



Cottage-Style Comfort

An Exceptional Builder, Flowing Creativity
and a Passion for Waterfront Living Are All
That Is Required for the Perfect Home

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PHOTOGRAPHY ANTHONY DUGAL PHOTOGRAPHY



ake Michigan memories and lifestyle are the ingredients for a happy environment. For Amy, cottage style represents everything “calm, relaxed and comfortable,” and it was Todd Modderman of Modderman

Builders that turned her dream into reality. “I was able to spend many summers, both as a child and adult, enjoying the beach and lake,” shares Amy. “My home says lake-living.”

The style was carefully orchestrated with each detail depicting a passion and fond memory. It is the only yellow house in the neighborhood and its curved porch is as striking and attention-grabbing as the color. “I think it makes the house seem like a welcoming place even as you drive by,” says Amy.

The entrance’s stamped concrete floor is made to look like wooden planks and sets the tone for what’s inside. Interior touches of bead board, along with banister finials and unique spaces, lend themselves to cottage detailing. A green, yellow and blue color palette is accented by dark wood floors, sand-colored tile and carpet. The built-ins, fireplace mantel, crown molding and arches artfully define the style

further. If you listen closely you almost hear the waves lapping gently against the shore.

The home has an open floor plan with one room flowing into another. The colors and design elements are carried throughout the house. Amy wanted to create a living environment that was cohesive without being stuffy and contrived.

The kitchen's tall ceilings add to the spaciousness. Its cream-colored cabinets and bumped-out windows enhance the open, airy feel. The dark granite counters have just enough touches of shimmer and light to add an element of surprise. The island with comfortable bar stools is the threshold to the family room. It is ideal for entertaining.

A stunning example of the Modderman ingenuity and superior craftsmanship is the master bedroom's built-in bed, only to be complimented by the box ceiling.

Amy loves to entertain. "People most often comment on the home's built-in features, woodwork balcony, and open, airy design," says Amy. Many people also notice and comment on the curvaceous front porch and stamped concrete floor. "No matter what they notice, I enjoy hearing their comments and watching them settle in for a relaxing visit," says Amy.

It was a longtime dream of Amy's to have Todd Modderman build her a house. Todd and Amy grew up together, attending the same school and church. "He and his family are like family to me," shares Amy.

Choosing Todd as her builder was without question. Todd is not only a skilled builder, but a master craftsman as well. He has a keen eye for design and his attention to details is evident in every home he builds. "He has great vision. If you trust his instincts and talent you cannot go wrong," Amy boasts. "I absolutely love my home. I guess you could say I am living in a happy house." □

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Front of Home

Cottage-style home with wrap around front porch. The stamped concrete porch floor and stone columns add character and curb appeal to this cozy home.

Porch

The spacious porch adds an additional area for entertainment and relaxation and the wooden front door offers a welcoming feel.



People most often comment on the home's built-in features, woodwork, balcony, and open, airy design.

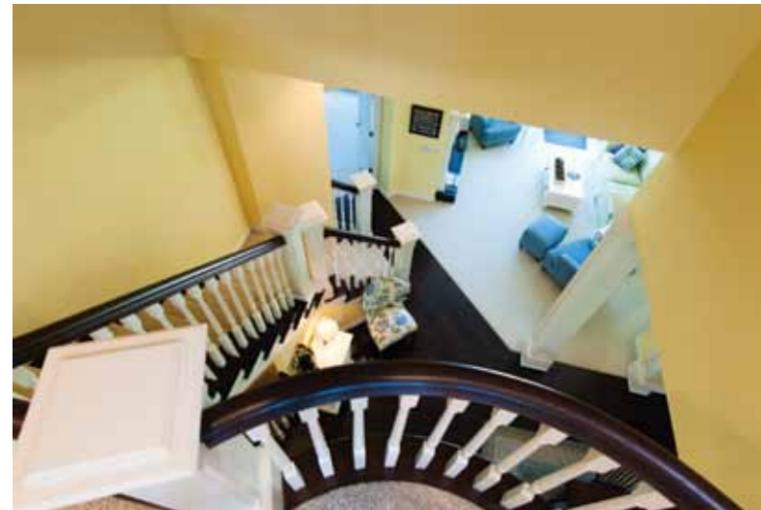


Front Office

The front office is engulfed with natural light from the bay windows. A built-in bookcase offers organization and storage options for needed supplies.

Dining Room

The dining room has a custom built-in China cabinet. The warm hickory floors add richness to the open foyer.



Kitchen

Granite countertops and 10-foot ceilings give the kitchen a spacious feel.

Den

With the flip of a switch the direct vent fireplace with custom mantel warms the living room. The recessed and custom bookcase surround the fireplace. The transom windows and sliding door show off the backyard deck and flower gardens.





The master bedroom's built-in bed, complimented by the box ceiling a stunning example of Modderman's ingenuity and superior craftsmanship.



Master Bedroom

Custom-made, Queen-size bed with convenient storage drawers underneath. The headboard offers various-sized shelves for collectables with an attractive beadboard backing. Built-in lighting allows for reading before going off to sleep. The 10-foot-tall boxed ceiling is detailed with double crown molding.

Master Bathroom

The blue and white palette gives this spacious bathroom tub a calming atmosphere to relax.

More from Modderman Builders...

View more of the custom, unique elements Modderman has completed in homes throughout the state.



Pool house

The unique, octagon-shaped pool house has custom coffered ceilings with a glass roof. The ceiling is detailed with beadboard, fluted beams and dental crown molding that displays the craftsmanship and creativity of the builder.

The suspended octagon beams above the kitchenette rest on a radius bulkhead.

The rolled out island can be pushed in when kitchenette is not in use, offering extra space, or pulled out to add work space in kitchen.





Library

The builder transformed a third story attic into a spacious oak library. Twin, custom-made desks can be found on opposite sides of the existing brick chimney and a glass display case, made to hold collectibles, was built at the end of one of the bookcases.

The builder incorporated 17 hidden custom-made, lined, pullout drawers into the top portion of the desk for an impressive coin collection.



Modderman Builders, LLC

PRINCIPAL OWNERS: Todd & Deb Modderman

YEARS IN BUSINESS: 57 years

BUSINESS HISTORY:

Modderman Builders is a generational-built business. Rich and Carol Modderman started the business in 1957. Their son, Todd, started building while still in high school and began working full-time for the business in 1981, when the business was R.E. Modderman Builders with a small staff.

Building does not just occur in the development; Modderman Builders have built many homes in the out-lining communities. It was very common to see the two grandsons of Rich Modderman cleaning up and working around the jobsite in the summertime with their dad and grandpa. Kurt Modderman, the oldest son of Todd and Deb, started learning the trade early on and also began building while in high school. As the third generation of Modderman Builders, Kurt started working full-time for the business in 2010 and received his Builder's license in 2012. In the summer of 2013, Rich and Carol stepped down from the building business and Todd and Deb took over, becoming Modderman Builders, LLC. Rich and Carol still run the development of Rose Arbor.

WHAT SETS YOUR BUSINESS APART?

What has always set the Modderman Builders apart from the rest is the high quality of materials and workmanship put into each house and project. The carpentry work is done by Modderman Builders and not subcontracted out. They work with homeowners to customize each house or project, letting the homeowners customize their project. Their reputation has been recognized for quality work, and focus on details and craftsmanship. Todd is known for his creativity in special built-ins and custom projects and enjoys creating unique pieces that often become focal points to the homeowners. The attention to detail is evident when entering a Modderman-built home.

HOBBIES, VOLUNTEERISM, ETC.:

Todd currently serves on the Home Builders Association board. For many years, Todd and his wife enjoyed watching their two sons play high school sports and spent their summers traveling with their youngest son, Nate, to various baseball tournaments. Todd was often called by the high school Athletic Director for various projects needed for the school. He built a weight room, two football press boxes and a baseball press box for the school their children attended, along with numerous trophy and display cases. Now that both boys are out of school, Todd and Deb treasure family time and traveling.

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