

# PARADE OF HOMES

FALL 2023

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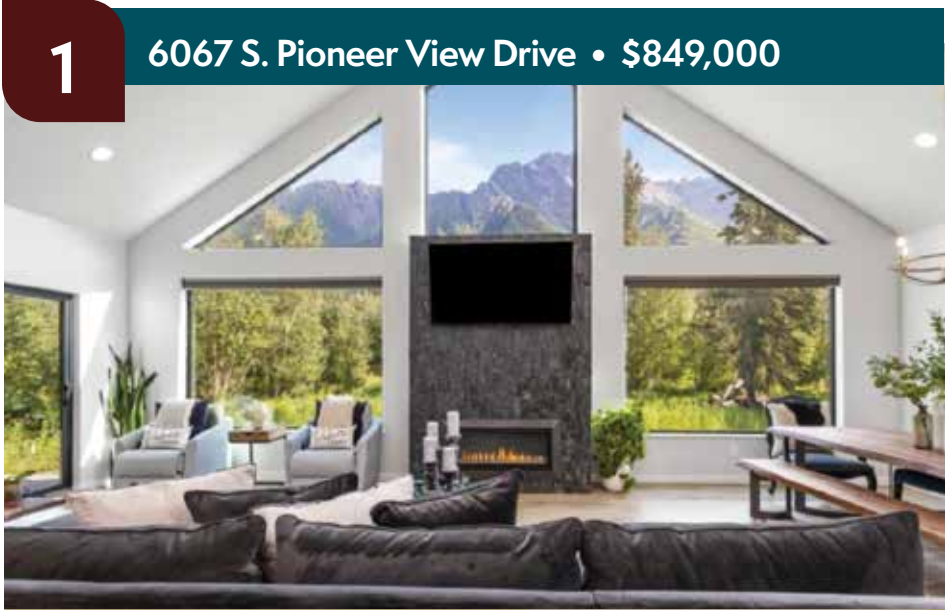
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Dream. Plan. Build.

Saturday, September 16th | 11am-5pm  
Sunday, September 17th | 11am-5pm



MAT-SU VALLEY  
FRONTIERSMAN



**1** 6067 S. Pioneer View Drive • \$849,000

3000 SQ FT | 4 BR | 4 BTH | 3 CAR GAR

This beautiful luxury home boasts amazing views of Pioneer Peak and within walking distance of the Knik River. This home has everything Alaskans are looking for. Stellas View features three full bedrooms and 3 full baths on the main living floor with a mother-in-law apartment with full kitchen and bath above the garage. Amenities included in this house are: in-floor heat with every room on its own zone, huge custom kitchen with hidden butlers pantry, 2 acres for privacy, 20' vaulted ceiling in living, 9' ceilings throughout, gas fireplace, 2 covered trex decks, game room loft, hot water re-circ line, and much much more! You'll have to come check it out to see everything!



**Millon Construction LLC**  
 Will Millon  
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 (907) 707-9927  
 www.Millonconstruction.com

**Millon Realty Group Brokered by EXP Alaska**  
 Joline Millon  
 joline.millon@exprealty.com  
 (907) 201-1962

**6067 S. Pioneer View Drive, Palmer**

Take the old Glenn Highway from Palmer. At approximately mile 9 turn RIGHT on Republican. On Republican, head down about a mile. Your first LEFT will be on to S Pioneer View Dr. This house is the second home on the LEFT. It is a green and black home tucked into the trees.



**2** 1130 E. Mountain Peak Loop • \$500,000

1701 SQ FT | 3 BR | 2 BTH | 3 CAR GAR

The Brenna, a Modern Cottage design from WM Construction, features a functional floor plan and stunning exterior, with unobstructed views of the majestic mountains and Knik glacier. Situated in 1,701 sf of living area with approximately 741 sf of garage space, this home truly checks all the boxes with 3 beds, 2 baths, office, pantry, mudroom and a 3 car garage. Plenty of upgrades with luxury vinyl plank floors in the main common areas, gas fireplace, stone counters and more! Come see why so many are saying, "Green Acres is the Place to Be!" Super convenient commute location, yet close to everything downtown Palmer has to offer. Home is photo similar.



**WM Construction, LLC**  
 Mike Thompson  
 www.buildingalaska.com

**Real Broker Wasilla**  
 Craig Channer  
 craig@benkinneyteam.com  
 (907) 312-7600

**1130 E. Mountain Peak Loop, Palmer**

North on the Old Glenn Highway: LEFT on E Jay St, LEFT at T on S Margaret, 1st RIGHT on E Moore Rd, Follow through S Curves, RIGHT on S Felton Rd, 1st RIGHT on E Mountain Peak Lp, 9th lot on RIGHT.

# Crowley Fuels Home, Work and Play

With terminals and delivery service spanning the state, and a full range of quality fuels, Crowley is your trusted fuel partner for homes, businesses and industries across Alaska. Our friendly, experienced, local teams are dedicated to providing high-quality fuels, reliable service, and an unwavering commitment to safety. Crowley reliably and efficiently delivers fuels where they're needed most and helps Carry the World. Forward. [Crowley Fuels Alaska](https://www.crowley.com/Alaska)

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SARAH LAZZAROTTO

# Welcome to the Mat-Su Valley

For many people, owning a home is part of their American Dream and I want to help you find your dream home. I invite you to attend our 2023 Fall Parade of Homes. This event showcases innovations in building, new home features and local trends. Homes

*According to a recent survey by the national association of home builders (nahb), home features that resonate with first-time and repeat buyers include laundry rooms, patios and walk-in pantries.*



throughout the Mat-Su Valley are open to the public and builders are eager to show off their latest designs. Find an open layout perfect for your growing family or fall in love with the thoughtful, custom touches our local builders are proud of.

Affordability and quality remain the highest priorities of our membership. Come see why the Matanuska Borough is the fastest growing region in the state.

## Why buy?

“New homes have flexible spaces that are inviting for individuals and families.” said Sarah Lazzarotto, Mat-Su Home Builders Association’s Executive Director.

“Builders are responding to home buyers who want their new homes to provide plenty of space and support their day-to-day activities and overall well-being.”

A survey of builders conducted by



NAHB, builders saw a large jump in demand for exterior amenities, such as patios, decks and porches, in 2022, along with increased demand for home offices.

“Whether you are looking to buy your first home or upgrade, newly constructed homes offer modern features inside and out: like upstairs family rooms or large back decks: both contributing to buyers’ overall sense of comfort and enjoyment of their space,” said Lazzarotto.

## 3 1633 E. Hidden Ranch Loop • \$489,920



1789 SQ FT | 4 BR | 3 BTH | 2 CAR GAR

Welcome to Hidden Ranch in Palmer! Our model home features 4 bedrooms, 2.5 bathrooms and a living and family room and even a 3-car garage. Stainless steel appliances in the kitchen with a large island for entertaining. You have comfort and efficiency all in one with this open floor plan. PHOTO SIMILAR



**Spinell Homes**  
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**Keller Williams Realty Alaska Group**  
Stephanie Gamble  
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### 1633 E. Hidden Ranch Loop, Palmer

From Palmer-Wasilla Hwy: take a RIGHT onto Felton, RIGHT onto E Esty Dr, RIGHT onto E. Hidden Ranch Loop. Signs posted.

## 4 811 N. Blue Atlas Circle • \$612,000



2448 SQ FT | 4 BR | 2.5 BTH | 4 CAR GAR

TO BE BUILT! Drobenkos Augustin III. 1 acre lot in Cedar Park. A new subdivision in Historic Palmer with Curved Curb appeal, Wild Flowers and Mountain View! 5 minutes from Fred Meyers & 28 minutes to JBER. All lots are surrounded by wildflower buffers and open spaces. Mountain views, curb appeal! When you walk into the home, you are struck by the wall of window views. Huge Kitchen island 8' x 4, walk-in pantry, double ovens! 4 bedrooms and owners suite has 1/4 of the house and a walk-out 2nd story view covered porch! Check out the double door office.



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**Berkshire Hathaway HomeServices Alaska Realty**  
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### 811 N. Blue Atlas Circle, Palmer

From the Glenn Hwy: turn onto Marsh, and follow the green Balloons!



**5** 10360 E. Arkose Peak Drive • \$630,000

2410 SQ FT | 3 BR | 2.5 BTH | 3 CAR GAR

Don't miss out on seeing this beautiful JDL Homes design which boasts numerous upgrades: a luxurious main floor master-suite, open concept kitchen/living room, walk-in pantry, office and large bonus room upstairs. Not to save the best for last, but you will want to check out the 1200+ sf garage. All of this in one of the most premier neighborhoods in the Palmer Fishhook area.



**JDL Enterprises Inc.**  
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(907) 748-3450  
www.jdlhomes.net

**Hometown Realty**  
Jennifer Holcomb  
jennifer@hometownak.com  
(907) 223-7044

**10360 E. Arkose Peak Drive, Palmer**

Trunk road to Palmer Fishhook: LEFT on Palmer Fishhook, RIGHT on Boyd to end. Go LEFT on Prospect Mountain, LEFT at Morning Glory Drive to last LEFT at Glory Bluff Drive. RIGHT Arkose Peak Drive. 1st house on the RIGHT.



**6** 8484 E. Amazing View • \$799,000

2620 SQ FT | 4 BR | 2.5 BTH | 3 CAR GAR

Rustic/Craftsman style with an AMAZING view on 1.26 acres. 3 car garage, 2-story 4 Bedroom/office. Two bedrooms with full bath upstairs and a COZY LIBRARY LOFT with overlook and view. Large master bedroom/bath and 4th bedroom/office on first floor. All downstairs windows and doors are fully trimmed in Rustic Alder wood. River rock fireplace, cedar cable handrails, well appointed kitchen with higher end appliances. Trex deck front and back. Great, friendly and quiet neighborhood.



**Gillespie Custom Homes of Alaska**  
Tim Gillespie  
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**8484 E. Amazing View, Palmer**

Palmer Fishhook to Tex Al Rd: Tex Al to Trinity View, follow to the top, RIGHT on Magnificent View, RIGHT on Amazing View in Aurora Ridge Subdivision, 3rd house on the RIGHT.

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At Northrim, we focus on serving the unique needs of Alaskans and the businesses that power the Last Frontier. We're proud to finance the construction of four homes by Drobenko Investments, Spinell Homes and WM Construction, showcased during the fall Parade of Homes.

(907) 562-0062 | northrim.com



**7** 9942 N. Caspian Circle • \$1,000,000+

3,81 SQ FT | 4 BR | 3.5 BTH | 2.5 CAR GAR

Falcon Alaska (formerly Wirtanen Custom Homes) presents one of its curated forever homes in the mountain modern design aesthetic. Architecturally designed & built by our team to maximize light & Government Peak mountain views, this custom retreat displays a one-of-a-kind timber design, a dramatic 2+ story chalet style living room with architectural windows & hand forged metal accents, 2 primary suites, & the highest quality of finishes. Preview photos available on our Instagram @FalconAlaska.

Come discover what our team can inspire!



**Falcon Alaska**  
Steven Wirtanen  
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(907) 745-3865  
www.falconalaska.com

**9942 N. Caspian Circle, Palmer**

Take Palmer Fishhook toward Hatcher Pass: turn LEFT on Edgerton Parks Rd, turn RIGHT on N Mountain Trails Dr (Government Peak Recreation Area Turn Off), turn LEFT on N Caspian Circle.



**8** Stella Ridge Subdivision • Lots starting at \$59,000

Come tour the brand new Stella Ridge Subdivision featuring a private airstrip with mountain views in a highly desired school zone. Many lots are available including ones directly on the airstrip. The neighborhood is just starting to have new homes constructed and has many price options available. We welcome all builders to build your dream home in this brand new subdivision! Lots start at \$59,000, some have driveways and wells already installed, and the streets through the subdivision are paved. Bring your builder by to take a look!



**Stella Ridge Subdivision**  
**Remax Dynamic of the Valley**  
Amanda Bacher  
harmanyhomesak@gmail.com  
(907) 671-1600

**Stella Ridge Subdivision, Wasilla**

From Parks Highway: turn RIGHT onto N. Main St. Continue on to N. Wasilla Fishhook Rd. for 5.7 miles, turn LEFT onto E Pamela Dr. Turn RIGHT into Stella Ridge Subdivision. Signs posted.



**9** 4093 E. Alfreds Drive • \$425,000

1617 SQ FT | 3 BR | 2 BTH | 2 CAR GAR

The charm of this ranch-style home is instantly apparent, nestled gracefully on a corner lot, it welcomes you to Wasilla's newest subdivision. With close proximity to schools, shopping, and recreation, all adding to its appeal. You will be impressed with open-concept living space, generously bathed in natural light pouring through the expansive windows. The kitchen is both elegant and functional, full of upgrades and features you would expect from award winning Hall Quality Homes.



**Hall Quality Homes**  
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www.hallhomes.com

**Keller Williams Realty Alaska Group**  
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(907) 312-7900

**4093 E. Alfreds Drive, Wasilla**

From Wasilla on Bogard Rd: Take a LEFT on Tait Dr. RIGHT on Alfred's Drive and house is first house on the LEFT on the corner of Tait and Alfreds.



**10** 1760 N. Lana Circle • \$659,900

3400 SQ FT | 6 BR | 2 BTH | 4 CAR GAR

Looking to get ahead? Some Equity? A little boost of help? Have you thought about a beautiful ranch style duplex, on in acre, in city limits, in a desirable well located subdivision? ChaChing! We are building 1 and 2 story duplexes! Bring out the family! Bring out the extended family! Work together! Build some equity! We have 9 acres to choose from! Come out and have a Drobenko dog on Saturday & Sunday.



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**1760 N. Lana Circle, Wasilla**

From the Parks turn onto Main Street: go to Spruce, turn LEFT, LEFT on Lana Circle to Duplex. Follow signs.

Visit 15 of the homes and be entered to win a \$500 Allen & Petersen gift card!

OR

Visit just 10 of the homes for a chance to win a \$250 Allen & Petersen gift card!



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MAT-SU HOME BUILDERS  
ASSOCIATION, INC.

**DROP OFF LOCATION IS:**

Allen & Petersen: 990 S. Herman Road, Wasilla  
OR matsuhomebuilders@gmail.com

Name

Address

Phone

Email

**18 Great Properties!**

1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	16.2	17		

Which home was your favorite? Vote for People's Choice here \_\_\_\_\_



11 1301 W. Valley Ridge Drive • \$670,108

12 3324 W. Charlies Ridge Drive • \$570,000

1944 SQ FT | 3 BR | 2.5 BTH | 4+ CAR GAR

The highlight of this home is the massive 1410 sq ft garage with 12.5 ft ceilings perfect for multiple vehicles and a workshop. The home offers a harmonious blend of comfortable living and practicality. Its well-designed layout and modern amenities make it an ideal space. The home is situated on a wooded three-acre homesite in Valley Ridge Subdivision, just seven minutes from the heart of Wasilla.



**Haven Builders**  
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**Berkshire Hathaway HomeServices Alaska Realty**  
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2197 SQ FT | 4 BR | 3.5 BTH | 3 CAR GAR

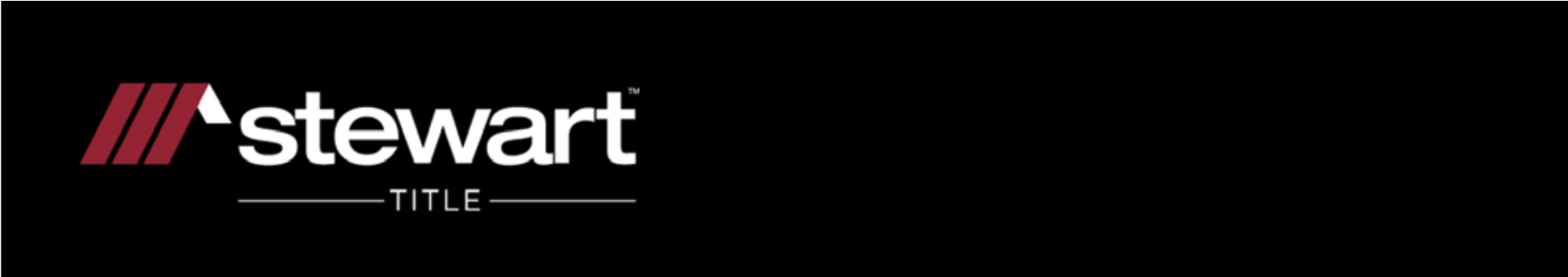
Sumner Company Homes presents the Atna Model. This home boasts 4 beds PLUS an office, 3 full bathrooms, 1 half bathroom, 2197 SQFT and a 3-car garage. Some extras to take note of include vaulted living room with window wall, office and bedroom off entryway, large kitchen open to the living area, kitchen tile backsplash, all stainless steel appliances, quartz throughout, pantry, laundry room, stacked rock mantle for gas fireplace with sitka spruce live edge and exposed beams in the living area.

**Sumner Co Homes**  
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**Keller Williams Realty Alaska Group**  
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**1301 W. Valley Ridge Drive, Wasilla**  
From the Parks Highway: turn LEFT on Palmer Wasilla Highway, LEFT on Knik Goose Bay Road, RIGHT on S Endeavour Street, LEFT on W Valley Ridge Drive.

**3324 W. Charlies Ridge Drive, Wasilla**  
Moving West on Parks Highway: turn LEFT on Clapp Street, LEFT on Laurie Avenue, LEFT on Laurie Meadows Ave, Property is on the RIGHT.



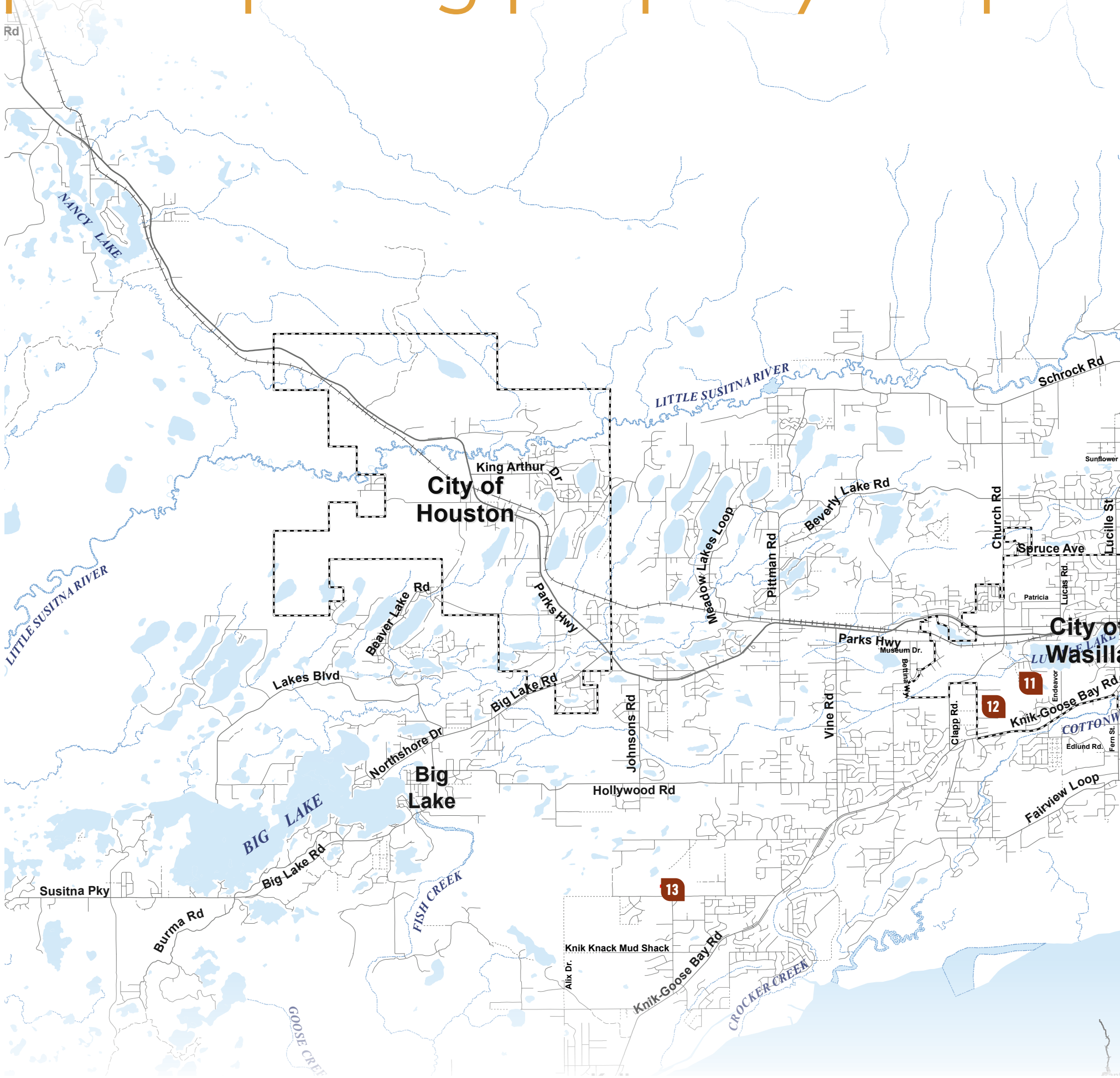
**The celebration of buying a new home begins at the closing table.**

**Signing day has never been more fun.**

stewart.com/wasilla

# MSHBA 2023 FALL PARADE OF HOMES

## participating property map



1. 6067 S. Pioneer View Drive

4. 811 N. Blue Atlas Circle

7. 9942 N. Caspian Circle

2. 1130 E. Mountain Peak Loop

5. 10360 E. Arkose Peak Drive

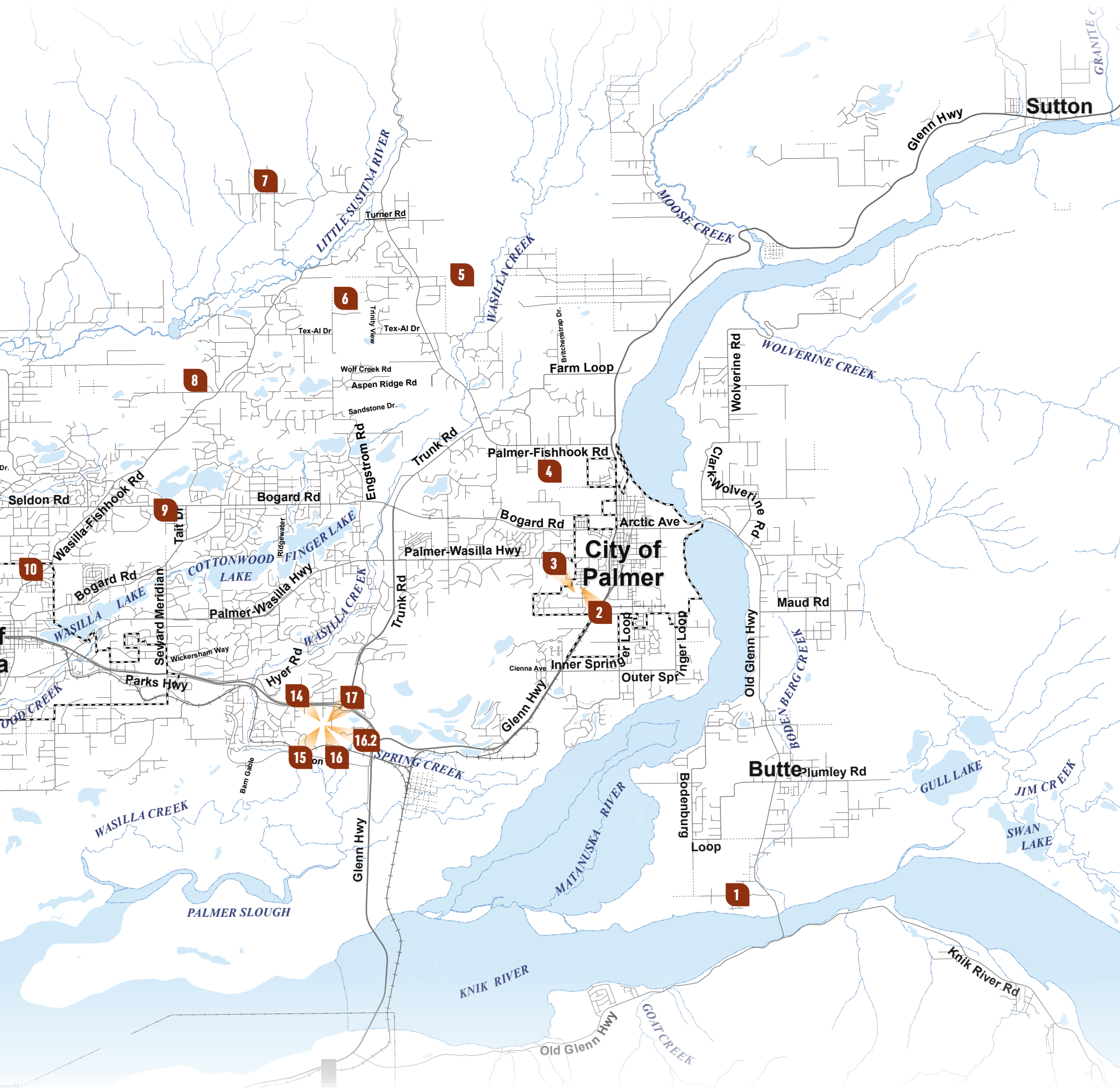
8. Stella Ridge Subdivision

3. 1633 E. Hidden Ranch Loop

6. 8484 E. Amazing View

9. 4093 E. Alfreds Drive





**10.** 1760 N. Lana Circle

**13.** 6174 S. Hallie Drive

**16.** 6654 E. Exquisite Drive

**11.** 1301 W. Valley Ridge Drive

**14.** 2334 S. Sanctuary Drive

**16.2.** 6654 E. Exquisite Drive

**12.** 3324 W. Charlies Ridge Drive

**15.** 6574 E. Exquisite Drive

**17.** 6706 E. Exquisite Drive

**13** 6174 S. Hallie Drive • \$560,000



2064 SQ FT | 4 BR | 2.5 BTH | 3 CAR GAR

North Ridge Homes presents this beautiful home boasting 2064 SQFT, 4 Beds, 2.5 Baths, 858 sq ft three car garage! Third bay has an oversized 11 Ft tall door. You won't miss the brew room and cold storage below. Some extras include covered front deck, covered back deck, quartz throughout, subway tile backsplash in kitchen, matte black under mount sink, stainless steel appliances, large butlers pantry with costco door to put groceries straight from the garage, steam shower and stand-alone tub in master, custom fireplace and LVP in common areas.



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**Keller Williams Realty Alaska Group**  
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**6174 S. Hallie Drive, Wasilla**

South on Knik Goose Bay: to RIGHT on Carmel to LEFT on Hallie. Signs posted.

**14** 2334 S. Sanctuary Drive • \$679,900



2310 SQ FT | 4 BR | 2.5 BTH | 4 CAR GAR

Modern inspired home that is one of the best floorplans around! Main level primary suite offers a luxurious deluxe shower & separate soaking tub plus huge walk-in closet- lots of thought has gone into making the bath suite an oasis! Main level also offers large living room with huge windows & natural gas fireplace, fantastic kitchen and of course, large island and pantry. This home offers German made Vermak windows throughout and features additional 3 bedrooms plus family room on top level. RV Bay Garage too!



**Alaska Custom Homebuilders, LLC**

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www.AKCustomHomebuilders.net

**Elite Real Estate Group**

Krystal Rogers  
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**2334 S. Sanctuary Drive, Wasilla**

Take Trunk Rd. exit (by the roundabout) follow, turn RIGHT on Gateway and LEFT on Sanctuary. Signs posted.

**15** 6574 E. Exquisite Drive • \$659,000



2800 SQ FT | 4 BR | 3 BTH | 4 CAR GAR

Experience Amazing: The icing on the cake of floorplan perfection. Drobenko's plans just keep getting better and better! How about a laundry room you can access from the Owners Suite closet or the hallway? When you walk into your new home and see the wall to wall windows, you will feel inspired! When you sit by the elongated fireplace, you will feel rejuvenated! Every inch of calculated space has purpose. See what 18 years of experience does for you! With 2 covered porches and an extra-large pantry with extra sink! Come out and have a Drobenko dog on Saturday!



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**6574 E. Exquisite Drive, Wasilla**

From the Trunk Road S Extension follow the green balloons to Gateway Drive turn RIGHT, LEFT on Exquisite, signs posted.



**TRUE COLORS PAINTING, LLC**  
907.841.5806



16

6654 E. Exquisite Drive • Home sites starting at \$95,500+



Stop light free commute from Anchorage or JBER, located across the street from Mat-Su Regional Hospital. Neighborhood street lights, a flat rate water service, natural gas, electric, & highspeed internet cables ,are included with View Pointe at The Ranch lots. The Ranch neighborhood is home to S.T.E.M. based Mchetanz Elementary. It is bordered by the Palmer Hay-Flats State Game Refuge. Major arterial roads through the neighborhood are connecting stoplight free to Parks & Glenn interchange. Additionally, Mat-Su College, Colony Middle & High School as well as Palmer & Wasilla cities are also connected to the Mchetanz & the Refuge via bike path. Best commuting location in the Mat-Su Valley! Ask about the \$ 5000 Fall Special which ends Oct 1,2023.



**View Pointe at The Ranch Alaska**  
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Dba Arctic Devco, Inc  
(907) 841-6655  
sales@theranchalaska.com  
www.theranchalaska.com

6654 E. Exquisite Drive, Palmer

Exit Parks (Hwy 3) at Trunk Rd: turn south, RIGHT on E Gateway Dr. LEFT on E Exquisite Dr.

16.2

6654 E. Exquisite Drive • \$690,000



2556 SQ FT | 4 BR | 2.5 BTH | 4 CAR GAR

This gorgeous "Mt. Apollo" floor plan in the valley's premier neighborhood offers 2,556 sq ft of living space with an open kitchen and dining area. The living room has 18 ft ceilings and massive windows. Custom Cabinetry and quartz counters throughout. This home has a private home office/den that is accessible from the garage and the exterior. Zoned for Mchetanz Elementary School which has an award winning STEM program.



**Mountain Ridge CustomHomes**  
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**Keller Williams Realty Alaska Group**  
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6654 E. Exquisite Drive, Palmer

Head North on AK-3 toward Wasilla: take Trunk Rd exit and head S. on Trunk Rd. Turn RIGHT onto E Gateway Dr, and LEFT on E. Exquisite. Property is on the LEFT

17

6706 E. Exquisite Drive • \$650,000



2212 SQ FT | 3 BR | 2 BTH | 4 CAR GAR

Beautiful 2,212 sq ft 3 bedroom, 2 full bath, plus office Ranch home in the valley's premier neighborhood. This home offers stunning views of Pioneer Peak. The primary bathroom features a wet room style shower. Home features 11 ft ceilings, many upgrades throughout including kitchen with hidden pantry. Zoned for Mchetanz Elementary School which has an award winning STEM program.



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6706 E. Exquisite Drive, Palmer

Take the Trunk Rd. exit: RIGHT on to Gateway Drive, LEFT on to E. Exquisite Dr. Follow signs!

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**WHAT IS THE MAT-SU HOME BUILDERS ASSOCIATION?**

The MSHBA is the Valley's biggest membership-based home building trades advocacy, promoting safe and quality building.


BRINGING EDUCATION, COMMUNITY AND INDUSTRY AWARENESS TO THE MAT-SU

**MEMBER BENEFITS**

**CONTACT FOR MORE INFO**

 907.376.2620

 matsuhomebuilders@gmail.com

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907-841-6655

[www.theRanchAlaska.com](http://www.theRanchAlaska.com)

# What ARE WE DOING for you?

**OUR #1 PRIORITY IS ALWAYS SAFE, AFFORDABLE, QUALITY HOUSING**

## Utility Operations

The MSHBA worked alongside MEA to streamline building processes. These efforts introduced DocuSign & Credit Card payments through MEA's system, quicker simple temp and perm service installations not requiring engineering, a pilot program for winter line burial and a Member Development Specialist position with MEA.

## Likeminded Leadership

Our association has consistently supported candidates for local office who are in favor of building and development. With our membership call center, we've successfully educated local voters to confidently elect likeminded leadership.

## Subdivision Construction Manual

MSHBA builder members and Borough assembly members created a workgroup to update existing policies outlined in the SCM. Builders advocated for renewed policies that would keep costs affordable and redefined standards for constructing transportation networks. The manual now reflects safer and more efficient road systems, drainage facilities and utility right-of-ways.

**JOIN THE EFFORT!**



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