

a fresh new look
inside and out



Featured Builder

Middle Creek Builders Inc.

(see ad on p. 31)

Designer

Quality Design & Drafting Svcs., Ltd.

(see ad on p. 30)

PROJECT TRADE PARTNERS

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

Cloister's Flooring America/Invision Designs (see ad p. 36)

C. S. Wenger Plumbing LLC (see ad p. 40)

Gundrum Electric LLC (see ad p. 38)

Milton Grove Woodworks LLC (see ad p. 40)

Mountain Laurel Contractors, LLC (see ad p. 32)

Shank Door Company (see ad p. 32)

SRS Building Products (see ad p. 34)

The Somerville Bath & Kitchen Store (see ad p. 44)

Wenger Painting & Remodeling LLC (see ad p. 40)

W

hen Deb and Dave were married 4 years ago, the plan was to sell both of their homes and to start fresh. While Deb felt no particular attachment to her home, Dave's farmhouse was unique and had some family history.

Originally built in the early 1900's, a 1987 fire destroyed everything but the home's stone foundation. Two years later, Dave's family bought the rebuilt home, adding an in-laws quarters 11 years later. In addition to a very disjointed layout that consisted of bedrooms, an eat-in kitchen, and the in-laws space upstairs with all of the family living space on the ground floor, the home had few windows and, thus, had very little natural light. Unless the lights were on, it was dark.

What the 7.5 acre property did have that the couple began to realize was how unique it was. Sitting well off the back roads, nestled into the edge of a wooded area

with its rustic barn a stones throw away, they began to reimagine their home and what could be possible. Their inability to find an acceptable alternative may have accelerated this line of thinking. According to Deb, "we didn't find anything that was perfect and those that may have worked would have also required extensive renovations. So, we kept coming back to the idea of renovating the farmhouse."

Prior to meeting with prospective builders, the couple had fun putting together a plan that they penciled on graph paper with supporting inspirational photos they collected online and in magazines. "It was like a puzzle—we knew we didn't want to change the footprint any more than adding a 2-car garage, so we had to fit it all in."

In summary, the couple wanted a fresh exterior make-over while opening up the upstairs floor plan for a larger kitchen, additional family space and better flow. And



yes, they wanted to brighten things up by adding additional and larger windows.

To convert those ideas into reality, several well-respected local builders were contacted for quotes. Included in that group was Middle Creek Builders (MCB), a family-owned custom builder and remodeler based in Ephrata, who came highly recommended by trusted friends. These friends, who had work completed by MCB, couldn't say enough good things about them. Although Middle Creek

Middle Creek Builders came highly recommended by friends who had work done. Although we received quotes from several other reputable builders, we seemed to connect best with Middle Creek. Throughout the process, others in the business confirmed that we were in very good hands.

Homeowners, Deb & Dave




PLANNING SERVICES FOR:

- Custom Home Designs
- Addition Designs
- Builder Design Services
- **3D Rendering Services**

WWW. QUALITYDESIGNLTD.COM
 (717) 626-5257 - 356 EAST MAIN STREET - LITITZ, PA 17543



didn't win the job based on their pricing, the couple felt best connected with them and that's what won it. As you'll hear from the homeowners, while having a budget is important, the most critical factor in choosing a builder is trust. A trusted builder changes the whole experience—making what could be incredibly stressful into something surprisingly pleasant.

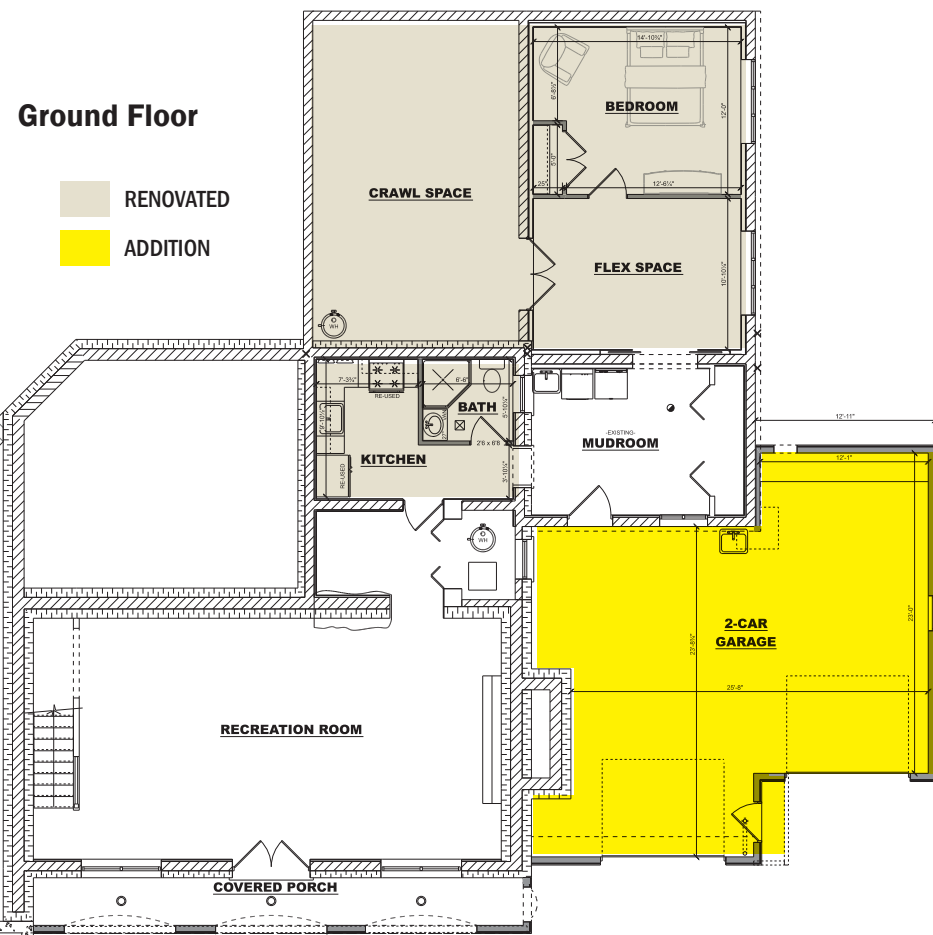
In addition to their great experience Deb and Dave ended up with a beautifully timeless home that is now, with its new well-designed open space layout, much more conducive for family togetherness and gatherings. See for yourself.



Central to this dramatic exterior transformation was the beautiful makeover to the home's facade and entry along with the addition of a 2-car garage complete with a roof-top balcony. A less sexy feature but extremely important to the garden-loving homeowners are the extra-large window boxes equipped with a drip-irrigation system.

Kevin Bollinger and his team at Quality Design & Drafting Services did a fantastic job of taking our draft paper sketches and inspiration photos and converting them into reality. Their design software allowed us to see the finished product before construction began. It was extremely helpful.

Homeowners, Deb & Dave



Making the ordinary... EXTRAORDINARY since 1974.

Additions | Renovations | New Homes



717.733.8966 • www.MiddleCreekBuilders.com

Proud to be a trusted trade partner of Middle Creek Builders!

The framer of choice by Middle Creek and other fine builders.



Framing ▪ Custom Homes
Additions ▪ Decks
Equine Facilities

www.MountainLaurelContractors.com | 717.344.4648




Exterior Doors for
Your Home & Business

(717) 933-4134

[f](#) [@](#) [X](#) [in](#)

Shank Door is pleased to be a trade partner of Middle Creek Builders

The dramatic transformation of our home has been so fun to share with family and friends. They can't believe that this is the same house! It has been a huge blessing. We have been able to bring together the past and present.

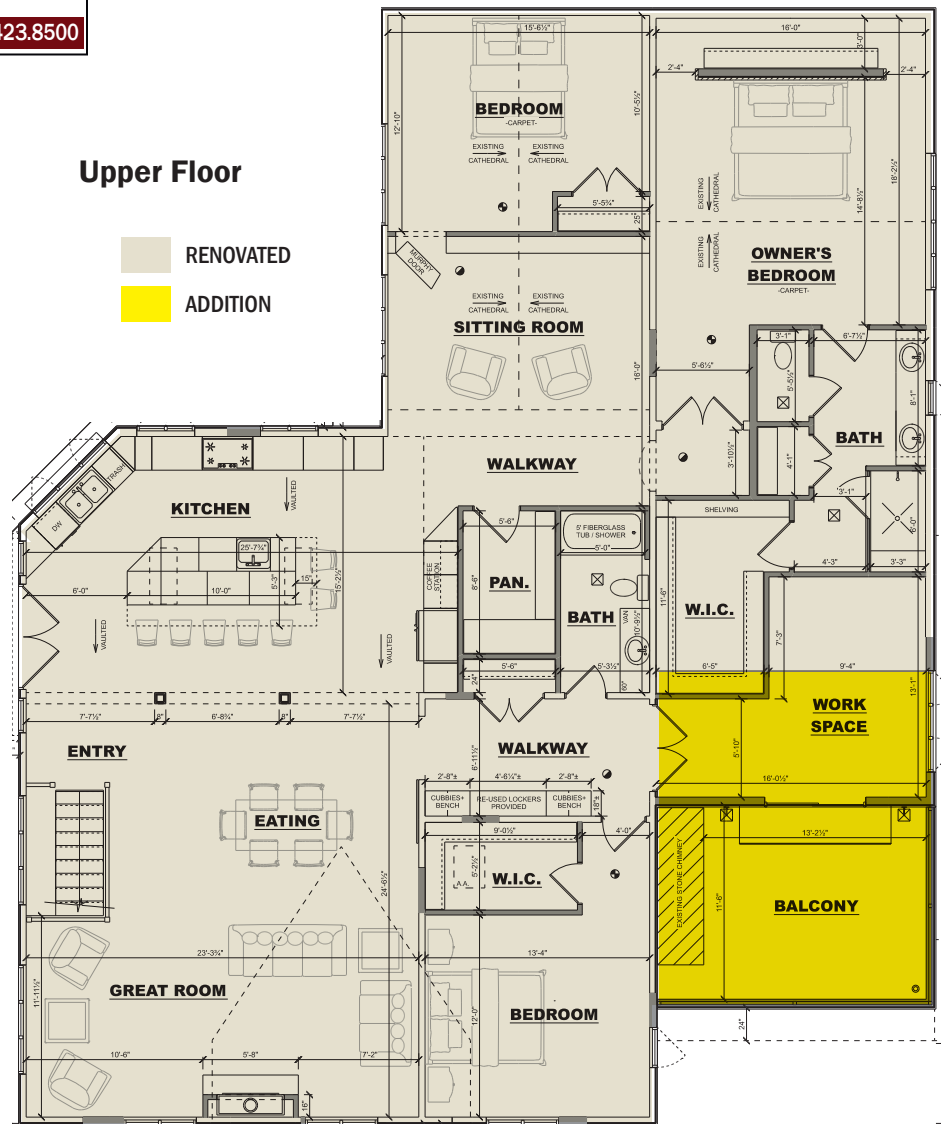
Homeowners, Deb & Dave





“Unlike most people, I loved every minute of the entire process – from the design stage to selecting finishes to seeing things come together. Having had rentals in the past and doing much of the maintenance and some of the minor construction work, it was a delight – not to mention extremely comforting – knowing that MCB was in charge and handling everything. We had full confidence in them and they certainly didn't disappoint.

Homeowner, Deb



“For anyone contemplating a project, our suggestion is to go with a builder that you can trust. While having a budget is important, having a builder you can trust changes the whole experience. We are so glad that we went with Middle Creek. What could have been an extremely stressful ordeal, Middle Creek made it an absolutely delightful experience.

Homeowners, Deb & Dave



Steel Roofing:
BERNELL BURKHOLDER LLC BUILDING & REMODELING
Siding, Windows and Doors:
SRS BUILDING PRODUCTS



We could not be more pleased with Middle Creek Builders and how they guided us through the process and steered us along the course. We are so glad that we went with their suggestions. We feel like we now have a home that will stand the test of time.

Homeowners, Deb & Dave

Plumbing Fixtures:
THE SOMERVILLE BATH & KITCHEN STORE

Plumbing:
C.S. WENGER PLUMBING

Preserving a touch of the farmhouse vibe, the homeowners incorporated features such as a wood grain island, a pie safe with vintage ornate hardware, as well as grandmother's china closet, minus the legs.

Your Dream Team!



&

Cloister's
**Flooring
America.**

invisiondesigners.com | cloisterflooring.com

ONE TEAM - TWO LOCATIONS

EPHRATA - 100 Durlach Road
717.733.3130

LITITZ - 701 S Broad Street
717.627.4990



BEFORE



Flooring and Tile Work:
CLOISTERS FLOORING AMERICA/INVISION DESIGNS



GUNDRUM ELECTRIC LLC
Residential Specialists

RENOVATIONS • NEW CONSTRUCTION • CENTRAL VAC SYSTEMS • GENERATOR HOOKUPS
717.629.7474
Free Estimates • Emergency 24/7 Service

PA023856



Middle Creek's team of trade partners were all excellent and we really enjoyed working with them. They were all super nice and capable and did great work. We especially appreciated the electrician, Curt Gundrum, who saw our style and made some fun suggestions for lighting options.

Homeowners, Deb & Dave



MILTON GROVE WOODWORKS LLC
 Custom Woodworking
 Cabinetry • Book Shelves & Shelving Accents (Walls, Bartops, Posts, Beams)
 717.945.4373
 PA109299

WENGER
 PAINTING & REMODELING
 717.201.8350
 your residential specialist PA107153

a proud trade partner of Middle Creek Builders

C.S. WENGER PLUMBING
 over 50 years of experience serving Lancaster & Lebanon
 Fully Insured 717.682.6713 PA035433
 installs • repairs • well pumps • water conditioning



Mixing the old with the new, the above antique teller door was salvaged from a local bank. The lockers in the mudroom were reclaimed from the family barn. The fabric wall treatment in the powder room (bottom photo) uses actual horse reins as its border as seen in the close-up below.



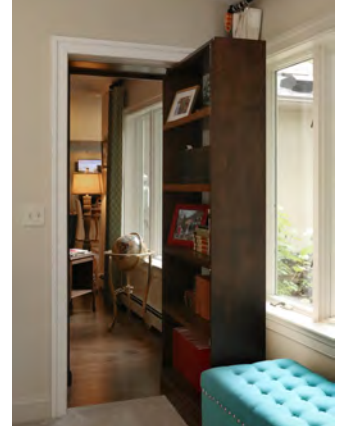
Homeowners, Deb & Dave



What could be more fun for the grandchildren than a secret bedroom hidden behind the cabinetry as seen in these photos? Note the hinged bookcase 'door' in four of the photos. In the bottom photos, the weathered door (from the original farmhouse) leads into an out-of-the-way pantry lined with beautiful custom cabinetry and countertop workspace.



Cabinetry:
 MILTON GROVE WOODWORKS LLC



Painting:
 WENGER PAINTING & REMODELING

We couldn't be more pleased with Middle Creek and the quality of their work. Their entire team was great to work with – not just one individual. Dalton was an excellent project manager and Darryl was a fantastic project lead who got us through the design phase and the in-process changes as they arose. Not surprising, their team of trade partners exhibited the same degree of professionalism and craftsmanship. They all contributed to a wonderful experience.



“Through the design process, both Kevin at QDDS and Darryl at MCB encouraged us to remodel and reconfigure our primary bedroom, bath and walk-in closet. And we are so glad we did! Being the only part of our home that was not renovated, it would’ve been a huge miss. By the end of the project, every room in the house had a wall moved, removed or added. Everything was taken down to the studs and wires – but it was so worth it!

Homeowners, Deb & Dave

As seen in the floor plan, the space visible beyond the French doors is new along with the balcony seen earlier. The 6-panel window (below) is an interior window that was included to allow additional natural light into the main bath. Although this last minute add-on may appear unusual, it is a huge hit with the homeowners. In the bedroom photo (opposite bottom), note the wall behind the headboard. This wall serves as a partition for out-of-sight, yet convenient storage.



THE BOLD LOOK
OF **KOHLER**®



KOHLER® x STUDIO MCGEE
Discover Timeless Style

Design For Your Lifestyle!
CLIENT-CENTERED DESIGN PROCESS

Bath & Kitchen **selections made easy** at the Somerville Bath & Kitchen Store. The Somerville Bath & Kitchen Store believes that it is important to define the client's individual goals for their bath and/or kitchen. Once those goals are established, we can work as your consultant to provide custom solutions that will help you meet your needs and maximize your budget.



The **SOMERVILLE**
Bath & Kitchen
Store
Your Bath. Your Kitchen. Your Style.

Lancaster Showroom

3140 Hempland Road • Lancaster, PA 17601
717-399-7774

TheSomervilleBathandKitchenStore.com



BEFORE

One of the most fun mid-build changes that we enjoy daily is the interior window between our bathroom and office. With that window, we can view the outdoors through the office's sliding glass doors. Recognizing that that window request may appear both random and weird, it actually allows significant natural light to pour in and gives us a great view of our beautiful trees and, on occasion, our dogs happily running around. We love it!

Homeowners, Deb & Dave



As mentioned on the previous page, the 6-panel interior bath window (left) not only brightens things up, it also gives the homeowners a well appreciated view of their property.



Flooring and Tile Work:
CLOISTERS FLOORING AMERICA/
INVISION DESIGNS

Plumbing Fixtures:
THE SOMERVILLE BATH & KITCHEN STORE



When I think of MCB and our experience with them, the traits that come to mind are: trustworthiness in their words and actions; patience in all their dealings; totally reliable; superior craftsmanship; very responsive; excellent communicators, and, super nice! It was so easy to work with them and I'd do it again in a heartbeat. Would I recommend them? Absolutely, ...110% yes!

Homeowner, Deb



Solving the problem of water damage in maintaining house plants—slate was installed on the expansive staircase window sill. Stone work from the original farmhouse can be seen in the bottom row of photos.



Front Row (L to R) - Carter Bollinger, George Haines, Teague Swarr, Sheila Bollinger
Back Row (L to R) - Walter Bollinger Jr., Darryl Bollinger, Duane Bollinger, Dalton Bollinger

Quality, Service, and Reliability

Our Tradition!

For over 50 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 with custom homes, renovations, additions, and light commercial work 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 50 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!

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 60 years and have 13 grandchildren and 9 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 42 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 37 years and daughter Brynn (20). Darryl and Tammy also have three married children Megan (33), Dalton (31), Lauren (28) and 8 grandkids. As member of the Middle Creek Church, he has served on the Church Board of Trustees for over 25 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 26 years, daughter Aubrie (22) and son Carter (19). 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 13 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 three 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 9 years. She is married to Dalton and lives in Leola with their three sons. Sheila, along with Dalton, attends Middle Creek Church. She is 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.

George Haines — Carpenter. George has been employed at Middle Creek Builders for 3 years. He lives in Lititz with his wife Kelsey and daughter. 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- Project Manager. Carter has been employed at Middle Creek Builders for 1 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.

Teague Swarr — Carpenter. Teague has been employed at Middle Creek Builders for 1 year. He attends Indian Town Mennonite Church and volunteers there as a youth leader. Teague also serves as a Leader in a young men's ministry called Merge Discipleship. He enjoys playing basketball, guitar, hiking, fishing, and art.