

# the VALUE of Trusted Professionals



Throughout the planning phase, a strong foundation of trust was developed. As you will hear from the homeowners on the following pages, that trust and patient guidance from Tim and the Metzler team, especially from on-site Project Manager,

## SPOTLIGHT

Featured Builder

**Metzler Home Builders**

(see ad p. 27)

### PROJECT TRADE PARTNERS

**Cash & Carry Electrical Supply** (see ad p. 38)

**Conestoga Country Kitchens** (see ad p. 28)

**Finest Finish LLC** (see ad p. 38)

**GR Mitchell** (see ad p. 8)

**Hajoca Lancaster** (see ad p. 36)

**Lauren Gibbel Designs** (see ad p. 30)

**Martin Appliance** (see ad p. 42)

**Mid South Building Supply, Inc.** (see ad p. 34)

**Wall-to-Wall Floor Covering** (see ad p. 32)

**N**ot all homebuyers are in a position to buy “the home of their dreams”. In fact, when Maurice and Maxine first looked at their future home back in 2008, they seriously considered looking elsewhere. Although they very much liked the location, the early 1990’s home had a strange second floor layout that was nearly a deal breaker. Specifically, the master bathroom was accessible from the master bedroom as well as the main hallway serving bedrooms two and three. The fourth bedroom, located in the back corner and furthest from the staircase, had its own private bath. Despite this peculiar layout, there were enough positives about the home, and especially its location, for the couple to go through with the purchase. After all, renovations could be made down the road.

and purchasing a nearby existing home was too much of a lateral move as those homes too would need work. Above all, they didn’t want to give up their great location unless they found the “perfect” house. Needless to say, they didn’t.

With the renovations that needed to be made, including finally addressing the awkward bathroom layouts, there was a long list of new wants that included better space utilization, an upgraded kitchen and a first floor laundry, among others. With their list of things that they wanted addressed, Maurice and Maxine sought out professional help to explore them in greater detail.

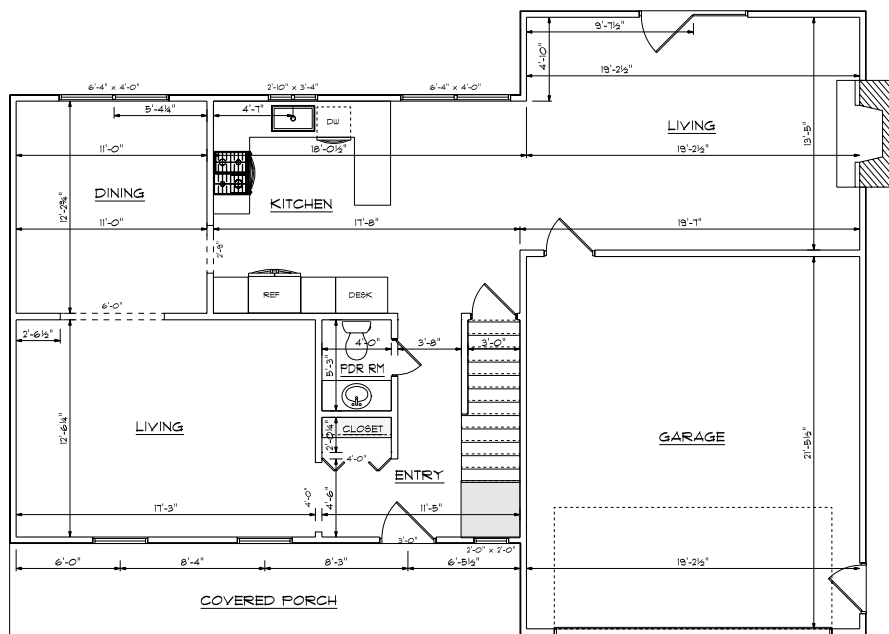
Based primarily on reputation, the couple sought the services of the award-winning Lancaster-based builder/remodeler, Metzler Home Builders. Meeting with Tim Zehr, Metzler’s Additions & Renovations Advisor and Senior Designer/Estimator, the couple was very much impressed. Initial talks evolved into deeper discussions on the couple’s wants and needs, followed by the development of plans and cost estimates, followed by reactions and plan refinements.

**“**We didn’t need a bigger house. We just needed our house to work better for us.  
Homeowner, Maxine

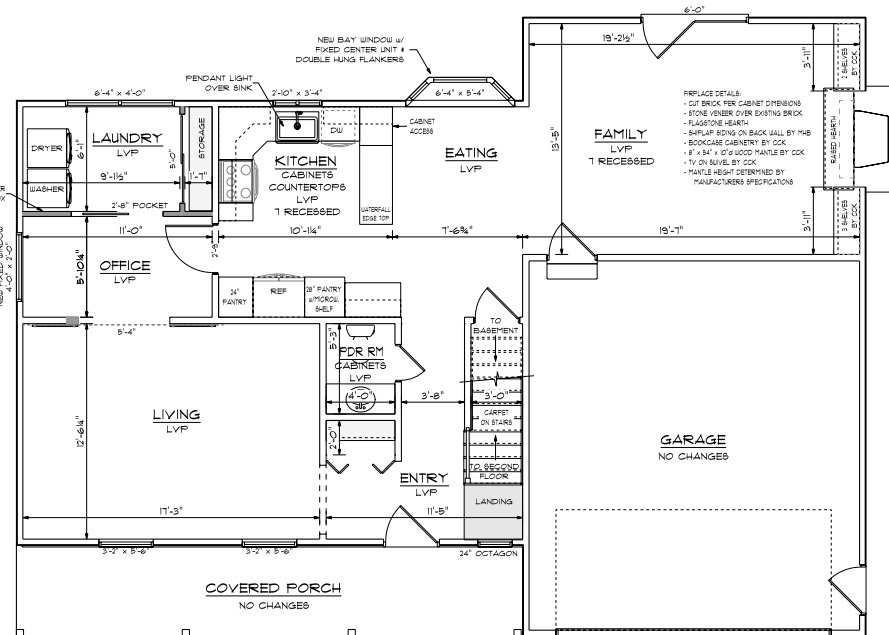
As the years went by and with the natural aging of the home, the time came to replace the windows and flooring along with some other cosmetic upgrades. Again, the couple had a decision to make, do they stay and take on the needed renovations or look elsewhere? Buying new didn’t make financial sense



**“**We had always heard good things about Metzler Home Builders. From our very first meeting we were impressed with Tim’s knowledge, patience, and his thoroughness.  
Homeowners, Maxine & Maurice



**EXISTING FIRST FLOOR**  
SCALE: 3/16" = 1'-0"



**RENOVATED FIRST FLOOR**  
SCALE: 3/16" = 1'-0"

**First Floor Changes**

- converting the original dining room into a separate office and separate laundry and partitioning off the living room with a double barn door
- kitchen makeover (cabinets, countertops, appliances)
- refacing the brick fireplace in the family room with stone veneer and flagstone hearth
- fireplace surround built-in cabinetry and shelving including a pull-out swivel TV stand
- replacement windows throughout including a bay window replacing a pair of double-hung windows in the dining area
- new patio door
- new flooring throughout (wood laminate, vinyl and carpeting)
- additional and upgraded lighting fixtures throughout
- powder room makeover including new plumbing fixtures
- new staircase bannisters (railings) and balusters (spindles)
- new painting throughout

Mike Trout (no, not that one), significantly assisted in reducing the stress levels throughout the duration of the project.

As you'll see in looking at the before and after floor plans on pages 26 and 34, significant changes were made to accommodate the couple's wishes to improve space utilization as well as address many cosmetic upgrades—upgrades which essentially morphed into a complete interior makeover.

Given the scope of work that was to be done, the couple and their two children opted to rent a nearby two-bedroom apartment during the 4+ months of construction. That experience, according to Maxine, proved to



BEFORE

Underutilized, the formal dining room (left) was converted into two separate work areas...an office and a laundry.



**W**e knew what we wanted, but we didn't know exactly how to make it work given our layout. Tim helped us brainstorm ideas, putting them on paper and letting us mull over various options. With Tim's guidance (and a lot of patience) we eventually came up with a layout that works perfectly for our family.

Homeowners, Maxine & Maurice

- BUILDING FOR GENERATIONS -



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be very insightful. “Moving into the small apartment really helped solidify that we didn’t need a bigger house. We just needed our house to work better for us. While the apartment was not far from where we lived, it also confirmed that our location was worth keeping.”

While real estate professionals may not appreciate those sentiments, Maxine’s revelation is pure music to the ears of those of us in the local home improvement industry. Lancaster County has an abundance of homes similar to Maxine’s that are in need of re-working—and luckily, we have a wealth of talented and trusted professionals like Metzler Home Builders and their team of trade partners to meet that need.

Enjoy your tour of this beautifully re-worked home!

“Rosalyn at Conestoga Country Kitchens listened carefully to what we were looking for, gave us ideas to consider and worked with us until we had a solution. She was great to work with!”

Homeowners, Maxine & Maurice



Appliances (kitchen & laundry):  
MARTIN APPLIANCE

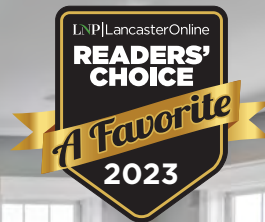
Cabinetry & Countertops (kitchen, baths, family room & laundry):  
CONESTOGA COUNTRY KITCHENS

Framing Material & Millwork:  
GR MITCHELL



**Appliance Specifications from Martin Appliance**

- Maytag 24" Dishwasher with Stainless Steel Interior
- GE Profile 30" Induction Slide in Range
- GE 30" Under the Cabinet Ventilation Hood
- GE 2.2 cu ft Microwave with Inverter Technology
- Moen ½ Horsepower Garbage Disposal
- Speed Queen Classic Washer



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Abe Metzler worked as a carpenter for over 20 years when, in 1953, he decided it was time to start his own company. Abe started with home and barn remodeling projects for a number of farmers in the area. With help from his oldest son, Roy, they began to take on more work, and were approached to build a new home. The successful father and son team was the genesis of Metzler Home Builders.

Taking a cue from his father, Roy, Dan Metzler would likewise grow up in the family business. He followed his father around watching his every step, adhering to the same qualities Roy learned from his father. Dan has been a partner since 1978, and he and his wife Janet have successfully handled the business affairs since 1988, when his father retired. In the summer of 2011, Dan and Janet's son, Jordan, joined the Metzler team, and is now the 4th generation to be involved in the family business.

Over the span of seven decades, Metzler Home Builders has designed and built hundreds of new homes, and has completed countless addition and renovation projects. We have built our reputation on crafting quality homes and additions, providing efficient project management, and open communication through the life of the project, and beyond. The numerous awards and recognitions we have received over the years attest to our team's dedication to our craft and to our customers.

At Metzler Home Builders, we enjoy developing personal relationships with our clients throughout the construction process, with complete customer satisfaction at the heart of every custom home, addition or renovation project we undertake. We take pride in our reputation for high quality and fine craftsmanship, built through years of personal service and attention to detail. That reputation directly reflects the quality of our team.

**E**nough good can't be said about Lauren Gibbel, our interior designer. I could not have done this without her. We knew from the start that I would need so much help in this process. Tim connected us with her, and she has been amazing. She thoroughly thought through all that we did. She was so supportive. When I posed an idea, she was honest but also very respectful of my ideas and wants. Lauren made it much less stressful...and I needed that!

Homeowner, Maxine



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(see our ad on p. 42)





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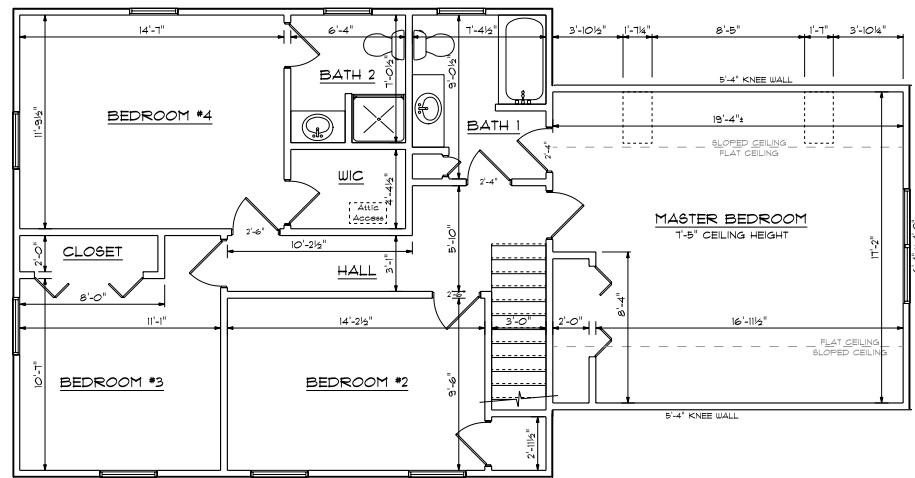


Flooring & Tile:  
WALL-to-WALL FLOOR COVERING

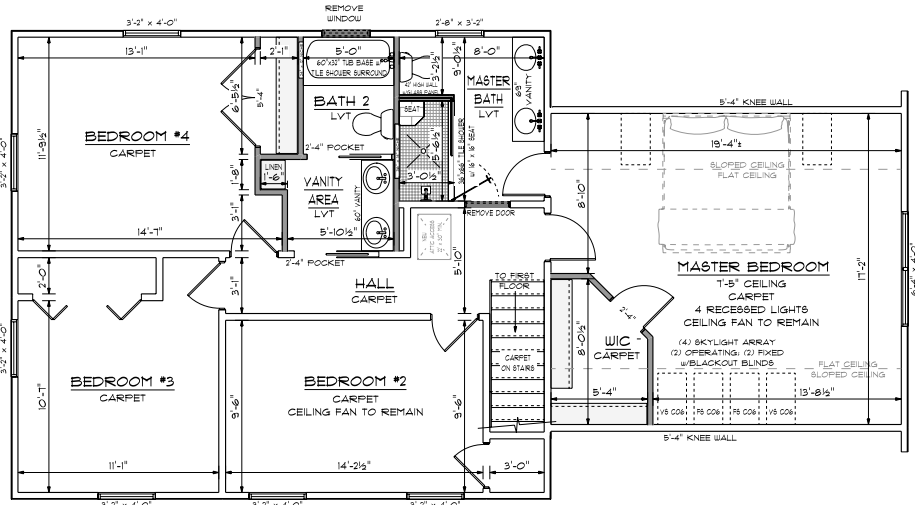
*As the project went along, we added a few things and made changes along the way – all of which Tim and Mike took in stride. They were absolutely wonderful to work with!*  
Homeowners, Maxine & Maurice



We have  
you covered from  
Wall-to-Wall.



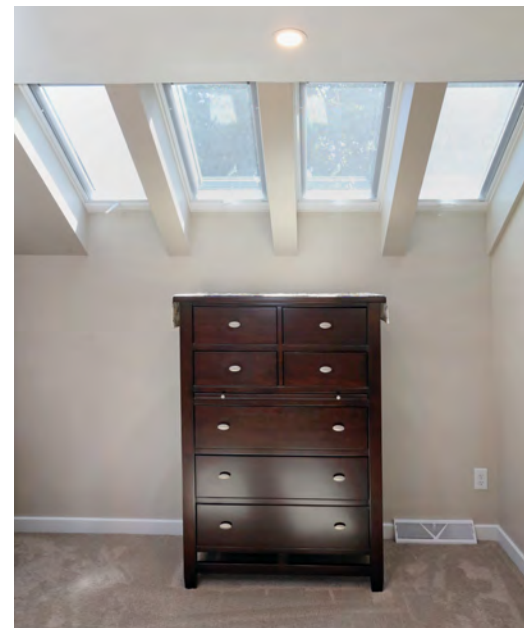
**EXISTING SECOND FLOOR**  
SCALE: 3/16" = 1'-0"



**RENOVATED SECOND FLOOR**  
SCALE: 3/16" = 1'-0"

### Second Floor Changes

- complete makeover of the master bath limiting access from only the master bedroom (cabinets, countertops, plumbing and lighting fixtures, tile)
- makeover of the master suite including creating a walk-in closet and installing additional skylights
- converting the 2nd full bath accessible only from the 4th bedroom to a hall bath with a complete makeover (new entry, cabinets, countertops, plumbing and lighting fixtures, tile)
- replacement windows throughout
- new flooring throughout (carpeted bedrooms and hall, vinyl baths)
- new painting throughout



**Windows:**  
MID SOUTH BUILDING SUPPLY, INC.

**T**hey stayed very much on schedule despite the supply still being tricky with Covid. We were a bit skeptical that we would actually be back in our house when Tim said, but we were!

Homeowners, Maxine & Maurice



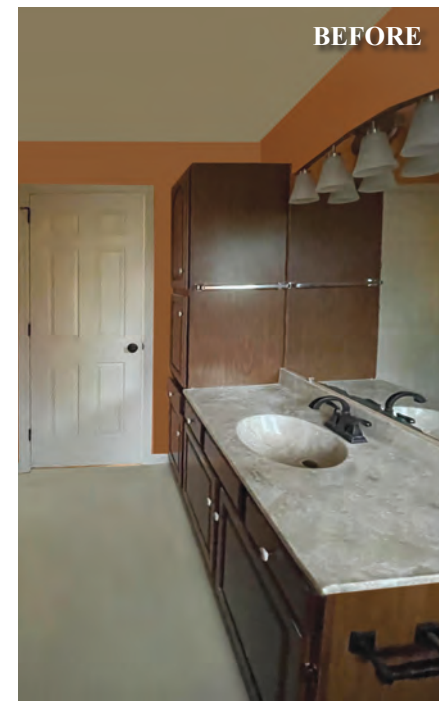
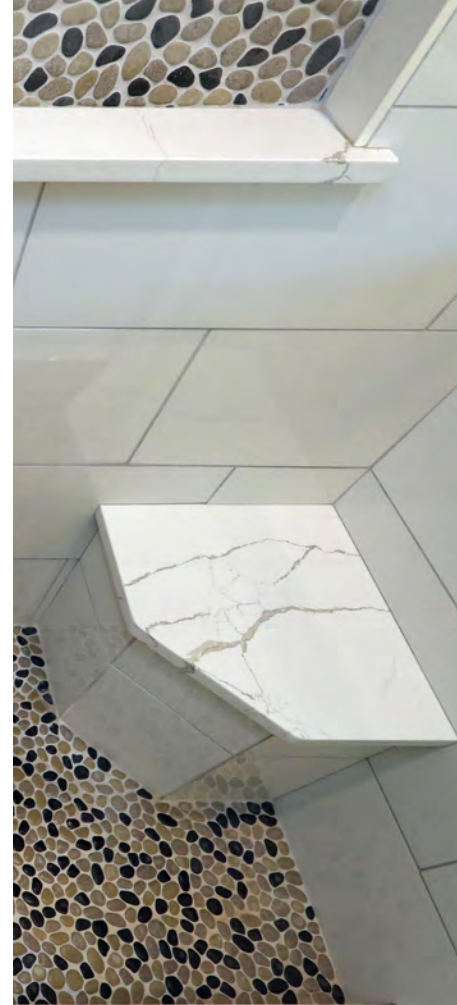
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**T**hank goodness Tim and Mike are organized because there is so much coordination involved in a project like this. Luckily, we didn't have to worry about that. Tim gave us the dates when we needed to have our decisions made and provided a list of contractors they have worked with in the past. Although we could choose our own if we wished, it was plenty just to make all the selection decisions. I can't imagine having to coordinate all of the contractors' schedules.

Homeowner, Maxine



**W**e use our space so much better now. We never used our dining room before, but we very much wanted an office and first floor laundry. Now we have that. The kids now have an area to hang out if they want to do something different than we do. Maybe my favorite...we now have our own private bath!

Homeowner, Maxine



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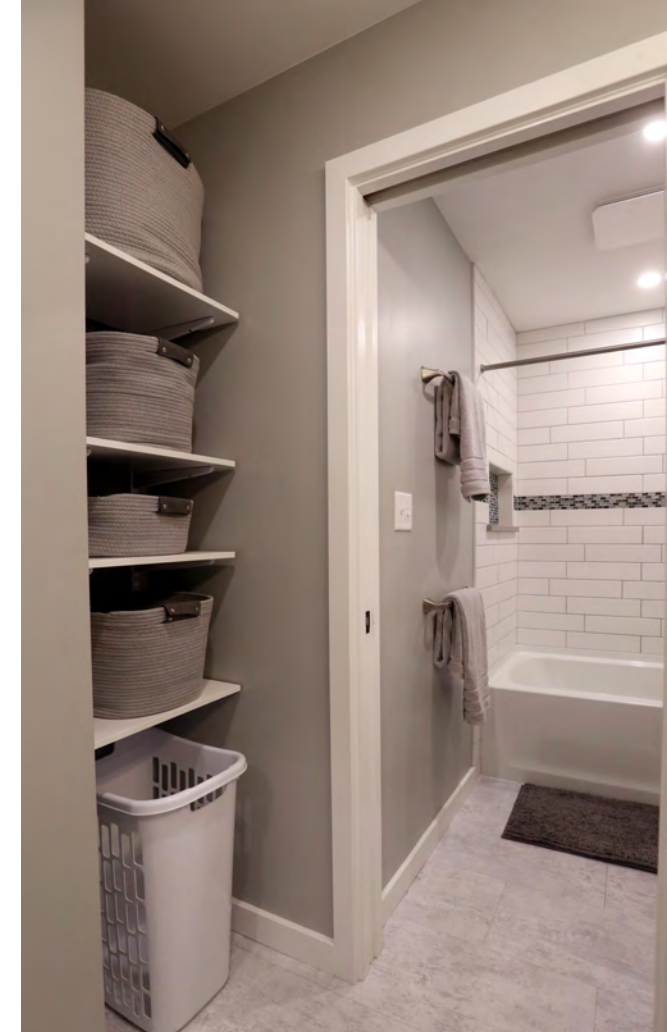
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### meet the principals...

**Jordan Metzler**  
President

**Dan Metzler**  
Vice President

**Janet Metzler**  
Office Manager



Jordan meets with clients interested in building a new home. Other responsibilities include estimating, drafting and permitting. Jordan joined the family business in the summer of 2011 after six years working as a drafter in the civil engineering field. From this experience, he is able to guide our customers through the storm water management process. Jordan and his wife, Anna, live in Strasburg with their children, Jordan Jr., Evelyn and Hudson.

Jordan's father, Dan, handles land acquisition, and his mother, Janet, is the Office Manager, overseeing daily accounting and general office management. She also assists the homeowner with selections. Dan and Janet have three married children and seven grandchildren.

### Additions & Renovations Advisor

**Tim Zehr**  
Addition and Renovation  
Senior Designer / Estimator



Tim has been employed by Metzler Home Builders since 1988. He guides our customers through the process of determining their needs and wants for their home, then creates an addition or renovation to fulfill those desires. When not working, Tim enjoys hiking, exploring nature, and spending time with family. He lives in Strasburg with his wife, Sharon, and has three adult children. Tim is a Certified Green Professional, a member of the Lancaster County Career and Technology Center's Advisory Committee for the Architectural CAD Course, and is a member of the Lancaster County Code Association.



*When I hear people doing major renovations without someone like Tim to manage it, I feel for them. I see the stress in their faces. Metzler took that burden off of us. Without Metzler's expertise, we would still be living in a house that didn't work for us. Now, we essentially have a brand new home while keeping our great location!*

Homeowners, Maxine & Maurice

