

the finishing touch



This poolhouse/garage was completely demolished prior to the rebuild.

BEFORE

Photo by
Gary Knaub,
courtesy of
Earth, Turf, &
Wood Inc.

Poolhouse & Pool ReBuild Landscaping Makeover

Project Highlights

- 3-car garage with a “drive through bay” concept and a pool equipment storage area
- epoxy floor finishes on the concrete floors in the garage bays and storage areas
- large glass viewing wall to the pool side with custom folding Nano doors
- indoor kitchen with custom stainless-steel cabinets, quartz counter tops with tiled back splashes and appliances
- wood-burning indoor fireplace with an elevated hearth, white oak timber mantel, with a thin veneer-stone face with a nickel-gap board detail above
- thin veneer-stone wood box with a flagstone hearth
- custom quarry-stone tiles laid on the floors throughout

continued next page

SPOTLIGHT

Featured Builder

Middle Creek Builders Inc.

(see ad on p. 29)

Designer

Quality Design & Drafting Svcs., Ltd.

(see ad on p. 28)

PROJECT TRADE PARTNERS

Bernell Burkholder LLC Building & Remodeling (see ad p. 40)

Brian Weaver Masonry LLC (see ad p. 38)

Cloister's Flooring America (see ad p. 32)

Diamond Millwork (see ad p. 32)

Earth, Turf, & Wood Inc. (see ad p. 42)

Greenfield Finishing LLC (see ad p. 36)

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

Gundrum Electric LLC (see ad p. 38)

King & Company (see ad p. 36)

Martin Appliance (see ad p. 30)

Mountain Laurel Contractors, LLC (see ad p. 34)

Musselman Lumber (see ad on inside back cover)

Milton Grove Woodworks LLC (see ad p. 34)

Natural Stoneworks (see ad p. 34)

Shank Door Company (see ad p. 40)

Wenger Painting & Remodeling LLC (see ad p. 36)

Some of our long-time, close followers may remember the beautiful complete-home makeover (interior and exterior) that we showcased in our Winter 2021 edition. With so many stunning projects adorning the cover of R&A, you may be asking *what is so memorable about that particular edition?* Well, since our first publication back in 2007, the Winter 2021 edition is the only one whose cover page displays that rare Lancaster County weather phenomenon...snow!

While there's no snow in this edition's cover story, the connection to the 2021 project is that it is a continuation of the same homeowners' *quest for a forever home*. With the home project complete, the homeowners turned their attention to their outdoor surroundings and decided to transform it into a resort-quality oasis. As for

choosing a builder to manage the project, they looked no further than the company that oversaw their original home makeover—the family-run custom-home builder and remodeler, Middle Creek Builders (MCB) based in Ephrata.

And given how pleased the homeowners were with the performance of MCB during the entire process of their home transformation along with the trust factor that MCB earned along the way, it was no surprise that the homeowners stayed with a team that had already proven itself, time and time again (no small feat when working around a busy family and their various schedules for nearly 8 months). As the homeowner was quoted in 2021, “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*.”

True to his word, the homeowner contacted MCB's co-owners (and brothers), Darryl and Duane Bollinger and again, as with the home project, asked Kevin Bollinger of Quality Design & Drafting Services (yes, another brother) to do the design work of a new poolhouse and an attached 3-bay garage. Complementing the beautiful and functional design by QD&DS's, Earth, Turf, & Wood was selected to design and install the replacement pool and surrounding amenities.

As you'll see and learn in the following pages, MCB once again delivered—living up to their creed of *Quality, Service, and Reliability*. They, and their team of creative and skilled collaborators, created a stunning backyard environment on par with the most attractive resorts. It's no wonder that the homeowners have become self-proclaimed *homebodies*.

“We used Middle Creek Builders a few years back to do our whole house renovation and they did an absolutely fantastic job. When it came time for this project, I didn't think of anyone to contact but them.”









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Project Highlights (continued)

- custom nickel-cedar boards installed on the ceilings
- pool bath with a wall urinal and custom bath cabinetry
- preparation of an elevator shaft and utility feeds installed for a future elevator car
- rough-in of utilities and preparation for a future 2nd-floor guest quarters area
- thin veneer exterior stone walls with flagstone caps
- HG&B structural columns install on the stone half walls and through for support
- HG&B column, stone half wall and custom header detail connecting the existing home and new construction
- matt finish, standing seam metal roofing, copper flashing details and asphalt roofing
- custom Azek cupola install with a finial and copper roof on a peaked roof ridge line
- James Hardie fiber cement-board siding and exterior boral trim details
- outdoor kitchen with custom stainless-steel cabinets, quartz counter tops, appliances, an eat-at counter to bar stool heat with a custom foot rail installed
- cathedral ceiling above the outdoor kitchen area with a custom tongue and groove cedar board ceiling
- cedar timber beam accents installed in the open gable end above the outdoor kitchen
- whole house generator install to service the poolhouse and is back fed to the owner's home
- thin veneer chimney with a solid-masonry cap and copper-step flashing
- all new paving installed to both the existing home and new poolhouse
- custom stone piers with columns and post head lights installed along the entry driveway
- new covered entry addition installed on the rear of the existing home that services the pool area
- enclosed outdoor shower with a changing area and sitting bench
- utility-room area to house all the pool equipment and pumps
- collection of all roof run off water into sub-surface utilities



“Kevin and his team at Quality Design & Drafting have a tremendous breadth of knowledge and design ideas. They listened to our needs and then came back with a stunning and functional design.”



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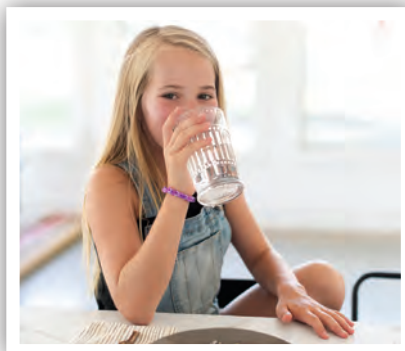
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(see ad on inside back cover)



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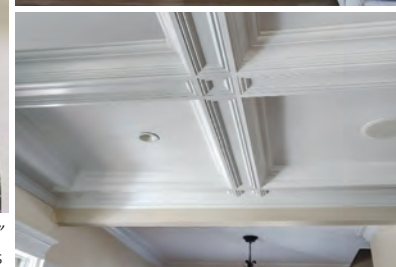
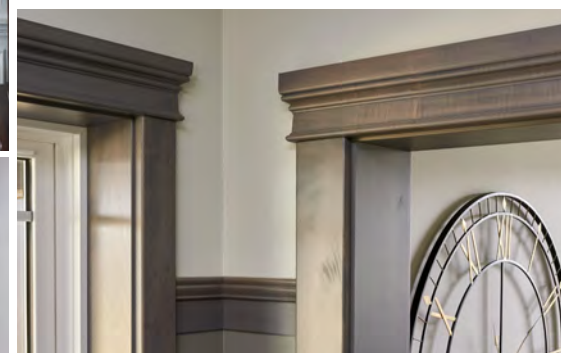
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A proud recurring trade partner of Middle Creek Builders!
Photo taken from our previous involvement in the homeowners' whole house makeover featured in R&A's Winter 2021 edition.

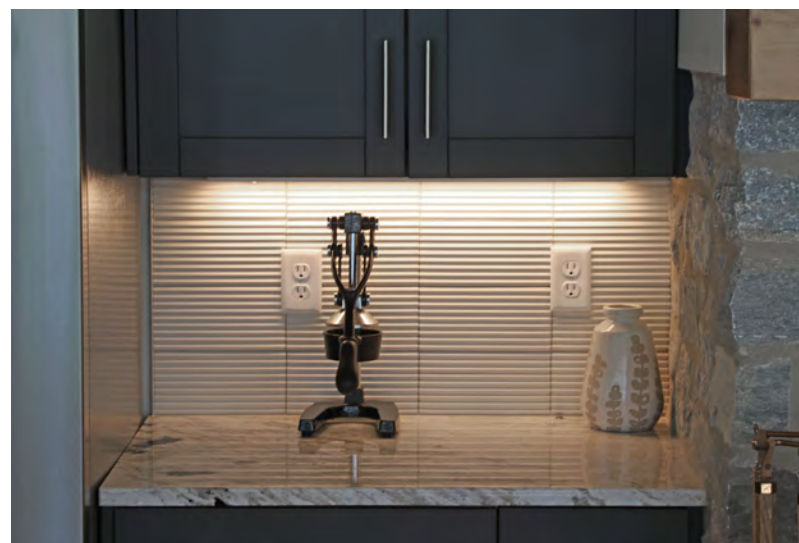


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We had our share of change orders, but MCB worked seamlessly with Quality Design & Drafting to turn them around very quickly. Everything went so smoothly.



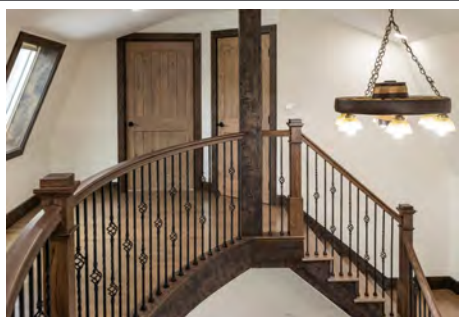
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To access the beautiful home makeover completed by Middle Creek Builders featured in our Winter 2021 edition, use the QR code,



click on the online DIGITAL EDITION, click on the VIEW ARCHIVES icon, and select Winter 2021.





Photo by Gary Knaub, courtesy of Earth, Turf, & Wood Inc.

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The outdoor shower is beautifully enclosed as seen here.

Photo by Gary Knaub, courtesy of Earth, Turf, & Wood Inc.

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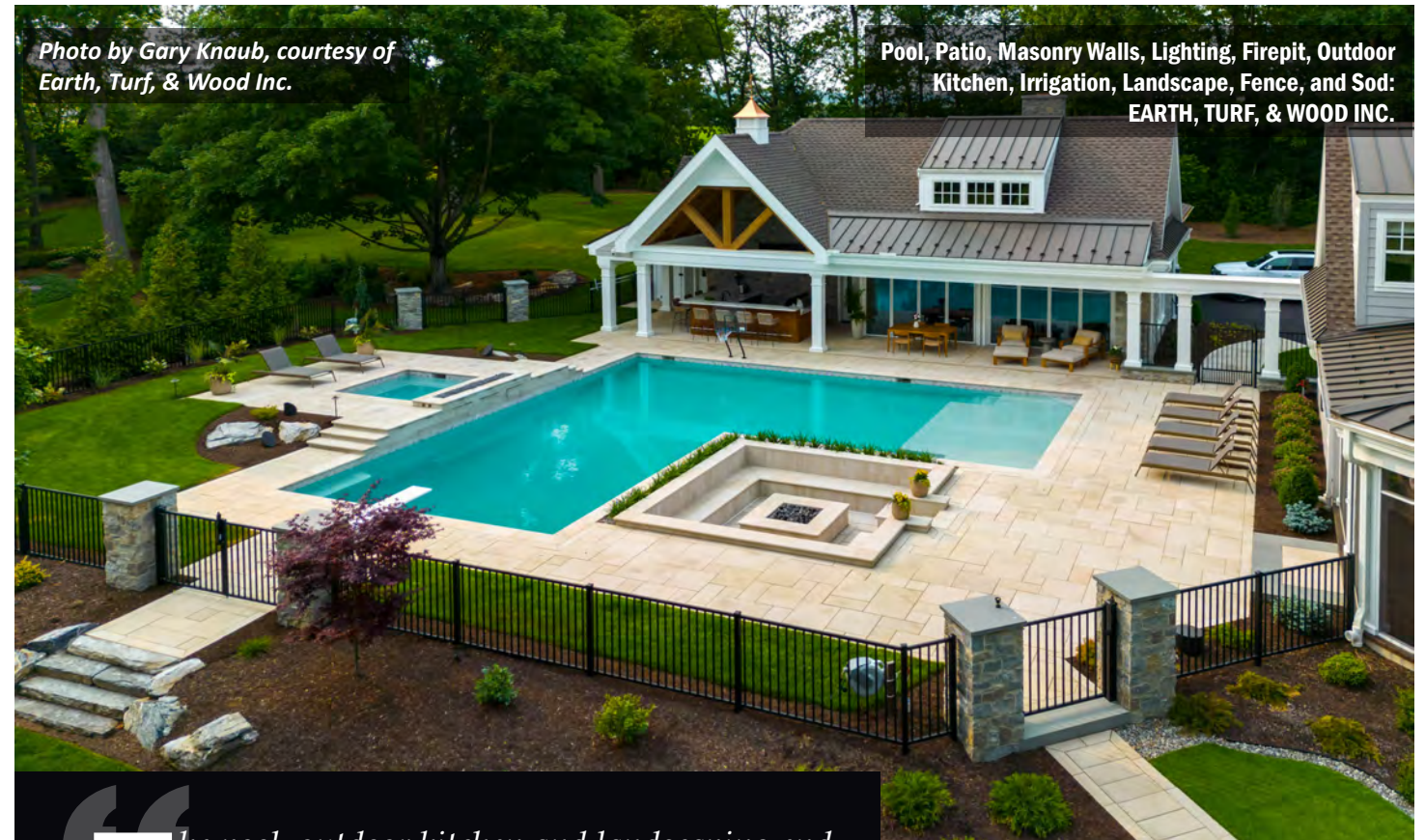
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The pool, outdoor kitchen and landscaping end of the project was in the hands of Earth, Turf, & Wood and their work is absolutely stunning. What a beautiful transformation!



Photo by Gary Knaub, courtesy of
Earth, Turf, & Wood Inc.

Photo by Gary Knaub, courtesy of Earth, Turf, & Wood Inc.



“We are so happy with our beautiful new poolhouse and pool that we’ve become bonafide homebodies. It’s become a permanent staycation for us and we are enjoying it well into three seasons of the year. Everyone who’s seen it is so complimentary!

Photo by Gary Knaub, courtesy of Earth, Turf, & Wood Inc.



Photo by Gary Knaub, courtesy of Earth, Turf, & Wood Inc.



Photo by Gary Knaub, courtesy of Earth, Turf, & Wood Inc.

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Making the ordinary... Extraordinary ... Since 1974



Pictured left to right-
Front Row- Carter Bollinger,
George Haines, Daulton Smith,
Sheila Bollinger
Back Row- Walter Bollinger Jr.,
Darryl Bollinger, Duane Bollinger,
Dalton Bollinger



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Ephrata Area 2024



Middle Creek Builders is a family owned and operated business since 1974 when founder Walter Bollinger Jr. began the tradition of providing quality built homes and renovations to the homeowners liking!

Walter has been retired since 2012, but the next generations of Bollingers are continuing what Walter started. Two of Walter's sons, Darryl and Duane, are just as passionate about well built, quality homes and renovations just like Walter. They both have a combined 70 years of experience at Middle Creek Builders. Darryl's son, Dalton (3rd Generation), has 12 years of experience and now has joined Darryl and Duane in striving to provide beautiful, quality projects. The entire team looks forward to continuing to provide extraordinary homes and renovations to its customers!

For over 50 years, Middle Creek Builders has specialized in building quality, custom homes and renovations. Our goal is to exceed the homeowner's expectations every time!!



50
Years
Est. 1974

Walter Bollinger Jr. — Founder. Walter built quality homes for over 42 years. He started Middle Creek Builders in 1974 with a focus on quality home construction and has watched the family-owned business grow 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 59 years and have 13 grandchildren and 7 great-grandchildren. Walter and Betty actively attend LCBC Church in Manheim. In his retirement, Walter enjoys fishing, the outdoors, spending time with his family and traveling.

Darryl Bollinger — Owner. Darryl has been building and renovating homes for over 40 years. In 1990, Darryl became invested in Middle Creek Builders as co-owner. He has been actively helping to grow the business ever since. Darryl lives in Lititz with his wife, Tammy, of 36 years and daughter Brynn (19). Darryl and Tammy also have three married children Megan (33), Dalton (31), Lauren (28) and 6 grandsons. As member of the Middle Creek Church, he has served on the Church Board of Trustees for over 26 years and teaches the young adult Sunday school class. Darryl has also served in the mission fields in Haiti and Jamaica. During his down time, Darryl enjoys four wheeling, hunting, fishing, watching football, traveling, reading, and spending time with his family.

Duane Bollinger — Owner. Duane has been building and renovating homes for over 30 years. In 2008, he became an owner in the family business. Duane lives in Ephrata with his wife Jennifer of 25 years, daughter Aubrie (21) and son Carter (18). Duane and Jennifer attend Petra Church. When he's not working, Duane enjoys spending time camping and going to the cabin with his family. Other interests include woodworking, hunting, fishing, and following Philadelphia sports.

Dalton Bollinger — Project Manager. Dalton has been employed at Middle Creek Builders for 12 years since graduating from high school. In 2023, he became a co-owner in the family business.

Dalton lives in Leola with his wife, Sheila, and two sons. Dalton and Sheila attend Middle Creek Church. He is also a member of the Church Board of Trustees. Dalton is an avid Whitetail hunter and enjoys everything related to hunting and the outdoors. When he isn't hunting, you will find Dalton renovating his own home, watching sports, and spending time with family.

Sheila Bollinger — Office Manager. Sheila has been employed at Middle Creek Builders for 8 years. She is married to Dalton and lives in Leola with their two sons. Sheila, along with her husband Dalton, attend Middle Creek Church. She is also involved with the Women's Ministry and Children's Musical. Sheila loves being a boy mom. In her spare time, she also enjoys taking walks, reading a good book, watching sports and spending time with family.

Daulton Smith — Crew Foreman. Daulton has been employed at Middle Creek Builders for 3 years. He joined our team after graduating from high school and the CTC Lancaster Residential Carpentry Program. Daulton attends Grace Point Church. When he's not working, Daulton enjoys spending time fishing, skiing, wood working and going to the beach.

George Haines — Carpenter. George has been employed at Middle Creek Builders for 2 years. He is married to Kelsey and lives in Lititz. George and Kelsey attend Middle Creek Church and serve as volunteer English teachers as Second Language teachers. He has a degree from Lancaster Bible College. George enjoys biking, hiking, board games, and taking road trips to visit family and vacation destinations.

Carter Bollinger — Administrative Assistant-Shop Manager. Carter is the newest member of our team. Carter recently graduated from Ephrata High School this year. Carter has spent the past two years working at Paul B Hardware. Carter enjoys all types of hunting and fishing, he also enjoys football, baseball, and basketball. Along with Duane, Carter also attends Petra Church.

Photo by Gary Knaub, courtesy of
Earth, Turf, & Wood Inc.



I cannot recommend MCB enough! They can be trusted to care about your project as much as you do. I enthusiastically tell everyone about them and only wish I had more projects for them. They are the only building contractor that I'll ever call.

Photo by Gary Knaub, courtesy of
Earth, Turf, & Wood Inc.



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For our long-time followers, perhaps you'll remember Stormy and her deluxe, custom built-in doggy crate.

