

**Easy**  
presents...

**The Home Builder's  
DEVELOPER'S  
SHOWCASE**

Contact Darrell Goldberg  
for the most current information.  
dgoldberg@easyduluth.com • (218) 348-0552

**NEW HOME TOUR!**

Sign in April  
Get **\$5,000** in upgrades  
See Our Tour Guide  
For More Details!

**EASYDULUTH.COM**

The map shows various neighborhoods in Duluth, MN, including Rural Duluth, Woodland, Morley Heights, Hunters Park, Bayview Heights, and West Duluth. Several house icons are placed on the map to indicate the locations of the showcase homes.

**MODELS OPEN EVERY SAT & SUN, 12-4P**  
Private showings available by appointment. 218-348-0552

*With great homes built by*

- Kaski, Inc.
- Billman Construction
- Wausau Homes

**MISSED US?**

Starting March 15 we will be  
open every Saturday & Sunday  
from 12-4 pm!

**Looking for a new home?**

*You've come to the right place! Tour the Developer's Showcase, and you can experience the best homes and neighborhoods our Duluth area builders have to offer.*

*We're pretty sure that you'll find the perfect home for your lifestyle.*

**Look for our signs, you'll be glad you did!**

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**EAST DULUTH  
BRIGHTEN**

**\$399,000\***, others  
from \$325,000

Address: 3017 Bald Eagle Trail

The **Brighten**, our newest 3-5 bedroom 2-3 bath home. The model includes 2699 sq ft of space located on a wooded lot at a value price. It has a private owner's suite and two other bedrooms on the main floor. When you enter the home you will first come to the gathering room for living, dining including a fantastic kitchen with a granite center island. Just off the dining area is a deck looking out over your private woods. The lower level features a rec room, 2 bedrooms, a spacious laundry rm. A 3-car garage assures you plenty of room for your toys.

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**EAST DULUTH  
WINCHESTER**

**\$395,000\***, others  
from \$325,000

Address: 2922 Bald Eagle Trail

The 2340 sq ft **Winchester** has 4 bedrooms and 3 baths. The kitchen is open with a center island overlooking the dining area and the family room with its elegant fireplace. The entry features a large foyer and an office just off the 2nd garage entry. A large mud room is your family entry from the 3 car garage. Upstairs you will have a laundry room and a large master suite with an abundance of closet space. When finished, the lower area will offer a rec room plus 1 more bedroom and bath. Your 3 car garage has space for all types of toys.

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**EAST DULUTH  
RICHMOND**

**Base price from \$375,000\***,  
others from \$325,000

To be built on your lot

Easy has already delivered the first **Richmond** to a proud owner in Hawk Ridge. Now is the chance to have 2409 sq. ft home customized for your family! The first floor features a large great room, super kitchen, laundry room, and plenty of transition room from the outside for the whole family. The upstairs has a spacious master suite, 2nd bath, and a large bonus room over the garage. Special features include: granite center island, fireplace, and when finished, 1-2 bedrooms, bath and family room in the lower level.

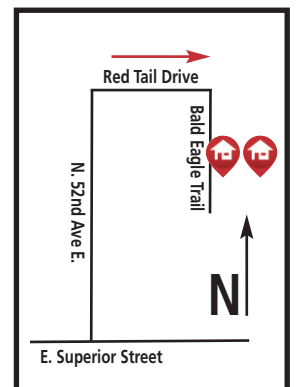
**EAST DULUTH  
Hawk Ridge**  
A masterfully  
planned, 60-acre  
community near  
Amity Creek and  
Lester Park



**PHASE 3 NOW OPEN**

The unique, organic layout is designed to complement the surrounding wilderness, affording a cozy feeling of seclusion in nature while being just minutes from downtown Duluth. Hiking, biking, skiing, and birding trails are close by, as are convenient shopping and public schools. Create your own wilderness paradise.

*\*Move-In Price Does not Include HRA Soft Second. Speak to Easy Representative for Details on this offer*



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**EAST DULUTH-KENWOOD**  
318 W Buffalo St.  
Kenwood Hills Neighborhood

**\$415,000, others  
from \$325,000**

*Kenwood Hills one of the great Kenwood neighborhoods with super access to all of Duluth and plenty of Shopping.* The views of Lake Superior and St Scholastica are fantastic! The York, our newest 2 story offering is located among other fine homes built by Billman. The 2392 sq ft 4 bedroom 3 bath home offers an open gourmet kitchen with center island. The entry features an elegant foyer with an adjoining office. A large mud room with one half bath is your family's entry from the 3-car garage that leads into your kitchen. Upstairs you will have a laundry room, a large master suite with a spacious closet and well appointed bath including a walk-in shower to start the day. When finished, lower walkout will offer a rec room, plus guest bedroom, work-out area, and bath.



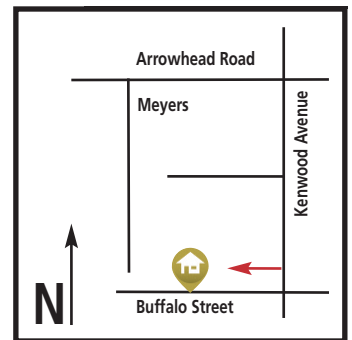
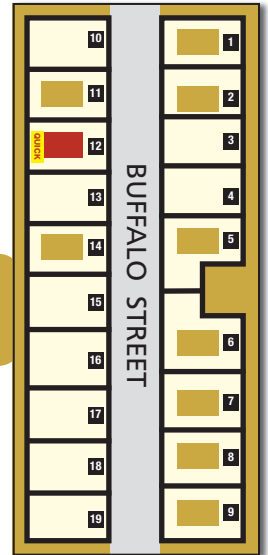
**KENWOOD**

Kenwood Hills Neighborhood.  
W Buffalo St & Kenwood Ave.  
Homes From \$300-\$450,000

*Billman Construction created this gem of an addition to Kenwood.*  
**ONLY 10 PARCELS REMAIN!**

**KENWOOD HILLS NEIGHBORHOOD**

- South west corner of Kenwood Avenue and Arrowhead Road
- Walk-out sites have great views of Lake Superior & St Scholastica
- Rolling hills
- Convenient shopping
- Very walkable neighborhood
- Quiet street
- Great proximity to all your Duluth destinations
- Choice of high schools
- New homes on a great street



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**HERMANTOWN  
CAMBRIDGE**

Address: 4938 Greystone St.

**\$495,000, others  
from \$350,000**

The **Cambridge** features, 4 bedrooms, 3 baths, and a three-car garage. The second floor has a luxurious master suite with its his and her's closet, three more bedrooms and laundry. You will be amazed by the open first floor Great Room that includes nine foot ceilings, a dream kitchen with a granite counter tops spacious living room, fireplace and dining area. The entry den and mud room complete the first floor. The lower area has space for a family room, fire place, two bedrooms. Total finished square footage can be over 3500 sq ft.

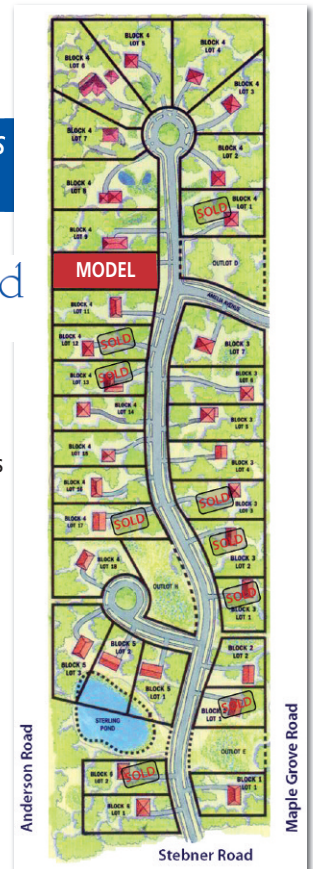
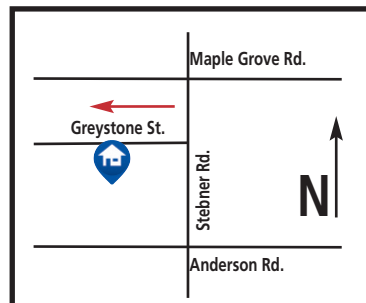
**HERMANTOWN**

Sterling Pond Estates  
Stebner Rd and Graystone St.  
Homes From \$350-\$600,000

*Sterling Pond is Hermantown's  
Premier Development*

- Fabulous views
- Beautiful pond
- Mature trees
- Large lots
- Natural rolling hills
- Preserved wetlands
- No through street
- Proximity to all of your Duluth destinations
- Only 13 of the 33 wooded lots are left
- Hermantown schools

*Sterling Pond*



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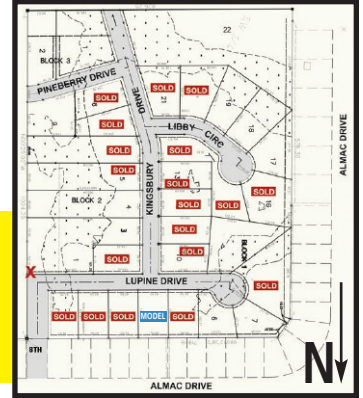
# Building a Home for you in Duluth

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**PROCTOR  
Kingsbury Ridge**  
Dir: 2nd Street to 8th Ave.,  
South to Lupine Drive  
Homes From \$300-\$450,000



**CITY OF PROCTOR  
NEW HOME OWNERSHIP INCENTIVE!**  
Receive a \$7,000-\$10,000 check at closing  
for buying a home in Proctor!

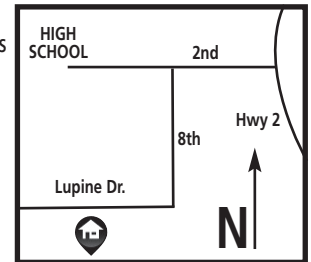
**PROCTOR  
BRIGHTEN II**  
Address: 809 Lupine Drive

**\$349,000 others  
from \$295,000**

Welcome to Kingsbury Ridge, the newest Proctor neighborhood. It is located within walking distance of grade 6-12 school, surrounded by woods, with a small town atmosphere. The **Brighten II** is a 4-bedroom, 3-bath home. The model includes up to 2500 sq ft of space at a value price. It has a private owner's suite and 3 other bedrooms. When you enter the home you will first come to the gathering room for living, dining including a fantastic kitchen with a center island. Just off the dining area is a deck looking out over your private woods. The finished lower level features a rec room, 2 bedrooms, and a spacious laundry rm and rec. rm. The 3-car garage assures you of storage. *Closing on this home will be enjoyable because the city of Proctor will give you an \$8500 check to help you finance the home.*

## Easy's Best Buy in a Great Neighborhood!

- KINGSBURY is Proctor's newest development
- New access from Kurkus Street this summer
- Wooded sites with lots of protected land
- All new streets, curbs, side walks, and utilities
- Large lots
- Lots of recreational opportunities
- Walk to the health club
- Proximity to all of your Duluth destinations
- 29 wooded lots with only 11 left
- Proctor schools
- Newly remodeled grade school



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*Coming This Summer!*

**ONE FLOOR LIVING!**  
Association maintained community!

Hermantown lots in Maple Village and The Woods.  
Located in Esko, is The Ponds on Midway development.

**EMPTY-NESTER  
SPECIAL**



Norfolk  
Address: TBD  
Base Price: \$295,000  
Sq. Ft.: 1760 Stories: 1  
Garage: 2 Bed: 3 Bath: 2

Master Suite  
with Private Bath  
Granite Center Island  
Stainless Steel Appliances

One Floor Living  
Den or 3rd Bedroom  
Gas Fireplace  
Great Room

**EMPTY-NESTER  
SPECIAL**

Model: Sussex  
Address: TBD  
Base Price: \$325,000  
Sq. Ft.: 1661 Stories: 1  
Garage: 3 Bed: 3 Bath: 2  
Master Suite  
Granite Center Island  
One Level Living  
Stainless Steel Appliances  
Great Room  
Gas Fireplace



**North Point Realty**  
is our Realtor  
partner.

For more information please call  
Jeff Urbanak (218) 348-7154  
Sherri Puckett (218) 390-9114

*Scan me!*



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