

creating a
MULTI-GENERATIONAL HOME
by a multi-generational builder



Featured Builder

Metzler Home Builders

(see ad p. 31)

PROJECT TRADE PARTNERS

Caliber Hardwood Floors Inc. (see ad p. 42)

Cloister Cabinetry (see ad p. 44)

DuraCraft Roofing LLC (see ad p. 36)

Elite Outdoor Expressions (see ad p. 34)

Finest Finish LLC (see ad p. 42)

GR Mitchell (see ad p. 32)

LH Brubaker Appliances & Water Treatment
(see ad p. 38)

Red Truck Heating & Cooling (see ad p. 40)

Ryan's Electrical Services (see ad p. 41)

Vintage Seeding (see ad p. 34)

Yale Lighting Concepts & Design (see ad p. 48)

Jen and Jim had investigated moving, but finding a home with enough space to combine their household of ten with Jen's parents, Mary and Mike, became increasingly difficult. Even with the popularity of multi-generational living, finding a home with an in-law's suite along with seven to nine additional bedrooms isn't exactly searchable criteria. So, Jim and Jen began looking at the possibilities of dramatically expanding their existing home to accommodate their growing needs.

According to Jen, "our children were growing and they simply needed more space. At the time, we had two bedrooms shared by six of our children. Our two oldest had rooms of their own. For years, we looked in our school district for a larger home with more bedrooms but had no luck finding anything that would work for us. Thinking through the idea of expanding our existing home, we wondered if my parents might want to downsize and live with us." They did.

Based on a recommendation from friends, they contacted the award-winning, family-owned (four generations) Lancaster-based home builder and remodeler, Metzler Home Builders. They met with Tim Zehr, Metzler's Addition/Renovation Adviser and shared their desire to expand their home. In addition to the in-law's suite, their wishlist included a shared laundry, additional bathrooms, a finished basement, a kitchen renovation, a large pantry, and enough indoor and outdoor space to support 12 occupants. It was also vital to them that the addition look like it was always part of the home.

Since their home is angled on a corner lot, expanding it while maintaining enough yard for outdoor activities provided some unique design challenges. And, as the design process progressed, it became clear that enhancing the family's outdoor living space was to be added to the family's wishlist. As a result, an expansive, partially-covered

deck that merged the living areas of the main house and the in-law's suite quickly became an integral component of the project.

As for the schedule, Mary and Mike planned to move in after the completion of their suite. The work was divided into two phases so Jim, Jen, and their children could live in the home during construction. Then, just weeks before phase one was about to begin, a leak in the owner's bathroom (2nd floor) was discovered that necessitated adding it to the project and prioritizing its completion.

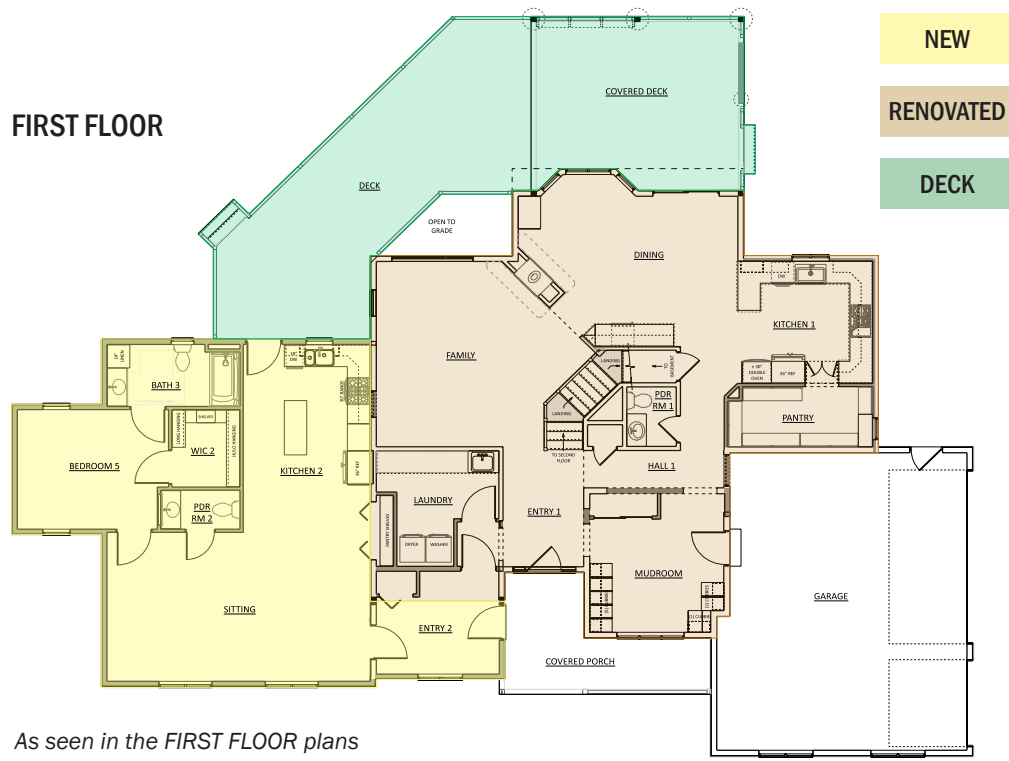
In the end, the finished home integrates nine bedrooms, four bathrooms, two half baths, two kitchens, mudroom, expansive pantry, and supporting spaces in 5,200 square feet of interior living space. The 740 square feet of deck allows the living space to flow outdoors.

While the photos on the following pages showcase the project's beautiful design and craftsmanship, the true beauty is revealed in the love and blessings shared among the three generations who now call it home.

We had a great experience with Metzler Home Builders. Throughout the whole process, we knew they would ensure that every detail was what we wanted. And Metzler certainly didn't disappoint us — they were exceptional.

Homeowners, Jen & Jim

FIRST FLOOR



- NEW
- RENOVATED
- DECK

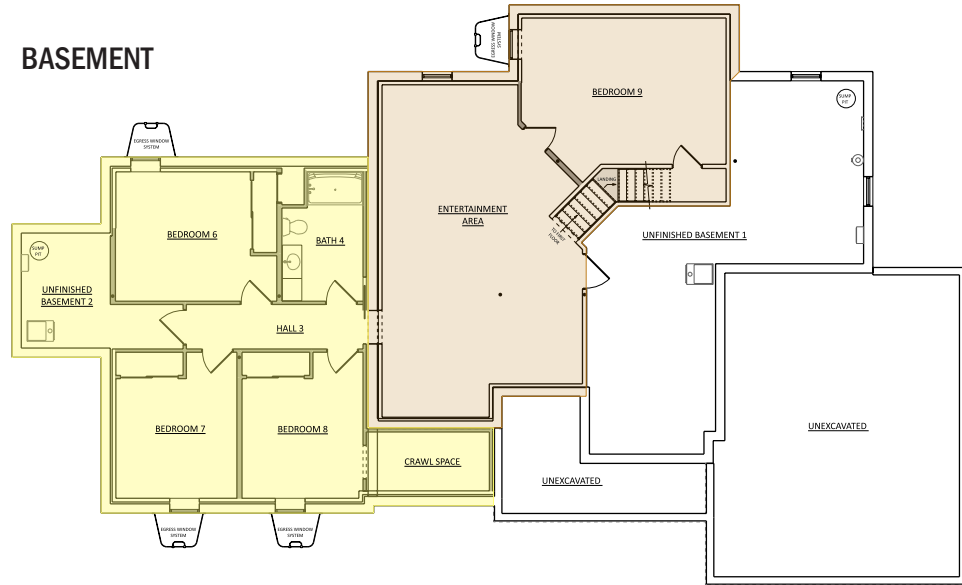
Project Scope

- 950 sq ft In-Law Suite addition
- 740 sq ft deck addition (partially covered)
- Renovation of existing first floor
- Renovation of the owner's bathroom
- Finished basement below existing home and addition creating four new bedrooms, a full bath, and a spacious family entertainment area

As seen in the FIRST FLOOR plans (above), the In-Law Suite addition has a private entrance from the covered porch leading into an entry way. From the entry way, the in-laws have access to the shared laundry as well as interior access to the main home.

The addition of the four basement bedrooms as seen in the BASEMENT plans (right) were made possible by installing window wells (as seen in the plans) for a means of egress in each bedroom.

BASEMENT



In building the In-Law Suite, matching the architectural design and cosmetic features of the 1993 home was high on the homeowners requirements. Special efforts were made to custom match the discontinued stone.

In researching prospective builders, we heard nothing but good things about Metzler Home Builders. What sealed our selection was how intently the Metzler team listened to our needs and answered our concerns. They were very creative in bringing our dreams to life to create exactly what would work for our extended family and our unique needs.

Homeowners, Jen & Jim

BUILDING FOR GENERATIONS

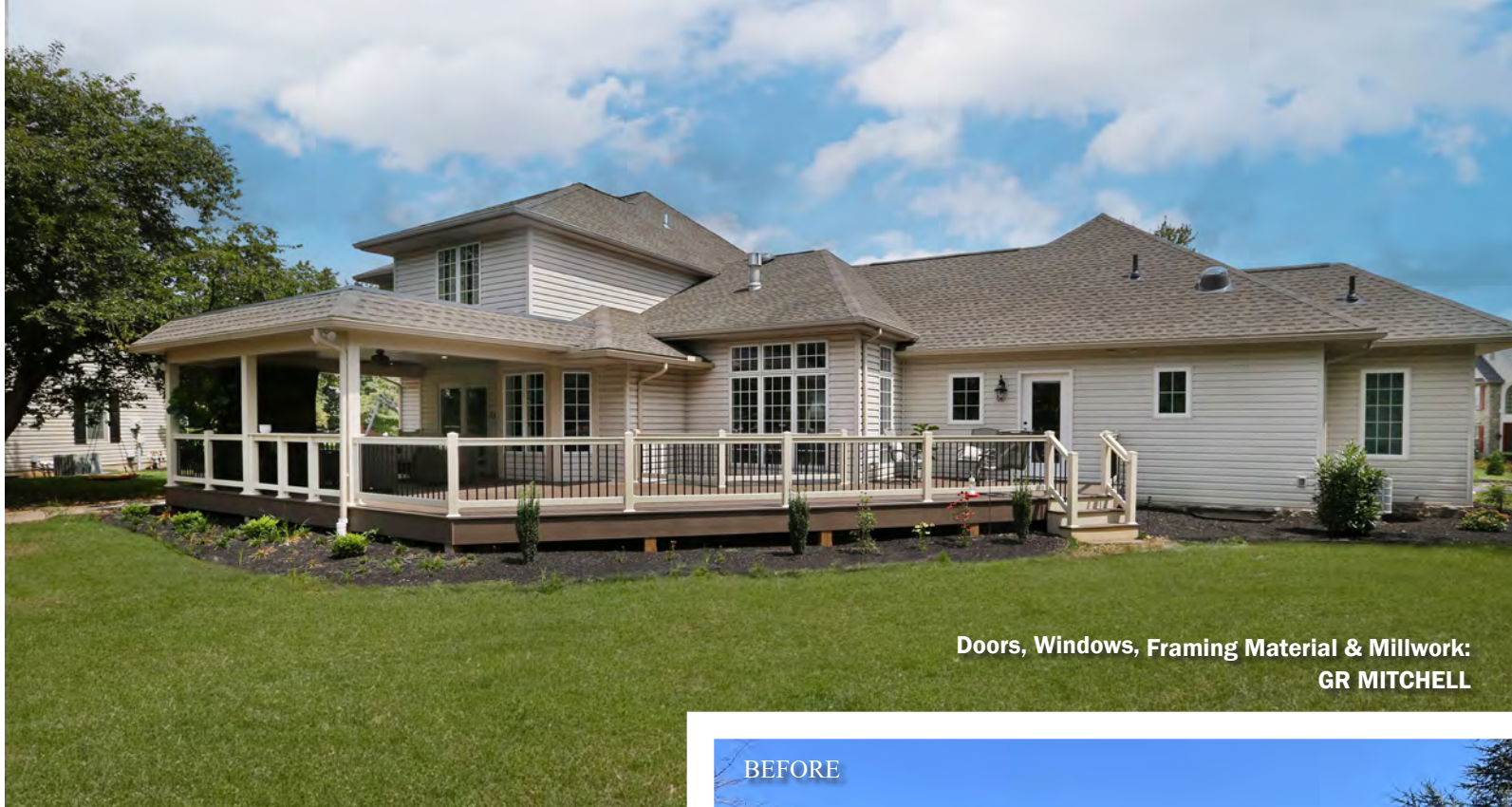
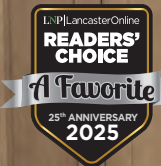


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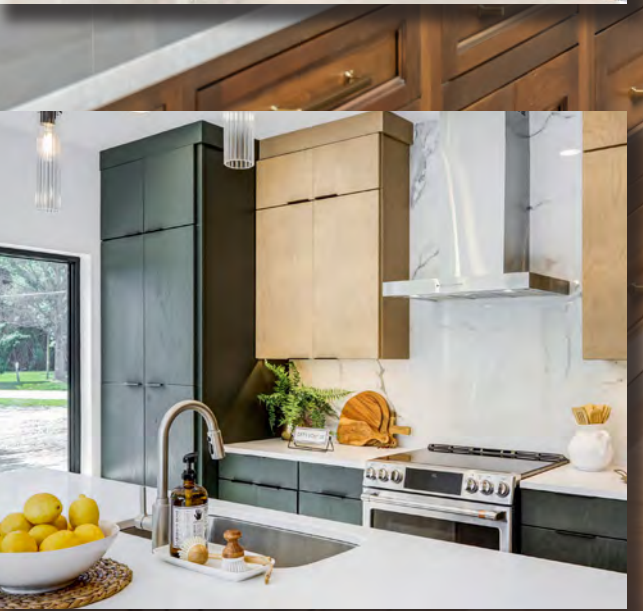
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Embarking on a remodel project is no small feat. There's a lot to consider beyond your personal style goals; budget, square footage, functional features, contractor selection, etc. Having an advocate that works with you to ensure you're taking all factors into consideration is vital to a successful project. That's where GR Mitchell comes in.

Their team of design experts shares over 120 years of experience and has earned the status of go-to designers for builders in the area, but working one-on-one with homeowners is a point of passion for them. Their team works with you to define and measure your space, develop a deep understanding of your style, and trouble-shoot your wish list to ensure that you're getting the aesthetic you truly want while achieving the functionality that your space needs. And if you're not already working with a qualified contractor, GR Mitchell's process includes pairing you with the local professional best-suited for your project.

Both their showrooms in Lancaster and York feature 8 brands of cabinetry, countertop materials ranging from quartz to laminate, and drawer pulls and knobs in a wide variety of styles and finishes. Your options range from budget-conscious to fully custom. Call or visit them to start your kitchen, bath, bar, laundry, or mudroom renovation.

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As mentioned on the previous spread, the addition of four basement bedrooms were made possible by installing window wells (one pictured above behind the railing) as a means of egress in each bedroom.

The Metzler staff and their entire team of subcontractors proved to be quality craftsmen and true professionals and were all great to work with. Mike Trout, our project manager, worked very closely with us and saw every detail through to the end while Skip Butler, Metzler's lead carpenter, did a great job especially in building the custom cubbies in the mudroom.

Homeowner, Jen

VINTAGE SEEDING

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The construction phase was long, and we knew it would be. Phase one didn't affect us much because it was the new addition. However, the second phase involved our current living space. We didn't realize how disruptive it would be, but we

made it work. We had a makeshift kitchen in our laundry room for a few months and used the in-law suite kitchen for meals. To the Metzler team's credit, they were very respectful to our needs and kept a clean and safe job site.

Homeowners, Jen & Jim

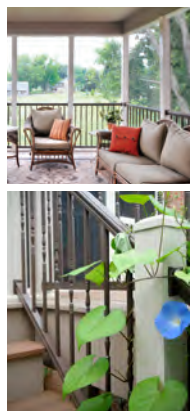


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BEFORE



Roofing: DURACRAFT ROOFING LLC

We were very pleased with the way Metzler Home Builders guided us during the design process of our in-law suite. After listening patiently to our thoughts, Tim Zehr offered some very insightful suggestions. We could see immediately that his goal was to design a home that we were looking for.

In-Laws, Mary & Mike

In-Law Suite Addition



Under the covered front porch, the reddish door (left) is the home's original front entry while the glass-paneled door leads into the new In-Law Suite's entry area barely visible beyond the open door below. For reference, the above photo shows the view from just inside the suite. Note the location of the roll-top desk in both.



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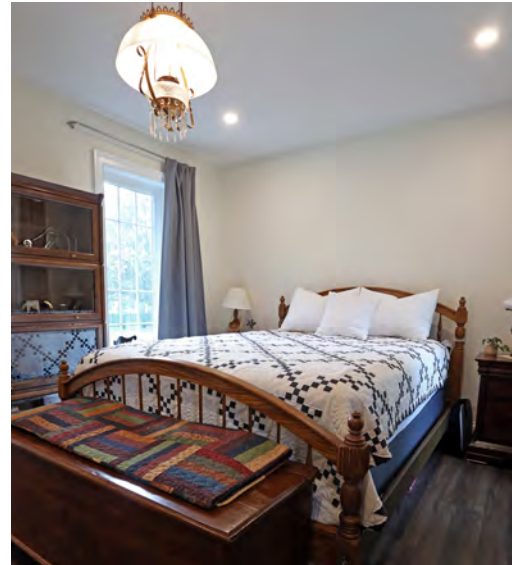


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What sticks out the most is the quality of their work – both in the design as well as in their workmanship. Everyone who has seen our new suite has been very impressed. We couldn't be more happy with the results and highly recommend Metzler Home Builders to anyone in need of a first-class builder.

In-Laws, Mary & Mike

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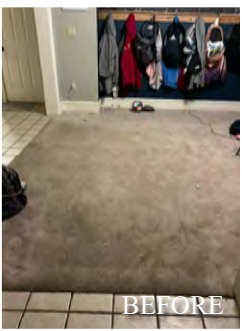
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Painting:
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This project significantly enhanced our home and our lifestyle. For the children, six of the eight now have their own bedroom. Having a larger laundry room, a sizable, dedicated pantry, as well as a mud room with cubbies, works so much better for our family, and helps keep the house more orderly and easier to clean.

Homeowners, Jen & Jim



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BEFORE



Four Generations Strong

For over 70 years and 4 generations, the positive impact of the Metzler family business has been seen, experienced, and felt throughout greater Lancaster, PA. Through organic growth and evolution, the family business has thrived, benefiting the local community, loyal employees, trade partners, and clients. With a passion for design and building, and a focus on giving back in service, Metzler Home Builders offers a unique approach to creating and improving homes.



Janet, Dan, and Jordan Metzler

Jordan Metzler, President. In 2017, Jordan became the fourth generation from the Metzler family to have ownership in the business after six years of working in various roles of marketing, sales, estimating and architectural design. Prior to his experience at Metzler Home Builders, he worked for a local civil engineering company for six years. In 2022, Jordan took over as President of the company.

Dan Metzler, Vice President (former President). With more than 55 years with the company, Dan remains involved with land development and acquisition for the business. He has otherwise stepped away from his day-to-day roles in the operations of Metzler Home Builders, but he enjoys staying involved as needed.

Janet Metzler, Office Manager. With over 44 years at Metzler, Janet continues to be very involved in the operations of the business. While her official title is Office Manager, she can be found doing any number of tasks on a daily basis. Overseeing daily accounting and general office management are just a small part of her current role.

Additions/Renovations Team



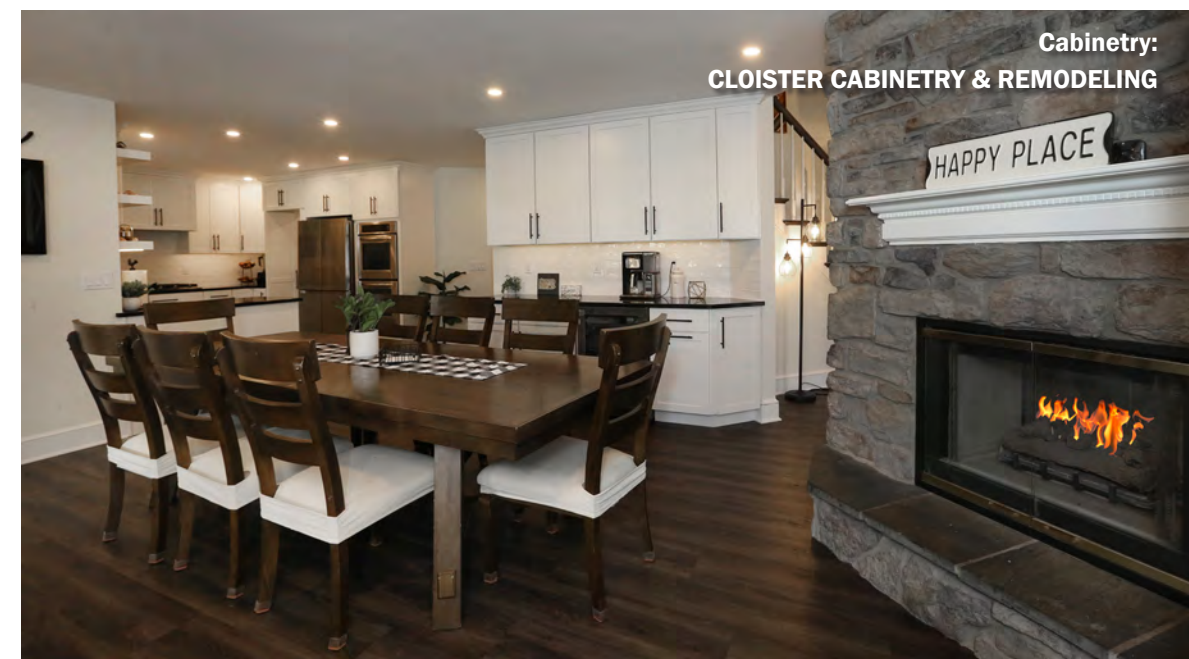
Tim Zehr, Addition & Renovation Adviser & Senior Designer/Estimator. Tim has been employed by Metzler since 1988. He has worked in various roles within the company including carpenter, service manager, designer, estimator and salesman. He currently is focused on guiding our addition and renovation clients through the process of determining their needs and wants for their home, then creates a plan to fulfill those desires.

Michael Trout, Project Manager, Service Coordinator. With over 29 years with Metzler, in his role as Project Manager for Additions and Renovations, Mike supervises our additions and renovation projects from beginning through completion. In addition, Mike is also currently coordinating the bulk of our service and warranty work. He excels in his position as Project Manager as he is able to connect well with our clients and trade partners.



Jeffrey Shirk, Carpenter's Apprentice. Jeffrey joined the Metzler team in 2021 after completing the Residential Carpentry program at the Lancaster County Career and Technology Center. Jeff is a carpenter's apprentice and works on both new homes and additions and renovations. Jeff can currently be found primarily assisting and learning from seasoned Metzler Home Builders team member, Mike Trout.

“My advice to those planning on doing a project is to go with a builder with whom you feel seen and understood. We were able to trust suggestions from



Cabinetry: CLOISTER CABINETRY & REMODELING

Metzler because we knew they understood what we wanted and what was important to us. I never got the feeling they were trying to bend our requests to what was most

profitable for them. When they needed to research something or find alternatives to something they didn't like, they took the initiative and did it.

Homeowner, Jen



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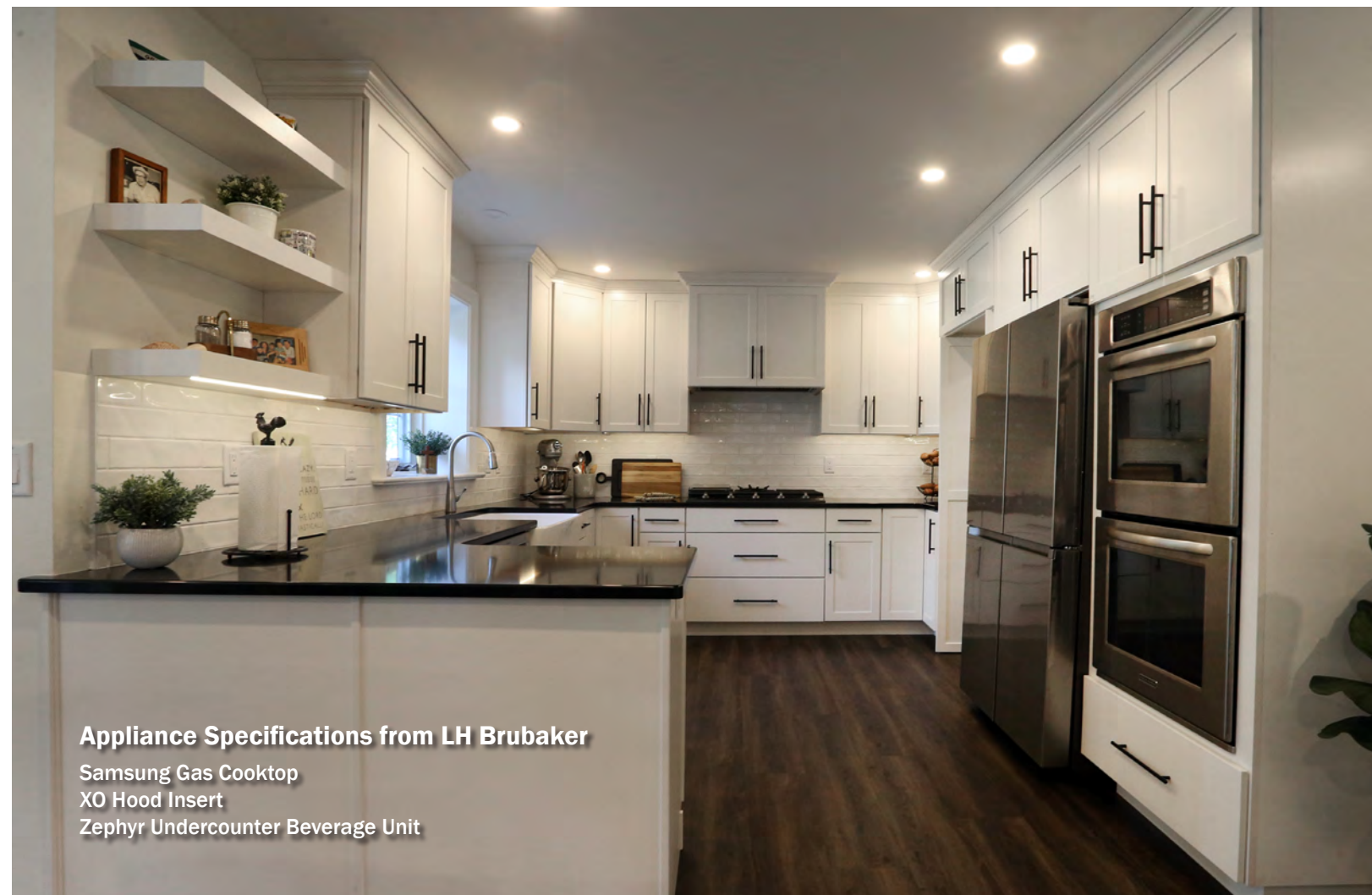
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Among the trade partners, while they were all great to work with, there are a few that we'd like to single out. We were very impressed with the extensive work done by Ryan of Ryan's Electrical Services and how helpful he was in making it all happen. In addition, Red Truck was very thoughtful in connecting to existing gas lines and adding new HVAC and zones to the house.

Homeowners, Jen & Jim

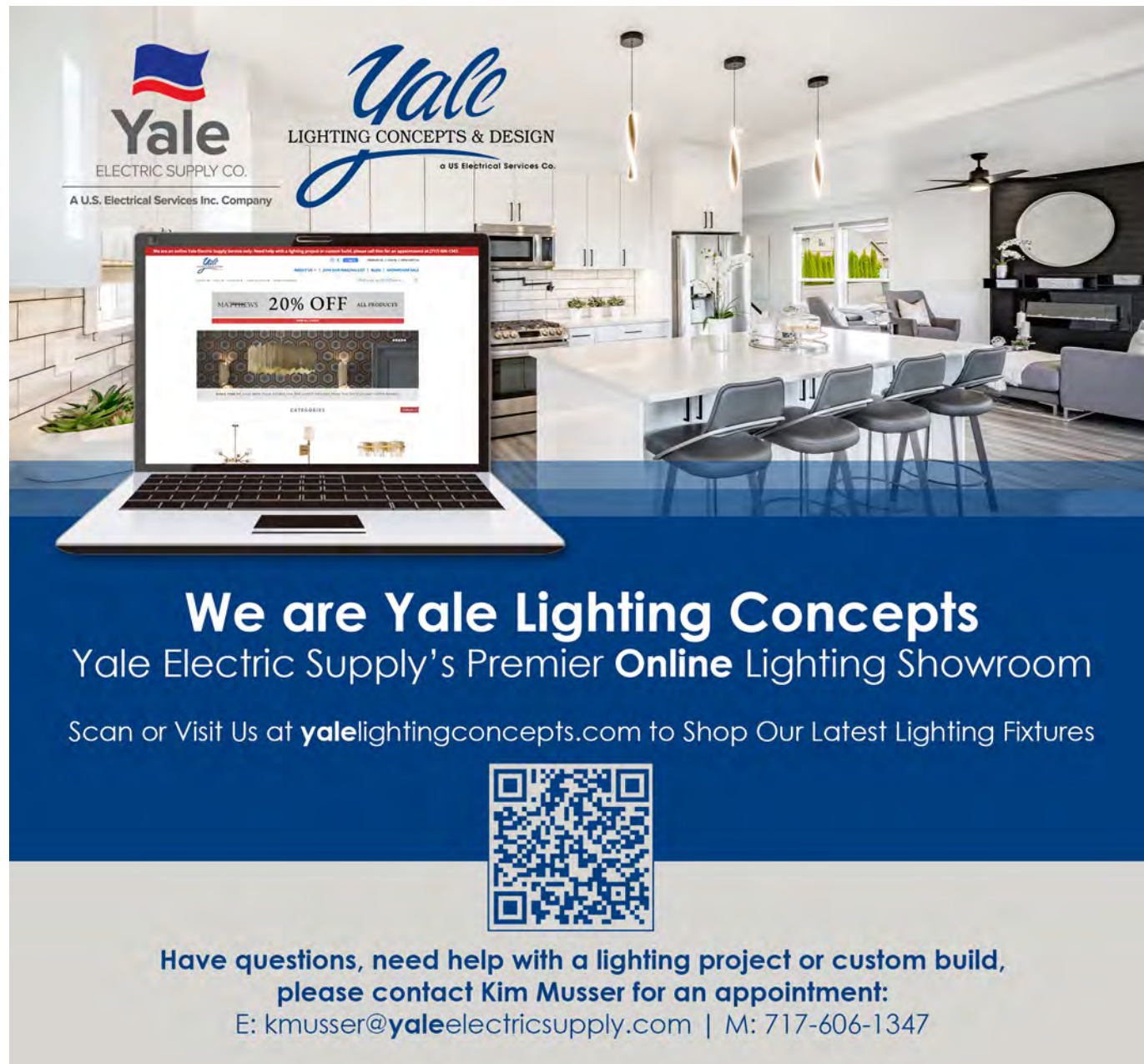


Appliance Specifications from LH Brubaker

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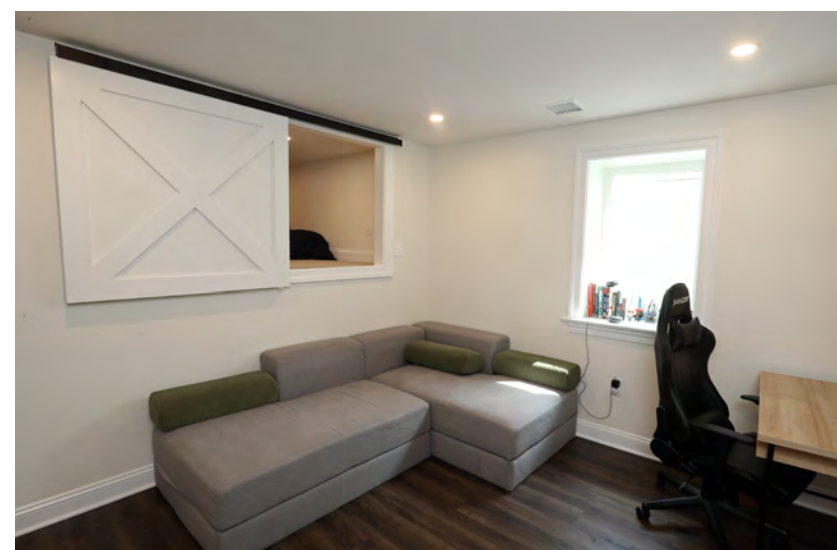
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Basement Finishing



We would highly recommend Metzler Home Builders without a doubt. They took everything into consideration and were good about bringing up other factors we might want to think about. They were well-informed and made sure the end result was what we had hoped for. We couldn't be happier!

Homeowners, Jen & Jim