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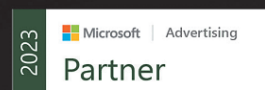
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# CEGAR VALLEY GALLERY OF HOMES

Published by Courier Media Group

EDITOR

Melody Parker

[melody.parker@wfcourier.com](mailto:melody.parker@wfcourier.com)

AD SALES

Ronda Jans

[ronda.jans@wfcourier.com](mailto:ronda.jans@wfcourier.com)

Meredith Brown

[meredith.brown@lee.net](mailto:meredith.brown@lee.net)

CV Gallery of Homes is an award-winning magazine from Cedar Valley Home & Garden magazine brand, another award-winning publication.

Courier Media Group is located at 6915 Chancellor Drive, Suite B, Cedar Falls, IA 50613. Copyright, Gallery of Homes magazine, 2024.

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# Like night & day

WORDS | MELODY PARKER  
Images | CHRIS ZOELLER

When this homeowner turned a critical eye on her kitchen, “dark” was the first word that came to mind. The cherry wood cabinetry had darkened with age, but rather than deep and rich, the finish just looked tired and gloomy.

It’s a fact: Kitchens can become dated over time. Design elements no longer work, trends fall out of fashion, floors get dinged and scratched and wood darkens.

“This was a dark space. I needed an uplift – big time – because this is the space where we spend most of our time,” said the homeowner. “I wanted new cabinets, a new floor, a better traffic flow.”

She enlisted the interior design expertise of Jennifer Ferson, owner of Ferson Kitchen and Bath Design in Cedar Falls. “The space needed brightening up. She was over that color of dark





## Ferson Kitchen & Bath Design

1925 Center St.

Cedar Falls, IA 50613

Fersonkitchenandbath.  
com

(319) 429-6934

Ferson Kitchen and Bath Design opened in 2010. With 25 years of design experience, Jen Ferson has worked with clients to design the kitchen or bathroom of their dreams.

She works with the best craftsmen and installers to ensure quality and timeliness of project completions.

Ferson graduated from the University of Northern Iowa with a degree in interior design and worked for a cabinet company for several years before starting her own business.



wood, and I wanted to make this a wonderful space to work in," Ferson said.

The 2021 project took a little over three months to complete. The difference, literally, is like night and day. Dura Supreme Cabinetry in Highland White with platinum glaze fills the perimeter walls. Soft-close drawers and purposeful storage options add practicality and functionality. A large central island, finished in graphite, provides seating for five – with a sturdy footrest for comfort.

Cambria "Torquay" quartz countertops add continuity throughout the kitchen. White with cool gray and warm honey veins, the color makes a perfect marriage between the white cabinets and graphite island. A bevel-edged subway tile backsplash is carried all the way to the crown molding for a more modern application – "and a bit of drama," Ferson said.

"The previous countertop was dark granite. The new countertops are light and uplifting, and I like the way the tile was used," said the homeowner. Ferson relocated the oven for better access. Although the owners opted to keep their GE Monogram series refrigerator, a beverage fridge was added to the buffet for convenience.

A new sink with honey bronze fixtures and a push-button disposal are among the homeowner's favorite elements. Engineered wood floors are French oak "Sophia" with a wire-brushed finish. Wide planks add a sense of expansiveness, Ferson said. Walls are Benjamin Moore's "Revere Pewter."

Ferson also removed columns that separated the kitchen and family area to create an open and inviting floor plan. "Before, it felt like an alley, and we had a dining table that you had to walk around to get to the rest of the space," the owner noted.

"There's better flow between the spaces now. When I was rethinking the space, it seemed like a sitting area would be a nice option, a nice transition between the kitchen and family space," Ferson said.

The interior designer updated the fireplace wall, as well. "For the fireplace, we repeated the graphite look from the kitchen to connect the spaces. I wanted to create particular design elements that wouldn't look dated over time," Ferson explained.

Those elements include County Ledge-stone "Echo Ridge" cultured stone on the fireplace and a new mantel and floating shelves, built by Senad Dizdarevic of Dizdarevic Construction, creatively spaced for visual interest. Motorized blinds make it easy to enjoy or block out the southern exposure.

"The area has more ambiance now. I never liked the mantel we had before, and the new one is really great. The fireplace is prettier, and we're using it more often," the owner added.



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TEXT BY MELODY PARKER  
IMAGES BY PELLA

When it's time to go window shopping, Pella opens the window – and door – to a world of possibilities.

Pella selects and uses the highest quality materials to create their window and door products. Innovation is second nature to the company that invented the industry's first retractable window screen, the patented Rolscreen, in 1925.

Nearly 100 years later, Pella's enterprising spirit continues to lead the industry with the introduction of their latest innovation, Steady Set. It is a new installation method for window units in new construction homes, said Paul Parks, of Pella Windows & Doors of Eastern Iowa.

"It's a cool product. Window units are designed to reduce installation time by up to half. They're designed with all the structural accessories ready to go. Windows are set from the interior, and there's no guesswork in getting the window level and plumb. It takes less labor – one person can do it," he explained.

The latest installation innovation, Steady Set is 3.15 times faster and utilizes less labor than standard mounting flanges or fin installation methods.

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that reduces heating and cooling bills. They add curb appeal to a home's façade and offer a wide view of the world around us.

Selecting the perfect windows and doors can be confusing, but Parks and his team can help customers make the right choice. During a consultation, Pella experts show product samples, discuss installation options, measure windows and doors, answer questions and provide a free, no-obligation quote.

Whether the project is for a houseful of windows and doors in a new build, or replacement windows and installation on existing homes, Pella offers a multitude of styles and options to fit any design style. The Lifestyle Series windows and patio doors are ranked as the top performers for energy, sound and value, as well as offering the durability of wood, style flexibility and aesthetics and performance and innovation options.

Customers can choose from double-hung, awning style, casement and picture windows, and single and double-hinged doors and sliding doors.

"Pella custom capabilities are such that we can fit practically any opening. That allows us to work with our customers on any type of home design or a home needed replacement windows – siding, brick, you name it," Park said.

If the home is an older vintage, Pella offers Reserve wood replacement windows that fit traditional and historic settings and aesthetics.

Parks and his experienced team collaborate with homeowners, as well as contractors, architects and designers on window and door projects and installation throughout Eastern Iowa and Southwest Wisconsin.

Locally, Pella enjoys partnerships with Skogman Homes and Dream Homes.

"We are as involved as the homeowner and builder wants us to be on a new build. We prefer to be in the conversation right up front with the homeowner on design features. We stand behind our products. We handle the installation and anything beyond the sale. What sets us apart is our installation and service warranty," Paul explained.

"I hear people say, 'There is no way I can afford Pella windows.' Pella offers a wide product line-up and services for new home and replacement windows and doors, and we can fit pretty much any budget and project."

For more information, visit [www.pellabrand.com/eastern-iowa/](http://www.pellabrand.com/eastern-iowa/).





## Pella Windows & Doors of Eastern Iowa

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Pella Windows & Doors of Eastern Iowa partners with builders, contractors, architects and homeowners on their window and door projects in Eastern Iowa and Southwest Wisconsin. These projects range from new construction to replacement windows and installation for homeowners. We also work with light commercial and multi-family new construction and replacement projects. With a dedicated sales and service team, Pella Windows & Doors of Eastern Iowa supports our clients from concept to completion and beyond.



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<sup>1</sup>Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2023.  
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# *Rustic* MODERN LUXURY

TEXT BY MELODY PARKER | IMAGES BY THROUGH THE LENZ REAL ESTATE & DRONE PHOTOGRAPHY

**W**ide open spaces. Lower cost. Those were two reasons why these homeowners chose a post-frame home designed and built by Gingerich Structures. “We like the big, open plan, that’s the main thing. We had a vision in mind, changed a few things as we went along, and we have so much usable square footage for the cost,” the owner said.

The family moved into their “forever home” two years ago in December. Even now, when visitors stop by, “they drive up and see a shed-like home. But they aren’t expecting what they see when the doors open, and they walk inside.”

Custom-built post-frame houses by



Gingerich Structures provide versatility, flexible space and open floor plans. A post-frame home doesn't require interior support walls. The frame in these kinds of homes consists of posts and trusses that create a single structural unit, which in turn, creates large, open interior spaces and wider window and door openings.

Less framing is required, so the home can be built more quickly than a traditionally built home. Spacing of posts allows for more insulation, resulting in energy savings and higher efficiency in cooling and heating the home.

In addition, post-frames homes are typically built on slab foundations or with concrete pillars and posts rather than basement foundations. Wind braces and wind load-engineered roof systems are built to withstand high winds. Exterior finishes can range from all-steel to board and batten.

"We actually upgraded to 28-gauge steel because thicker steel withstands weather better. Our home is well-insulated, so that's definitely not a worry. Gingerich Structures was easy to work with," the homeowner said.

"They came out a couple of times to make sure everything was running smoothly. They're professionals who know what they're talking about. Beyond the building, they made suggestions about windows and other things you probably wouldn't think about until



later?"

The interior design style in this home is best described as "rustic modern luxury."

"I always have liked that antique rustic feeling. I didn't want something too 'lodge-y.' I still wanted it to feel like our

home. The house lends itself to entertaining," she said.

The kitchen is the natural gathering place for family and friends. Legacy Debut custom cabinetry has an antique cream finish and offers plenty of storage. Granite countertops



## Gingerich Structures

Web address:  
[www.gingerichstructures.com](http://www.gingerichstructures.com)

Email address:  
[Simon@GingerichStructures.com](mailto:Simon@GingerichStructures.com)

Gingerich Structures is a local-owned business with 20+ years of construction experience. We specialize in post frame construction with a wide array of applications. Whether you are looking for a storage building, commercial storefront, warehouse or office space, agricultural building or a residential home, we've got you covered.

Post frame construction is known for its cost effectiveness, energy efficiency and durability. Gingerich Structures offers a five-year workmanship warranty and are committed to quality materials and excellence in our craftsmanship. We have locations spanning across Iowa, Nebraska, Wisconsin and Colorado.

and a copper farmhouse sink are pretty finishing touches.

But it's the large island that attracts attention in the space with its contrasting wood base and granite top. "We had to wait for a piece of granite large enough to cut out for the top. It took six guys to bring it in, it was so big," the homeowner recalls. "The island makes a nice hang-out when we entertain, with enough room for people to stand around it and room to set out food like an assembly line."

She prefers uncluttered countertops, so small appliances are tucked away in the pantry, along with the refrigerator. In the dining area, a brick wall adds interest. Heated concrete floors run throughout the main level and easily withstand wear and tear from daily use.

In the living room, a linear electric fireplace is set into a brick hearth. Multiple large windows flood the space with light and offer a view of the surrounding countryside. Custom Sherwin Williams paint in "Canvas Tan" was used on walls throughout the house.

The main bedroom suite is on the main level. In the bath, a walk-in shower, a free-standing rectangular tub, double sinks, antiqued cream cabinetry and granite

countertops create an elegant, relaxing setting in the main bath.

An open, cabled staircase leads to the second level where the children's bedrooms and bath are located. Another space is devoted to a man cave housing hunting trophies. Floors are hardwood.

A second man cave can be found in the large, multi-bay garage. The flexible space has "become a second living space for us. It's heated, and there's a TV. We spend a lot of time out there in the winter months. The kids can ride their bikes, play basketball, roller skate, gymnastics, run around and get their energy out."





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# Viva *la villa living!*

TEXT BY MELODY PARKER | IMAGES BY CHRIS ZOELLER



After nearly a year of villa living in Western Home Communities' Windcrest, this couple has settled into their new home. They're joining in activities and enjoying the amenities at Jorgensen Plaza, regularly dining out at Gilmore's Pub and Table 1912 and getting to know their neighbors.

"There's a feeling of belonging to a close-knit neighborhood. We're new to the neighborhood and can hardly wait to start really getting involved and meeting people," she said.

Villas are popular because they offer a beautiful home in a safe and social neighborhood, and an added benefit of being part of an organization that's served the Cedar Valley for more than a century.

As a long-time Western Home Communities board member, he said, "I knew the values and mission statement for Western Home that is all

about caring for people. We were also impressed by the new Fortified Life program," a membership plan that provides home-based services to help adults age independently wherever they call home.

"We liked that idea. It was important for us to look at all the possibilities," he said.

Downsizing from a three-story, five-bedroom house wasn't easy, but the couple is enjoying their new three-bedroom villa. The open-plan concept offers plenty of space for daily living and entertaining family and friends.

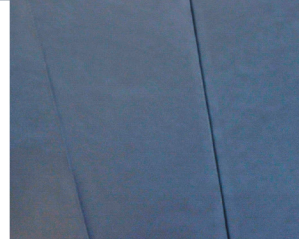
"Going up and down stairs was becoming more difficult, and we liked the idea of everything being on one level. We could build from the ground up and choose options that worked for us. We looked at lots of villas, so we knew the options that were available. It was fun for us," he said.

# Western Home Communities

[www.westernhomecommunities.org](http://www.westernhomecommunities.org)

For more information on villas at Western Home Communities, call (319) 277-2141.

Offices are located inside Jorgensen Plaza for Well-Being, 5307 Caraway Lane, Cedar Falls.





They were able to tweak the floor plan to better suit their lifestyle and made several upgrades. She fell in love with a large-scale, blue-themed triptych, which provided the inspiration for the villa's overall color scheme.

"It's so eclectic. I didn't want to go in any one direction," she said. The wall artwork is displayed in a cozy space furnished with a comfortable sectional sofa, perfect for morning coffee, conversation or TV viewing, and arranged between the kitchen and dining and main living areas.

She upgraded light fixtures throughout the villa to reflect "my love for a little bling," and chose a large island as a practical focal point in her elegant blue-and-white kitchen. Striking dark blue subway tile forms the backsplash, creating a dramatic contrast against white and blue-veined quartz countertops.

Luxury vinyl tile underfoot is a doppelganger for hardwood floors, a low-maintenance choice that is easy to clean and ideal for the owners' dog. Their villa is filled with natural light, including a sunroom.

A wine aficionado, he installed a climate-controlled system in one of the garages and turned it into his wine cellar. "I'm really happy about that. It's turned out great," he said.

The couple sacrificed some patio space for an additional six feet in the master suite. Now



there's room for large furniture pieces and her orchid collection that sits on a broad windowsill. In the main bath, they opted for "sun tunnel" skylights to make up for the lack of windows.

Another bedroom was transformed into a home office, while the third bedroom is for overnight guests. A convenient laundry room also has a walk-in tub. "I used to say I'd never have one of those, but now I'm happy we do," she said.

From paint and countertops to fixtures and flooring, each villa can be customized to suit the owners. A list of vendors is provided, allowing the customers to make their own choices and upgrades.

Exteriors are maintenance-free, and staff mows lawns and shovels snow, for example. Residents also can enjoy pickle ball courts, the Grosse Aquatic and Wellness Center, Gilmore's Pub, The Market and Diamond Event Center.

"We were able to tour a lot of villas to see all the options. It's important to study the differences. It gives your home more character because you're making the choices, and you can put your own personality into the home," he said.





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---

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communities

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[westernhome.org/construction](https://westernhome.org/construction)



# OPENING *a new chapter*

TEXT BY MELODY PARKER  
IMAGES BY CHRIS ZOELLER

**T**hese empty nesters were ready for the next chapter of their lives. It was time to refresh their 20-year-old home.

“We raised our kids here, but they’re grown and out of the house. We thought about making a move, but we’d built this house and loved the community and the windows and light coming into the house. It made sense to make this house what we wanted now and to create spaces that work for us now,” the homeowner said.

Initially, she simply wanted new countertops to replace their granite-look Formica. The project grew into

a remodeling project that encompassed the kitchen and adjacent living space and entry and master bath.

Deb Waterman, a project manager at Magee Construction in Cedar Falls, worked with the couple. “She gave us three different designs. The one we chose is the way the kitchen should have been from the beginning. She was wonderful to work with – an expert. Deb took the time to figure out the look I wanted – timeless with just a little quirkiness,” she said.

“Deb is perceptive and gave them options that would work for them,” said Wayne Magee. “We do that with all our customers and at the end of the



day, they get what they expect. We are user-friendly and up front – no secret costs or surprises. The one who is happy is always going to be the customer,” he explained.

The homeowners also closely collaborated with Sage & Co., an interior design studio. Rachel and Denise Paup of Sage were instrumental in helping them choose design elements, including paint colors, tile, flooring and countertop.

The remodeled kitchen makes better use of the space. An angled peninsula was removed and a new island with additional storage installed, along with new lighting and other updated details. A portion of a wall also was removed to enhance sightlines into the living area with its welcoming, contemporary fireplace.

Original Bertch cabinetry was refreshed with new white paint. “We were able to order the same cabinet style so we could fill in with new cabinets where needed,” the owner said.





## Magee Construction Co.

1705 Waterloo Road, Cedar Falls, Iowa, 50613

(319) 277-0100

customerservice@  
mageeconstruction.com

mageeconstruction.com

Magee Construction Co., specializes in remodeling and additions, outdoor living, new home construction, insurance restoration, concrete and roofing.

Their goal is to ensure their customers receive quality workmanship and close attention to detail from a staff that really listens. The construction team believes that remodeling and new construction should be a pleasant experience, flow smoothly and be completed in a timely manner.





Honeyed bronze hardware adds warmth to cabinetry finished in Sherwin William's "Dove Wing."

Countertops are Hanstone quartz "Calacatta Venato," with glossy textured 2 1/2 by 5-inch subway tiles from Virginia Tile (WOW USA-Fez) for the backsplash.

Sherwin William's "White Dove" was chosen for walls and "Casa-bella" white oak hardwood for floors throughout the main level. Stairs and banisters were given a facelift, as well.

"What I love is, it is that the kitchen is not bright white. The look is warm and inviting," the owner said. "Before we had maple floors, maple stairs and banisters and a traditional fireplace with a mantel in the living room. We made the decision to update the space to coordinate with the kitchen.

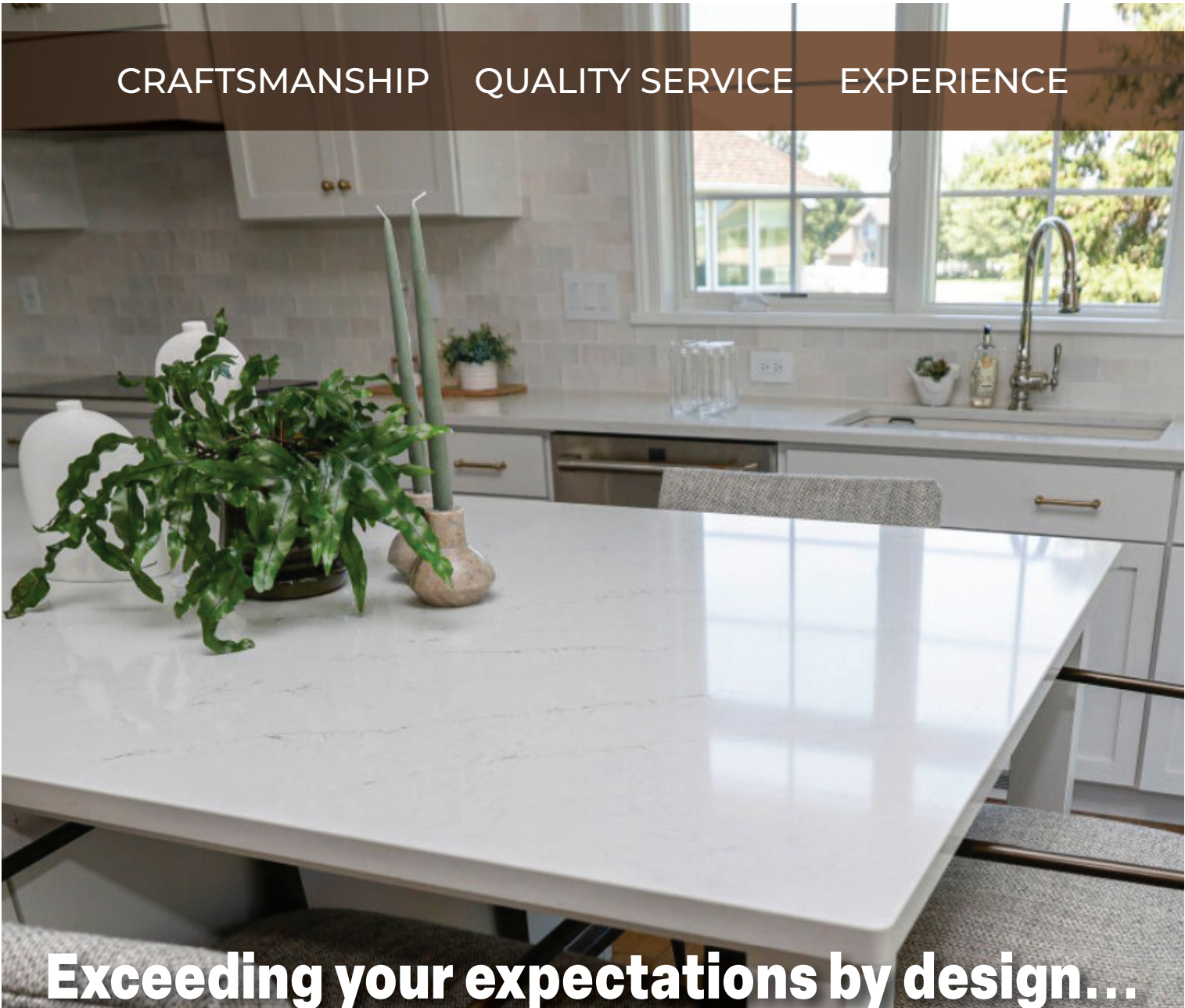
"The fireplace surround complements the style of the kitchen, and all of the changes have given us more space and it's all designed for the way we live," she explained.

Marble-look honed porcelain floor tiles set the tone for an elegant master bathroom. The old tub was removed to make way for a large, zero-entry shower and two sinks. New Bertch cabinetry and textured tiles complete the refreshed space.

The homeowners couldn't be more pleased with the entire remodeling project. "The space is brighter and it's much more usable. I love the warmth. It's an inviting place to be," she added.



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# LIVING UP *to its* POTENTIAL

TEXT BY MELODY PARKER  
IMAGES BY ALEXA KAREN PHOTOGRAPHY

When this couple built their home in 2013, it was a perfect fit.

Fast-forward a decade. With three active children, a busy lifestyle and a love for entertaining, the home that once felt just right was now not measuring up to their needs.

“We felt the bedroom and bathroom spaces were adequate, but we had outgrown the main living space. We wanted to enlarge the area and open it up,” said the homeowner.

A thoughtful and well-planned story-and-a-half addition added necessary square footage. Specific rooms in the existing home were targeted for remodeling and updates.

Now the home is living up to its potential.

The list of improvements included expanding living and dining rooms, a



roomy kitchen, the addition of a walk-in pantry, mudroom, covered patio and another bedroom upstairs, an updated kids' bathroom, refreshed main bedroom suite and laundry room.

She worked with interior designer Katie Lewis, owner of 319 Décor + Design in Grundy Center, to custom design spaces that fulfilled their desires and suited their family's needs.

The result is both beautiful and functional.

"She wanted light and airy spaces and a fresh look. I understood her design vision," said Lewis. With only a few minor hiccups on the way to completion, the project "ran so smoothly. Everything just came together," the interior designer noted.

"Katie was super-responsive and open-minded. I could tell she loves what



## 319 Decor+Design

703 G Ave Grundy Center,  
IA 50638

319-269-0407

www.319decoranddesign.  
com

319 Decor+Design is a residential interior design firm located in the heart of Grundy Center. Founded nine years ago, the firm specializes in space planning, new construction, cabinetry and more. We take your dream project and make it a reality within your budget.



she does. She's so easy to work with and for me, it was fun to see someone so engaged when you're working on your passion project," the owner said.

She confessed, "I had a hard time defining my style," but encouraged by Lewis, the homeowner found inspiration and ideas from studying photos in magazines and on the internet. "I found out my style is definitely transitional – a mix of modern and traditional touches."

Now, as before, the kitchen is the heart of the home. "Even when our kitchen was little, family and friends gravitated towards the kitchen. I grew up eating around the table at sit-down meals with my family. It's very important that I have that for my family!"

She enjoys cooking and is happy in her new spacious kitchen. Natural-toned cabinets from Showplace Cabinetry with "Pendleton" style doors have a distinctly Scandinavian look that emphasizes the light-drenched kitchen. Slim, glass-fronted floor-to-ceiling cabinets anchor either end of the length of cabinetry, separated by two sets of windows and a dramatic Venetian plaster range hood.

The owner loves the hood crafted by the contractor because "it's clean and modern, but also has that Old World look. We really had to work through different placements to figure things out because we didn't want upper cabinets. That's where Katie's expertise really helped. We were able to bring in all that natural light. We have a view and wanted

to make the most of it."

The large island with column supports in soft white and sink adds subtle contrast and seating for four. Countertops throughout are clad in "Cala-catta Villa" Corian quartz. The walk-in pantry is centered in the kitchen and provides plenty of additional storage.

With the addition, the garage entry is now level with a bright, new mudroom that has become the family's drop zone for book bags and other belongings. A new laundry room gave the owner a chance to install peel-and-stick wallcovering in a moody floral pattern.

The stylishly simple dining table – and a buffet tucked into an elegant archway – creates visual separation from the living area with its cozy electric fireplace and comfortable seating. Twin beams add interest to the ceiling.

"One beam is load bearing and it had to stay. It was clad in wood and a faux beam added to define the living room. I love how it turned out," the owner said. Throughout the home, Sherwin-Williams' "Alabaster" walls are framed by contrasting SW "Accessible Beige" trim and doors.

She's thrilled with the entire project. "It's welcoming. It's light and has that open feeling, but there is still an overall sense that people can slow down and kick up their feet, relax and feel comfortable. We're very much a 'come-as-you-are' family. The warmth of our home is a natural embrace."





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# Choose custom builder for unique home design

## THE NATIONAL ASSOCIATION OF HOME BUILDERS

Custom homes are each one-of-a-kind and typically feature luxury upgrades, unique design elements and stylized features.

Homes are designed for each owner individually or from their own, private stock of designs. Custom builders tend to build on land owned by the customer and start fresh with each design. They also tend to spend more time on each project.

Home buyers choose their ideal location and environment, so custom homes often incorporate elements of the landscape into the design and can be built to fit each sites' outstanding feature; whether that is a view of the ocean, a natural stream, a forest, farm field or urban setting.

Custom builders allow buyers to include

a wide range of green products and give them the opportunity to weigh each cost and benefit to create a home that is stylish, comfortable, but also eco-friendly.

In world where there's an app for everything, buyers expect a custom home to do more and be "smart." Nowadays you can control many features in your home using a phone, controlling energy usage, security systems, lighting and more.

Accessibility also is key because many homeowners want to age in place, prolonging their ability to stay in the house independently.

Production builders build communities by restricting design to a group of pre-selected home types on lots they have picked and purchased themselves.

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MICHAEL BLEVINS  
Universal Furniture

# New & next

A recent survey for the American Psychological Association found nearly one in four American adults feels overly stressed and doesn't know how to manage it. Blame Covid-19, politics, global conflicts, the economy or all of it ... the fact is that many of us are feeling frazzled.

Perhaps it's no wonder, then, that furniture designers are focused on bringing calm and comfort to homes.

As these new products enter the marketplace in the coming months, consumers craving calm in the storm will find furnishings designed to bring them tranquility.



Lillian August



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Mr. and Mrs. Howard, Sherrill Furniture



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OBITOTCKAIA TATIANA  
'Peach Fuzz'

'Peach Bloom' pillow,  
Claire Louise

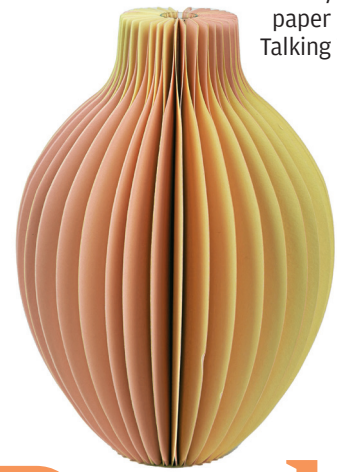


'Maya,'  
15-piece  
coffee set,  
Micucci  
Interiors

Powel sofa,  
velvet tufted,  
Brabbu Design  
Forces



Honeycomb  
paper vase,  
Talking Tables



# Peach FUZZ

Soft as a feather, just a kiss of a pastel – that's "Peach Fuzz."

If you love soft, sensual neutrals, Pantone's "Peach Fuzz" (13-1023) is the color for you.

Described by Pantone's color experts as an "appealing peach hue nestled between pink and orange, inspiring belonging, recalibration and an opportunity for nurturing, conjuring up an air of calm, offering us a space to be, feel and heal and to flourish from."

Wow, that's a lot to ask from a color.

In a statement, Leatrice Eiseman, executive director of the Pantone Color Institute, said the color "echoes our innate yearnings for closeness and connection. We chose a color radiant with warmth and modern elegance. A shade that resonates with compassion, offers a tactile embrace and effortlessly bridges the youthful with the timeliness."

Whether painting the color on a wall or incorporating it into your home décor as an accent, "Peach Fuzz" invokes a gentle warmth and a sense of tranquility. The color also is supremely flattering to most complexions.

Interior designers suggest using soft pastels, buttery yellows, creamy whites, soft pinks, shades of blue, including navy, orange hues, natural greens and earth tones, pale grays, and metallic, particularly champagne, light bronze and of course, rose gold.

Incorporate the color into upholstery fabrics, patterned and textured wallpaper, paint on an accent wall or ceiling, accessories ranging from pillow covers and airy curtains to lampshades, throws, framed prints or artwork. "Peach Fuzz" coordinates nicely with materials like rattan, sisal, bamboo, hickory, maple and bleached wood.

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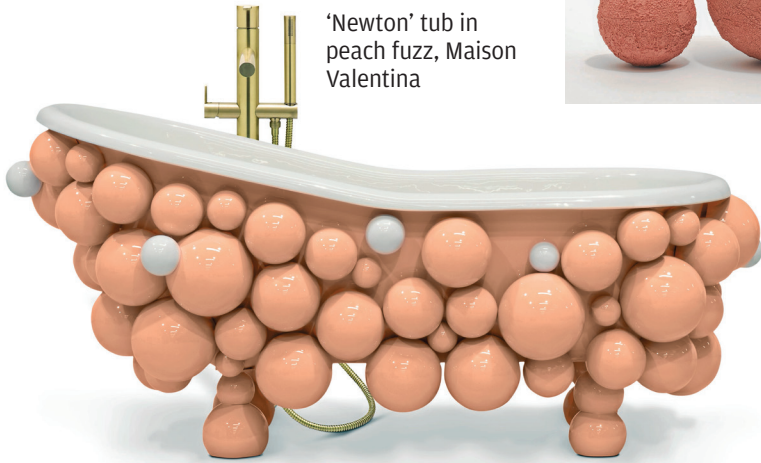
Waterloo/La Porte City



'Shells' wallpaper, Abigail Edwards



'Gea' ceramic vase, Micucci Interiors



'Newton' tub in peach fuzz, Maison Valentina



# Local Service, **Local** Decisions.

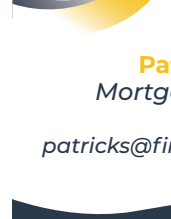


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CEDAR VALLEY  
PARADE OF HOMES



# 2024 PARADE HOMES

## PATTERSON CONSTRUCTION & DESIGN



### 1109 Lake Ridge Road, Cedar Falls

Presenting our exceptional home remodel on Lake Ridge Road! This main floor remodel includes a beautifully redesigned kitchen, a refined mudroom and an elegant formal sunroom. The addition of a 4-season porch, featuring a striking 10-foot patio door, seamlessly connects the space to the kitchen, creating the perfect setting for entertainment and relaxation. Come check out this beautifully remodeled home by Patterson Construction & Design!

## IOWA HEARTLAND HABITAT FOR HUMANITY



### 909 W. Third St., Waterloo

Over the last several years IHFFH has been concentrating its efforts in the Church Row and Walnut neighborhoods, revitalizing important historic parts of Waterloo. The rehabilitation of this historical four-square home officially started in February 2024 and is now a single-family dwelling with four bedrooms and 1 1/2 baths. The main floor has a large foyer on the left, with the living room to the right. Behind the living room is a spacious kitchen with splendid windows. The dining room is situated off the kitchen behind the foyer. Behind the kitchen is a spacious laundry area with a half bath and a back entry to a back porch and deck. A garage is located behind the house. All four bedrooms are upstairs with a full bath. This home has already been selected by a IHFFH partner family and will be sold upon completion in Fall 2024. Don't miss out on your chance to see this historical beauty and how it has been brought back to life!

## SKOGMAN HOMES



### 4425 Granite Ridge Road, Cedar Falls

Introducing The Craftsman, a stunning new floor plan by Skogman Homes! This exquisite residence boasts 1,870 square feet of beautifully designed living space on the main floor, including 3 bedrooms and a spacious office perfect for remote work or study. The heart of the home is the open-concept living area, featuring a gourmet kitchen with high-end finishes, a cozy living room and a dining area that seamlessly flows together, creating an inviting space for family and friends to gather. The lower level adds an impressive 1,200 square feet of finished space, including a fourth bedroom and a third bathroom, making it ideal for guests or a growing family.

Situated on a walk-out lot, this home offers easy access to outdoor living spaces, perfect for enjoying the beauty of the surrounding landscape. Every detail of The Craftsman has been thoughtfully designed to provide comfort, style, and functionality. Don't miss the opportunity to see this exceptional home in person during the Cedar Valley Parade of Homes. Discover the perfect blend of elegance and practicality in The Craftsman by Skogman Homes - your dream home awaits!

## RISING TIDE DEVELOPMENT



### 844 Clay St., Cedar Falls

Welcome to Cottages on Clay! These one-of-a-kind cottage homes are uniquely situated in the first urban pocket-neighborhood developed in Iowa. Designed to be extremely efficient, these homes have been pre-screened and approved for Cedar Falls Utilities "Future Ready Home" program! The most efficient and comfortable standard of living! The story-and-a-half cottages feature a main level living room, kitchen and half bath. The entire upstairs consists of an owner's en-suite. Basement finish is included and built out for a bedroom with egress window, bathroom and family room. You will find high-quality materials on the inside and out! Inside will have different trim/ceiling finish elements, unique vaulted ceilings, kitchen appliances included and more. LP siding, composite decking and lots of landscaping will round out the exteriors! LOCK AND LEAVE! Single family homes in an HOA where the lawn, snow and exterior insurance are taken care of! \$175/mo HOA fee.

## PANTHER BUILDERS



### 3909 Broomfield Drive, Cedar Falls

Introducing West Fork, Cedar Falls' newest and most expansive development to date! Nestled in close proximity to Cedar Falls; new high school, golf course, and scenic trails, this vibrant community promises an unparalleled living experience.

Panther Builders returns to Cedar Falls, bringing an amplified commitment to exceptional design and quality. West Fork is poised to become the epicenter of modern living in Cedar Falls. Don't miss your chance to be part of this extraordinary new community. The Emerson floor plan features four bedrooms and three bathrooms.



### 3726 Broomfield Drive, Cedar Falls

Introducing West Fork, Cedar Falls' newest and most expansive development to date! Nestled in close proximity to Cedar Falls; new high school, golf course, and scenic trails, this vibrant community promises an unparalleled living experience.

Panther Builders returns to Cedar Falls, bringing an amplified commitment to exceptional design and quality. West Fork is poised to become the epicenter of modern living in Cedar Falls. Don't miss your chance to be part of this extraordinary new community. The Ashley floor plan features five bedrooms and three bathrooms.

## LGC




### 4025 Cedar Heights Drive, Unit No. 4 Cedar Falls

LGC is excited to introduce Creekside Luxury Condos. This spacious 2-bedroom, 2-bathroom, unit is conveniently located on the ground-floor level. It features a slightly larger layout that includes a walk-in pantry. All Creekside condos come with luxurious finishes and appointments, elevator access, extensive measures for acoustic privacy, and a private garage stall (attached). Standard highlights include 9-foot ceilings, modern architecture, premium cabinetry, quartz countertops, tiled showers, plank flooring, covered maintenance-free deck areas – and the list goes on. This beautiful unit is completely finished and MOVE-IN ready. Make this your new place to call home. Come check it out in the 2024 Parade of Homes.



### 522 Clair St., Cedar Falls

Welcome to your dream home, a masterfully-built contemporary raised ranch in the North Cedar community. The tastefully modern aesthetic has all the flair and nuance you would expect only from LGC. This 1,700 SF haven offers the perfect blend of modern sophistication and serene retreat-like ambiance, all while being conveniently located. As you enter, the ground level welcomes you with a functional mudroom, perfect for transitioning from the outdoors, and a versatile flex room that can easily adapt to your need – be it a home office, gym, or entertainment space. The expansive three-star garage provides ample space for vehicles, storage and more. Upstairs, the main living area boasts a clever, open-concept layout that exudes warmth and elegance. The spacious kitchen flows seamlessly into the living and dining areas, making for a chic and practical entertaining space. As for details, the kitchen is complete with appliances, quartz countertops, custom cabinets and a walk-in pantry. Tall ceilings and plank flooring throughout amplify the sense of space. LGC's signature studio windows allow natural light to pour in, accentuating the home's airy, inviting atmosphere. The main level features three generously sized bedrooms, including a luxurious master suite with tiled shower. All meticulously designed with modern fixtures and finishes, ensuring comfort and style at every turn. Nestled among mature trees, this home feels like a private getaway, yet it's only minutes away from the best that downtown has to offer. Behold the perfect blend of modern luxury, comfort and convenience. Don't miss your chance to see this bespoke retreat by LGC.



**CEDAR VALLEY  
PARADE OF HOMES**

- 1. 909 W 3rd St. Waterloo**  
Iowa Heartland Habitat for Humanity
- 2. 4025 Cedar Heights Dr. Cedar Falls**  
LGC
- 3. 844 Clay St. Cedar Falls**  
Rising Tide Development
- 4. 522 Clair St. Cedar Falls**  
LGC
- 5. 1109 Lake Ridge Dr. Cedar Falls**  
Patterson Construction & Design
- 6. 4425 Granite Ridge Rd. Cedar Falls**  
Skogman Homes
- 7. 3909 Broomfield Dr. Cedar Falls**  
Panther Builders
- 8. 3726 Broomfield Dr. Cedar Falls**  
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