



A Rare FIND

A Downtown Location Offers a Walk to One of Michigan's Most Popular Resort Areas

BY KAREN VANDER WERP
PHOTOGRAPHY BY MIKE DRILLING

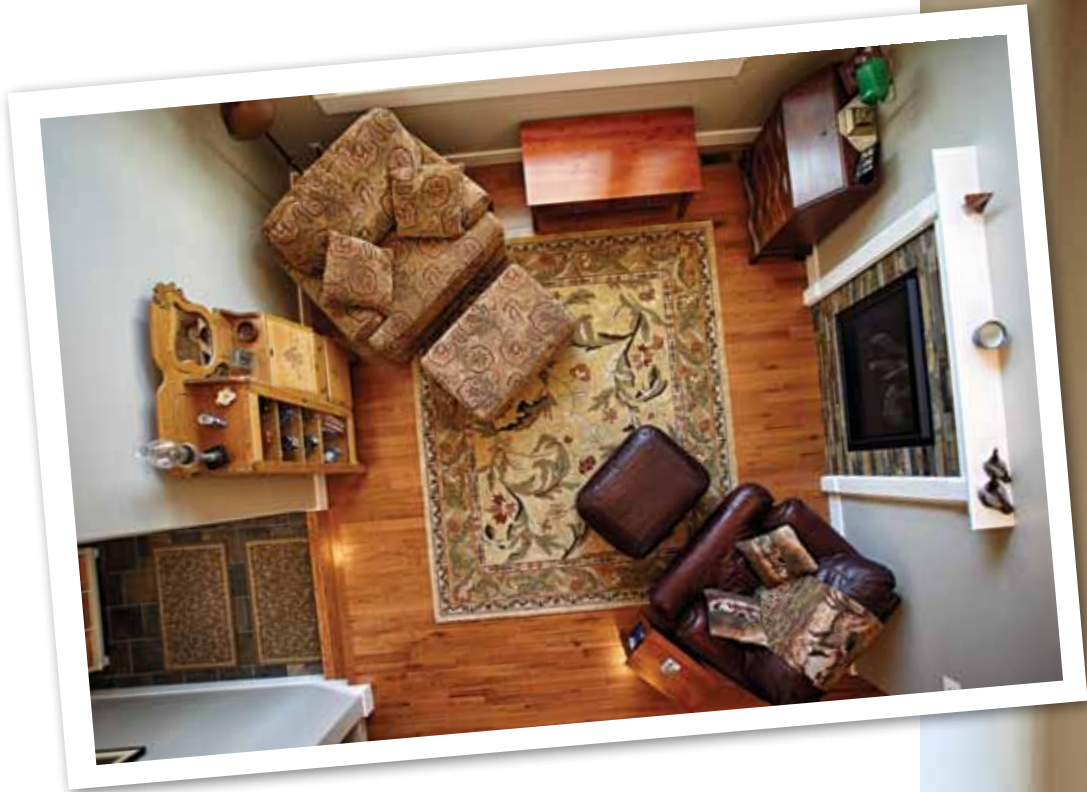
The owner was discerning and particular while viewing this downtown, Traverse City, beauty during an open house. He went on to look at 40 other homes currently on the market and then decided the “open house offering” was the house for him.

Downsizing from a 3,600-square-foot house to 2,200 was a fair trade off for all it had to offer. “The house was big enough, so I didn’t have to sell off everything from my previous residence,” shares the homeowner.

The private drive was unusual for a house in the city. The downtown location posed the opportunity to walk to work or ride a bike, a favorite past time and nearly a must during the hectic vacation months of summer in a resort town, along with easy access to the TART recreational Trail System.

Builder Greg Schultz of Schultz Construction built the home and was living in it at the time it went on the market. Careful thought went into utilizing every aspect of the house, while making it fit on the 50-foot lot and complying with 15 feet of setback requirements.

The three-story front with garage underneath was built into the side of a hill allowing for magnificent windows and view from the living area that hones a 20-foot ceiling. The garage is complete with its own bathroom which is for the “active project person” as the homeowner describes it, who has a passion for rebuilding antique furniture and always seems to have numerous projects in the works. The garage also has laundry hook-up as well as the main floor.



All Schulz's homes are Five Star Energy rated coupling efficiency and fine design. "I am a hands-on builder and I love doing it!"

Schultz was born with a passion for building, sharing that he played with building blocks and Lincoln Logs constructing miniature structures for hours since he was four years of age.

The homes detailing includes crown window trim which seems to serve as window jewelry making them pop with an unparalleled richness. It took Schultz two and a half days and a 20-foot extension ladder to trim the expanse of glass in the living room.

After the home was purchased some changes took place to further personalize the house. A neutral color palette was changed to one of varying hues and temperature along with some flooring. The four-stall garage became three with the addition of a mudroom, a much-needed buffer transitioning traffic from the garage and workshop to the entryway.

This home's kitchen and bath boast substantial storage with exceptional floor space to enhance traffic flow for ease and comfort. The kitchen has eye-catching floor to ceiling maple cabinetry. The upper glass cabinets showcase the homeowner's heartfelt treasures from his mother and grandmother. The cherry butcher-block island with granite countertop seems the perfect complement to its maple counterpart. The oak plank floor is the finishing touch to this home's display of beauty and craftsmanship.

This rare find seems to excel beyond the expectations of a small house in the city combining quality with a variety of styles offering a timeless blend to enjoy now and for many years to come. □

PREVIOUS PAGE:

This three story hard-to-find downtown location provides the option of traveling on foot or bicycle for the active homeowner.

ABOVE: A 20-foot ceiling adds drama and expanse to a conservative space.

OPPOSITE: Banks of windows allow for a flood of light and a coveted view.



“Greg was instrumental in expediting the completion of the project, while paying attention to the detail necessary to meet our expectations.”



OPPOSITE PAGE:

ABOVE: The stainless steel appliances, wine refrigerator in the center island, granite countertop and self-closing drawers make this an ideal kitchen.

BELOW: The dining room can easily accommodate small or large groups.

THIS PAGE:

ABOVE: The distinctive window trim of the room's expansive windows add not only plenty of natural light, but architectural interest as well.

BELOW LEFT: The master bath features include a private water closet, ceramic shower, separate tub area and a walk-in closet with an abundance of natural light.

BELOW RIGHT: An enviable master bath vanity has double sinks along with granite countertop.



ABOVE: After occupying the home, an entrance/ mud room was added for additional storage and easier access to the garage.

BELOW: The 2-stall, oversized garage is complete with a full bath and laundry area— a dream for the active project person.

SCHULTZ Construction & Remodeling LLC



PRINCIPAL OWNER:
Greg Schultz

NUMBER OF YEARS IN BUSINESS:
10

YEAR BUSINESS STARTED:
2003

BUSINESS PHILOSOPHY:
To give the client the best customer service possible and to exceed their expectations

WHAT SETS YOUR BUSINESS APART?
We are hands on. We are on the jobsite to make sure every task gets completed to the customer's satisfaction. Because of this, many of our customers are repeat customers.

CONTACT PHONE NUMBER & WEB ADDRESS:
For additional information, call (231) 943-3444 or visit www.schultzconstructionandremodeling.com.