*Building tomorrow's
homes today.*



RIVERWOOD HOMES WASHINGTON LLC SUBCONTRACTORS

American Rock Products, A CRH Company

Apollo Heating and Air Conditioning

Bock Construction Inc.

Builders FirstSource

Fred's Appliance Inc.

Great Floors

Intermountain West Insulation,
Garage Doors & Paint

KIE Supply Corp.

Kiona West Inc.

Northwest Custom Exteriors LLC

Parr Lumber Company

Peak Contractors Inc.

Prieto Landscaping LLC

Retter & Company Sotheby's
International Realty

Rock Hard Granite

Smith Insulation

Superior Glass

Triple S Excavating Inc.



**Quality Craftsmanship
since 1979**

Commercial
Residential
Site Grading
Underground Utilities
Road Building
Civil Sitework
Demolition
Septic Systems - Install & Replacement



(509) 627-0575 ■ www.ddtririvers.com

Want a modern home design? Try creating dark and light spaces

NATIONAL ASSOCIATION
OF HOME BUILDERS

With careful planning, modern home designs are within reach.

One common approach is to use light and dark color combinations throughout your home, from paint colors and light and dark wood choices on cabinets or floors, to furniture, carpets or other decor items.

If you're interested in creating a fresh look for your home, consider the following approaches to using dark and light hues to modernize your living spaces.

Dark hues

Dark bold pieces or accents give any space depth and a traditional feel. For example, painting walls with dark colors allows art and other objects to stand out.

Dark colors like black often pair well with neutral tones. When to-

gether, they can create a more inviting and comfortable space. Having darker colors in homes is elegant, moody, chic and sophisticated. Most importantly, they always stay in style.

Light hues

Adding white or light-colored furniture can make a room look more spacious, open and airy. Painting walls or cabinets white allows for a blank palette to start a space with, which can then be the base for creativity to begin and shine through. Using white as a base gives leniency to play with other colors to stand out.

Color combination

Combining dark and light colors also can create an appealing space with a sense of organization and order by following the 80/20 rule.

According to the American Institute of Interior Design, "As long as 80% of your interior is unified by the same style, period or philosophy, you can deviate with the other 20%." This rule makes it easy to combine colors.

One way to bring more life to a space is by using different patterns, textures and even adding greenery. Combining dark and light colors creates a contrasting design and allows for substantial flexibility for accessorizing or accenting with a mix of colors to tell a story.

There is no answer to which design – dark or light – is best.

Depending on how a room is styled, a dark or light choice can be one of the most simple, classic and influential ways to design any interior, while the use of both shades can create a clear, powerful and modern design.



WINDOWS THAT LOOK GOOD WHEN THE WEATHER DOESN'T

With years of engineering and craftsmanship to build on, Andersen® 400 Series windows and patio doors are designed to be energy efficient and offer superior weather resistance. Plus, with a variety of style options to choose from, you can achieve the look you've envisioned for your home with the



Learn more at andersenwindows.com/400series

"Andersen" and all other marks where denoted are trademarks of Andersen Corporation. ©2022 Andersen Corporation. All rights reserved.



Perfection Glass
1238 Columbia Park Trail
Richland, WA 99352
(509) 586-1177
perfectionglass.com

Serving Tri-Cities,
Walla Walla & the
Surrounding Area

**WE'RE HERE
FOR YOU!**



#5 PRODIGY HOMES INC.



Falcon Ridge

2463 Falconcrest Loop, Richland

4,144 square feet



Jasmine & Jason Wilkinson

The Interlude Basement is Prodigy Homes' take on the modern farmhouse. This daylight basement home is 4,144 square feet with 4 bedrooms, 4.5 baths, an office, theater, rec room, huge deck and patio.

You will see Prodigy's eye for detail from the clear-stained cedar-wrapped entry columns to the traditional lap siding with board and batten accents. The black and white exterior of the home adds a touch of modern flare.

Interlude Basement boasts a 16-foot-tall foyer opening into the grand vaulted family room

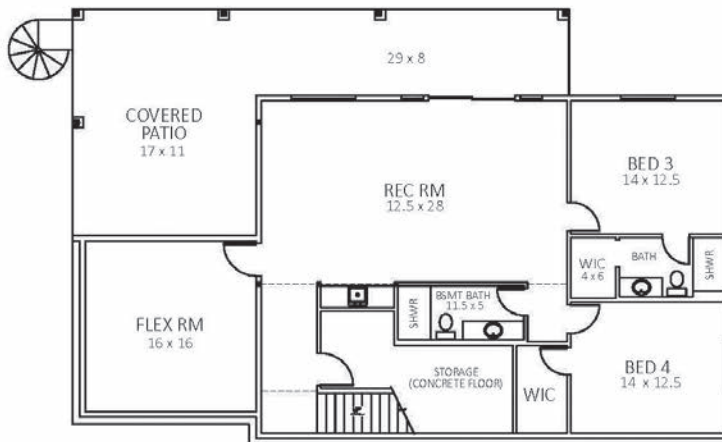
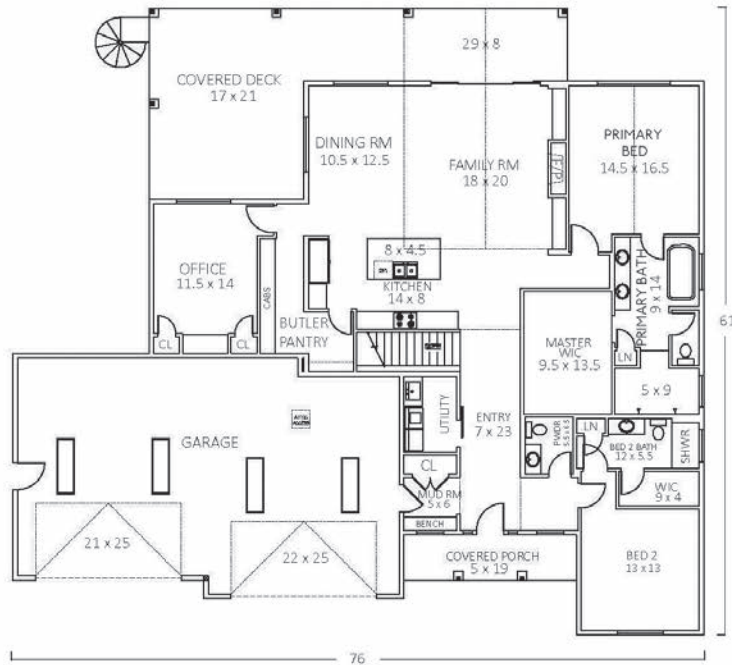
with large windows capturing the spectacular views. Enjoy touches of farmhouse from Chalk Dust brick at the floating mud room bench and fireplace wall, to wooden beams and lighting fixtures.

The chef's kitchen features an extended butler's pantry, maple cabinets, quartz countertops, professional range, stainless vent hood and a large island.

At the walkout-basement level, enjoy movies in the home theater room, with its rope lighting and wall sconces designed for that authentic theater feel. The large rec

room with convenient wet bar opens to the large patio and the backyard. Finally, relax on your patio and stay warm at the firepit. Come and enjoy this modern farmhouse, designed with families in mind.

At Prodigy Homes, our focus is clear: to provide our homeowners with THE BEST EXPERIENCE. From inspiring and innovative design, to the creation of homes that structurally and conceptually stand the test of time, Team Prodigy works to achieve clients' dreams. View more homes at homesbyprodigy.com.



509-737-6227 ■ homesbyprodigy.com

PRODIGY HOMES INC. SUBCONTRACTORS



Cont. Lic. #HOTSOS5789NU

Looking for energy credits?
The easiest most cost effective route may be through solar.

Fast - Affordable - Easy

(509) 593-8036

installer@hotsolarsolutions.com

Join other builders like Brett Lott, Prodigy and LaPierre Homes!

American Rock Products, A CRH Company

Builders FirstSource

Capitol Concrete Pumping Inc.

Chinook Heating & Air Inc.

Columbia River Concrete LLC

Consolidated Supply Co./The Fixture Gallery

D&D Tri-Rivers Excavating Inc.

E M Drywall LLC

Fate Painting LLC

Fred's Appliance Inc.

Great Floors

Hot Solar Solutions

Huesitos Company II LLC

Huntwood Custom Cabinets

**Intermountain West Insulation,
Garage Doors & Paint**

Perfection Glass Inc

Precision Plumbing & Supply Inc.

**Retter & Company Sotheby's International
Realty - Ginger Jenks**

Traffic Jams LLC

Trina Lynn Designs LLC

Western Materials Inc.

Retter &
Company

Sotheby's
INTERNATIONAL REALTY


CELEBRATING

30
years

brokerage
expertise

Envision
what's next.
Nothing compares.

RETTET & COMPANY SOTHEBY'S INTERNATIONAL REALTY
329 NORTH KELLOGG STREET, KENNEWICK, WA 99336
509.783.8811 | rcsothebysrealty.com

 Each office is independently owned and operated.



#6 HAYDEN HOMES



Sherman Heights
6943 W. 27th Ave., Kennewick
1,574 square feet



Hayden Watson & Dennis Murphy

The 1574-square-foot Hudson is an efficiently designed, mid-sized single-level home offering both space and comfort.

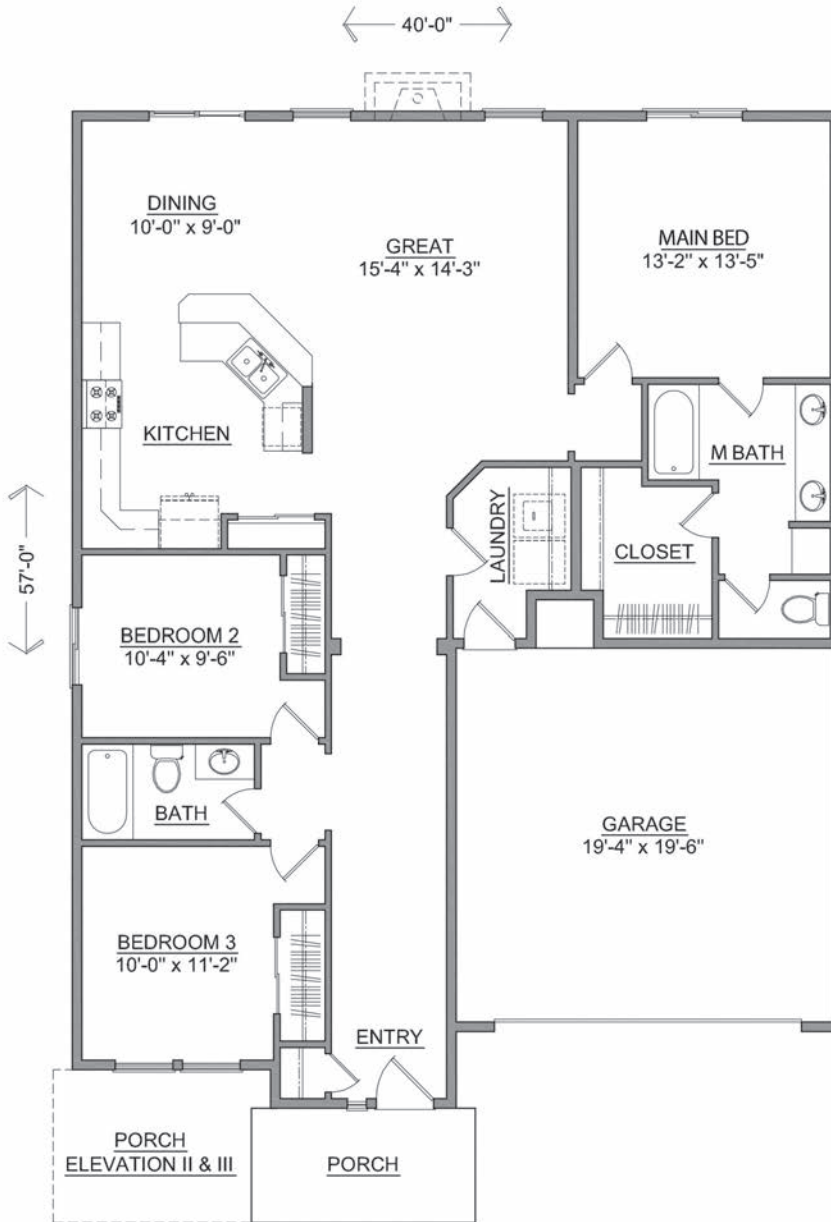
The open kitchen is a chef's dream, with counter space galore, plenty of cupboard storage and a breakfast bar. The expansive living room and adjoining dining area complete this eating and entertainment space. The spacious and private main suite boasts a dual-vanity bathroom, separate shower, and an enormous closet. The other two sizeable bedrooms share the second bathroom and round out this well-planned home.

Established in Redmond,

Oregon, in 1989, Hayden Homes has provided over 23,000 new homes to price-conscious, value-driven homebuyers in underserved, secondary markets throughout Washington, Oregon, Idaho and Montana. Hayden Homes continues to be the largest privately-owned new home builder in the Pacific Northwest. Hayden Homes exists to Give As You Go™, so together we build a strong community, and lead fulfilled lives.

Hayden Homes has contributed \$5.6 billion to local economies and has created more than 92,000 jobs since the company's inception. Hayden

Homes supports philanthropic efforts in the communities in which it builds and has contributed more than \$59 million in charitable donations through its flagship 501(c)(3) nonprofit, First Story. To date, First Story has provided over 100 families throughout the Pacific Northwest with an affordable home and a first step toward financial freedom. The Hayden Homes brand family of companies includes Simplicity by Hayden Homes, Wise Size Homes and Hayden Homes, all providing an unparalleled selection of opportunities for those looking to purchase a new home.



509-800-5554 • hayden-homes.com

HAYDEN HOMES SUBCONTRACTORS

AAA Concrete

Air-Tech Services and Filters LLC

American Rock Products, A CRH Company

Builders FirstSource

Cost Less Carpet

Double A Plumbing LLC

E M Drywall LLC

GE Appliances

Generation Plastering LLC

Huesitos Company II LLC

Huntwood Custom Cabinets

**Intermountain West Insulation,
Garage Doors & Paint**

Parr Lumber Company

Perfection Glass Inc.

Provident Electric Inc.

TitleOne

Triple S Excavating Inc.

The Truss Company

Wayne Dalton Garage Doors

Western Materials Inc.

GREAT DESIGN BEGINS WITH

Great Floors®



For over 50 years, Great Floors has offered the Northwest's largest selection of floor coverings and countertops. With our Low-Price Guarantee and easy financing, you know you're getting the best value in the Northwest – whether you are building new or remodeling your existing home.

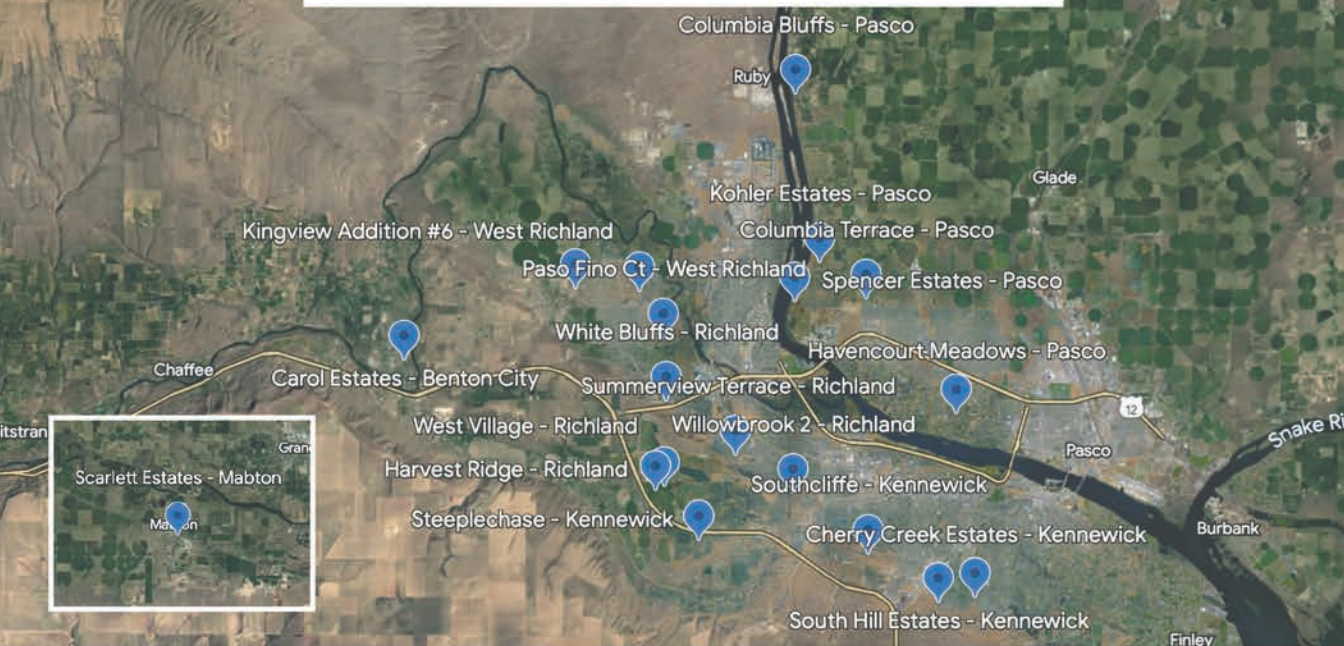
**KENNEWICK
SHOWROOM**
7220 W. Okanogan PI
509/491-5100
GreatFloors.com

Great Floors is a registered trademark of Great Floors LLC. Contractor License No. GREATF*955D4

21

CENTURY 21 TRI-CITIES

New Communities



CENTURY 21

Tri-Cities

Call today!
(509) 572-2456

Or visit:
www.c21-tc.com



Scan with your phone to see where
your new home could be!
(Views in Google Earth)



#7 JK MONARCH, LLC



SouthCliffe

7440 W. 22nd Pl., Kennewick

2,850 square feet



The JK Monarch Team

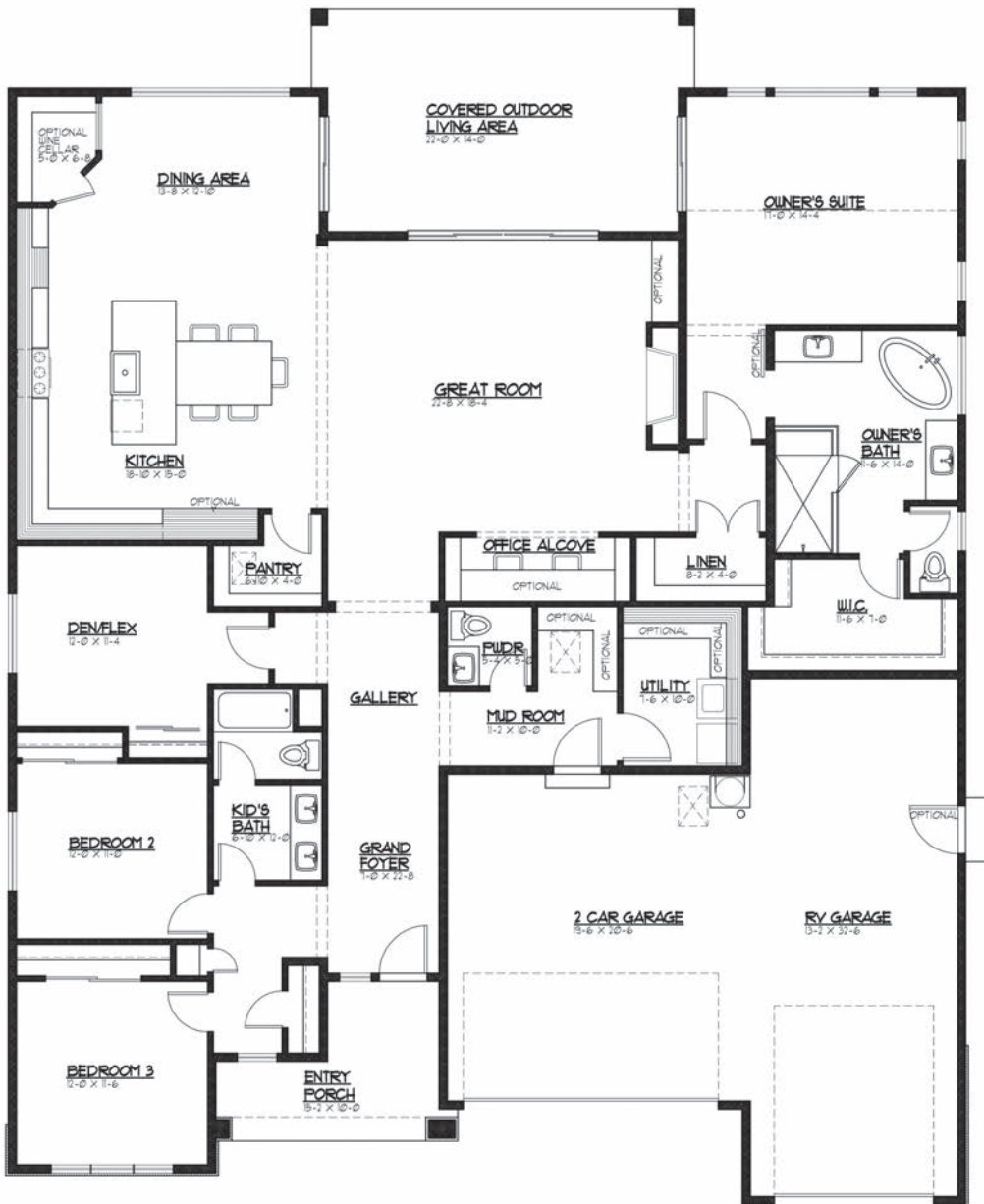
From the moment you enter JK Monarch's stunning 2850 -square-foot rambler through the grand foyer, you will notice how quality construction and inspired design combine on a magnificent view homesite to create something truly unique in the Tri-Cities.

Boasting open spaces, a gourmet chef's kitchen and owner's suite, this home welcomes you with elegance and spa-like features. Custom design details such as built-in

mudroom bench, wine cellar and an expansive RV garage set this home apart. Fall in love with all our rambler has to offer today.

JK Monarch Fine Homes was founded in 2013 by Jonathan Bartels who recognized a void in the new home marketplace between true custom homes and production homes. Jonathan envisioned a company that would offer buyers the opportunity to have almost limitless customization

choices with JK Monarch's thoughtfully designed floorplans. JK Monarch's home buyers work with an interior designer to customize their home in ways most builders can't. Creating personalized spaces through large and small modifications such as moving walls or customized cabinet layouts are the norm for us and how we achieve our mission: to improve people's lives by building quality homes and neighborhoods.



253-840-5660 • jkmonarch.com



STRICKER
CRE®



IT'S NOT JUST ABOUT BUYING & SELLING BUILDINGS.

Commercial **Real Estate** is about creating opportunities and shaping communities.

Whether you're a seasoned investor or just starting out, there's never been a better time to get involved with this dynamic and rewarding asset. From office complexes, industrial buildings to apartments and self-storage, **Commercial Real Estate** offers endless possibilities for business growth and wealth accumulation.



DERRICK STRICKER
DESIGNATED BROKER



derrick@strickercre.com
509.591.9949



JAZMINE MURILLO
COMMERCIAL BROKER

jazmine@strickercre.com
509.591.9949

WHAT IS CAP RATE?

and HOW TO CALCULATE IT



Cap Rate, short for Capitalization Rate, is a crucial metric used in commercial real estate to assess the potential rate of return on an investment property. It is derived by dividing the property's net operating income (NOI) by its current market value or asset value and is expressed as a percentage. Essentially, the cap rate provides investors with an estimate of the annual return they can expect to generate from the property.

$$\text{CAP RATE} = \frac{\text{NET OPERATING INCOME}}{\text{CURRENT MARKET VALUE}}$$

CAP RATE CALCULATION EXAMPLE (NNN LEASE TYPE) :

SF: 15,000

LEASE RATE: \$10.00

MONTHLY: \$12,500

ANNUAL: \$150,000

PROPERTY PRICE
\$2,250,000

MONTHLY RENT
\$12,500

ANNUAL OPERATING COSTS
\$5,000

$$\text{NET OPERATING INCOME (NOI)} = \\ (12 \times \$12,500) - \$5,000 = \$145,000$$

$$\text{CAP RATE} = \frac{\$145,000}{\$2,250,000} = 6.44\%$$

TRY IT YOURSELF!





JK MONARCH, LLC SUBCONTRACTORS

1st Security Bank

AAA Concrete Inc.

Adobe by Kentwood: Alcove

Air-Tech Services and Filters LLC

Builders FirstSource

C.H.I. Garage Doors

Century 21 Tri-Cities

Columbia River Concrete LLC

D&D Tri-Rivers Excavating Inc.

Fred's Appliance Inc.

Heat & Glo

**Intermountain West Insulation,
Garage Doors & Paint**

Kwikset

MSI Surfaces

Mullins Enterprises LLC

Perfection Glass Inc.

Prieto Landscaping LLC

Provident Electric Inc.

Sherwin Williams

Stewart Title

Taylor Made Services Inc.

Trane

Tri-Cities Floor and Home by Carpet One

Western Materials Inc.



INNOVATIVE
AIR SEALING LLC

AEROBARRIER
Air Sealing Technology from Aeroseal

Are you a builder?

A homeowner building a new home?

- **Meet code compliance easily.**
- **75% reduction in air changes per hour.**
- **Blower door tests.**
- **We can help you get your energy credits for new housing.**
- **Verified measurable results!**

Call or email for additional information:

Office: 509-260-3700 / Email: schedule@calliasnow.com

We service Washington and Oregon

325 N. Oregon Avenue

Pasco, WA

Contractor License: INNOVAS794C6

Your Dream is Our Specialty



**Construction to
Permanent
Financing**

**Local Processing
& Underwriting**

**In-House
Construction
Inspections & Draws**

**Lock Your Interest
Rate Up Front**

**Finance Up To
90% Of Costs,
Including Lot**

**Your Home Loan
Stays With Us, We
Don't Sell Your Loan**



Checking • Home Loans • Savings

Contact Us Today About Home Construction Loans

yakimafed.com | 1-800-331-3225 |

Member
FDIC





#8 PRODIGY HOMES INC.



5916 W. 28th Pl., Kennewick

3,223 square feet



Jasmine & Jason Wilkinson

By popular demand, we present to you a new floor plan, the Aria Flex, our award-winning Aria floorplan with an added flex room.

This stunning single story home features 3,223 square feet with 3 beds and an office or 4th bedroom, 2.5 baths, a large flex room, and a 3-car garage.

The Aria Flex is an open concept floor plan thoughtfully designed for entertaining. This year's Parade home showcases a modern-classic exterior, tasteful luxurious interior with unique drop-down ceiling

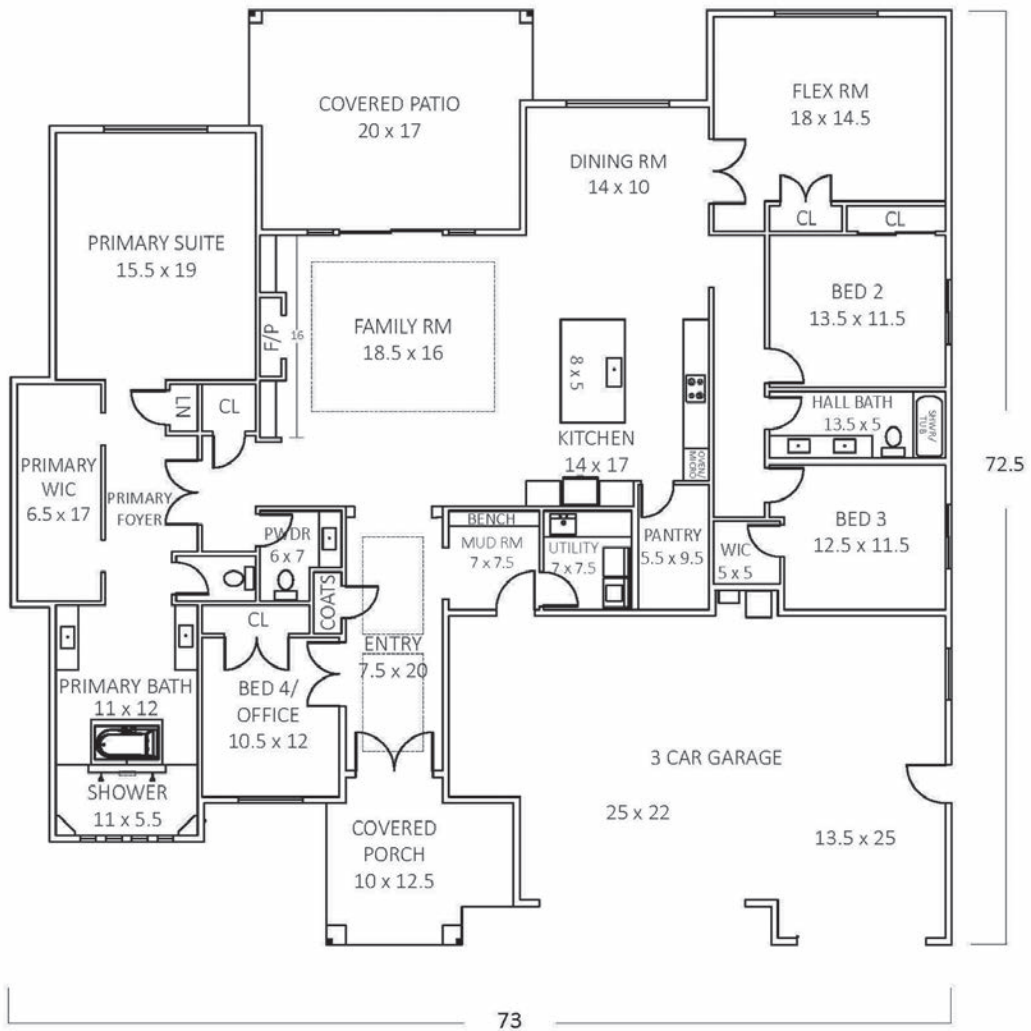
designs, modern-classic lighting fixtures, quartz countertops throughout, waterfall kitchen island and primary bath, cabinets to the ceiling in the kitchen, and floating cabinets at the fireplace and powder bath.

The large flex room, with added dry bar, opens to the backyard and being true to its name, it can function as a theater, a game room, or a gym.

Our award-winning primary suite beckons with a stunning foyer that separates the primary bed and bath. This popular bathroom features a

freestanding soaker tub and a large walk-around shower. We invite you to come see our signature details that make Prodigy Homes unique!

At Prodigy Homes, our focus is clear: to provide our homeowners with THE BEST EXPERIENCE. From inspiring and innovative design to the creation of homes that structurally and conceptually stand the test of time, Team Prodigy works to achieve clients' dreams. View more homes at homesbyprodigy.com.



509-737-6227 • homesbyprodigy.com



PRODIGY HOMES INC. SUBCONTRACTORS

American Rock Products, A CRH Company

Benton PUD

Builders FirstSource

Capitol Concrete Pumping Inc.

Chicago Title Company of WA

Chinook Heating & Air Inc.

Columbia River Concrete LLC

Consolidated Supply Co/The Fixture Gallery

Creative Walls

D & D Tri-Rivers Excating Inc.

E M Drywall LLC

Fate Painting LLC

First Interstate Bank

Fred's Appliance Inc.

Great Floors

Hot Solar Solutions

Huesitos Company II LLC

Huntwood Custom Cabinets

Intermountain West Insulation,
Garage Doors & Paint

Perfection Glass Inc.

Precision Plumbing & Supply Inc.

Retter & Company Sotheby's International
Realty - Ginger Jenks

Sherwin Williams

Tri-City Plastering

Trina Lynn Designs LLC

Western Materials Inc.

Benton PUD offers rebates for your home and/or business!



HOME/RESIDENTIAL

- Windows, Insulation, & Doors
- Heat Pumps
- Water Heaters & Appliances
- Smart Thermostats

We also offer rebates to qualifying low-income customers



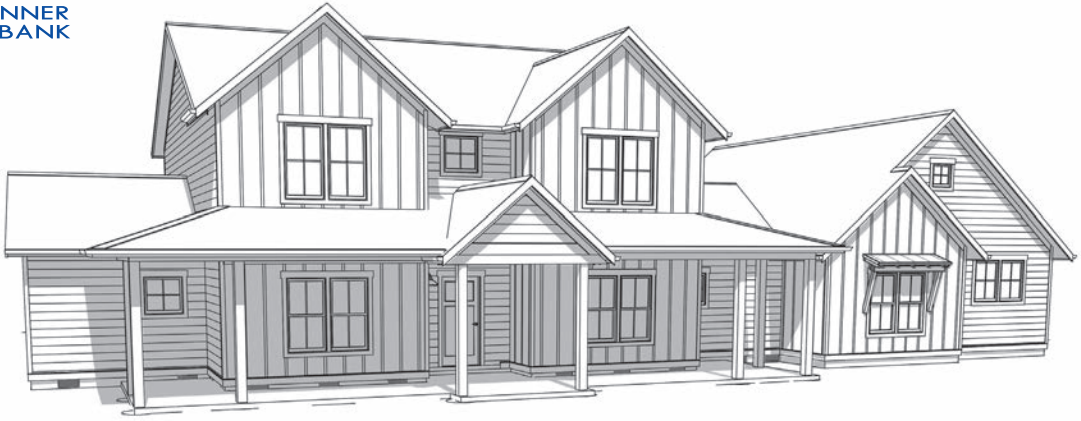
BUSINESS

- HVAC Systems
- Pumps & Motors
- Lighting
- Refrigeration
- And More...

For more information about Benton PUD rebates contact
an Energy Efficiency Advisor at 509-582-1234



YOUR TRUSTED ENERGY PARTNER



LEXAR HOMES



Virtual only
2,753 square feet



The Lexar Homes Team

VIRTUAL TOUR OPENS SEPTEMBER 18 AT PARADEOFHOMESTRICITIES.COM

The Magnolia plan showcases spaciousness and versatility, offering a den and study on the main floor for flexible use, along with a generous primary bedroom suite with outdoor access.

The open-concept design seamlessly connects the large great room, kitchen, and dining nook, while upstairs, a junior suite, two additional bedrooms, and an open-to-below area create a touch of grandeur. The modern farmhouse style is enhanced by a sprawling wrap-around porch, harmonizing with the overall home design.

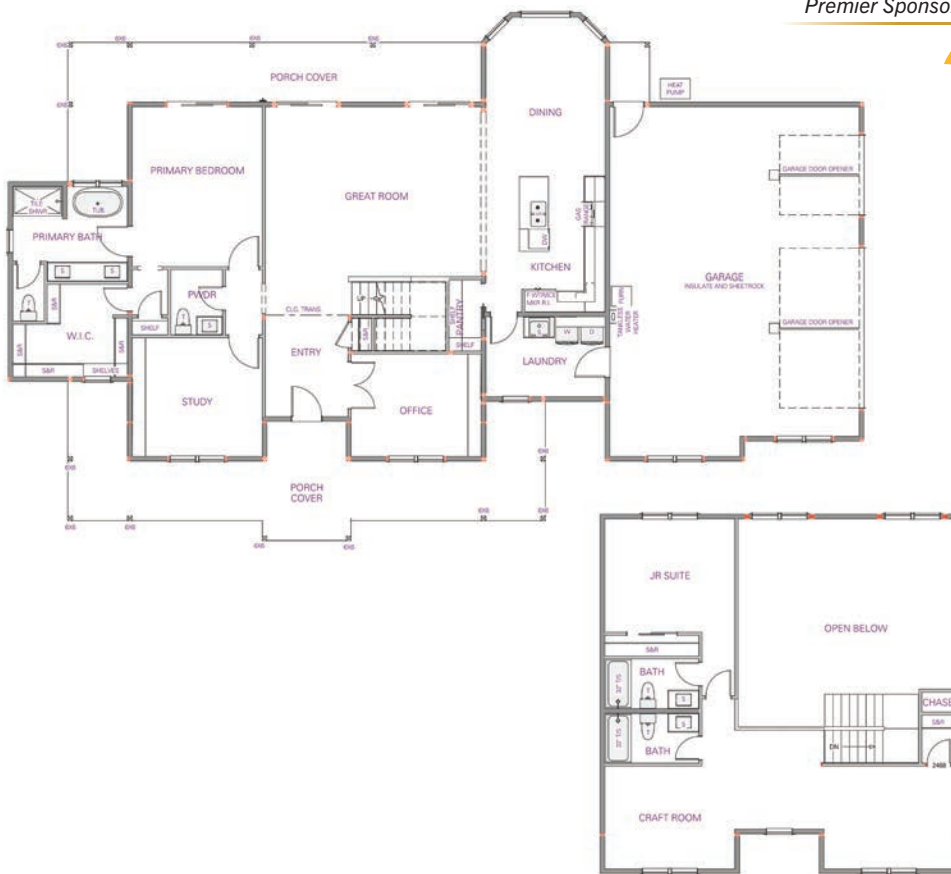
With a standard 3-car garage and customization options, the Magnolia plan combines functionality and adaptability, truly making it a remarkable choice.

Lexar Homes of Tri-Cities is a highly regarded and trusted builder known for creating extraordinary living spaces with exceptional craftsmanship and innovative designs. Collaborating closely with clients, we meticulously transform their visions into reality, ensuring every detail meets the highest standards.

Our transparent pricing

guarantees upfront costs, premium specifications, and renowned brands, backed by an exclusive limited lifetime warranty.

Customize your new home with quality inclusions and an extensive range of exquisite fittings and fixtures. Our dedicated team of professionals is committed to delivering exceptional customer service and ensuring a smooth homebuilding process from start to finish.



LEXAR HOMES SUBCONTRACTORS

A-Legacy Construction Inc.

Builders FirstSource

**Champion Concrete Pumping
& Conveying Inc.**

Chinook Heating & Air Inc.

Fred's Appliance Inc.

Golden Contractor Services LLC

Huntwood Custom Cabinets

**Intermountain West Insulation,
Garage Doors & Paint**

Murley's Floorcovering

Perfection Glass Inc.

Prieto Landscaping LLC

Rock Hard Granite

**SRS Distribution DBA Stoneway
Roofing Supply**

The Truss Company



509-735-1177 • lexarhomes.com



VISTAFIELD



Parcels for Sale

Help create the Tri-Cities' urban town center!

Phase one features shovel-ready mixed-use, live-work and residential parcels with access to utilities and plazas, fountains and a unique water feature with pedestrian bridges.

Parcels are now available for sale to builders to help create this timeless community.

Schedule a site tour, call Amber Hanchette today!



Artist's conceptual rendering

509.586.1186 | VistaField.com

South Entrance: 6600 W. Deschutes Avenue, Kennewick, WA

STCU HOME LOANS



Go big *and* go home with a jumbo loan from STCU.



Explore your options
at **stcu.org/purchase**.



All loans subject to approval.

