

bringing new life to an older home



Mark and Diana loved much about their new home—the location, the quiet street, and the school district. They especially loved their oversized backyard with a lawn more than large enough to accommodate family touch football and wiffle ball games along with other large-lawn athletic activities.

In purchasing their older home with its sizable lot, it also afforded the couple the opportunity to fulfill their dreams of converting an existing home into *their* own—a makeover that would allow them to meet their spatial needs as well as their personal style. On their list of things to accomplish, their home makeover would address their need for additional family and entertaining space to include a larger, more efficient kitchen along with a spacious family room. According to Diana, "Our family likes to spend a lot of time in the kitchen and family room. What we needed to do was open things up so that our two most popular areas were connected."

Also on the homeowners' to do list was updating the home's exterior to give it a fresh, contemporary look.

Having a fairly good idea of what they wanted to accomplish, Mark and Diana called upon the services of Metzler Home Builders to make it all happen. According to the couple, they were very familiar with Metzler's work and reputation and didn't hesitate to call upon the award-winning builder and remodeling company. After several in-depth meetings and back and forth discussions in which they shared their ideas with the Metzler team, a detailed plan was developed and fine tuned until Diana and Mark gave their approval for work to begin.

The original home featured a kitchen and family room in the rear of the house. A 23' x 23' family room addition was built behind the existing family room. The new family room features a 14' high coffered ceiling, an abundance of windows, and a floor to ceiling fireplace, giving it an open, expansive feel.



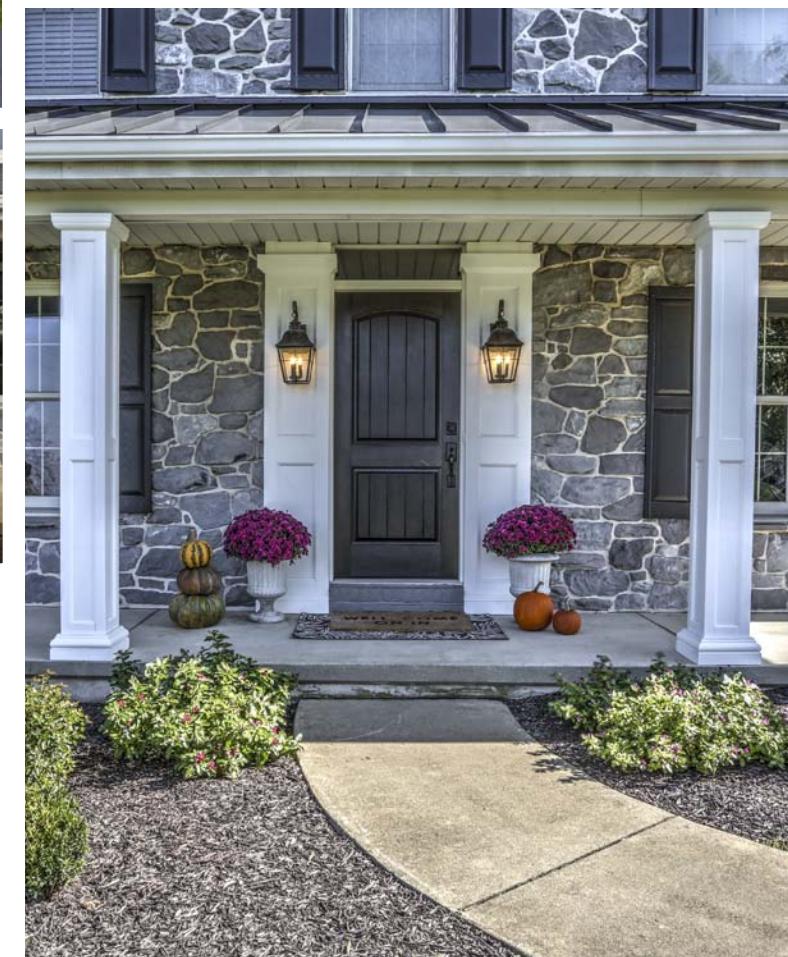
BEFORE



BEFORE

By reworking a wall connected to an adjacent mudroom, Metzler Home Builders was able to enlarge the size of the kitchen. The stunning new kitchen features two islands, a double wall oven and a built-in-refrigerator cabinet. Displaying white, gray and stained cabinets, and light champagne fixtures and hardware, this kitchen speaks genuine elegance.

Last, but not least, Mark and Diana wanted the exterior of their home to feel as elegant and updated as the interior of their home. The brick was painted gray, and a new front door, columns and light fixtures were added. The existing roof over the porch was replaced with a



Featured Builder

Metzler Home Builders

(see ad on p. 30)

PROJECT TRADE PARTNERS

Bareville Kitchens & Design (see ad p. 36)

F&M Painting Co. (see ad p. 38)

GR Mitchell (see ad p. 40)

Grauer's Paint & Decorating (see ad p. 42)

Groff's Home Comfort Team (see ad p. 36)

Interiors Home (see ad p. 38)

LH Brubaker Appliances & Water Treatment

(see ad p. 34)

Ranck Plumbing, Heating & AC (see ad p. 34)

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standing seam roof, and new shrubbery replaced the large, overgrown plants.

As you will see from their comments sprinkled throughout the following pages, the homeowners are thrilled with the results of their project. They love how the first-floor flows with the kitchen and new family room. The new cabinetry, trim work, flooring, stair railing and coffered ceiling turned out exactly as they had envisioned.



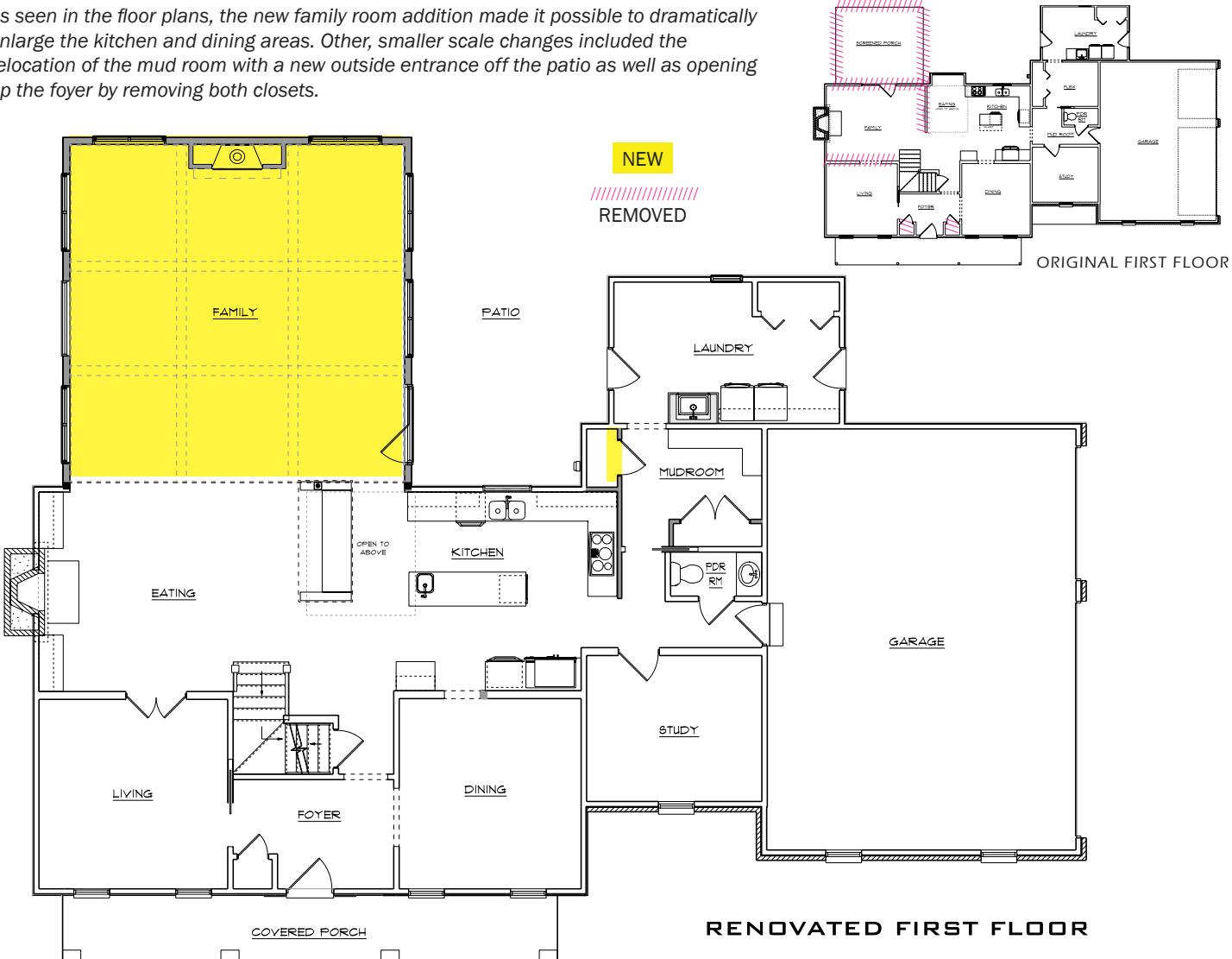
BEFORE

In comparing these BEFORE and after photos, the impressive size (and height) of the addition is clearly visible.

Incidentally, for those looking for the family's backyard athletic field noted earlier, you'll have to use your imagination—it's actually in the foreground of the fenced patio area.



As seen in the floor plans, the new family room addition made it possible to dramatically enlarge the kitchen and dining areas. Other, smaller scale changes included the relocation of the mud room with a new outside entrance off the patio as well as opening up the foyer by removing both closets.



Homeowner, Mark



Abe Metzler worked as a carpenter for over 20 years when, in 1953, he decided it was time to start his own company. Abe started with home and barn remodeling projects for a number of farmers in the area. With help from his oldest son, Roy, they began to take on more work, and were approached to build a new home. The successful father and son team was the genesis of Metzler Home Builders.

Taking a cue from his father, Roy, Dan Metzler would likewise grow up in the family business. He followed his father around watching his every step, adhering to the same qualities Roy learned from his father. Dan has been a partner since 1978, and he and his wife Janet have successfully handled the business affairs since 1988, when his father retired. In the summer of 2011, Dan and Janet's son, Jordan, joined the Metzler team, and is now the 4th generation to be involved in the family business.

Over the span of more than five decades, Metzler Home Builders has designed and built hundreds of new homes, and has completed countless addition and renovation projects. We have built our reputation on crafting quality homes and additions, providing efficient project management, and open communication through the life of the project, and beyond. The numerous awards and recognitions we have received over the years attest to our team's dedication to our craft and to our customers.

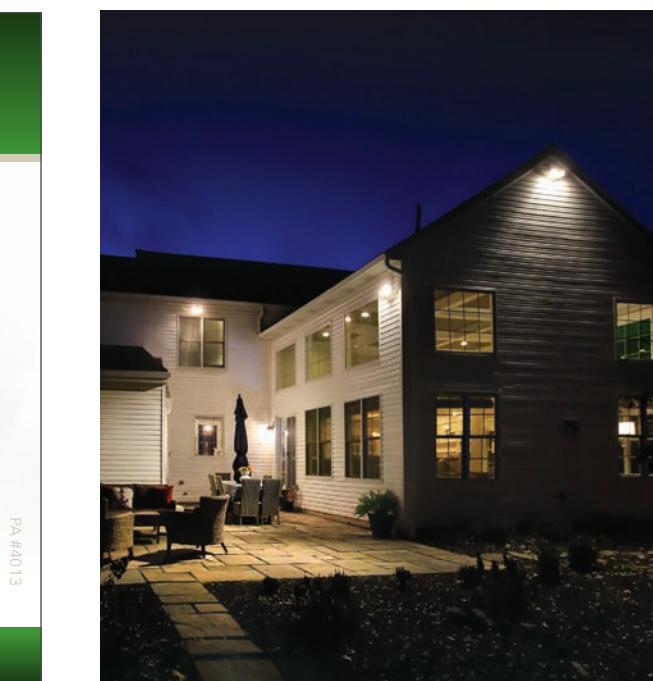
At Metzler Home Builders, we enjoy developing personal relationships with our clients throughout the construction process, with complete customer satisfaction at the heart of every custom home, addition or renovation project we undertake. We take pride in our reputation for high quality and fine craftsmanship, built through years of personal service and attention to detail. That reputation directly reflects the quality of our team.

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The Metzler team was awesome. Tim did a great job leading us through the whole design process showing us many different ideas and options. Janet was also very helpful with many of the fine details. And Mike did a great job overseeing the entire project and finding the right solutions as issues surfaced.

Homeowner, Mark



The new alcove area between the addition and the mudroom/laundry creates an intimate and wind-protected outdoor dining area.



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Gne piece of advice I have for those doing a project is to have as many photos as possible to share with your designer that show the style you are looking for. One of my favorite features of our project are the beautiful built-in bookshelves. Skip, Metzler's carpenter, was able to take a photo that I gave him and create the exact same look we were going for. He had no plans – just the photo. And he nailed it!

Homeowner, Diana



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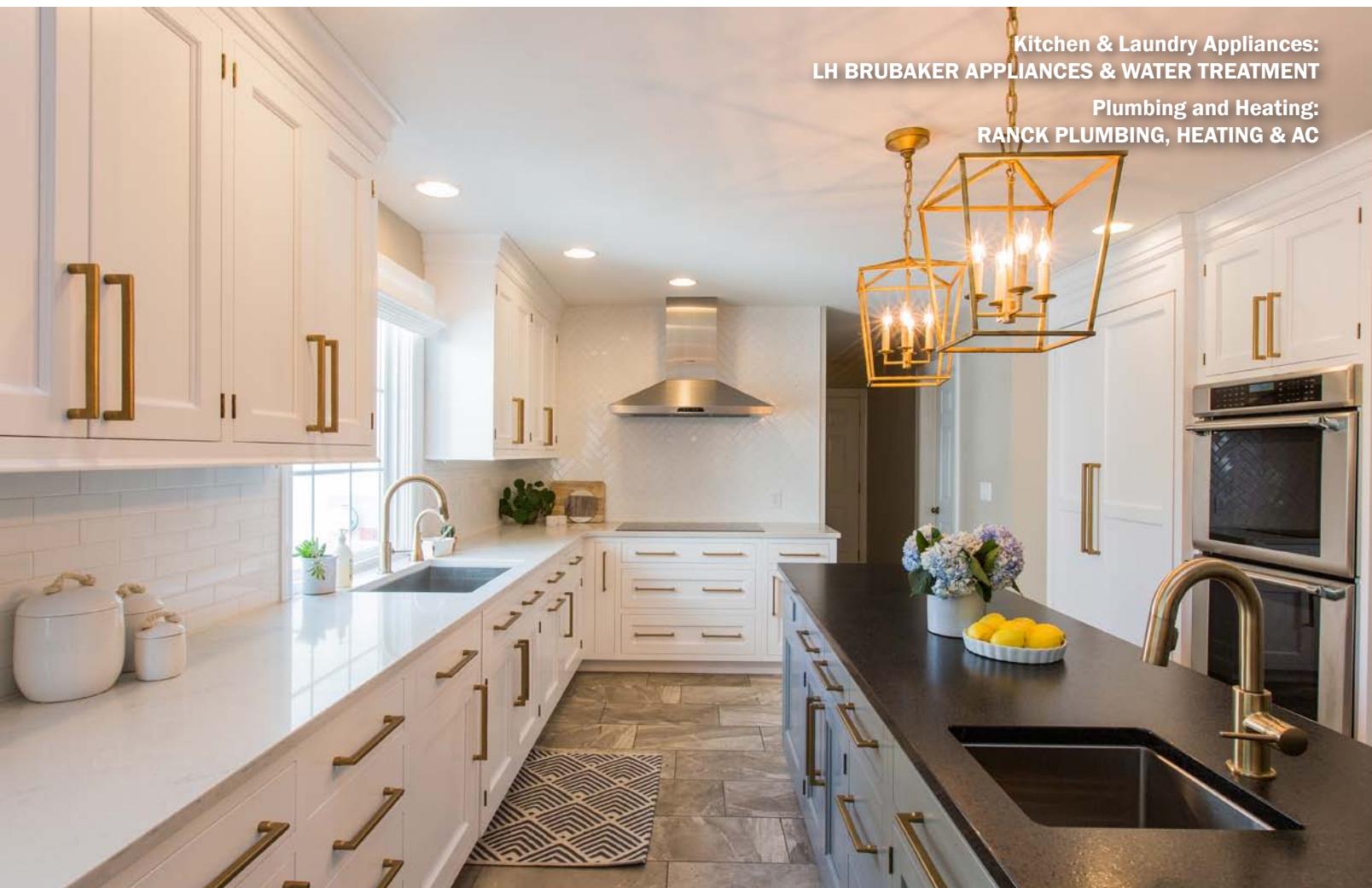
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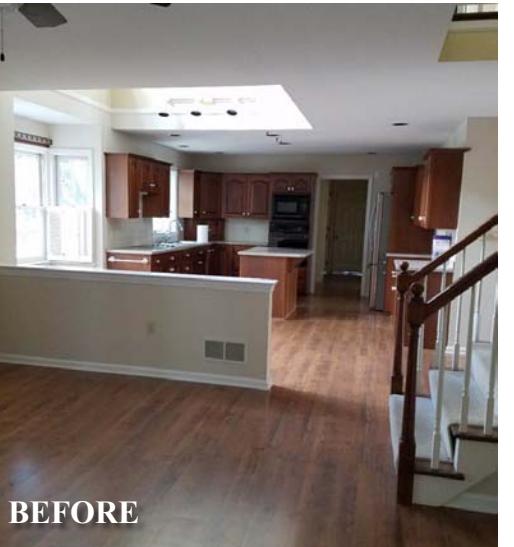
Owner

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When we bought the home, we saw a lot of potential. We loved the idea of adding on as opposed to starting from scratch and building new. I was especially excited to live out my dream of designing my own kitchen, with the help of a designer of course. We worked closely with Amber at Bareville Kitchens & Design who did a great job guiding us through the entire design process from the initial concepts to all of the details. We now have the kitchen of our dreams!

Homeowner, Diana



BEFORE

An advertisement for Bareville Kitchens & Design. It features a modern kitchen with white cabinets and a large island. A couple is shown in the kitchen, smiling and holding glasses. The Bareville logo is prominently displayed on the left.

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next level.

While everyone involved in the project was very professional and helpful, I'd like to especially acknowledge the wonderful assistance provided by Tina, a member of the design team at Interiors Home in Lancaster. Tina used the project plans provided by Metzler to help guide us in many of our furniture and lighting selections.

Homeowner, Diana



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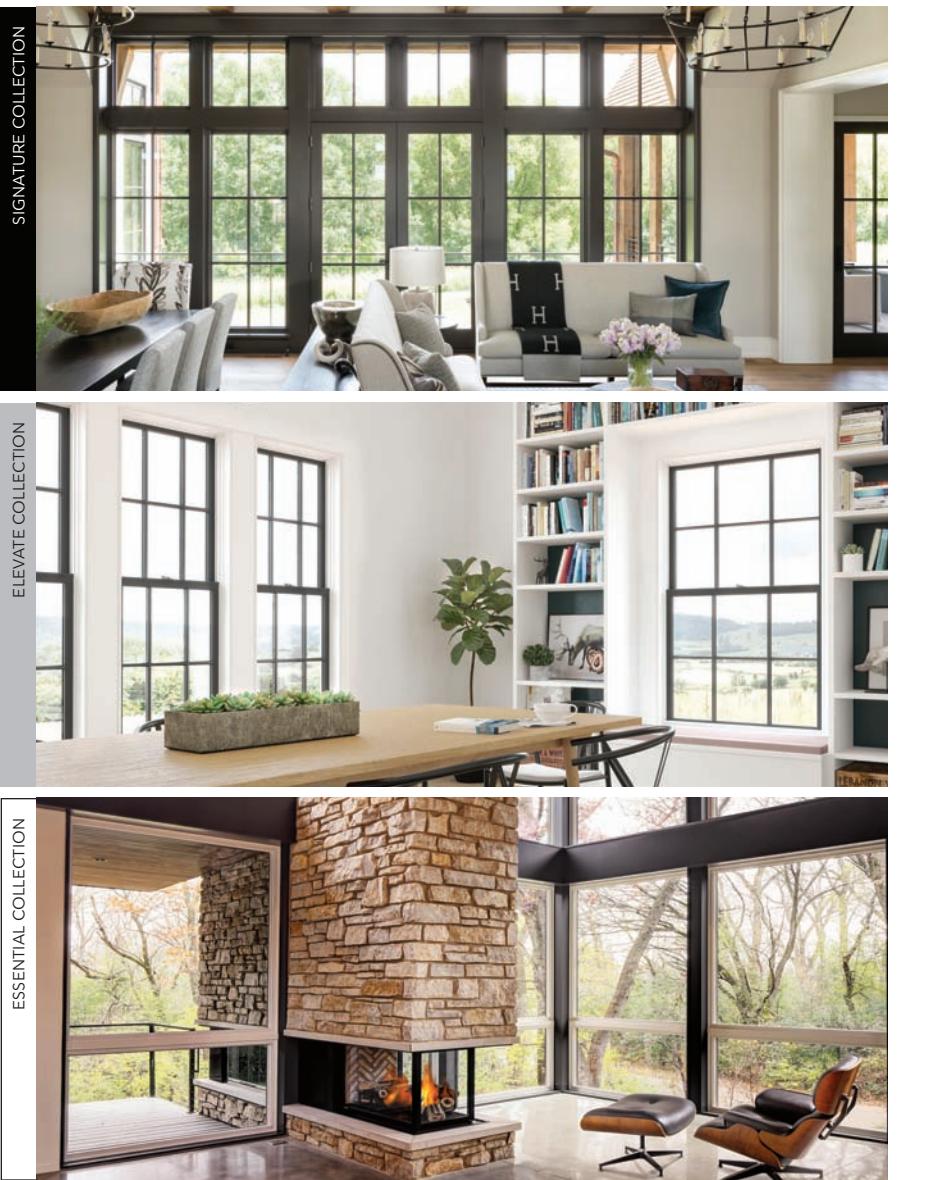


This fireplace and surround makeover creates a beautiful improvement to the family's new dining area. The built-in bookshelves, constructed from a photo provided by the homeowner, is a family favorite. If you look closely at the far right side of the BEFORE photo you can see a glimpse of the exterior wall and doorway that previously led to a screened porch—all of which were removed to make room for the expansive family room addition.



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MARVIN

Metzler showed us different ideas for the exterior of the home and options for the addition using computerized 3d renderings. It was very helpful to see things in scale and to get a view from many angles. For example, using computerized images, Tim was able to quickly show us alternative window design options including his suggestion to add windows to the addition's windowless wall facing the street. His 3d automation work was very helpful in assisting us to visualize things and making critical decisions.

Homeowner, Diana



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The Metzler team did a great job communicating with us and keeping us informed throughout the process. We were kept up to date on the schedule and at the end of each day, the jobsite was always tidy. Above all, the quality of their work was outstanding.

Homeowner, Diana

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meet the principals...

Dan Metzler
President



Jordan Metzler
Vice President

Janet Metzler
Office Manager

Dan handles land acquisition. Janet is the Office Manager, overseeing daily accounting and general office management. She also assists the homeowner with exterior color selections. The Metzler's have three married children and five grandchildren.

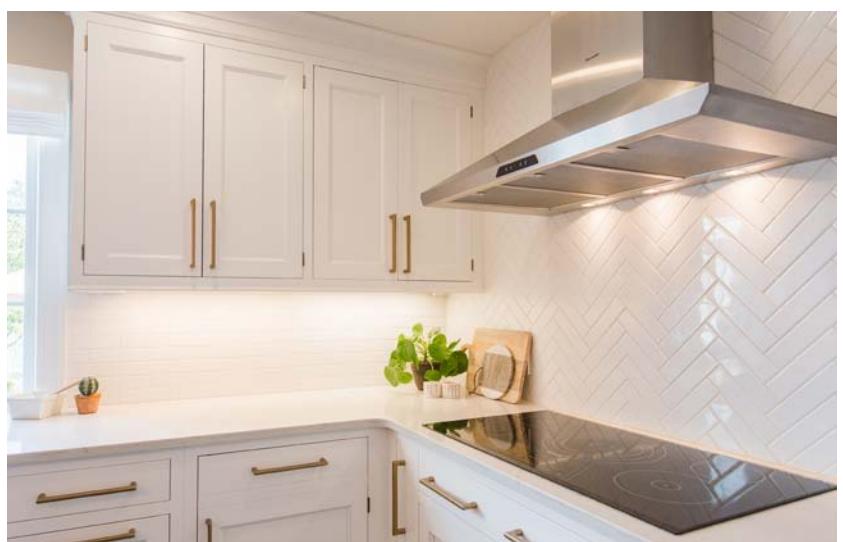
Dan and Janet's son, Jordan, meets with clients interested in building a new home. Other responsibilities include estimating, drafting and permitting. Jordan joined the family business in the summer of 2011 after six years working as a drafter in the civil engineering field. From this experience, he is able to guide our customers through the storm water management process. Jordan and his wife, Anna, live in Strasburg with their children, Jordan Jr., Evelyn, and Hudson.

Additions & Renovations Advisor

Tim Zehr
Addition and Renovation Advisor, Senior Designer / Estimator



Tim has been employed by Metzler Home Builders since 1988. He guides our customers through the process of determining their needs and wants for their home, then creates an addition or renovation to fulfill those desires. When not working, Tim enjoys hiking, exploring nature, and spending time with family. He lives in Strasburg with his wife, Sharon, and three children, Ashley, Josiah and Nicole. Tim is a Certified Green Professional, a member of the Lancaster County Career and Technology Center's Advisory Committee for the Architectural CAD Course, and is a member of the Lancaster County Code Association.



The quality of work performed by Metzler Home Builders was outstanding. We are extremely happy with how our project turned out and we are enjoying our newly renovated home immensely.

Homeowner, Mark