



YOUR HOME

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Spotlight Community

Introducing the

Villas at Featherton



In This Issue

PAGE 1

- Spotlight Community - Villas at Featherton

PAGE 2

- Customizing Your Interior: Drywall, Trim and Painting Options

PAGE 3

- Get to Know our trusted Subcontractors: John Leibley – Leibley Plumbing

- Thanksgiving Decorating Idea: Gratitude Tree

PAGE 4

- Did You Know?

We proudly present The Villas at Featherton, an all-new community of duplex homes by Metzler Home Builders. Situated in Mount Joy Township and Elizabethtown School District, Featherton is convenient to four major areas for business and recreation in Central Pennsylvania: Harrisburg, York, Hershey, and Lancaster. Designed with the discriminating buyer in mind, unique semi-detached one or two-story floor plans will be offered starting at 1,400 square feet. They will include premium features like fireplaces, open kitchen areas, patios, and oversized garages. The exterior of the units will boast classic craftsman construction with decorative gable brackets, drystack style stone veneer, tasteful garage and front doors, and both shake and board-and-batten style siding. Construction is scheduled to start in November on the first two duplexes.

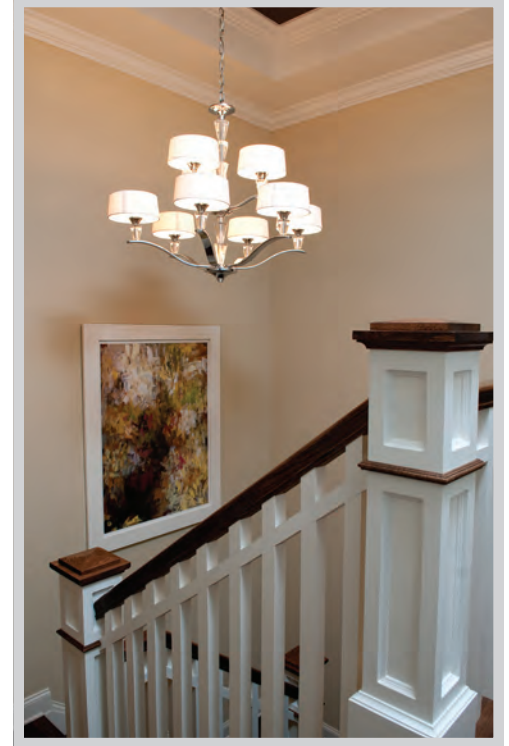
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CUSTOMIZE YOUR INTERIOR: Drywall, Trim and Painting Options



In our Spring Newsletter, we highlighted the options, process, and things to know about making your plumbing selections during a new home build or renovation. In *this* issue, we will give an overview of drywall, trim, and painting options for your project.

After framing, mechanical rough-ins, and insulation are complete on your new home or addition project, the interior begins to take shape. Next, drywall gets hung and finished, trim is installed, and painting begins. These three items go a long way in determining the look and feel of your interior spaces. Here are some things to consider for each stage:

Drywall: This is the product that covers your framing and creates your wall space. You may not think there is much customizing when it comes to drywall, however, one major design option in drywall is the type of corners you prefer. Drywall corner beads are available in a rounded option as opposed to just a 90 degree corner. This provides a softer, more gentle look and is usually a fairly minor cost upgrade. Some still prefer the

clean, classic look of the standard 90 degree corner.

Trim: This is the “catch all” term that refers to the casings that frame your windows and doors, the baseboard that covers the bottom of the wall where it meets the floor, and any other specialty moldings you may want to include in your home (crown molding, chair rail, wainscoting, coffered ceiling, etc.) There are many different trim styles available. Popular styles include colonial trim, or a simple flat trim, which is complimentary to a craftsman style home. Interior doors, fireplace mantles, and stair details (handrails, newel posts, and pickets) are also items that can customize a home and are all part of your interior trim selections. Take a look at the pictures for some inspiration.

Paint: When the trim work has been completed, painting walls & trim is the next step in our process. Choosing colors to highlight specific rooms is often an upgrade our customers select. Kitchen and dining areas, bathrooms, and bedrooms are all good choices for adding

color in the entire room, or just an accent wall. There are also many types of paint available. We typically recommend a flat paint for ease of touch up. Although not considered a “scrubbable” paint like an egg-shell finish, flat paint covers small imperfections characteristic of drywall, along with the ease of touch up, making it a more affordable option. For those concerned about chemical emissions from paint, we also offer a Zero VOC option at a reasonable upgrade.



Get to Know our Trusted Subcontractors: John Leibley - Leibley Plumbing

John Leibley and Leibley Plumbing of Manhiem have been performing Metzler's plumbing for new home construction, additions, and renovations since 2001. John and his team have many years of experience in the trade, and carry a wide variety of products to meet our customer's needs. Along with new construction and remodel work,

Leibley Plumbing also specializes in plumbing service and repairs, as well as water treatment.

John and his wife Gretchen live in the Manhiem area with their daughter, Emily. He enjoys hunting, fishing, and watching football in his spare time.

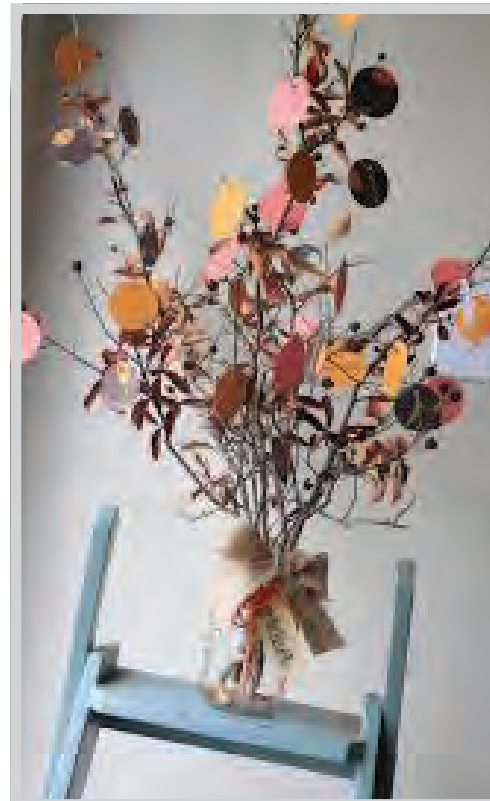
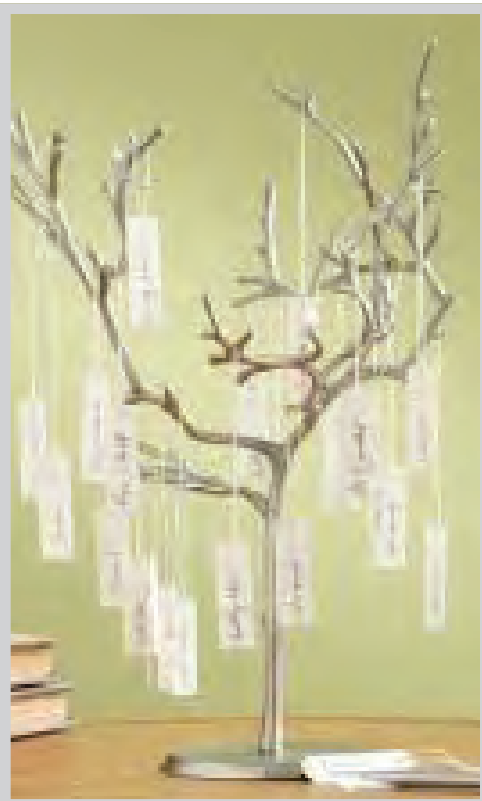


THANKSGIVING DECORATING IDEA: *Gratitude Tree*

This Thanksgiving Season as you reflect on your blessings, consider this fun activity for the whole family – making a “Gratitude Tree”. First you gather some

small sticks, then find a decorative vase to place them in. Last, you simply list some things you are thankful for on small pieces of paper and hang them on your

“tree”. Check out some of these pictures for ideas! With a little creativity you can make a nice piece of thanksgiving décor to brighten up your home.



Did You Know?

Did you know that the most of the team at Metzler Home Builders has been with the company for 20+ years? This

fact, combined with the long standing relationship with many of our sub-contractors, is one of the things that

allows us to deliver a quality product and the consistent customer service you deserve!



See exactly how long our employees (and the boss's!) have been at Metzler Home Builders:

Dan Metzler – Since 1973, 41 Years

Janet Metzler – Since 1981, 33 Years

Jake Riehl – Since 1986, 28 Years

Tim Zehr – Since 1988, 26 Years

Harris (Skip) Butler – Since 1989, 25 Years

Barry Yoder – Since 1993, 21 Years

Mike Trout – Since 1995, 19 Years

Jordan Metzler – Since 2011, 3 Years

4

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