

Preview of

May 7th & 8th | 11am - 5pm

HOMES



SPRING 2022



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FRONTIERSMAN

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#ViewpointeAlaska   

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View lots for sale



Meet the Land Developer
and Team
3127 S Trunk Rd

www.theRanchAlaska

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#1 on this year's Preview tour (see page 8)

WELCOME TO THE MAT-SU VALLEY!

For many people, owning a home is part of their American Dream. Homeownership builds stronger communities, provides a solid foundation for family and personal achievement, and improves the quality of life for millions of people. It is truly the cornerstone of the American way of life. Founded in 1976, the Mat-Su Home Builders Association is a non-profit organization, made up of residential homebuilders and supporting industry associates with the purpose of providing quality, safe and affordable housing. Our organization primarily exists to support, strengthen, and promote the Mat-Su Valley's residential builders and their businesses. Secondly, the MSHBA assists the general public by referring licensed, bonded and insured contractors, provides funding for charitable rebuild or upgrade projects in the community and hosts valuable networking opportunities for potential homebuyers to meet the builders, realtors and subcontractors we advocate for. Throughout the calendar year, our association brings education to the community as well as industry-related events to better showcase our members.

I invite you to attend our 2022 Spring Preview of Homes.

This event showcases innovations in building, new home features and local trends. Homes in Palmer, Wasilla and throughout the Mat-Su Valley are open to the public and builder's are eager to show off the latest designs!

If you are not in the market for a new home, I still encourage you to take advantage of our organization.

We can offer referrals for remodeling subcontractors, lenders, real estate pros - anything!

With over 125 licensed, bonded, and insured professionals in our membership, the MSHBA is dedicated to excellence in building and professional standards.

Visit us online for more information and a complimentary copy of our membership directory:

www.matsuhomebuilders.com

Dream, plan, build... with us!



*Respectfully,
Sarah C.*

EXECUTIVE DIRECTOR, MAT-SU HOME BUILDERS ASSOCIATION, INC.



Event sponsors:



Since 2008, our office has served the Mat-Su Valley with honesty and integrity as our guiding principles. We are real Alaskans who treat everyone like family. We offer real estate services for buyers and sellers.



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LOTS FOR SALE



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ViewPointe

Panoramic Preserve*
Coming soon

Anchorage

Parks Hwy

Trunk Rd

H
Mat-Su Regional

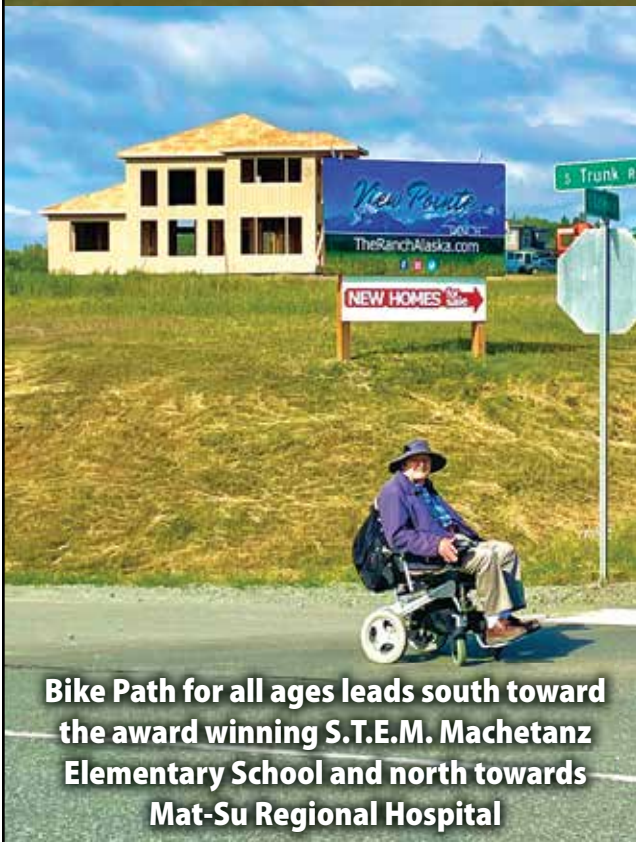
*April 2022 Notice: Panoramic Preserve lots are not available for sale yet.

NEW 2022 HOMES

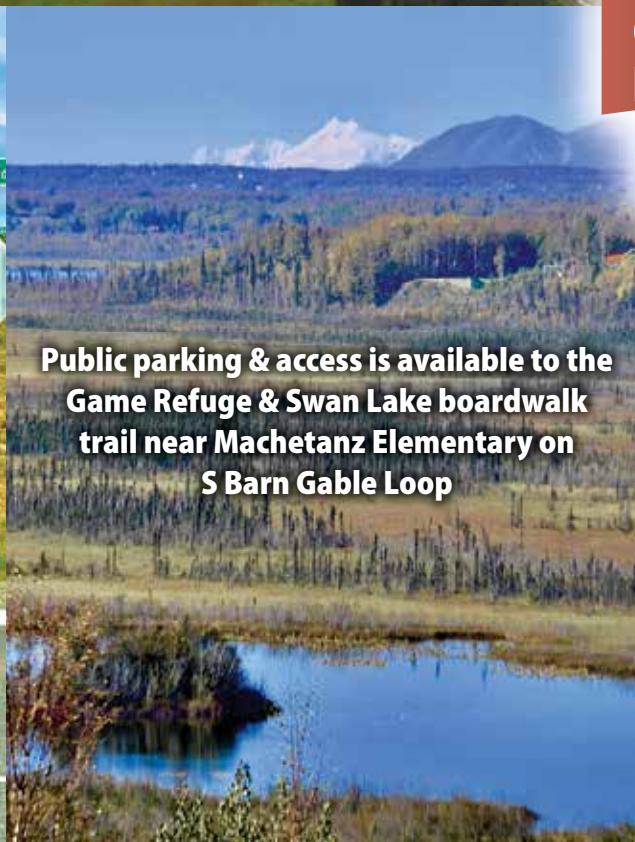
OPEN HOUSE

**MOST SAT & SUN
1-4 pm**

www.theranchalaska.com/listings



Bike Path for all ages leads south toward the award winning S.T.E.M. Machetanz Elementary School and north towards Mat-Su Regional Hospital



Public parking & access is available to the Game Refuge & Swan Lake boardwalk trail near Machetanz Elementary on S Barn Gable Loop



Wasilla Creek boardwalk trail and public parking is near the bike path & Wasilla Creek bridge along E Nelson Rd in The Ranch neighborhood.

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2022 Annual Fall Parade of Homes

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13

14

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Toured Home:**



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FOR MORE INFO CONTACT:
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1

3127 S. Trunk Road, Palmer • Lots \$100,000 & up



2

6910 E. Gateway Drive, Palmer • \$880,000

Homesites for 2022 construction season, multiple new additions to the Ranch Alaska!



View Pointe at The Ranch, dba Arctic Devco, Inc.
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Come home to first class luxury in the Best Valley neighborhood. Best schools, least traffic and nature trails! 4 big bedrooms, 4.5 bath, 2 levels of covered porches overlooking spectacular mountains. High ceilings, a WOW! kitchen 10' granite island and all the luxuries. 4+ car garage. Come on out and have a Drobenko Dog!



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3127 S. Trunk Road

Parks Hwy exit at Trunk Road: turn south on Trunk Road through round-about. ViewPointe project office is on the LEFT at the entrance to ViewPointe, just opposite E. Gateway Drive. (See it immediately past the new Valley Country Store!)

6910 E. Gateway Drive

From the Parks, turn onto Trunk Road extension South. Turn RIGHT on Gateway. House down the road on LEFT. Follow signs!

Coming soon **Panoramic Preserve**
 AT RANCH

2.5 Acre to 3 Acres+ / Estate size View Homesites

Panoramic Preserve is planned across the street from Privacy Circle off E Nelson Road, and just east, above the award winning S.T.E.M Machetanz Elementary. Enjoy the boardwalk trails along Wasilla Creek or Swan lake in the State Game Refuge just below the bluffs.

April 7, 2022 Note: Proposed lots are not yet available for purchase and the draft layout and dimensions are subject to Mat-Su Platting Board approval. Archive Photo circa 2009

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By: Sheila Gallagher, Editor | Inge Turner, Photographer | Sarah Collins, Designer

ViewPointe
at The Ranch Alaska



In the early years... the Turner Company built and created neighborhoods extending from Anchorage to Eagle River. While the Turners were developing one of Alaska's largest neighborhoods, they donated 15 acres of prime Cook Inlet and Alaska Range view property to the Mat-Su Borough in the heart of The Ranch neighborhood. Once the donation was accepted, Rex Turner & his crew spent the next construction season transforming an ugly gravel pit into a useful site. This former gravel pit, once transformed was later chosen to become the now award winning Machetanz Elementary School.

Creation and Gratitude

The father and son team of Rex and Ben Turner could not have handled these tasks on their own. The Turner family would like to express their gratitude to their loyal field operating teams: the mechanics, designers, engineers, surveyors, accountants, office workers, repair shops, suppliers, expeditors, food and supply vendors, webmasters, and everyone not mentioned or identified. A very special "Thank you" to all the folks including all the home owners who placed their trust in the Turner Tradition of Excellence in Anchorage, Eagle River, the Mat-Su Valley and beyond! The family is humbled and honored that some of the support team members are still working with this Alaskan family of entrepreneurs for more than four decades.

The New Vision

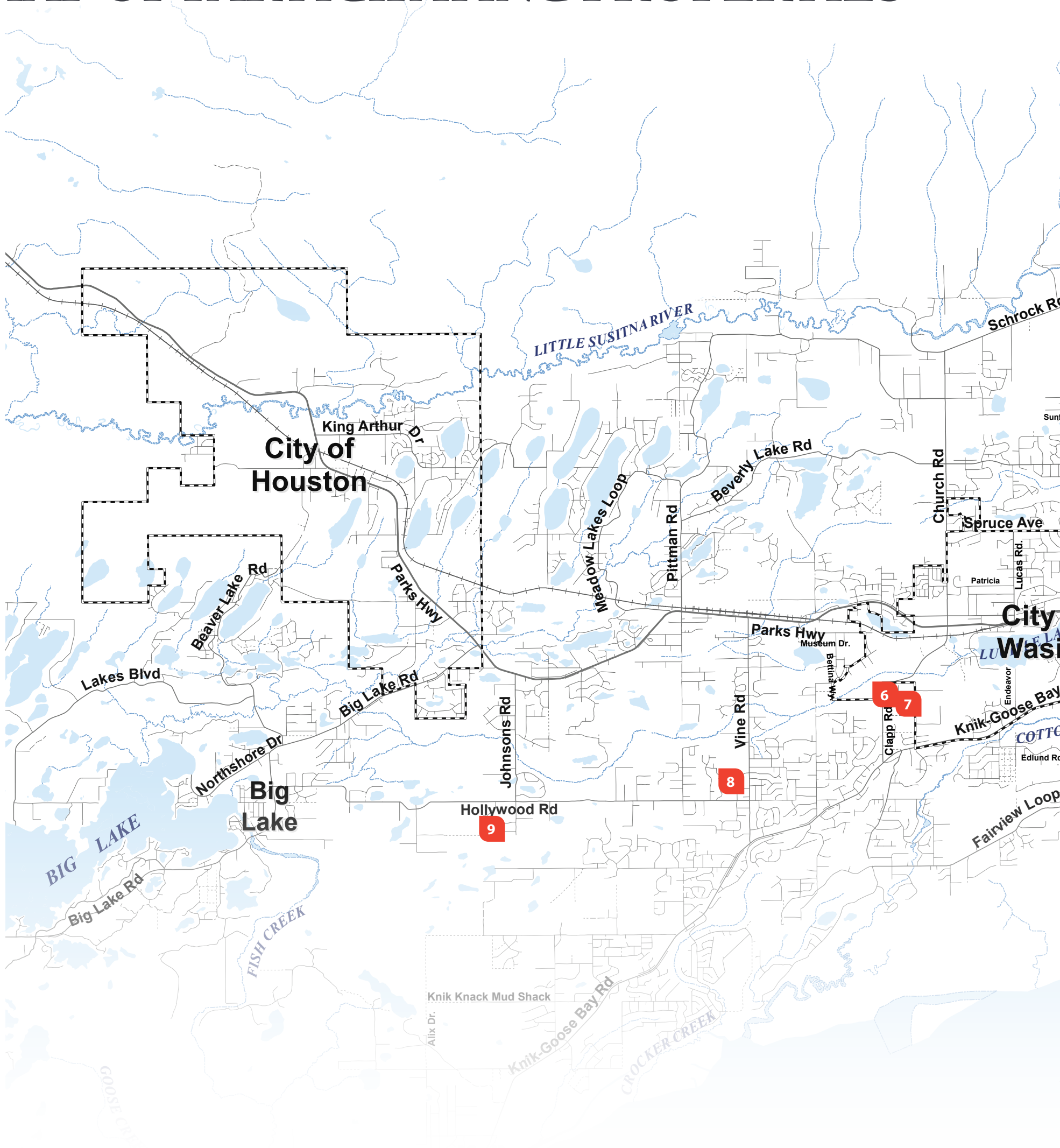
In a bold move toward something NEW at The Ranch neighborhood, Rex Turner and his team are in the planning stages of the proposed new enclave named "Panoramic Preserve". This new addition features 2.5 and 3 acre home sites, in the heart of The Ranch neighborhood. The new addition will offer spectacular views of the Alaska Range, the State Game Refuge, and the Cook Inlet, as well as the Talkeetna and Chugach Mountains. Panoramic Preserve will be east of Machetanz Elementary School and west of the Wasilla Creek bridge on E Nelson Rd. This new addition is now in the draft stages only, and is subject to approval of the Mat-Su planning board. A draft of Panoramic Preserve can be seen at the View Pointe project office.



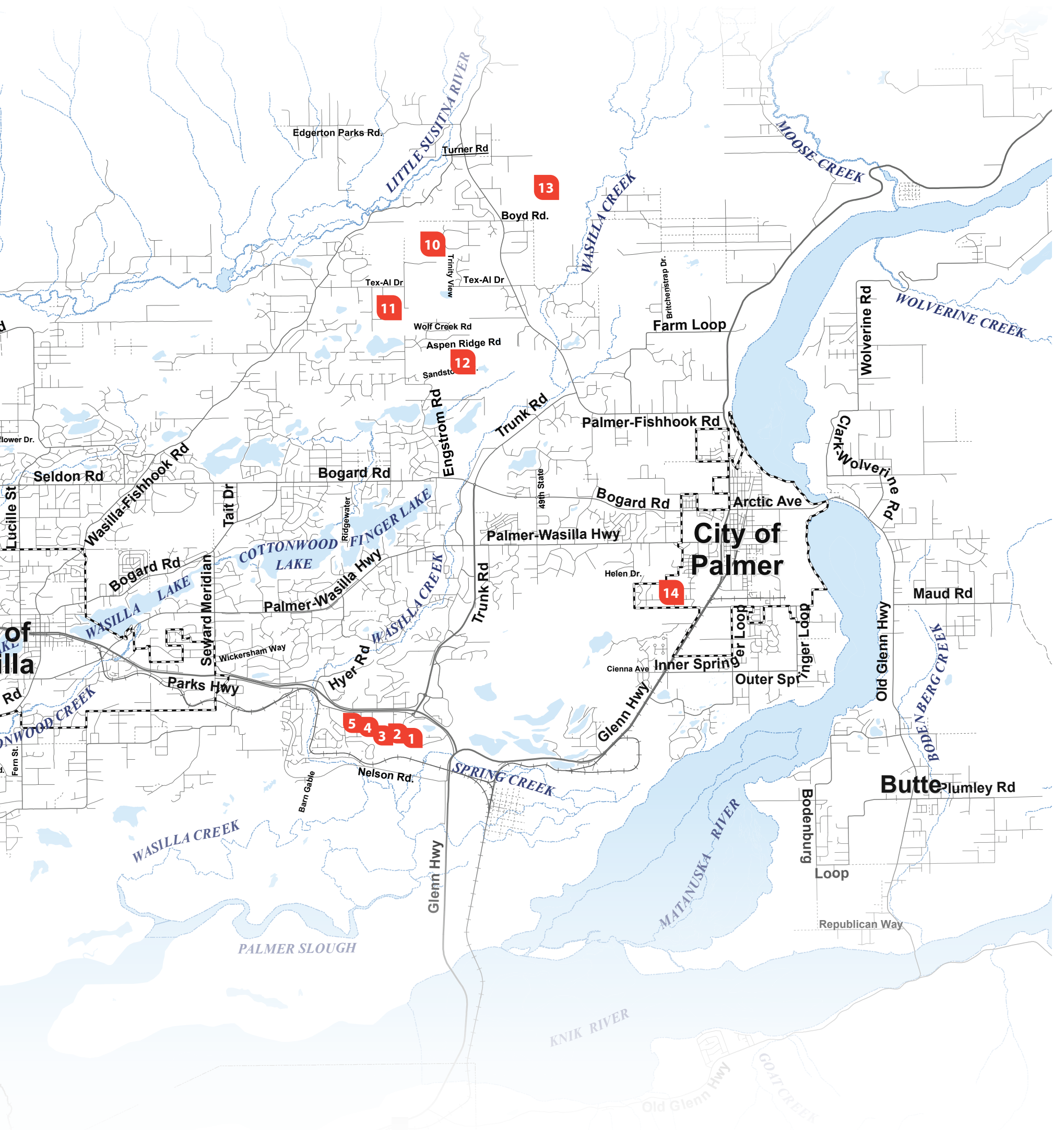
Meet Rex Turner and his team during this year's Spring Preview of Homes at the View Pointe Project office: 3127 S Trunk Rd, Palmer 99645.
www.theRanchAlaska.com | 907-841-6655

MSHBA 2022 Spring Preview of Homes

MAP OF PARTICIPATING PROPERTIES



- | | | | |
|----------|-------------------------|----------|---------------------------|
| 1 | 3127 S. Trunk Road | 5 | 2222 S. Sanctuary Drive |
| 2 | 6910 E. Gateway Drive | 6 | 2785 S. Blaire Drive |
| 3 | 6744 E. Exquisite Drive | 7 | 2887 S. Blaire Drive |
| 4 | 6822 E. Gateway Drive | 8 | 3451 S. Valley View Drive |



- 9** 4418 S. Preston Hills Drive
- 10** N. Ursa Minor Loop
- 11** 7081 E. Lone Wolf Court
- 12** 5286 N. Dolomite Circle

- 13** 10396 E. Pleasant View Circle
- 14** 1442 E Hidden Ranch Loop

3

6744 E. Exquisite Drive, Palmer • \$739,900



ViewPointe at the Ranch, 5 Bed |3 Bath |3 Car | 2,494 SQ FT traditional 2-story home on corner lot with 360 degree mountain views, big kitchen island, walk-in pantry, quartz counters, SS appliances, open to living area, FP, 1st floor BR/office. Upstairs 4 bedrooms. Large master-suite with private covered deck and bath, separate shower, tub, & walk-in closet. Spacious 3-car garage. Large .5 acre lot facing east that gets sun all day long! PHOTOS SIMILAR and may include upgrades.



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**The Huntley Owen Team -
Keller Williams Realty Alaska Group**
Bill Ure
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6744 E. Exquisite Drive

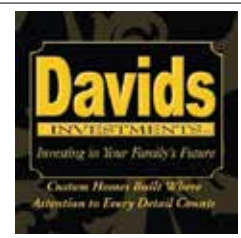
Exit Parks Hwy at Trunk Road, through round-about, turn south on Trunk Road South. Follow the new home signs, turn RIGHT onto E. Gateway Drive. Home is SE corner lot on E. Gateway Drive and E. Exquisite Drive.

4

6822 E. Gateway Drive, Palmer • \$799,000



New ViewPointe at the Ranch subdivision with all The Ranch amenities including quick access to Wasilla, Palmer and Anchorage. A beautiful David's Investments 5 bedroom with 4 bathroom home and 4-car garage with soaring ceilings, flex bedroom, open kitchen with quartz countertops, butlers pantry and awesome primary suite. Features stone accents inside and out of the home and more. The home is complete and ready for move in!



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www.davidsinvestments.com

Keller Williams Realty Alaska Group
Fred Owen
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fred@searchyouralaskahome.com

6822 E. Gateway Drive

From the Parks Hwy: take the Trunk Road exit. Take Trunk Road south at the round-about. It will merge onto E. Nelson Road. Follow it to E. Gateway Drive. Turn LEFT onto Gateway. The lot is 1/2 way on LEFT. Look for signs!

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5 2222 S. Sanctuary Drive, Palmer • \$695,000



Amazing ranch style home with 2 masters! Oversized 3-car garage, spacious living room and kitchen with awesome views! Popular neighborhood, close to Palmer, Wasilla and Anchorage.



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RE/MAX Dynamic of the Valley
Lori Leahy
(907) 203-7608
lori.leahy2@gmail.com

2222 S. Sanctuary Drive
From Anchorage, exit Trunk Road. Cross-over Parks Hwy and take SOUTH Trunk Road at round-about, follow to Gateway, RIGHT. Follow to end of road, LEFT on Sanctuary. House on RIGHT.

6 2785 S. Blaire Drive, Wasilla • \$627,371



Newest floor plan by award winning Sumner Company Homes, the Marcus Baker. Panoramic views from nearly every room in the house. 3 spacious bedrooms, hall bath with tiled shower, plus 12' x 21' playroom/den upstairs. Main level features a vaulted living room with window wall, office off entryway, master-suite with door to the 12 x 36 Trex rear deck with cable railing, luxury shower with freestanding tub, dual vanities, water closet, walk-in-closet.



Sumner Company Homes
Jesse and Maxwell Sumner
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(907) 315-1356
www.sumnercohomes.com

**Keller Williams Realty
Alaska Group of Wasilla**
Anita Raubeson
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anitasellsalaska@gmail.com

2785 S. Blaire Drive
Moving West on Parks Highway: turn LEFT on Clapp Street, LEFT on Laurie Avenue, LEFT on S. Blaire Drive. Property is on the RIGHT.

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7 2887 S. Blaire Drive, Wasilla • \$647,578



Award winning builder Sumner Co Homes presents the Sanford model with unobstructed mountain views! This modern prairie style exterior creates stunning curb appeal that sets it apart. Black Fibrex Andersen windows give it a WOW factor! An open and impressive layout that features a downstairs master WIC, dual vanities, tiled shower separate tub and separate water-closet room, two story great room, open kitchen/nook with walk in pantry, downstairs laundry, mudroom and 1/2 bath. The upstairs boasts 3 more bedrooms, a hall bath and upstairs living/play room with 10' ceilings and a front-facing window wall. The oversized 3 car garage has a work-out bench area and space for toys/storage on the back wall. The separate living areas are ideal for families that always have something going on. Photos are SIMILAR. Completion in May.



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**Keller Williams Realty
 Alaska Group of Wasilla**
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2887 S. Blaire Drive
 Moving West on Parks Highway: turn LEFT on Clapp Street, LEFT on Laurie Avenue, LEFT on S. Blaire Drive. Property is on the RIGHT.

8 3451 S. Valley View Drive, Wasilla • \$334,900



Custom built traditional ranch by Premier Valley Homes Inc. This home is open concept & a great starter home. Featuring a large 2-car garage & beautiful white & rye colored cabinets with style touches complimenting the backsplash and quartz countertops throughout. LPV flooring, vaulted ceiling, board & batten siding in the front.



Premier Valley Homes, Inc.
 Alvaro Narino
 premiervalleyak@gmail.com
 (907) 376-6342
 www.premiervalleyhomesak.com

3451 S. Valley View Drive
 From Main Street and Parks Hwy intersection in Wasilla: continue onto S. Knik Goose Bay Road, turn RIGHT onto S. Vine Road, LEFT onto W. Hollywood Road, then RIGHT onto S. Valley View Drive. Home is on the RIGHT.

9 4418 S. Preston Hills Drive, Wasilla • \$367,300



Custom built traditional style ranch home by Premier Valley Homes, Inc. This home is open concept featuring stunning boulder-colored (Grey) Modern Shaker style cabinets with style touches complimenting the backsplash, LVP flooring, and quartz countertops throughout. Has vaulted ceiling, a large 2-car garage, spacious 8' x 12' back deck, and board & batten exterior siding.



Premier Valley Homes, Inc.
 Alvaro Narino
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 (907) 841-6332
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4418 S. Preston Hills Drive
 From Main Street and Parks Hwy intersection in Wasilla: continue onto S. Knik Goose Bay Road, turn RIGHT onto S. Vine Road, then LEFT onto W. Hollywood Road. LEFT onto Andrea Drive, then RIGHT onto S. Preston Hills Drive. Home is on the LEFT.

10 N. Ursa Minor Loop, Wasilla • Starting at \$419,000



Robert Yundt Homes proudly presents another home in our Grizzly Hills Subdivision. While this 3 bedroom, 2 bathroom ranch home with an oversized garage is sold, we do have several other lots with ranch plans available! Options range from 1776 SQ FT to 1936 SQ FT.



Robert Yundt Homes
 Robert Yundt
 robertyundt@gmail.com
 (907) 864-0434
 www.buildinthevalley.com

N. Ursa Minor Loop
 From Wasilla: North on Wasilla Fishhook, turn RIGHT at Tex-Al, turn LEFT at Covington, RIGHT at E. Dale Circle, LEFT at N. Ursa Minor Loop. Second house on the LEFT.

11 7081 E. Lone Wolf Court, Wasilla • \$575,000



The "Lily" plan presented by WM Construction! This is a 2,224 SQ FT Ranch style craftsman inspired home with 12' great room ceilings and a split bedroom layout. Overall layout features: 3 Bedrooms, 2 Bathrooms, Office, Bonus Room and a 3-Car Garage. Standard features include: Granite or Quartz Countertops, custom trim work, 5 star efficiency and much more! More homes are available to Walk-through. Pick from one of our current floorplans or bring your own, all plans are fully customizable. Come explore Wolf Ridge (.92-1.25 acres), Wolf Estates (2-3 acres) and other projects!



WM Construction, LLC
Mike Thompson
www.BuildingAlaska.com

Ben Kinney Team - Keller Williams Realty Alaska Group
Craig Channer
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craig@benkinneyteam.com

7081 E. Lone Wolf Court

North on Parks Highway, RIGHT onto Main Street, road turns into Wasilla Fishhook. At Mile 8, turn RIGHT on Tex Al Drive. RIGHT at T in the road, follow signs.

12 5286 N. Dolomite Circle, Wasilla • \$515,000



Hall Quality Homes presents the Sonoma plan in the premiere valley subdivision Stone Creek. Featuring 4 bedrooms, open concept living, plus additional formal living and dining areas, this impressive home offers little left to be desired. Soaring ceilings in the family room, vaulted living room and master bedroom, and large bedrooms leave you feeling free and relaxed. Features that include tile shower, soaking tub, granite counters, beautiful staircase, and much more make this home one not to miss!



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5286 N. Dolomite Circle

From Palmer on Bogard Road, take a RIGHT on Engstrom Road. Follow down and take a RIGHT on Flint Drive and first LEFT on Dolomite Circle. House is on the corner on the LEFT.

13 10396 E. Pleasant View Circle, Palmer • \$650,000



We invite you to come visit us and tour this custom home in one of Palmer's most premier neighborhoods: Mountain Glory Heights subdivision. It boasts a beautiful floor plan that features an open-concept living/kitchen area with a large walk-in pantry. This home has room for everyone! Four bedrooms, 3.5 bathrooms and an oversized 3-car garage. Custom touches can be found throughout including the black windows, modern metal stair railing and shiplap around the fireplace. This specific home is pending, but please talk to us about building your custom home today!



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10396 E. Pleasant View Circle

From Trunk to Palmer Fishhook: LEFT at Palmer Fishhook. RIGHT on Boyd to the end, LEFT on Prospect Mountain, LEFT on Morning Glory Drive, LEFT ON Glory Bluff, RIGHT on Pleasant View Circle. Sign posted!

14 1442 E. Hidden Ranch Loop, Palmer • \$423,000



Welcome to Hidden Ranch. This model has an open floor plan with 3 bedrooms, 2 full bathrooms and a 2-car garage. Hidden Ranch offers 1/2 acre lots on city water and city sewer. At Spinell Homes, we've been family owned and operated for more than 30 years. As Alaska's largest home builder, we've built more than 3,200 homes across Southcentral Alaska and have given thousands of Alaskan's the keys to safe, secure and energy-efficient homes. We pioneered the 10-year structural warranty, which has since become the standard within our industry. Every Spinell home is built with safety and energy efficiency in mind.



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1442 E Hidden Ranch Loop

From Palmer Wasilla Hwy: turn RIGHT onto Felton, RIGHT onto E. Hidden Ranch Loop. Follow signs!



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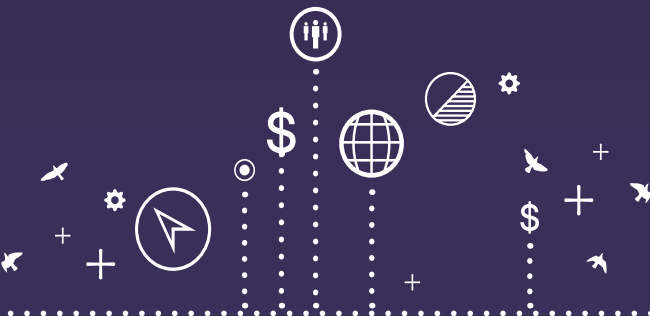


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10242 E Delia Ridge Circle, Palmer
Photo courtesy of WM Construction, LLC



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