

ANCHORAGE HOME BUILDERS ASSOCIATION PRESENTS

BUILDING *Alaska*

FALL 2022

anchorage home builders association

PARADE *of* HOMES

FRIDAY 4 TO 7 P.M.

SATURDAY
AND SUNDAY
NOON TO 5 P.M.

featuring

SETTING A NEW
STANDARD FOR
ALASKA



BRICK & BIRCH
HOMES



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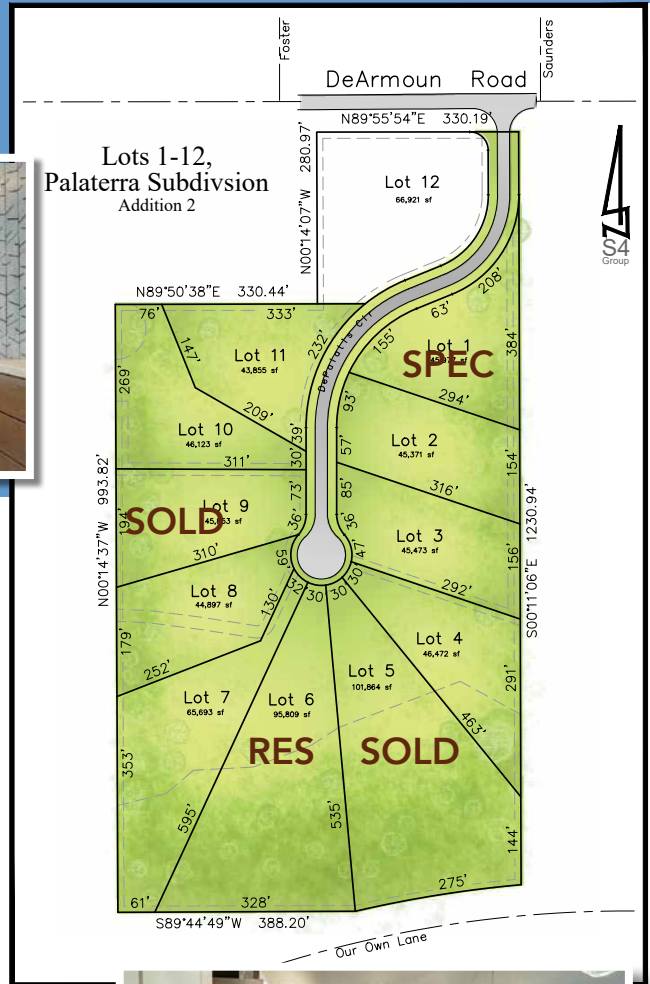


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PARADE of HOMES

IN THIS ISSUE

FRIDAY, SEPT. 9

4 to 7 p.m.

SATURDAY, SEPT. 10

Noon to 5 p.m.

SUNDAY, SEPT. 11

Noon to 5 p.m.

Entries by Area

9 Hillside & South Anchorage

19 West Anchorage

33 East Anchorage

38 Eagle River



On the Cover When building your dream home, every detail counts. Brick & Birch is setting a new standard for Alaska builders. Owner Ashley Plooy is bringing modern, innovative designs to up-and-coming neighborhoods. Check pages 6 and 7 to find out more about Brick & Birch.

FEATURES

- 3** Note from the CEO
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- 37** The Evolution of Landscaping Materials in Alaska
- 43** Now Hiring: Anchorage's Home Building Industry

PICK YOUR FAVORITES & WIN!



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PICKS



Vote for your favorite builder, home and more for your chance to win \$1,000! Your vote for **RESIDENTIAL MORTGAGE'S PEOPLE'S PICKS** gets you an entry into this giveaway!

FIND PEOPLE'S PICKS ON PAGES 44 & 45

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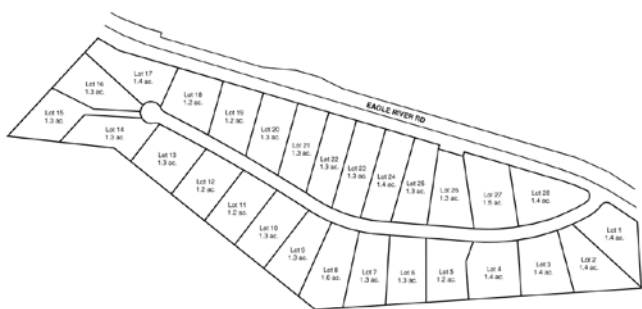


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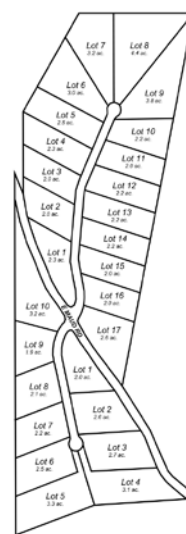
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A NOTE FROM THE CEO

The Anchorage Home Builders Association is proud to present Building Alaska, our new biennial publication. This issue features our tour map and guidebook to the Parade of Homes and an update on the homebuilding industry in Anchorage.

Interest rates, supply chain issues and workforce shortages have created new challenges for our members to overcome this year. They are working diligently to deliver a safe product at the most cost-effective price possible, oftentimes taking big hits to their bottom line as prices rise unexpectedly. The challenges our industry faces are unprecedented, but our members are doing everything they can to fill the housing needs of our community.

The Parade of Homes is a great opportunity to celebrate our industry and our builders. It is a time to tour some of the best built homes in the Anchorage/Eagle River area, showcasing the quality, craftsmanship, value and innovations of some of Anchorage and Eagle River's finest home builders and remodelers.

Parade houses will be open: 4 to 7 p.m. on Friday, September 9 and noon to 5 p.m. on Saturday and Sunday. Make sure to vote for your favorite builder, subdivision and home in the Residential Mortgage People's Pick for a chance to win. One lucky voter will receive \$1,000, so make sure you vote for your favorites!

For more information about the Anchorage Home Builders Association or a digital map of entries please visit our website at www.AHBA.net.

Nikki Giordano

CHIEF EXECUTIVE OFFICER, Anchorage Home Builders Association



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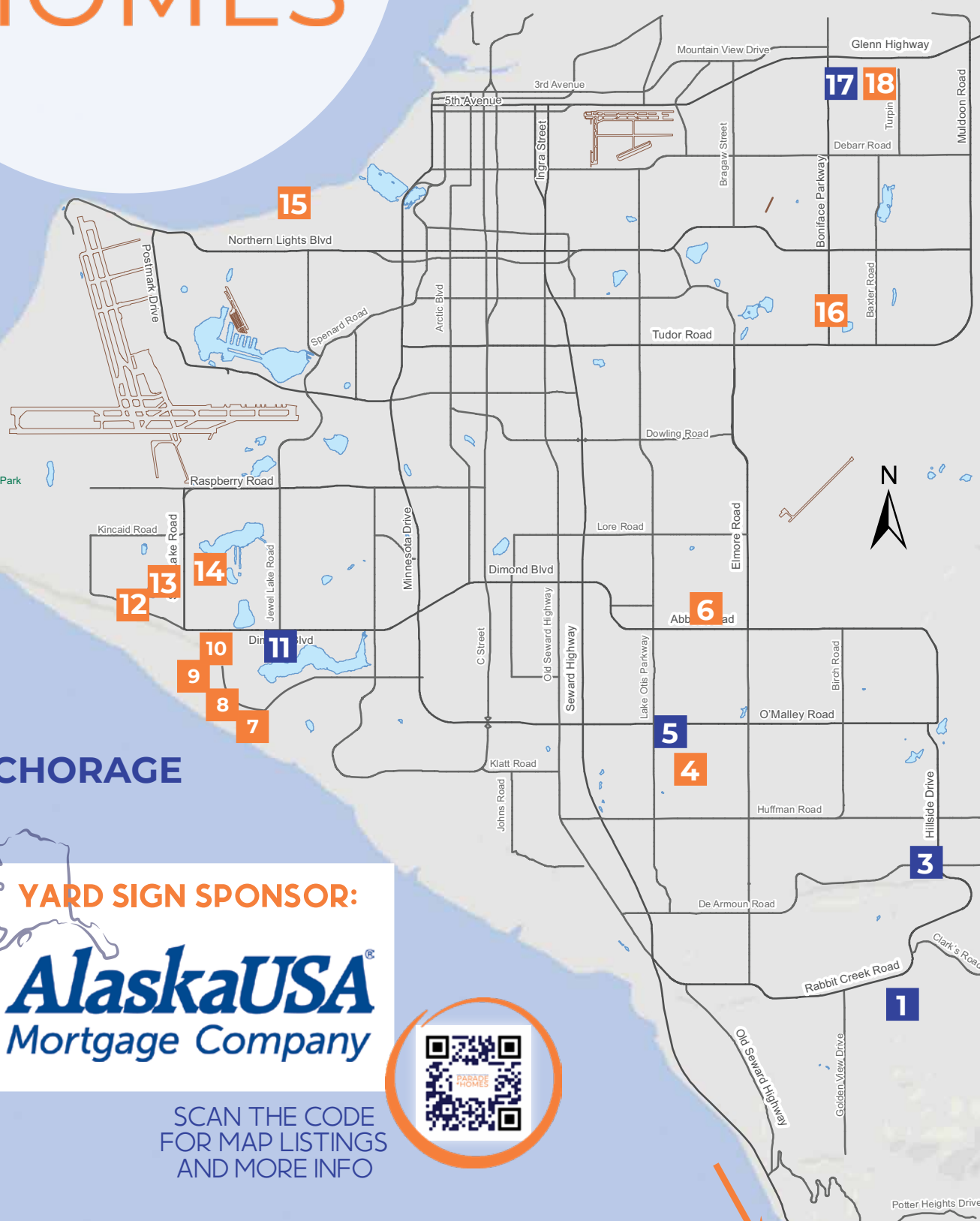
Drew Cason,
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PARADE of HOMES

JBER

To Eagle River/Chugiak



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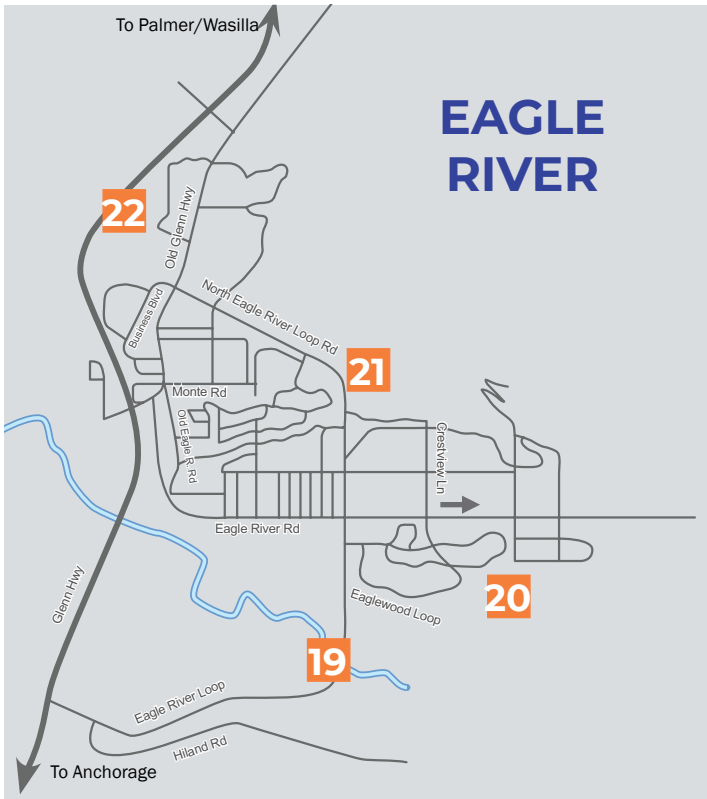
SCAN THE CODE
FOR MAP LISTINGS
AND MORE INFO

To Girdwood



LIST OF HOMES

Anchorage and Eagle River



- 9** **BRICK & BIRCH HOMES** **22**
4460 Cheveley Circle • \$1,600,000
- 10** **CROWN POINTE HOMES** **23**
4500 Cheveley Circle • \$2,100,000
- 11** **SPINELL HOMES** **28**
Ruby Estates Subdivision
Homes: \$560,000-950,000
- 12** **SPINELL HOMES** **29**
6033 Jan Marie Drive • \$799,000
- 13** **MERIT HOMES** **32**
8654 Dry Creek Loop, #67 • \$494,900
- 14** **BRICK & BIRCH HOMES** **32**
7864 Crane Circle • \$849,500
- 15** **TREVI BUILDERS** **33**
3536 Illiamna Ave • \$1,750,000
- 16** **HULTQUIST HOMES** **33**
5538 Big Bear Way #15 • \$399,500
- 17** **SPINELL HOMES** **35**
Birch Meadow Subdivision
Homes: \$450,000-600,000
- 18** **SPINELL HOMES** **38**
221 Shageluk Street • \$445,000
- 19** **HULTQUIST HOMES** **38**
8820 Skyvista Circle • \$739,000
- 20** **SPINELL HOMES** **39**
9544 Grey Owl Way • \$594,750
- 21** **MICHAEL QUINN CONSTRUCTION** **39**
18685 Genteel Circle • \$1,000,000+
- 22** **SPINELL HOMES** **41**
13120 Chase Circle • \$530,000

- 1** **SPINELL HOMES** **9**
Spruce Terraces Subdivision
Lots: \$200,000+ | Homes: \$900,000+
- 2** **HULTQUIST HOMES** **11**
Canyon View Subdivision
Homes: \$750,000-2,000,000
- 3** **COLONY BUILDERS** **13**
Palaterra Subdivision
Lots: \$175,000-185,000
- 4** **SPINELL HOMES** **13**
3024 Morgan Loop • \$779,000
- 5** **HULTQUIST HOMES** **14**
Sky Ridge Subdivision
Homes: \$750,000-3,000,000
- 6** **COLONY BUILDERS** **18**
9081 Chapelle Circle • \$814,900
- 7** **TREVI BUILDERS** **19**
4380 Cheveley Cir • \$1,300,000
- 8** **MGJ BUILDING GROUP** **19**
4420 Cheveley Circle • \$1,450,000

- Subdivision
- Home

SETTING A NEW S



STANDARD FOR ALASKA

NEW CONSTRUCTION feels like a monumental project, especially for people unfamiliar with the construction process. Turning a vacant lot into a happy home takes a team. With so much going on it can be easy to focus on the big things and gloss over the smaller decisions. But when it comes to standing out from the crowd, it's in the details.

Brick & Birch Homes operates by the motto, "every detail counts." Owner Ashley Plooy understands the importance of focusing on every single aspect of every build. Her eye for detail has quickly earned her a reputation for quality craftsmanship in the modern home space.

Ashley is a lifelong Alaskan. Her passion for the construction and the real estate industry started at a very young age. As soon as she could work, she turned her passion into a job. She began remodeling houses right after high school, while also running a family-owned insurance branch. Her strong project management skills and eye for quality craftsmanship are the backbones of Brick & Birch's success. The company is truly one-of-a-kind for Alaska.

Ashley feels a great sense of pride and accomplishment in being one of a few female builders in Alaska. She's passionate about her trade and hopes to inspire the next generation of women in the construction industry through her success and hard work. Her knowledge and leadership skills have positioned Brick & Birch as a thriving company that brings modern, innovative designs to up-and-coming neighborhoods.

Brick & Birch Homes is not your cookie-cutter builder. Their homes stand out from the crowd. The team incorporates modern elements into everything they do. That means

everything from truly innovative, eye-catching and unique floor plans, to traditional designs with a modern twist. Every build is about excellence and making the best home for the homebuyer and earning Ashley and her team a few awards, including AHBA's coveted Gold Hammer.

The company has earned a reputation for excellence, but that's not good enough. Ashley and her team want to make Alaska a better place by creating communities where people want to live. By bettering the Alaska housing community one development at a time, Brick & Birch hopes to create a thriving, vibrant Alaska.

Through innovation, quality craftsmanship and that notorious eye for detail, Brick & Birch is setting a new standard for Alaska builders. That means building homes with unique elements. The company offers a number of different floor plans, ranging from modern/contemporary to traditional design. They take pride in working with clients to come up with a vision of their dream home and executing the build to incorporate the little details that make their homes stand out.

As a lifelong Alaskan, Ashley incorporates her roots into her builds. Every home is engineered to withstand the harshest Alaska elements. Homes feature energy-efficient materials that help lower utility costs when temperatures are their harshest. She also understands what the average Alaskan wants and needs from their home. Many plans feature a three-car garage for all the Alaska toys and gourmet kitchens that can be used to prepare the spoils that Alaska hunting and fishing provide.

Building with Brick & Birch means working with a talented team that won't forget the small stuff. Throughout every step of the process, every detail is taken into account. If it matters to you, it matters even more to them. Because the team doesn't believe in settling. Your dream home should be perfect and that's why every detail matters.

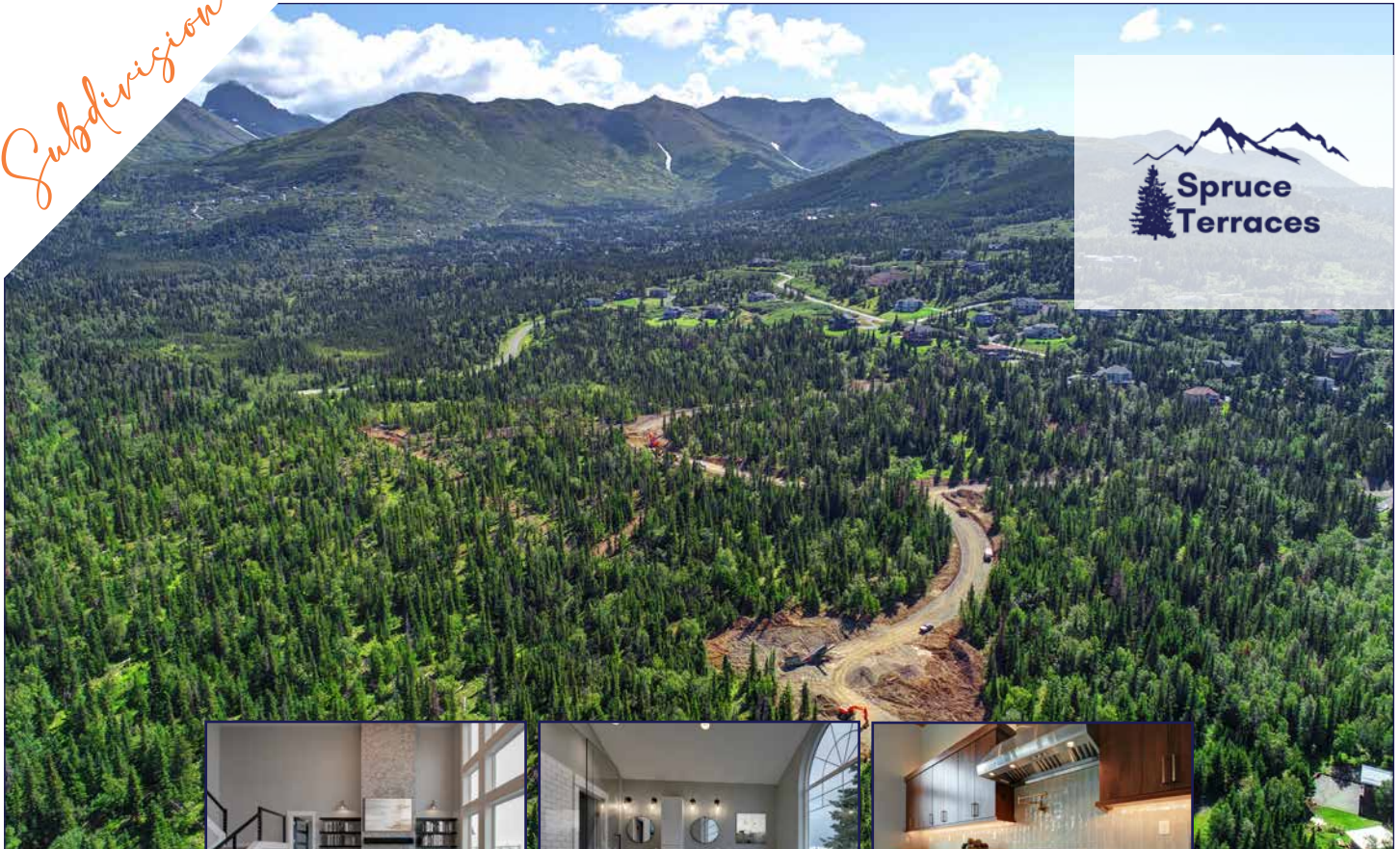
BY NIKKI GIORDANO,
CEO of AHBA

BIRCH

S

Lot Details: 54,450 - 67,000 sq. ft. | Lot Prices: \$200,000+ | Home Prices: \$900,000+
Potential Home Details: 2,800 - 4,500 sq. ft. | 3 - 6 bedroom | 3 - 5 bath | 3 - 4 garage

Subdivision



Spruce Terraces Subdivision | Anchorage

Spruce Terraces is located on a gentle slope in a forest of old-growth hemlock trees. The community will have 27 custom home sites with lots that are well over an acre in size. Spruce Terraces will have a community water system complete with fire hydrants for added safety. Enjoy high-end living with access to nearby hillside hiking trails.

DIRECTIONS: Head South on Old Seward HWY toward Rabbit Creek, continue onto Rabbit Creek Rd, right on Golden View Dr, left on E 162 Ave, continue onto Wind Song Dr, right on Sandpiper Dr, left on Far View Pl

ABOUT THE BUILDER: At Spinell Homes, family is the heart of our business. We've been family owned and operated for more than 35 years. As Alaska's largest home builder, we've built more than 3,200 homes across Southcentral. We've given thousands of Alaska families the keys to safe, secure and energy efficient homes.

BUILDER WEBSITE: www.spinellhomes.com



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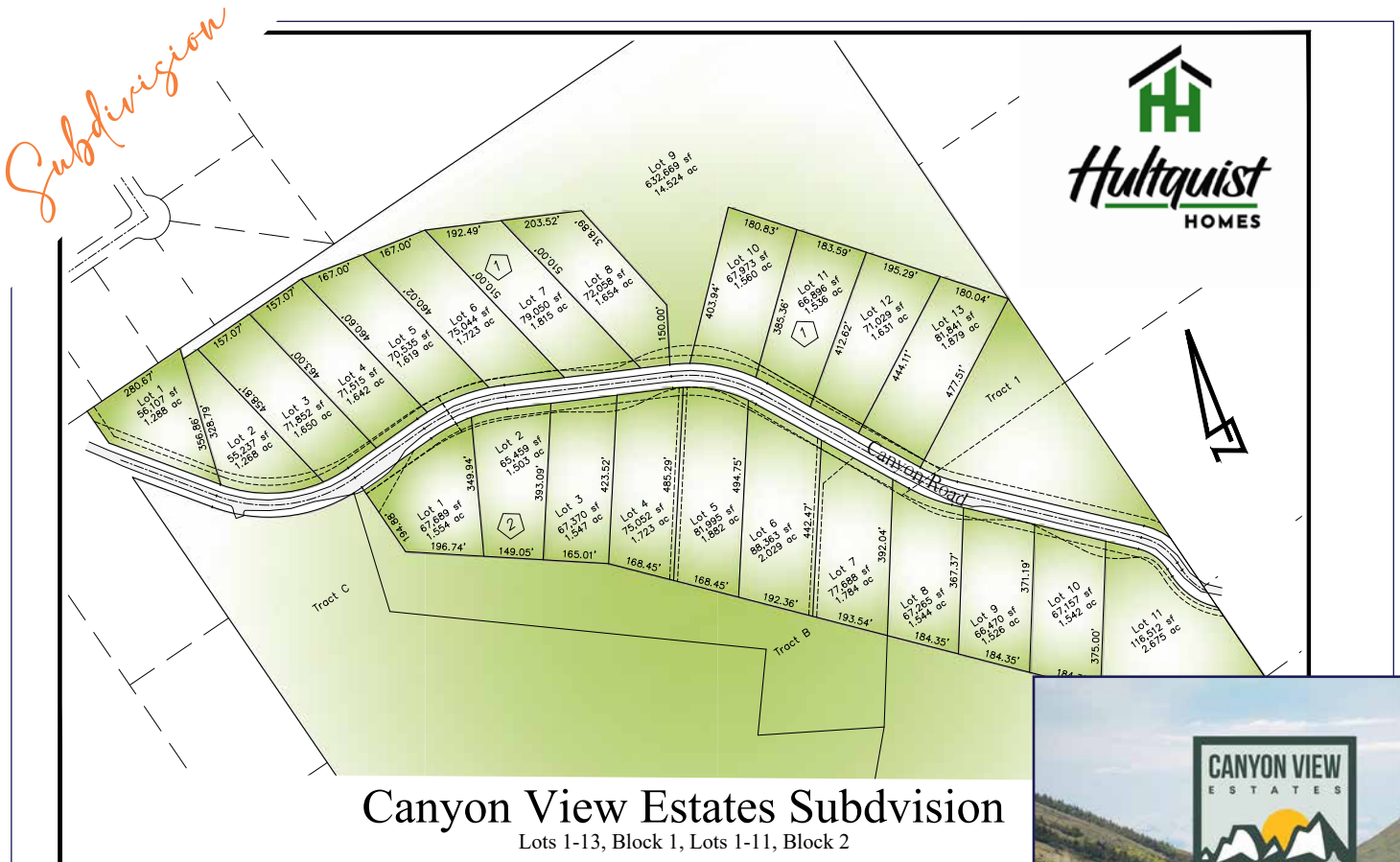
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 Potential Home Details: 1,900 - 4,500 sq. ft. | 3 - 5 bedroom | 2 - 4 bath | 3 - 4 garage



Canyon View Subdivision | Anchorage

With 23 lots available, this community has it all. Situated against the 495,000-acre Chugach State Park. Each lot is 1.5 plus acres. Enjoy stunning mountain, ocean and city views. Hultquist Homes has Contemporary Alpine floor plans to choose from. The community has quick access to the Southside of Anchorage. Unbeatable access to world class hiking, biking, skiing, snowboarding, running and more!

DIRECTIONS: New Seward Hwy to DeArmoun Rd, East on DeArmoun Rd to the end, veer to the right onto Canyon Rd

ABOUT THE BUILDER: As Alaska's premier homebuilder, Hultquist Homes takes pride in providing the best value in new construction. With over 40 years of experience building in the Last Frontier and the Pacific Northwest, Hultquist has been voted #1 Homebuilder by their fellow Alaskans. Their philosophy is quite simple: provide as much square footage as possible, using the highest quality materials and talent available, at the best prices possible.

BUILDER WEBSITE: www.hultquisthomes.com

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Help a Child In-Need

20th Annual Shoebox Program

For the 20th year, AHBA is providing a Secret Santa experience for more than 1,000 children in the Anchorage area who might not otherwise have a Christmas. AHBA has partnered with the Anchorage School District to help Santa make this holiday season merrier by giving these children backpacks filled with toys and essentials. Let's help spread holiday cheer this year and give these children a joyful Christmas experience!

How You Can Help:

In the month of November, pick up a backpack at the AHBA office and stuff it with goodies (gender & age will be provided).

Call 907-522-3605 to reserve your backpacks today!

Or

Sponsor a child by donating \$50 per child and the AHBA elves will stuff the backpack for you! To donate, please do so at www.ahba.net or send check to 8301 Schoon Street, Ste. 200, Anchorage, AK 99518 (all donations are tax deductible).

**To Sponsor a Child Scan the Code
Or Call (907) 522-3605.**



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Anchorage Home Builders Association

Lot Details: 20,000 - 45,000 sq. ft. | Home Prices: \$700,000 - 3,000,000
 Potential Home Details: 2,000 - 8,000 sq. ft. | 3 - 6 bedroom | 2 - 4 bath | 3 - 4 garage

Subdivision



Sky Ridge Subdivision | Anchorage

Check out these half-acre, forested lots with amazing views! Easy access to Seward Highway and minutes from downtown Anchorage. Close to world-class trails and parks. Just around the corner from Chugach State Park. Great shopping, restaurants, and some of the best schools in Anchorage. Sky Ridge offers an incredible hidden gem; in the most desirable part of South Anchorage, with quiet, spacious living on large hillside lots.

DIRECTIONS: Lake Otis Pkwy to O'Malley Rd, East on O'Malley Rd, right on Sky Ridge Rd

ABOUT THE BUILDER: As Alaska's premier homebuilder, Hultquist Homes takes pride in providing the best value in new construction. With over 40 years of experience building in the Last Frontier and the Pacific Northwest, Hultquist has been voted #1 Homebuilder by their fellow Alaskans. Their philosophy is quite simple: provide as much square footage as possible, using the highest quality materials and talent available, at the best prices possible.

BUILDER WEBSITE: www.hultquisthomes.com



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Loan Products to Help You Achieve Your Homeownership Goals

Many Alaskans have had the opportunity to reach their homeownership goals. But that's not the reality for everyone. Are you looking to move into your first home, upgrade or downsize from your current home, or finally build your dream home? Don't let movement in interest rates make you hesitant to take that next step. There are loan products available to help you achieve your housing goals. Two of those products are the adjustable-rate mortgage and the long-term rate lock.

If you're considering building a home, a long-term rate lock is one of the most beneficial products. For a fee, you can lock in a mortgage interest rate for up to 360 days. This product generally allows you a one-time float down of the locked rate if rates decrease. This provides you the comfort to focus on picking out your dream upgrades and options rather than stressing about rates and qualifying.

Another beneficial product is an adjustable-rate mortgage. ARMs got a bad rap in the 2000s due in part to option ARMs and loose underwriting guidelines. Option ARMs allowed a borrower several different payment options that could result in negative equity in their home. Current ARMs protect the borrower by offering a fully amortized payment. Also, in the past, most ARM products had an interest rate that was only fixed for 6 months to one year. Today ARMs have an initial fixed rate period of 5, 7 or 10 years. What makes an adjustable-rate mortgage attractive to borrowers? They have a lower initial interest rate than a traditional year fixed rate mortgage. However, ARMs are still a mystery to many, so let's break down the components:

- **Initial lower rate** - ARMs initially have a lower interest rate than a traditional fixed-rate mortgage and are tied to a market index.
- **Fixed Interest Rate Period** - There is the initial fixed interest rate period.
- **Adjustable Rate Period** - Following the initial rate period there is an adjustment period when the rate can change every 6 months or one year.
- **Interest Rate Cap** - ARM's have a cap limit on how much the interest rate can change over the lifetime of the loan.

ARM loans allow you to take advantage of a lower monthly payment for a fixed period of time versus more traditional loan products.



For example, a 5/6 ARM with 2/1/5 caps, has a fixed initial interest rate for 5 years and the rate can adjust every 6 months starting on the 61st month. The first-rate adjustment cannot be more than 2% and each subsequent adjustment cannot be over 1% with a lifetime cap of 5% over the initial interest rate.

“Marry the house, date the rate,” is one of the most relevant quotes I've come across recently in regards to how to approach buying right now. Rate environments have seasons and loans can be refinanced if rates go down or circumstances change but investing in a home is still a good bet!

With appreciation continuing to grow at reasonable rates, homeownership is still a great way to build net worth and research shows it benefits and strengthens communities. The important thing to remember is there are many loan programs and products that may help give you the certainty to take that next step.



RICHARD MANTYLA, NMLS #196418, is an experienced and knowledgeable mortgage loan originator (MLO) at Residential Mortgage. He has worked as a top producing mortgage loan officer in Anchorage, since 1984.



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Photo Similar



9081 Chapelle Circle

Winchester Glen | Anchorage

2,550 sq. ft. 3.5 bath
4 bedroom 2 garage

Colony's Stoller plan features 4 bedrooms, laundry and 3 baths on the upper level. The main level has an office/5th bedroom/flex space and a wide open kitchen, dining great room. Large mudroom and an oversized two-car garage. Lots of upgrades and designer touches.

DIRECTIONS: New Seward Hwy to Abbott Rd, East on Abbott Rd, left on Cathedral, left on Winchester, left on Chapelle Cir

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7 DESIGN Details

TO GIVE YOUR HOME A CUSTOM LOOK



When it comes to a custom home, there are unique details in every room that give it that extra “wow” factor. A well-thought-out design is appealing in both aesthetic and functionality and often requires some assistance from the design pros. But you don’t always have to go the custom-build route to get those beautiful, custom touches.

Whether you’re refreshing your current space or have a completely new project in the works, you can make a few simple yet strategic design choices that will give your home that special look and feel.

FLOORING

The right flooring can either enhance or disrupt the flow of a home. It goes without saying that a clean installation is key. Choose flooring that is the right size and height for your space. Flooring should match—don’t introduce two different wood looks if they’re next to each other. Carry flooring through an open space and minimize the use of unnecessary transitions since they help to define spaces. The idea is to keep the flooring flow, which means staying away from abrupt changes in flooring, whether that’s a transition or even a new direction of the tile or planks. Use area rugs to define spaces instead of transitioning to various flooring types.

CABINETRY

There’s so much more to choosing the right cabinetry than just color and material. When deciding which type of cabinet door style to go with, try to choose full overlay cabinets with a butt joint door style.

A full overlay cabinet covers the entire cabinet frame and requires hardware. In Alaska’s ever changing weather conditions, a butt joint cabinet door will likely show less movement in the stile and rail joints than a mitered joint. And whenever possible, make sure to

choose flush furniture ends or matching end panels on both upper and base cabinets.

Paying attention to these details will help elevate the look of your cabinetry.

HARDWARE

Speaking of cabinetry, the cabinet hardware is another place to make a design statement. Typically you want to make sure that your cabinet



By Jana Seda, Kitchen and Bathroom Designer

Jana Seda is an award-winning kitchen and bathroom designer with 360 Construction & Design and Red Door Design.

pulls and knobs coordinate when the cabinets are in the same room but don't be afraid to mix up sizing! Use hardware that is the appropriate size for the cabinet door or drawer. If you can only get pulls in 96mm but you have a 36-inch wide drawer front, install two of them. Accent pieces on specialty cabinets like crystal knobs or antique latches are another opportunity to weave in your specific style. Don't be afraid to get creative with this part. Hardware is like jewelry for your cabinets.

TRIM/MOLDING

The trim detail in your home is functional as well as decorative. Stacked crown molding above upper cabinets can help a space feel taller by eliminating the gap between the cabinet and the ceiling. Additionally, casing and trim around a door with a stylized, built-up header trim as well as taller base molding (around 4-½ inches or higher, depending on what is appropriate) will give your space a more custom, contemporary look. You can stack base molding, for an even more custom look. If you have tall ceilings, a taller base molding will be very appropriate and appreciated. Clean and simple or elaborate, be sure to explore your options.

ELECTRICAL SWITCHES AND PLATES

Even a "minor detail" like the right electrical plate can really do a lot to make or break the overall aesthetic. For electrical trim on island cabinets, make sure the colors match your decor. If you have a wood stained or dark painted colored island cabinet, shoot for a black or bronze colored outlet instead of the standard white. Also, choose decora style, screwless paddle switches and outlets for a cleaner look. Hidden pop-up or recessed outlets in countertops are another great choice that combine functionality without compromising style.

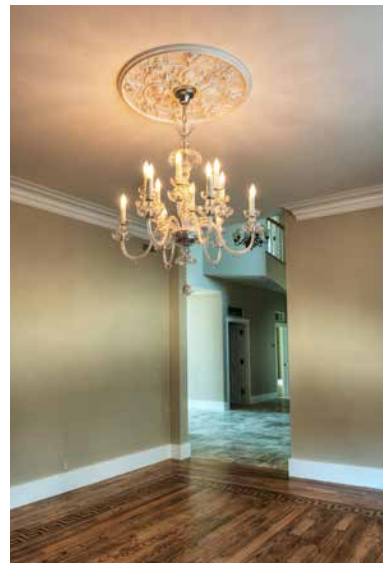
LIGHTING

With the right lighting fixtures, you can make a statement and add a touch of your own personal style. But the decisions extend far beyond picking out your decorative fixtures. Custom lighting incorporates modern features like 4-inch, instead of the standard 6-inch, LED recessed can lights, trimless can lighting that are installed flush to the sheetrock and even remote controlled options that will allow you to dim the lights and change the light temperature. Be sure you layer your lighting- the use of several lighting types in one space- can also give you balanced light in a room that creates a particular mood or feel. Consider your general lighting, under cabinet lighting, inside cabinet lighting, accent lighting and even over cabinet lighting. It's all about flexibility and control, when it comes to lighting.

WALL TEXTURE

While I'm sure you're well aware that gone are the days of popcorn ceilings, the same applies to heavy textured walls. A cleaner and more sophisticated design is an updated skip trowel or smooth texture. Incorporating Roman Clay or Venetian plaster when possible will give your space that soft and subtle something "extra." When it comes to the sheetrock itself, opt for square corners instead of rounded corners for a more modern finish.

Remember, custom builds take into account every detail in a home- nothing is overlooked! Weaving these simple design details into your project will make it feel more special and unique. Whether your home is a basic build, a semi-custom or you're simply in renovation mode, my hope is that this small amount of design inspiration will help you set your space apart. Designing your new home or space is an adventure that you should enjoy!





Under Construction

4460 Cheveley Circle

Resolution Bluffs | Anchorage

4,749 sq. ft.

4.5 bath

5 bedroom

3 garage

This custom home is an entertainer's dream. Enjoy open living on the main level with an oversized kitchen, butler's pantry, panoramic views and a deck that can't be beat! Throughout the home, you'll find 5 oversized bedrooms with walk-in closets, private bathrooms, a wine room and much more!

DIRECTIONS: Minnesota Dr to 100th Ave Exit, West on 100th Ave, continue onto Chiniak Bay Dr, right on Cheveley Cir

Builder



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CROWN POINTE HOMES

10



4500 Cheveley Circle

Resolution Bluffs | Anchorage

5,200 sq. ft.

3.5 bath

4 bedroom

4 garage

This custom modern craftsman home by Crown Pointe Homes is a showstopper. With incredible views and a layout that captures it all, this home is truly special. Featuring a main level parlor, great room, main level suite, large office/theatre room and elevator. Each bedroom has ensuites, walnut ceilings and more.

DIRECTIONS: Minnesota Dr to 100th Ave Exit, West on 100th Ave, continue onto Chiniak Bay Dr, right on Cheveley Cir

Builder



www.facebook.com/crownpointehomesalaska

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WHY NEW CONSTRUCTION IS A GOOD INVESTMENT NOW

By Nikki Giordano, CEO of AHBA

Despite the news headlines, individuals continue to buy and sell homes. According to a National Association of Home Builders analysis, in May 2022, 88% of homes sold were on the market for less than a month. In Anchorage homes are still selling fast. In May, the average Days on Market for new listings was 10.

After enjoying historically-low mortgage rates, 2022 saw some fluctuation. The Federal Reserve doesn't set mortgage rates, but it does impact them along with inflation, employment numbers, economic growth and more. Following its July 2022 meeting, the Federal Reserve announced an increase of 0.75% to its federal funds rate. However, that same week long-term mortgage rates came down 0.25%. This means that homeowners looking to buy right now will have a lower rate.

fit your lifestyle, or working within an existing footprint to customize a design to accommodate your needs or choosing the finishes to make it a home. This gives you much more flexibility and increases the likelihood that your new home will work for your family in the ways that are important to you.



With new construction you don't have to make your life fit into a home, you build a home to fit your lifestyle. For many Alaskans, owning a new construction home is worth the time and investment. The benefits of buying a new construction home are numerous. When purchasing new, depending on your budget and timeline, you are working with the builder to either design a floor plan to

From wide open layouts to finishes you love, the options are nearly limitless. Homes today are designed to accommodate a variety of lifestyles, from busy on-the-go families to flexible spaces ideal for spending more time at home. In addition, many new homes feature a variety of floor plans and amenities to complement everyday family activities, like a tech room, office, workout space, third-car garage, theater room, play area and more.

Energy efficiency is even more important to Alaskans than ever before. With warmer summers and the cold winters we are used to, having a home that is built with innovative materials and construction techniques to keep your home warm in the winter and cool in the summer is essential. Aging homes weren't built to these standards and simply can't compete. As a result, not only can they be more affordable to operate, but new homes also are significantly more resource-efficient and environmentally friendly.

continued on page 26

continued from page 25

Building standards have changed a great deal over the decades, almost as fast as technology has evolved. Due to this evolution, new homes can accommodate today's advanced technology and be customized to meet the individual home owner's needs. Buying new construction and working with an AHBA Member, gives you peace of mind that the house was built by a qualified professional to adhere to the latest safety codes.



There are many other benefits that are not tangible but still very valuable. For example, one of the built-

in benefits of many new homes is the forming of a new neighborhood. When families move into a new community at the same time, lasting bonds of friendship and neighborliness often form right away. And when you are the first one in a new neighborhood you have the ability to set the tone, creating block parties and community traditions.

For many people, a home is the single best long-term investment and a primary source of wealth and financial security. The contrast of wealth-building opportunities between homeowners and renters is striking. On average, someone who owns their home has a household wealth of \$255,000 compared to a renter with an average household wealth of \$6,300. Alaskans count on their homes for their children's education, retirement and overall personal sense of well-being.

For more information on the benefits of a new home and home builders in our community, contact the Anchorage Home Builders Association at www.ahba.net or call 907-522-3605.



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11 SPINELL HOMES

Lot Details: 6,000 - 12,000 sq. ft. | Home Prices: \$560,000-950,000
Potential Home Details: 1,900 - 3,500 sq. ft. | 3 - 5 bedroom | 2.5 - 4 bath | 2 - 3 garage

Subdivision



Ruby Estates Subdivision | Anchorage

This home is ultra-sleek and designed to entertain. Don't miss the 247-square-foot upper outdoor living space. The home also features a huge kitchen with a dance floor-sized island and a walk-in pantry. Retire to the luxurious primary suite when the party is over and it's time to relax.

DIRECTIONS: Dimond Blvd to Jewel Lake Rd, South on Jewel Lake Rd, left at Northpoint Dr, left on Quartz Cir

ABOUT THE BUILDER: At Spinell Homes, family is the heart of our business. We've been family owned and operated for more than 35 years. As Alaska's largest homebuilder, we've built more than 3,200 homes across Southcentral. We've given thousands of Alaska families the keys to safe, secure and energy-efficient homes.

BUILDER WEBSITE: www.spinellhomes.com



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(907) 244-3212
kevin@tophomesalaska.com

\$799,000

SPINELL HOMES

12



6033 Jan Marie Drive

Heather Wood Estates | Anchorage

2,341 sq. ft.

3 bath

4 bedroom

3 garage

The St. Elias X floor plan is a modern craftsman style with an office, den and bedroom on the main floor. The home features vaulted ceilings in the great room. The island-style kitchen is finished in hardwoods, quartz and stainless steel. Enjoy summer days in the huge backyard with views of the Chugach Mountains.

DIRECTIONS: From Dimond Blvd, North on Beck's View Cir, right on Jan Marie Dr

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Shopping for an Appliance? The Long Wait is Likely Over!

By: Kyle Mirka

If you're one of the millions of Americans who have waited for an appliance in recent years, you're not alone. Lead times on many appliances have been much longer due to supply chain issues related to labor and material shortages and other factors. Customers and dealers are frustrated with these challenges. But the good news is that things are finally improving. We're back to a point where a two-week lead time is realistic on the vast majority of goods being sent to Alaska.

The unpredictability of the past couple of years created some hesitancy among consumers. With fewer orders being placed and inventory coming back, this back stock is good for your wallet. With manufacturers finding themselves with inventory levels that are higher than they'd like, they're hosting promotions. Fourth of July holiday sales showed steep discounts this year, which was a stark contrast to 2020 and 2021 when inventory was scarce and prices were high.

However, we're not totally in the clear. If you need a new appliance there are factors to consider. High-end brands like Sub-Zero and Thermador struggle the most with long wait times. Seven to 13 months isn't an uncommon length of time to be quoted on a refrigerator, dishwasher, or wall oven of your dreams. This is forcing tough choices on customers.

When considering appliances in the luxury category, compromise is rarely an option, so creativity becomes the name of the game. When building or remodeling,

plan on ordering luxury appliances as early as possible. Manufacturers should have much more accurate estimated arrival dates. So, knowing when to order is easier to ensure that items don't come too soon or too late.

If you're just replacing an existing appliance that has failed, consider a repair. If repair isn't a feasible option, consider things like moving a garage refrigerator into the kitchen as a short-term solution. It's also a great time to explore alternatives. Bosch has long been the best choice for a dishwasher by the leading consumer magazines, but as they struggle to provide dealers with an estimate of arrival time (experience has proven a year), consider brands like Beko, Asko or KitchenAid.

Whether big or small, dealers are immensely grateful for your patience. As we approach three years of navigating the strange world we live in, there are many days we go home tired and worn out from the frustrations of not having good news or information to share with our customers about the products that they have on order. We're so glad things have improved and will get even better. But in case the item you want is still significantly back-ordered, consider alternatives or just know you're not alone in your frustration and all we can do is relax and go with the flow.

13 MERIT HOMES

\$494,900



8654 Dry Creek Loop, #67

Sonoma Glen | Anchorage

1,730 sq. ft. 2.5 bath
3 bedroom 2 garage

The popular Windsor plan with spacious great room, 9-foot ceiling, and upgraded throughout with all the bells and whistles. Large master suite with coffer ceiling, private bath and walk-in-closet. Private yard with cement patio and landscaping. New subdivision features parks, sidewalks and tree lined streets.

DIRECTIONS: Minnesota Dr to Dimond Blvd Exit, West on Dimond Blvd, right on Westpark Dr, right on Dry Creek Lp

Builder



www.merithomesak.com

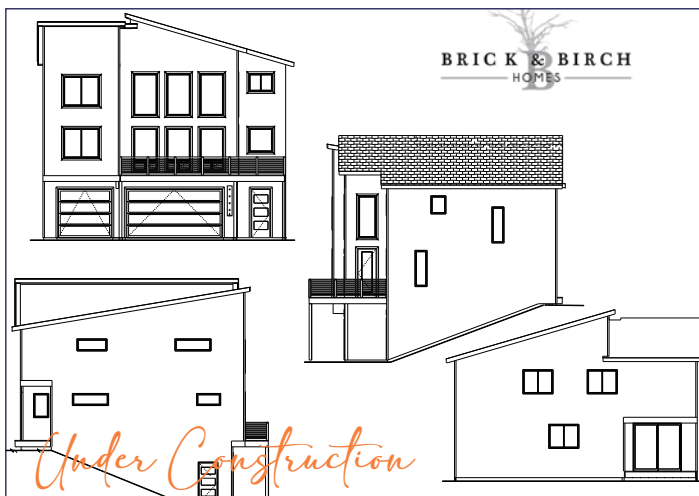
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(907) 244-3381
Gordon@adhomegroup.com

14 BRICK & BIRCH

\$849,500



7864 Crane Circle

Sandhill Reserve | Anchorage

2,629 sq. ft. 3 bath
4 bedroom 3 garage

This open concept living features an oversized kitchen with a two-story living room boasting large windows with mountain views. Upstairs you'll find your master suite with oversized vanities, a soaking tub and a walk-in closet. Don't forget to check out the 1,100-square-foot garage!

DIRECTIONS: From Dimond Blvd, North on Sand Lake Rd, right on W 80th Ave, left on Sandhill Lp, left to Crane Cir

Builder



www.brickandbirchak.com

Licensee



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(907) 229-2703
connie@bhhsalaska.com

\$1,750,000

TREVI BUILDERS

15



3536 Iliamna Avenue

Simonson Estates | Anchorage

3,982 sq. ft. 3.5 bath

4 bedroom 3 garage

Trevi Builders Coastal Woodland home. Modern design with arching wood ceiling and exposed beams. Black aluminum floor-to-ceiling windows, as well as exterior and interior doors. Rift white oak cabinets and quartzite counters. Concrete floating stairs and custom concrete fireplace surround.

DIRECTIONS: From Northern Lights Blvd, North on Turnagain Pwky, left on Iliamna Ave, right on Foraker Dr, left on W Marston Dr

Builder



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\$399,500

HULTQUIST HOMES

16



5538 Big Bear Way #15

Burlwood | Anchorage

1,634 sq. ft. 2.5 bath

4 bedroom 2 garage

These units feature an open living and kitchen area with tall ceilings, all 4 bedrooms located on the second floor. Located close to UMED and Midtown. Located just off Boniface; work, restaurants, and activities are only a short distance away. Builder offering \$5,000 towards buyers closing costs with use of preferred lender Raven Mortgage.

DIRECTIONS: Boniface Pkwy to Reflection Drive, East on Reflection Dr, right on Little Bear Pl, left on Big Bear Way

Builder



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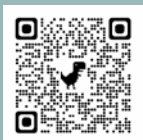
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Lot Details: 3,000 - 5,700 sq. ft. | Home Prices: \$450,000 - 600,000
Potential Home Details: 1,450 - 2,100 sq. ft. | 3 - 4 bedroom | 2 - 3 bath | 2 - 3 garage

Subdivision



Birch Meadow Subdivision | Anchorage

Discover the new all Birch Meadow subdivision. This convenient community is located close to JBER, Tikahtnu Commons which includes shopping, dining and entertainment. You can also get the family outside and explore the nearby parks and hiking trails. Birch Meadows features single-family homes with prices starting in the mid \$400,000.

DIRECTIONS: Glenn Hwy to Turpin Exit, right on Whisperwood Park Dr to Takotna Lp

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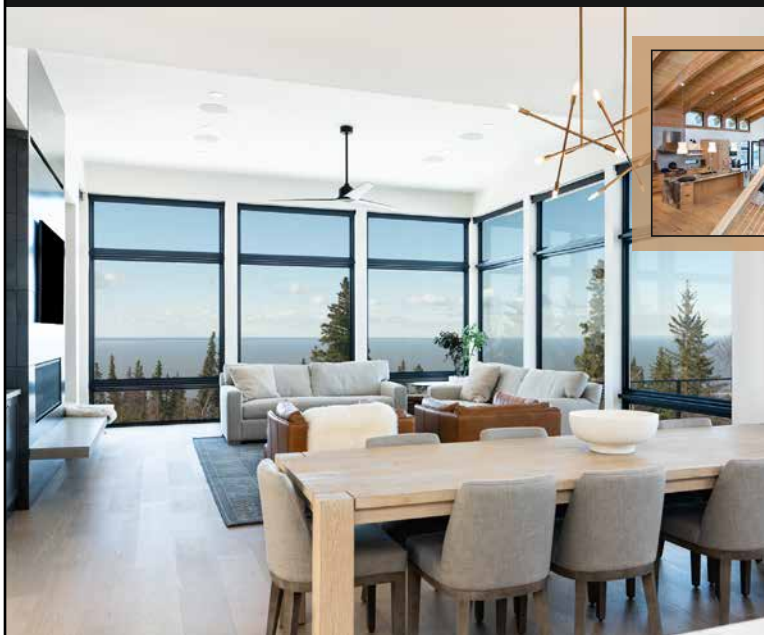
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The Evolution of Landscaping Materials in Alaska

By Todd Christianson

This year, I celebrated my 40th year in the lawn and landscaping business in Anchorage. I started at 18 years old, following graduation, working with a high school friend. We power-raked and mowed yards with my mom's Mercury Montego station wagon. We pulled a one axle 4x6 trailer that was far from new. As I reflect on how landscaping has changed over the past 40 years, the materials and equipment evolution has been dramatic.

Cheap Edging



Quality Edging

In 1982, black plastic edging with the 2-inch circular bead on top was the landscaper's go-to. This evolved into straight vinyl edging that was only sold by quality suppliers. Big Box stores also sold this material, but the quality was not the same and it was almost impossible to straighten even for professionals since it was wound tightly in a box.

At Titan, our project managers and estimators are always looking for materials and equipment that is not only aesthetically pleasing but practical, and with a longer life span. We have upgraded from edging installations to aluminum edging. We use black instead of gray aluminum which looks better. Aluminum edging is fastened by interconnected clips for speed keeping them connected and in place. It doesn't heave, disintegrate or need to be replaced under normal wear.



Cheap Fabric



Quality Fabric

LANDSCAPE FABRIC sells in several different types. Knowing the correct type will make a difference in the life span and the best outcome for your landscaping beds.

Some stores sell a felt type which is too thin in mil strength to last over time as weeds start to permeate through the fabric and infiltrate your garden beds. Titan's installers use a polyurethane professional-grade fabric which allows water and fertilizer to go through but minimizes the weeds. We properly install weed mat with clips, overlaps and butting up against the edges to increase the success rate. Typar should never be used as a substitute for weed mat if plants are involved since Typar does not permeate enough.



As a topsoil manufacturer, I know that not all topsoil is created equal. The key to good topsoil is a soil PH from a proper mixture of sand, organics and loam. Topsoil is created by manufacturing through the process of screening – it is not pulled directly from the earth. The new screeners

filter out the large sticks and rocks. The suppliers of the raw materials are another important aspect of topsoil. The organics come from very large excavation projects that won't work in the construction of roads or foundations of large buildings but are ideal once blended with the proper ingredients to make topsoil.

Some contractors will pay topsoil manufacturers to take the excavated materials which could be inferior in quality. Taking these types of materials lead to issues like weeds, grass not germinating or new lawns having a yellow tint within a few years. Visit suppliers first to see how the topsoil is made and what the final manufactured product looks like. Even a novice will be able to tell the difference.

Do your homework and ask important questions when deciding on how to do your landscaping project. If you're looking to hire a professional, always compare price differences because if the price is too good to be true – there is most likely a reason. The quote, "a cheap price is soon forgotten when the end result is bad," stands true in the landscape/hardscape industry.

18 SPINELL HOMES

\$445,000



221 Shageluk Street

Lauren Glenn | Anchorage

1,701 sq. ft. 2.5 bath
4 bedroom 2 garage

This two-story floor plan has all the bedrooms and laundry room upstairs. There's a powder room on the first floor for guests. The island-style kitchen is finished in hardwood, quartz and stainless steel. The primary suite has a garden tub, stall shower and walk-in closet. Relax in the large backyard.

DIRECTIONS: Glenn Hwy to Turpin Exit, right on Whisperwood Park Dr, left on Shageluk Dr

Builder



www.spinellhomes.com

Licensee



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kevin@tophomesalaska.com

19 HULTQUIST HOMES

\$739,000



8820 Skyvista Circle

Eagle Bluff | Eagle River

2,433 sq. ft. 3 bath
4 bedroom 3 garage

Hultquist Homes presents the Canyon Plan located in Eagle Bluff Estates. This beautiful home features a two-story living element with two story windows looking out the front as well as the back. The 4 bedrooms and laundry room are located upstairs. Large kitchen with a walk in pantry. Dining room with a deck right off the back.

DIRECTIONS: Glenn Hwy to Hiland Rd Exit, right on Eagle River Loop Rd, left on Wolf Den Dr, right on Yellowstone Dr, left on Turlock Dr, left on Skyvista Rd

Builder



www.hultquisthomes.com

Licensee



Tate Rogers
(907) 302-6262
tate@firebird.realty

\$594,750

SPINELL HOMES

20



9544 Grey Owl Way

Owls Nest | Eagle River

1,949 sq. ft. 2.5 bath
4 bedroom 2 garage

Owls Nest is Spinell Homes' newest Eagle River community! This floor plan maximizes views while providing open concept living. Large windows in the two-story living room create a sense of openness. With laminate floors and solid surface countertops, the finishes throughout reflect the superior quality Spinell Homes is known for.

DIRECTIONS: Glenn Hwy to Highland Rd Exit, right on Eagle River Loop Rd, right on Eagle River Rd, right on Eagle River Ln, left on Grey Owl Way

Builder



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\$1,000,000+

MICHAEL QUINN CONSTRUCTION

21



18685 Genteel Circle

Braendel Creek | Eagle River

5,600 sq. ft. 4.5 bath
5 bedroom 3 garage

Come check out this incredible creek backing modern home! It features a modern mix of siding, a steel floating staircase with concrete treads, glass garage doors, three bars throughout, built-in appliances, and too many other features to list!

DIRECTIONS: Glenn Hwy to Highland Rd Exit, right on Eagle River Loop Rd, right on Talarik Dr, left on Kinship Ln, left on Genteel Cir

Builder



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www.michaelquinnconstruction.com

Skyler Quinn
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skylerequinn@gmail.com

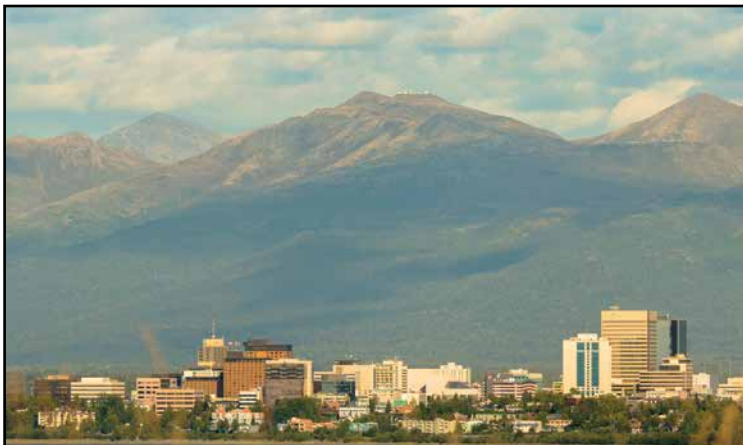
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13120 Chase Circle

Curry Ridge | Eagle River

1,671 sq. ft. 3 bath
3 bedroom 2 garage

This floor plan features vaulted ceilings, which makes the 1,671-square-foot home feel even bigger. The open concept living plan features high-end finishes throughout. The convenient location within Powder Ridge provides peace and privacy yet is minutes away from JBER, shopping and downtown Anchorage.

DIRECTIONS: Glenn Hwy to N Eagle River Exit, North on Eklutna Park Dr, left on Vasili Dr, left on Stephan Valley Dr, left on Curry Ridge Cir, right on Chase Cir

Builder



www.spinellhomes.com

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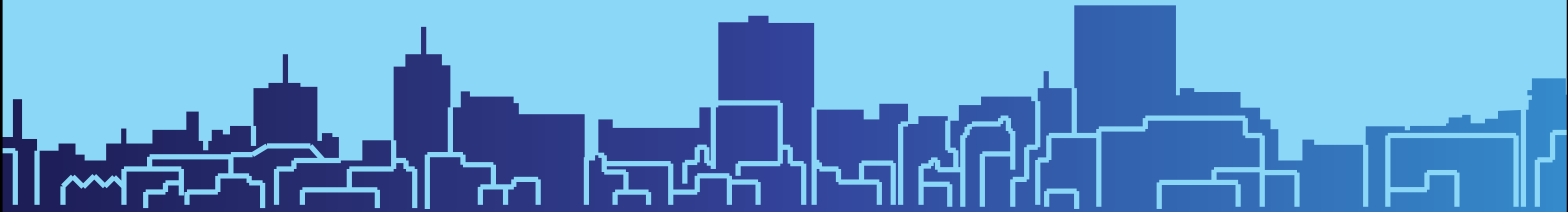
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UPDATE ON ALASKA'S HOUSING MARKET & THE NATIONAL ECONOMIC FORECAST

October 5, 2022
Noon – 1:30 p.m.

Dena'ina Center – Tubughnenq Room
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SPEAKERS

Robert Dietz, Ph. D., NAHB Chief Housing Economist
Connie Yoshimura, Broker of Berkshire Hathaway HomeServices
Adam Trombley, Executive Director, Community & Economic Development & Real Estate Director, Municipality of Anchorage

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NOW HIRING: *Anchorage's Home Building Industry*

**BY NIKKI GIORDANO,
CEO OF AHBA**



Photo courtesy of Partusch Plumbing & Heating

Individuals across the country are reimagining their career paths following the height of the pandemic. Residential industry is an industry worth exploring. The industry offers competitive compensation and a chance to contribute to building the American Dream.

Even as the markets across the country are slowing, all projections show a continued strong demand for new housing, making homebuilding a stable and lucrative career choice. According to a recent National Association of Home Builders analysis, there were 440,000 open construction jobs in May 2022. Scroll through Facebook or Instagram to see that Anchorage is no different, everyone is looking for reliable, skilled workers.

Pivoting to a career in construction has many benefits including the following:

THE INDUSTRY IS HIRING

Since the Great Recession, the United States has had a significant shortage of qualified professionals in the construction industry. As a result, homebuilders across the country and here in Anchorage are seeking skilled workers — like carpenters, framers and roofers — to help them build the American Dream. A recent NAHB survey found that homebuilders reported widespread shortages of various construction-related occupations. For example, homebuilders say carpenters, bricklayers, framing crews and concrete workers are among the top labor shortages. Many builders in our area seek qualified professionals to fill these positions.

COMPENSATION IS COMPETITIVE

Many jobs in residential construction pay the equivalent — if not more — than jobs requiring similar experience levels and a college degree. Residential electricians, for

example, earn an average of more than \$61,000. And these careers begin with no or minimal student loan debt.

MANAGEMENT OPPORTUNITIES ABOUND

Careers in construction are not limited to what some may perceive as traditional roles of plumbers, framers, etc. A variety of management positions are available. This challenging role requires critical thinking, technical skills, academic knowledge and leadership skills. According to a NAHB analysis, out of the 13 highest paid trades in construction, 12 are management positions. The highest-paid managers in construction are architectural and engineering managers, with half making over \$135,900 and the top 25% on the pay scale earning over \$170,940 annually.

TRAINING IS AVAILABLE

There are numerous opportunities to gain experience and training in the skilled trades. AHBA is a proud partner of the Anchorage School District's Career and Technical Education program, which offers construction courses to middle and high school students. There are other institutions that provide training and skills certifications like Anchorage Works Partnership, University of Alaska Anchorage, Northern Industrial Training, Charter College and more. There are other opportunities where you can get paid while being trained, these apprenticeship programs are common for union jobs and are offered by some AHBA Members like Partusch Plumbing & Heating.

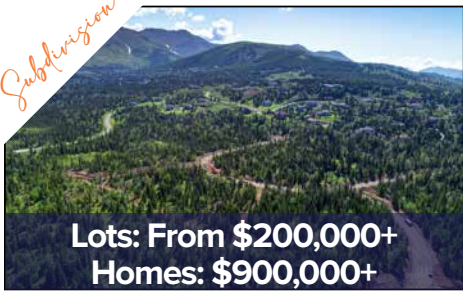
The homebuilding industry is looking for reliable employees to help us build a better Anchorage. If you want to start working with your hands and seeing the results of your work on a daily basis, now is the time to switch fields and join the construction industry.

To learn more about training and job opportunities in Anchorage visit www.ahba.net.



Photo courtesy of Spinell Homes

Subdivision



Lots: From \$200,000+
Homes: \$900,000+

Spruce Terraces Subdivision

1



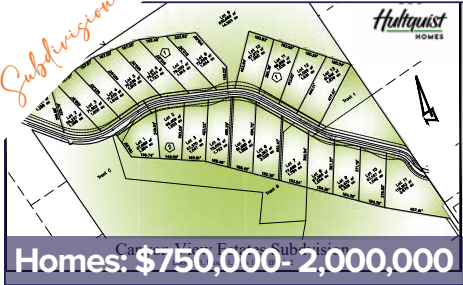
RESIDENTIAL
MORTGAGE, LLC
NMLS #167729

PEOPLE'S PICKS

SCAN THE CODE TO VOTE FOR
YOUR CHANCE TO WIN \$1,000!



Subdivision



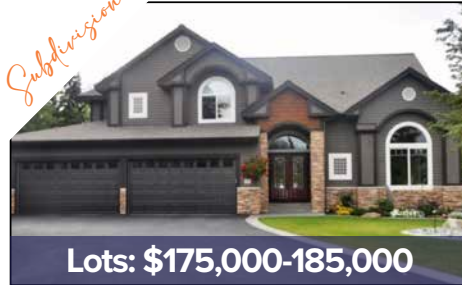
Homes: \$750,000-2,000,000

Canyon View Subdivision

2



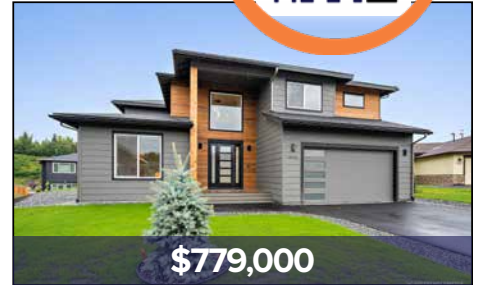
Subdivision



Lots: \$175,000-185,000

Palaterra Subdivision

3



\$779,000

3024 Morgan Loop

4



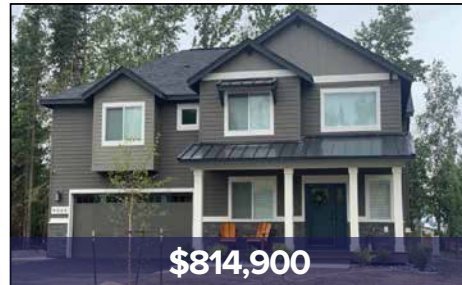
Subdivision



Homes: \$750,000-3,000,000

Sky Ridge Subdivision

5



\$814,900

9081 Chapelle Circle

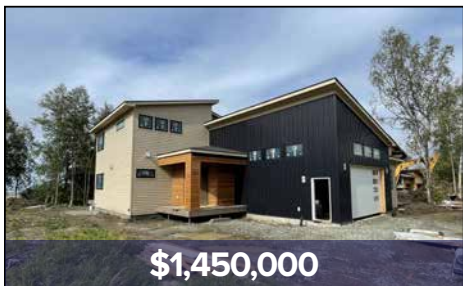
6



\$1,300,000

4380 Cheveley Circle

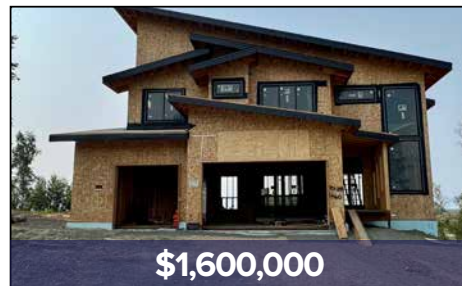
7



\$1,450,000

4420 Cheveley Circle

8



\$1,600,000

4460 Cheveley Circle

9



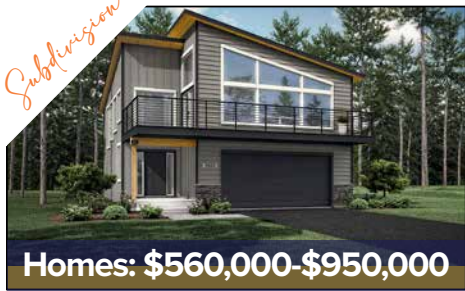
\$2,100,000

4500 Cheveley Circle

10



Subdivision



Homes: \$560,000-\$950,000

Ruby Estates Subdivision

11



\$799,000

6033 Jan Marie Drive

12



\$494,900

8654 Dry Creek Loop, #67

13



\$849,500

7864 Crane Circle

14



\$1,750,000

3536 Illiamna Ave

15



\$399,500

5538 Big Bear Way #15

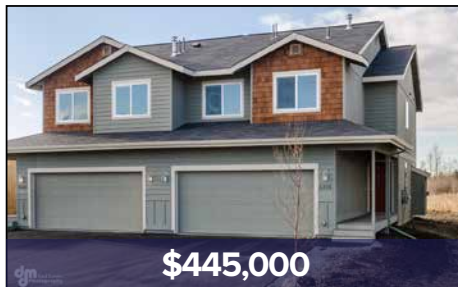
16



Homes: \$450,000-\$600,000

Birch Meadow Subdivision

17



\$445,000

221 Shagleuk Street

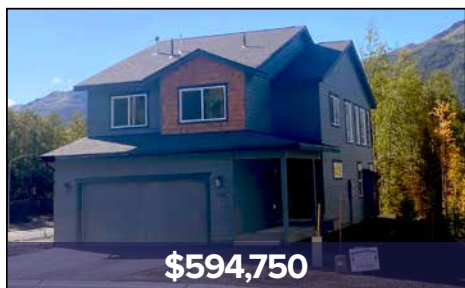
18



\$739,000

8820 Skyvista Circle, Eagle River

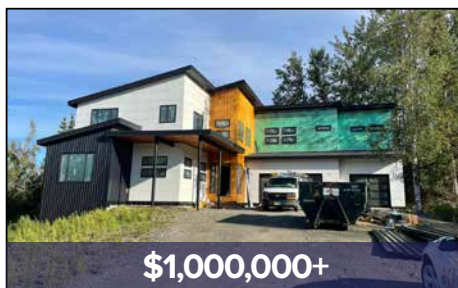
19



\$594,750

9544 Grey Owl Way, Eagle River

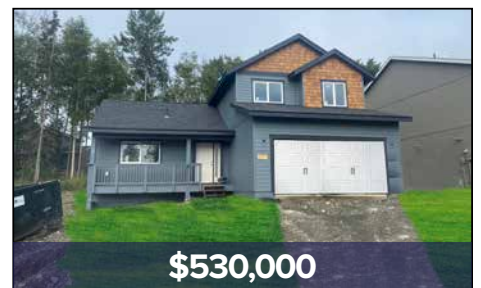
20



\$1,000,000+

18685 Genteel Circle, Eagle River

21



\$530,000

13120 Chase Circle, Eagle River

22





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