

the quest for a **FOREVER HOME**



For most in the market, finding the perfect forever home takes perseverance and patience. In the case of this article's homeowners, they exhibited both—and lots of it!

For over 10 years, the couple were on the hunt. They considered numerous new home and existing home locations but none were all that appealing. Eventually they did find a lot that they could build on and hired the Lititz-based home design team, Quality Design & Drafting Services—led by owner Kevin Bollinger—to design the plans. As those plans were in development, however, the couple switched gears and asked their design team to transform their existing home. Although not the larger piece of property they were looking for, the existing home's neighborhood location was a better fit for them than the lot they had purchased. As those plans were taking shape, the homeowners started looking at building contractors and were introduced to Kevin's brother,

Darryl Bollinger, Owner and President of Middle Creek Builders. As many R&A Magazine followers will recognize, Middle Creek Builders is a family-run custom home builder and remodeler based in Ephrata who have completed some very impressive projects over the years, many of which this magazine has showcased.

As you'll learn from the quotes throughout this article, the homeowners were impressed with Darryl and his Middle Creek staff and felt such a strong connection that they immediately hired them to take on the transformation of their home.

What the couple didn't know at the time however, was that a beautiful home on a choice lot in an ideal location was about to come to their attention that would, once again, scuttle their plans. As they explained "the property and its mature landscaping was absolutely beautiful".

And given that the great-looking home had many of the features that they were seeking—a first floor master bedroom, high basement ceilings, lots of character with unique roof lines, masonry fireplaces and great finish carpentry including built-ins and crown molding—it was close to perfect. As summarized on the next page, all that this 1988 home was lacking was some maintenance improvements along with some interior modifications to enhance traffic flow, along with some cosmetic modifications to meet the family's contemporary taste and lifestyle.

With yet a new set of plans from Quality Design, the team at Middle Creek Builders went to work and, once again, went out of their way to produce another beauty. And based on the homeowner comments, they most certainly lived up to their long-standing tradition of *Quality, Service, and Reliability*.

Featured Builder

Middle Creek Builders Inc.

(see ad on p. 33)

Designer

Quality Design & Drafting Svcs., Ltd.

(see ad on p. 32)

PROJECT TRADE PARTNERS

Bernell Burkholder LLC Building & Remodeling (see ad p. 34)

Bowman's Stove & Patio (see ad p. 40)

Cloister's Flooring America (see ad p. 46)

Cornerstone Coatings (see ad p. 36)

Grimwoods's Home Systems (see ad p. 38)

Gundrum Electric LLC (see ad p. 46)

HD Exteriors, LLC (see ad p. 34)

King & Company (see ad p. 48)

Martin Appliance (see ad p. 42)

Musselman Lumber (see ad p. 38)

Milton Grove Woodworks LLC (see ad p. 40)

Natural Stoneworks (see ad p. 42)

Raise the Standard, Inc. (see ad p. 44)

Ron Bomberger Hardwood Floors, Inc. (see ad p. 48)

Shank Door Company (see ad p. 36)

Stony Bridge Landscaping, Inc. (see ad p. 34)

Wenger Painting & Remodeling LLC (see ad p. 44)

We met with other builders but immediately felt at ease with Middle Creek Builders. They seemed very transparent, helpful and honest. We immediately felt like we could trust Darryl Bollinger and his team and they would be good to work with.



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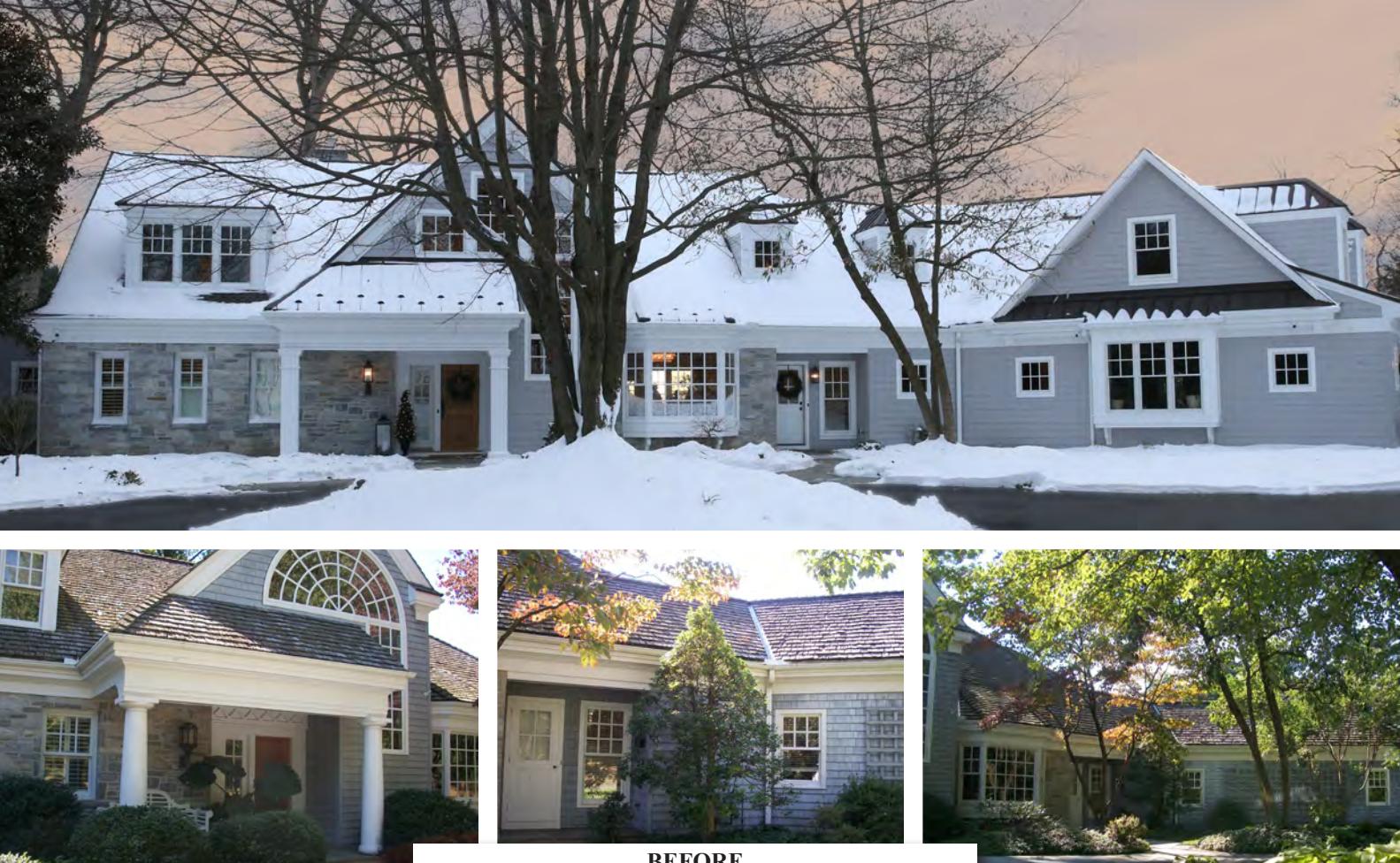
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Project Highlights

- exterior makeover—renovated entry with new columns, new windows, doors, siding roof, garage doors, and landscaping
- new foundation, roof and square footage for a new laundry room, office, pantry, and screened in porch.
- raised roof line to build hallway leading to new guest suite (bedroom, bath, and office)
- complete makeover of 7 bath rooms
- a new kitchen
- a new mudroom
- removal of several walls and exposure of chimney that was then bricked
- updating of all 3 fireplaces
- complete replacement of all mechanical systems—90% of plumbing, 60% electrical, 100% of HVAC
- added 2 new heating/cooling zones
- 100% repainted
- epoxy resurfacing of the garage floor
- several other architectural features



BEFORE



In addition to the subtle changes to the front porch (new roof and columns), note the less subtle change from the candy-cane shaped set of windows in the BEFORE photo (opposite page). Although difficult to see due to the trees in the BEFORE photos, note the raised roof line and dormer windows to the right of the entry. This roof extension provides second floor space to this wing of the home for a future guest suite.

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BEFORE





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We made many changes and additions to the project during the entire time. MCB was very flexible and never made us feel like our changes were causing them problems with the deadline. Even if they had to redo something they already completed, they were very understanding and constantly reminded us that this is a normal part of the process.

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When we encountered decisions we were unsure of, MCB helped walk us through the pros and cons of all the options. Renovating a home requires many, many decisions and MCB was very understanding and gracious with us through this process.



The Middle Creek team was so focused with our satisfaction, they constantly asked for feedback and encouraged us to make a change we were contemplating.



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Middle Creek Builders runs a fantastic job site. They met their deadlines, worked to meet some of our unique needs and left the jobsite spotless each night. The quality of work done by MCB was perfection and this includes any subcontractors they used. Everyone on the job site was very pleasant and clearly focused on our satisfaction.

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Every trade partner was fantastic and flexible. To call out one specifically would be to diminish the others. Every trade partner exceeded our expectations. I give credit to MCB to building a great trustworthy network.



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Continuing through the pantry (previous page) provides a secondary access to both the laundry and adjoining mudroom. On the opposite page, lower photo, is the new screened-in porch that was previously a deck.

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This is our forever home. I am personally a fanatic about quality of craftsmanship. MCB quality of construction is top level. We looked for our 'forever' home for 10 years. We are now settled in and could not be happier.



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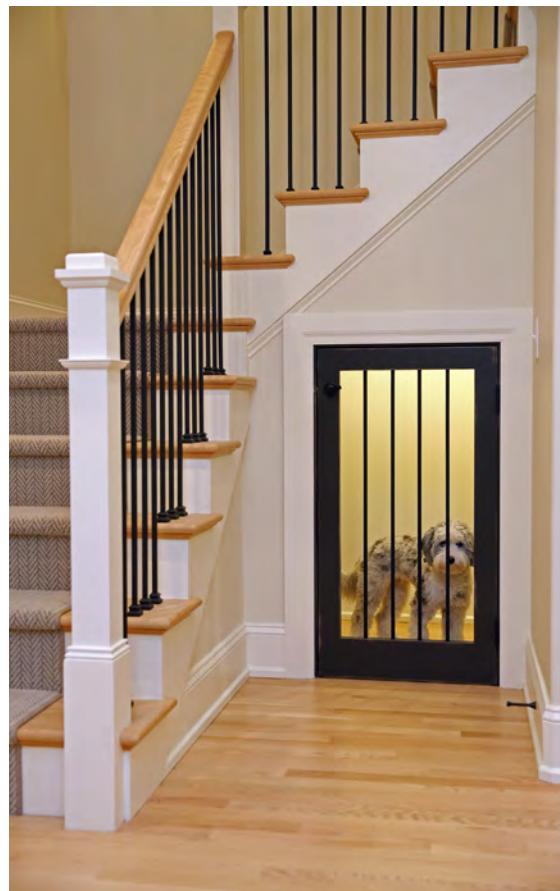


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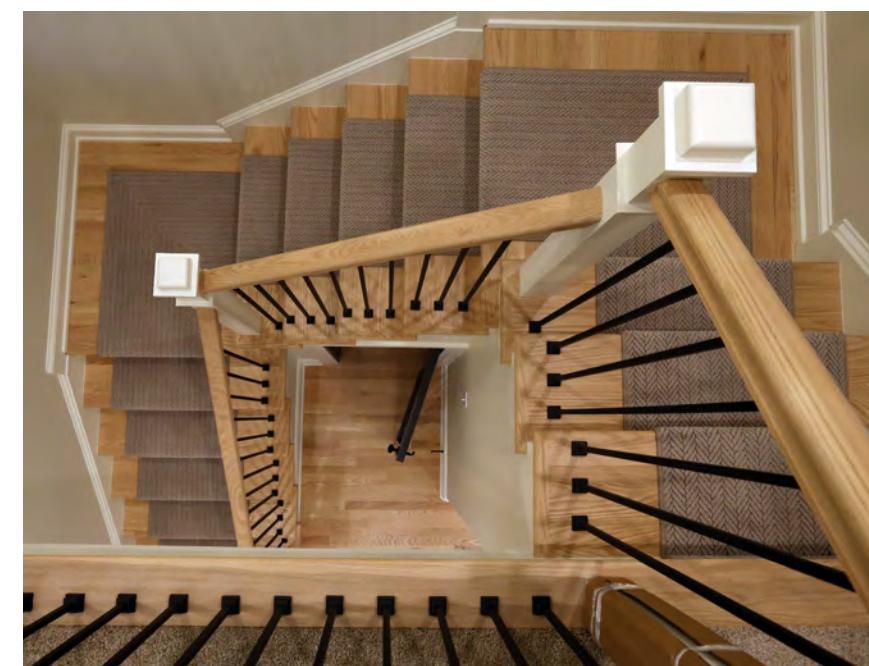
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Demonstrating the functional use of space beneath the staircase, Stormy looks on apprehensively (perhaps to make sure she's not forgotten?). Not only is the built-in "doggy crate" comfortable and secure, it's also very attractive. The staircase above Stormy's private refuge leads to the new second floor space.





From the top, left to right—Duane Bollinger, Dalton Bollinger, Ryan Good, Darryl Bollinger, Sheila Bollinger, Daulton Smith, and the patriarch, Walter Bollinger.

Darryl H. Bollinger — Owner. Darryl has been building and renovating homes for over 37 years. In 1990, Darryl became invested in Middle Creek Builders and became a co-owner. He has been actively helping to grow the business ever since. Darryl lives in Lititz, PA with his wife, Tammy, of 33 years and daughter Brynn (15). Darryl & Tammy also have three married children Megan (30), Dalton (27) and Lauren (24). A member of the Middle Creek Church, he has been a member of the Church Board of Trustees for over 24 years. He teaches Young Adult Sunday School class. Darryl has also served in the mission fields in Haiti and Jamaica.

Duane A. Bollinger — Owner. Duane has worked for over 27 years building quality homes and working on extensive renovation projects. In 2008, he became a co-owner in the family business. Duane lives in Ephrata with his wife Jen of 20 years, daughter Aubrie (17) and son Carter (15). Duane attends Petra Christian Fellowship. Duane and his wife are now serving in the Petra Kids Ministry.

Walter Bollinger Jr. — Founder. Walter has been building quality homes for over 47 years. He started Middle Creek Builders in 1974 with a focus on quality home construction and has continued growing the family-owned business with the help of his sons, Darryl and Duane. Walter has 2 additional married children, Kevin and Kylene. He and his wife Betty have been married for 56 years, have 12 grandchildren and 2 great-grandchildren. Walter and Betty actively attend Newport Dove Church in Elm.

Quality, Service, and Reliability

Our Tradition!

For over 46 years, Middle Creek Builders has specialized in custom home building and quality home renovations! Our goal is to build truly unique homes that far exceed the homeowner's expectations!

Middle Creek Builders is a family-owned and operated business, started in 1974 by Walter Bollinger Jr. From the beginning, Walter focused on quality custom home construction, tailoring his business to the unique needs of his customers. Not surprisingly, his hands-on approach and dedication to quality soon earned him a solid reputation in the industry.

In subsequent years, Middle Creek Builders incorporated and Walter's sons, Darryl and Duane, joined the business. Together, they continued the tradition of providing quality hands-on service to their customers and added custom renovations to their growing list of services.

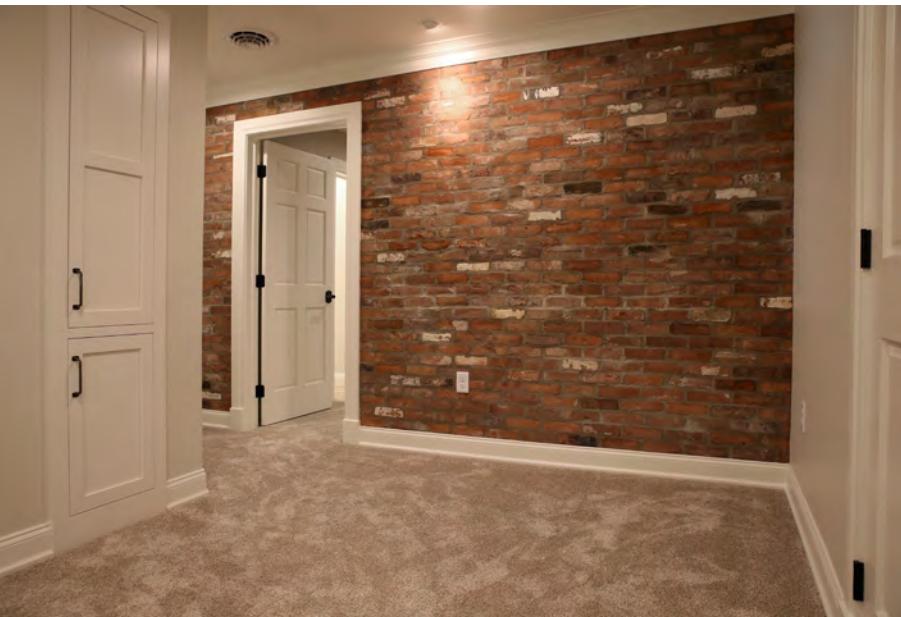
Today, over 80% of Middle Creek Builders' business comes from referrals—satisfied customers who have recommended their services to family and friends. With over 46 years of experience and a list of quality sub-contractors, Middle Creek Builders continues to help homeowners re-invent their homes and build their dreams!

Dalton Bollinger — Project Manager. Dalton has worked for Middle Creek Builders for 8 years since graduating from high school. He lives in Akron with his wife, Sheila, son, Boden and their cat Patches. Dalton & Sheila attend Middle Creek Church, where Dalton is on the Church Board of Trustees and are active in the Young Adult Sunday School class.

Ryan Good — Field Supervisor. Ryan has worked for Middle Creek Builders for 3 years. He came to Middle Creek Builders with 5 years of concrete and foundation experience. He lives in Manheim with his wife, Kelby, daughter, Halle and their cat Lacey. Ryan & Kelby attend Middle Creek Church and are active in the Young Adult Sunday School class. They also serve as Youth Advisors and he is on the Church Board of Trustees.

Sheila Bollinger — Office Manager. Sheila has worked for Middle Creek Builders for 4 years. She is married to Dalton and lives in the Akron area with their son, Boden and cat Patches. Sheila & Dalton attend Middle Creek Church and are active in their Young Adult Sunday School class. She is also involved with Women's Ministry, Children's Musical and Senior Choir.

Daulton Smith — Carpenter. Daulton is the newest member of Middle Creek Builders and joined the team in 2020. He will graduate from Cocalico High School and CTC Mount Joy in the spring. Daulton enjoys woodworking and fishing in his spare time.



Middle Creek Builders has become family to us and we could not recommend them any higher. Taking on an extensive renovation is a stressful process for any family. Feeling like you can completely trust your builder is such a relief. You are basically spending every day together for 7-8 months. Everyone on the jobsite was professional and courteous. We never had to worry about foul language around our children. They always had a smile when they were here. The only reason I would ever do another house renovation would be just for a reason to work with MCB again...they are that good.