



hemlock
PARK



Find Your Perfect Home.

Explore handcrafted homes in a
peaceful forest community



Welcome to Hemlock Park, A Neighborhood Designed for Your Marquette Life.

Situated within 29 acres of scenic forestland, Hemlock Park offers an extraordinary opportunity for homebuyers seeking a perfect blend of nature, adventure, and modern living. Located just steps from the Noquemanon Trail Network (NTN) and minutes from downtown Marquette, this thoughtfully designed community is a haven for outdoor enthusiasts and those who value a serene lifestyle.

At Hemlock Park, you'll find 26 single-family homesites, each surrounded by over 13 acres of preserved wooded land. Whether you choose an existing home or decide to build your dream home, you will be part of a neighborhood where nature and modern comfort coexist.

Discover the Hemlock Park Lifestyle

- Scandinavian-inspired designs with open concepts, large windows for natural light, and premium finishes.
- Standard features include LP siding, quartz countertops, and GE appliances, with options for customization.
- Underground utilities, high-speed fiber internet, and low HOA fees for a hassle-free living experience.
- Convenient access to mountain biking, hiking, cross-country skiing, and the shores of Lake Superior.

Your Path to Homeownership at Hemlock Park

1. **Select Your Home Style** – Choose from one of our four custom floorplans or explore available move-in-ready homes.
2. **Select Your Parcel** – Find the perfect homesite within our lush, wooded community.
3. **Select Your Finishes** – Personalize your home with either standard or upgraded selections.

From selecting your floor plan to finalizing your finishes, our experienced team will guide you every step of the way, ensuring a smooth and stress-free homebuying experience.

Contact our sales team at 906-228-3900 or visit www.HemlockParkMQT.com to begin your journey to exceptional living.

Hemlock Park –
A Veridea Group Development

857 W. Washington Street, Suite 301
Marquette, Michigan 49855

P: (906) 228-3900
www.HemlockParkMQT.com

Home designs & starting prices

Each of our four unique home models was created by our in-house team of design experts. These meticulously planned living spaces blend form and function to reflect the natural beauty of Hemlock Park while offering the modern comfort and style today's homeowners expect.

Maple

1,722 sf

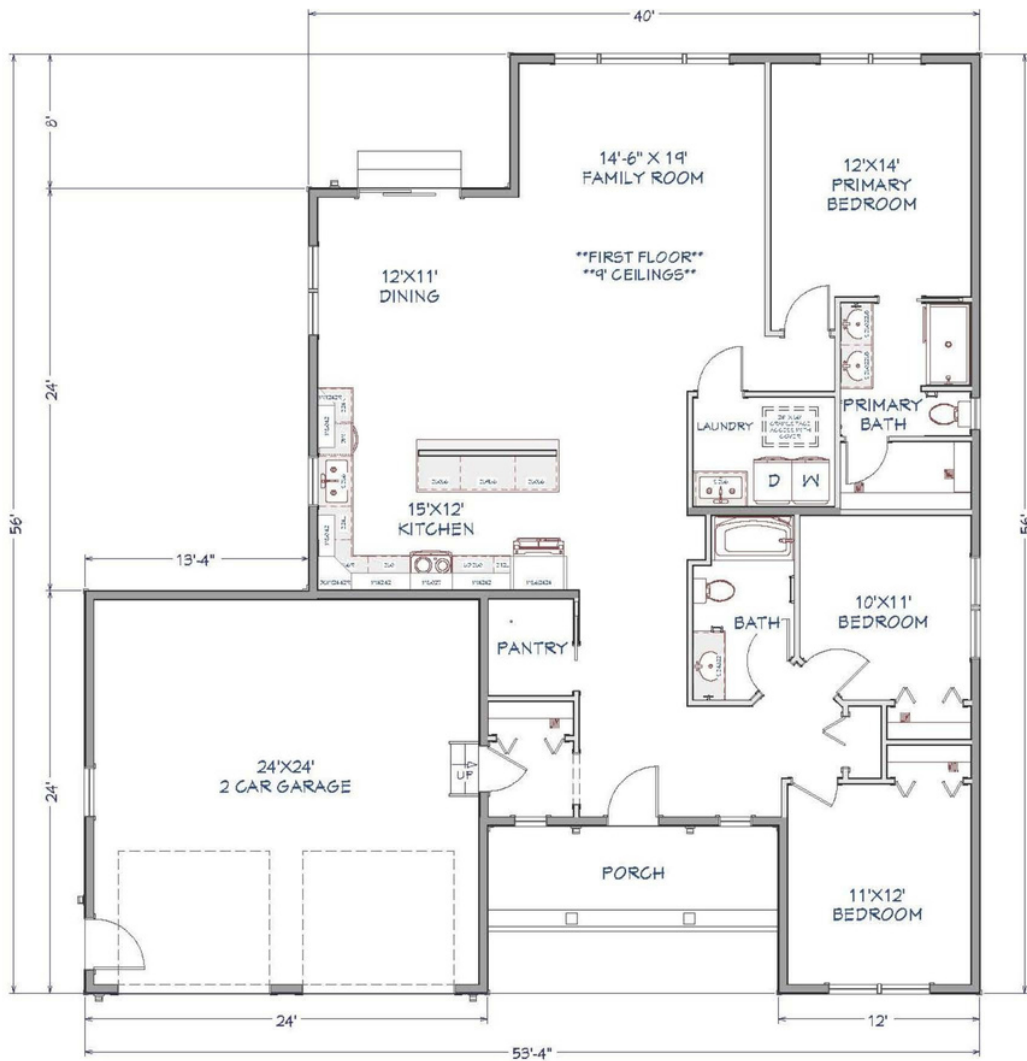
3 beds

2 baths



A spacious, single-level ranch designed for effortless living. The Maple features a bright, open-concept layout with large windows, a gourmet kitchen with walk-in pantry, and a convenient laundry room complete with storage space. The expansive primary suite offers privacy and comfort, making it perfect for relaxed living.

The Maple starts at \$599,000.



1722 SQ FT

Aspen

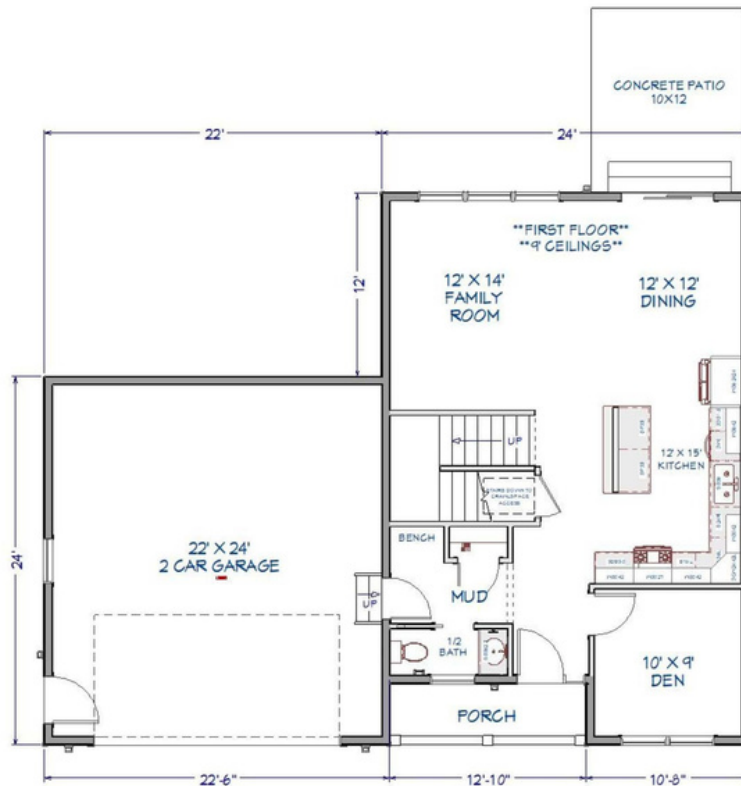
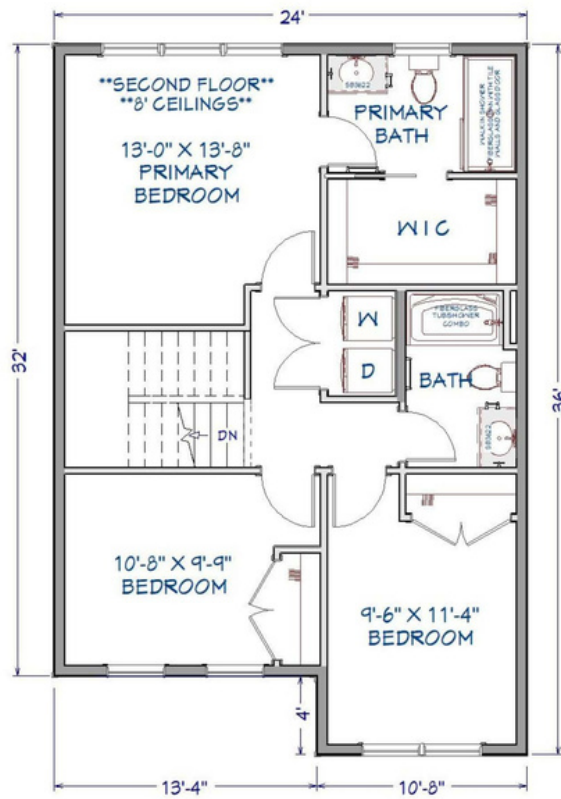
1,620 sf

3 beds

2.5 baths



A versatile two-story home designed for both style and function. The Aspen's main floor offers an expansive open- concept living area, perfect for entertaining, with a modern kitchen flowing seamlessly into the living and dining spaces. Upstairs, the private primary suite boasts a spacious walk-in closet and a serene ensuite bath, providing a peaceful retreat. The Aspen starts at \$559,000.



FIRST FLOOR 810 SQ FT
SECOND FLOOR 810 SQ FT
1620 SQUARE FEET TOTAL

Cedar

1,216 sf

2 beds

2 baths

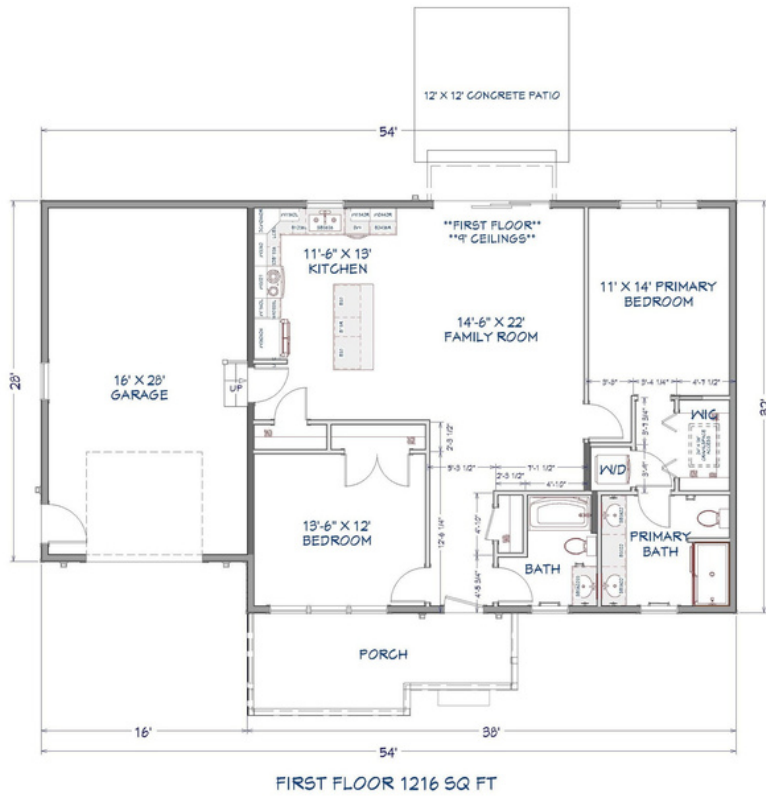


Comfort meets efficiency in this cozy ranch. Enjoy an open living area, a spacious primary suite with dual vanities, and a kitchen with detached island. The Cedar's smart layout is perfect for those seeking simplicity without sacrificing style.

The Cedar starts at \$479,000.



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Spruce

1,304 sf

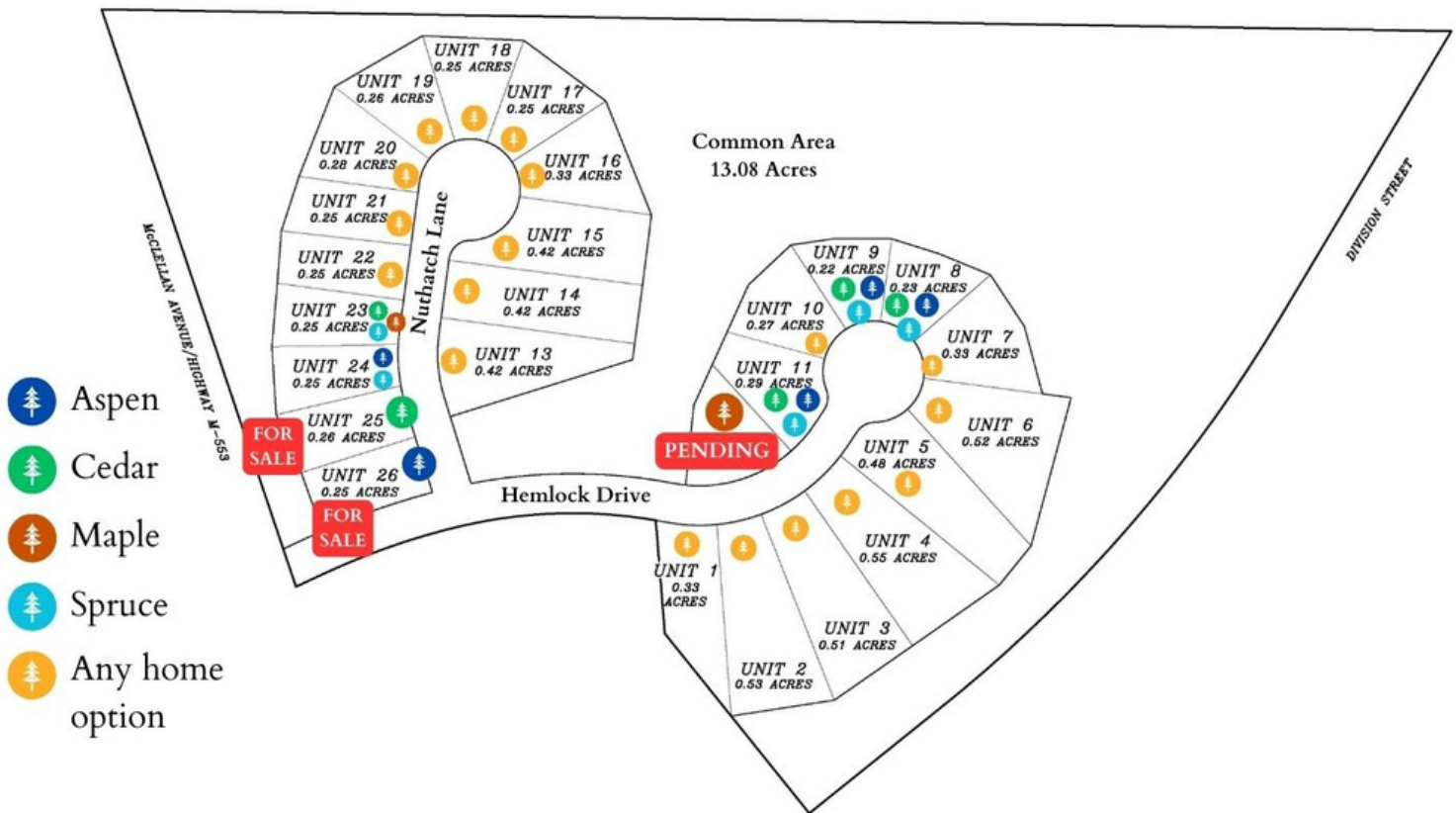
2 beds

2 baths



A sleek, thoughtfully designed ranch that fits any lot. The Spruce features an open-concept living space, a mudroom off the garage for convenience, and a spacious primary suite with a walk-in closet. The Spruce starts at \$529,000.

Parcels are available for your new home.



Once you've decided which home style suits you best, you'll select your location from one of Hemlock Park's carefully cultivated homesites. Our in-house real estate team is ready hit the ground, show you around the neighborhood, and help you pick out the right site for your new abode.

New home finish options, designed to impress.

Every Hemlock Park home includes a selection of high-quality standard finishes chosen for their durability, beauty, and timeless appeal. For those looking to personalize their space, a curated menu of well-considered upgrades offers elevated design options to suit a variety of tastes and lifestyles.

Hemlock Standard
Upgrades
Exterior/Basement

SIDING- LP Smartside	Diamond Kote 18 Color Choices		
TRIM	18 Color Choices		
WINDOWS	2 Color Choices		
BASEMENT	Crawl Space	Full Basement	Walk-out Basement
DECK/PATIO	Concrete	Trex Decking	Pavers
GARAGE DOOR	Paint	Stain	Top Windows

Flooring

ENTRY/KITCHEN/DINING/ LIVING/LAUNDRY	Luxury Vinyl 5 Color Choices	Tile	
BEDROOMS	Textured Carpet & Pad 2 Textures Choice, 3 Colors Each	Luxury Vinyl	
BATHROOMS	Luxury Vinyl 2 Color Choices	Tile	

Cabinets

WOOD SPECIES	Maple		
FINISH	Stain 3 Color Choices	Paint Color 2 Color Choices	
DOOR STYLE	Portrait		
CONSTRUCTION	Dovetail Soft-Touch Drawers	Add Roll Out Trays	
PULLS	Choice of 4 Styles		

Countertops

KITCHEN COUNTERTOPS	Quartz 2 Color Choices	Calacatta	Luxury Selection Color TBD
KITCHEN BACKSPLASHES	4" Quartz	Subway Tile 3 Color Choices	
BATHROOM COUNTERTOPS	Quartz 2 Color Choices	Calacatta	Luxury Selection Color TBD
BATHROOM BACKSPLASHES	4" Quartz		

Hemlock Standard
Upgrades
Plumbing

KITCHEN SINKS	Drop-in	Kraus Undermount	
BATHROOM SINKS	Drop-in	Undermount	
PRIMARY SHOWER	Fiberglass Module	Fiberglass base, Tile Wall	10" x 14" tile
PRIMARY SHOWER DOOR	No Door	Glass Door Alumax PL-60 Back to Back Solid Pull	
GUEST BATHTUB	Fiberglass Tub/Shower Module	Fiberglass Tub/Tile Walls	No Bathtub add Walk in Shower
FAUCETS	Delta Chosen Set	Delta Widespread Set	Delta Single Hole Set

Paint *Color One is Off-White. Accent colors are one wall in one room or all walls in one room.*

WALLS	Color One, 1 Accent Color	Color One, 2 Accent Colors	
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Doors/Hardware

FRONT DOOR	Norwood Textured Steel 2 Styles	True Grain Fiberglass	
HARDWARE	Schlage Latitude w/Collins Trim 4 Finish Colors		

Appliances

Package A

Package B

Package C

REFRIGERATOR	GE Energy Star French Door	GE Energy Star Hands Free Auto Fill	GE Cafe Hot Water Dispenser
RANGE	GE no Preheat Air Fry/Easy Wash	GE no Preheat Built in WIFI	GE Cafe Front control Six Burner
Microwave	GE Over Range	GE Over Range Sensor	GE Cafe Convection Oven
DISHWASHER	GE Energy Star Stainless Dishwasher	GE Energy Star w/Microban	GE Cafe Smart Wash
WASHER/DRYER	GE Front Load*	GE Front Load Ultra Fresh*	GE Profile Adaptive Smart Dispense*
STACKABLE Washer/Dryer	LG WashTower**		

Other

AIR CONDITIONER		Forced Air	
GAS FIREPLACE		Regency Grandview w/Quartz Surround	
BATHROOM GRAB BARS		Support Grab Assist Bars	

*Aspen, Spruce, and Maple models only

** WashTower available for all models

Introducing our partners

Every Hemlock Park home is the result of strong partnerships with local businesses and tradespeople who live and work right here in our community. From foundation to finish, each element is crafted by professionals who take pride in building high-quality homes for their neighbors.



G.E. Builders of Negaunee, MI brings over 25 years of trusted experience to every Hemlock Park home. Their commitment to quality craftsmanship and deep local roots ensure each home is built with care, integrity, and attention to detail. GE utilized local subcontractors during construction, including:

- Karki Drywall and Painting
- J-Goods Plumbing and Heating
- J&N Electric
- BSB Masonry
- K2 Insulation
- Wolverine Siding and Custom Trim
- Window Outfitters
- Carpet Specialists-Carpet One



Hemlock Park's model homes were furnished by Ashely HomeStore in Marquette. As an added bonus, Hemlock Park homebuyers receive exclusive discounts at Ashely, making it easy to bring that model home feel into their own living spaces.



Your Hemlock Park home comes standard with GE Appliances, locally sourced at Household Appliance. Locally owned and operated since 1971, Household's services include delivery, installation, and service.



The beautiful tile backsplashes and paver patios featured in our owned and operated in the Upper Peninsula for over 80 years. Aspen model home were furnished by Fraco, Inc., family



A Marquette staple for over 40 years, Oberstar, Inc., is our trusted sitework partner. At Hemlock Park, they carefully constructed roads and driveways, prepped the sites for construction, and landscaped our model home yards.



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