



Esquire YOUR HOME FOR BUILDING **HOME.**



NUPATH
HOMES

RENOVATIONS
GROUP



HOME ISN'T A PLACE...IT'S A FEELING.

At Espire, our passion is helping families find the perfect design, budget, and plan for their home. That's why we offer three distinct divisions: Espire Custom Luxury Homes, NuPath Customizable Model Homes, and Renovations Group Design/Build Remodeling. Each division brings you the same high-touch service experience while allowing for versatility and customization throughout the process. Then, the Espire Home Selling Team can seamlessly assist with your real estate needs.

Versatile Approach & Customization

Design & 3D Architecture

High-touch Service Experience

Skilled Team, Contractor & Supplier Network

Espire is about elevating the construction experience. Involving you in every aspect of the building process so we're able to transform your dream into a beautiful new home or freshly renovated space that uniquely reflects who you are. Be it custom home design, model home building, or renovations, we bring passion and owner-involvement to each project. We are Espire. "Your Home for Building Home."

Sincerely,
Daryl & Jenny Prusow

OFFERING THREE DISTINCT DIVISIONS TO BEST SERVE YOU:



Custom Luxury Homes

FEATURING:

Signature Home Plans
 Fully Custom Designs
 Top-of-the-line Finishes



Customizable Model Homes

FEATURING:

Extensive Models & Floor Plans
 Generous Standard Features
 Personalized Packages



Design/Build Remodeling

FEATURING:

Lower Levels & Additions
 Whole Homes, Kitchens & Baths
 Owner-assisted Remodeling

OUR VERSATILE APPROACH

Build or remodel? High-end or standard finishes? Custom or turnkey design? At Espire, we never take a one-size-fits-all approach. Leveraging the same strong team, contractors, and supplier networks to ensure quality workmanship throughout, we apply versatility in the design and material choices... allowing you to scale your project to your budget, lifestyle, and tastes. Upgrade where you want and use modest options where it matters less. Regardless of what you choose, you'll find customizing your home to be as easy as 1, 2, 3 with help from Espire.

WE GUIDE YOUR PATH

REMODEL VS. BUILD

CUSTOM VS. TURNKEY



HIGH-END VS. MODEST

And, if you are choosing to build, we can help you get your existing home updated to sell. Your partner...each step of the way.



MAKE THE MOST OF YOUR BUDGET

Customization starts with two standard packages. Each comes with a series of standard inclusions you would expect to find in a new home, while not limiting your opportunities to make the design your own. Or, upgrade or downgrade as needed to choose the things that are most important to you. Choose a NuPath floor plan and upgrade to Espire finishes, or choose an Espire luxury floor plan and a more modest package to fit your budget.

		
FOUNDATION	Full 9' high, 10" thick foundation walls	Full 8' high, 8" thick foundation walls
INSULATION	R-23 bib insulation in walls	R-19 batt insulation in walls
WINDOWS	Wood/Clad high-performance casement windows and patio doors	Vinyl high-performance single hung windows and patio doors
CABINETRY	Dura Supreme cabinetry, multiple wood species options	Wellborn Forest cabinetry: maple, oak, or hickory wood species
FLOORING	Choice of select wood floor or ceramic tile per plan	Choice of select WPC, laminate, or non-grouted luxury vinyl tile flooring

ESPIRE PACKAGES & STANDARD INCLUSIONS



Our Espire Packages feature dozens of features that far exceed our customer's expectations. From the beauty of wood windows to the energy-savings of higher insulation values, you'll find what you expect in a luxury home.

BUILDING INCLUSIONS

- Versatile approach and customization
- Design and 3D architecture
- High-touch service experience
- Skilled team, contractor, and supplier network
- Design consultation and plan customization
- Budget and timeline planning
- Building site consultation
- Focus on Energy Certified New Home
- Form-A-Drain tile footing system with crock and sealed sump pump
- Full 9' high, 10" thick foundation walls
- Foundation insulation with stucco coat on the top 12"
- (2) vinyl basement windows with area wells connected to drain tile system
- Steel beams and tube columns
- Poured concrete basement floor, garage floor, and front stoop
- 2"x6", 16" O.C. exterior wall framing, with OSB sheathing
- 2"x6", 16" O.C. exterior garage wall framing with OSB sheathing
- Tyvek house wrap on exterior house and garage walls to prevent air and water penetration
- Flex wrap on all windows and door sills to prevent air infiltration and sill rot
- Engineered I-Joist floor system with T&G high-performance floor sheathing, nailed and glued
- Engineered roof trusses, 24" O.C., with OSB sheathing
- R-23 bib insulation in walls
- 2" closed cell foam at all box sills
- R-50 blown in attic insulation
- Vinyl clad exterior, wood interior high-performance casement windows

INTERIOR BUILDING INCLUSIONS

- 95% high efficiency furnace
- Honeywell media air cleaner
- 13 seer high efficiency central air conditioner
- Honeywell T6 WiFi Programmable Thermostat
- Ventilation for kitchen hood, dryer, and bathrooms
- Power-vented 75 gallon gas water heater system
- Rough-in ¾ bath in basement for future bathroom
- Aker acrylic tub and shower modules
- Kohler plumbing fixtures, pressure balanced, chrome faucets
- Aker acrylic shower pan in Master Bathroom with ceramic tile walls
- Kohler undermount oval or rectangle vitreous china sinks in bathrooms
- Kohler comfort height elongated toilets
- Blanco undermount kitchen sink with a Kohler Brushed Nickel or Chrome faucet

INTERIOR BUILDING INCLUSIONS CONTINUED

- Kohler pedestal sink in powder room with wide spread chrome faucet
- Garbage disposal with air switch
- Water/ice maker line to refrigerator
- Mustee 10 single compartment laundry tub
- Laundry room washer box with hot/cold water
- Dishwasher hookup
- 200-amp electrical service
- Smoke detectors and carbon monoxide detectors
- Decora switches and outlets
- Gas or electric hook-up for dryer and range/oven
- Structured wiring package
- Knockdown drywall texture on interior walls
- Square or rounded corners on interior walls
- Interior painting on ceilings and walls throughout
- Painted MDF or stained poplar trim and interior, 3-hinge doors, variety of styles
- Wood window extension jambs with casing, painted or stained
- Beech stair parts with option of select iron styles
- Dura Supreme cabinetry, multiple wood species options, variety of door styles with soft-close hinges and dovetail drawers with full extension, soft-close glides.
- Tall vanities in all bathrooms
- Select stain and designer paint finishes and select cabinet accessories
- Espire Series quartz/granite countertops at kitchen and all bathrooms (excluding powder room)
- High definition laminate countertop at laundry room
- Framed mirrors above bathroom vanities (excluding powder bathroom)
- Direct vent gas fireplace with fan, logs and remote
- Manufactured stone veneer fireplace face with flush manufactured stone hearth and wood mantel

EXTERIOR BUILDING INCLUSIONS

- Superior exterior design consisting of a combination of shape, texture, and color
- Limited lifetime high definition shingles
- Continuous ridge vent and enamel baked colored valleys to match shingle color
- Ice and water shield applied on eaves and valleys
- Energy rated insulated fiberglass exterior doors with deadbolts
- Front full view storm door with interchangeable storm/screen door
- 8' tall triple layer insulated steel overhead garage doors
- (2) LiftMaster Premium Series ½ HP AC belt drive openers with (2) transmitters, keyless entry system and MyQ technology
- James Hardie Hardieplank climate engineered primed lap siding
- MiraTEC trim, window wraps and corners
- MiraTEC fascia and plywood soffit
- Exterior caulking
- Exterior painting
- Maintenance-free, seamless, aluminum gutters with 4" downspouts
- Manufactured stone exterior veneer per plan
- (2) exterior frost-proof hose bibs
- (2) exterior weatherproof GFCI outlets
- Front and rear doorbells

NUPATH PACKAGES & STANDARD INCLUSIONS



Our NuPath Packages feature some of today's most popular building materials. From high-performance windows to the beauty of quartz and granite countertops, you'll be surprised what's included:

BUILDING INCLUSIONS

- Versatile approach and customization
- Design and 3D architecture
- High-touch service experience
- Skilled team, contractor, and supplier network
- Design consultation and plan customization
- Budget and timeline planning
- Building site consultation
- Focus on Energy Certified New Home
- Form-A-Drain tile footing system with crock and sealed sump pump
- Full 8' high, 8" thick foundation walls with interior brick pattern
- Foundation insulation with stucco coat on the top 12"
- (2) vinyl basement windows with area wells connected to drain tile system
- Steel beams and tube columns
- Poured concrete basement floor, garage floor, and front stoop
- 2"x6", 16" O.C. exterior wall framing, with OSB sheathing
- 2"x6", 16" O.C. exterior garage wall framing with OSB sheathing
- Tyvek house wrap on exterior house and garage walls to prevent air and water penetration
- Flex wrap on all windows and door sills to prevent air infiltration and sill rot
- Engineered I-Joist floor system with T&G high performance floor sheathing, nailed and glued
- Engineered roof trusses, 24" O.C., with OSB sheathing
- R-19 batt insulation in walls
- 2" closed cell foam at all box sills
- R-50 blown in attic insulation
- Vinyl high-performance single hung windows and patio doors with a selection of grille patterns

INTERIOR BUILDING INCLUSIONS

- 95% high efficiency furnace
- Honeywell media air cleaner
- 13 seer high efficiency central air conditioner
- Honeywell T6 WiFi Programmable Thermostat
- Ventilation for kitchen hood, dryer, and bathrooms
- Water supply lines are CPVC & PEX, drains are PVC
- Power-vented 50 gallon gas water heater system
- Rough-in ¾ bath in basement for future bathroom
- Aker acrylic tub and shower modules
- Kohler drop-in oval vitreous china sinks in bathrooms
- Kohler plumbing fixtures, pressure balanced, chrome faucets
- Kohler comfort height elongated toilets
- Kohler stainless steel sink in kitchen with Kohler Brushed Nickel or Chrome faucet
- Kohler pedestal sink in powder room with wide spread chrome faucet
- Garbage disposal with air switch
- Water/ice maker line to refrigerator
- Laundry room washer box with hot/cold water

INTERIOR BUILDING INCLUSIONS CONTINUED

- Dishwasher hookup
- 200-amp electrical service
- Smoke detectors and carbon monoxide detectors
- Gas or electric hook-up for dryer and oven
- Structured wiring package
- Knockdown drywall texture on interior walls
- Square or rounded corners on interior walls
- Interior painting on ceilings and walls throughout
- Painted MDF or stained poplar trim and interior doors, variety of styles
- Stained or painted wood sills with drywall return window jambs
- ½ walls with wood cap at stairs, if applicable
- Wellborn Forest cabinetry, maple, hickory, or oak wood species, variety of door styles with soft-close hinges and dovetail drawers with full extension, soft-close glides
- Tall vanities in all bathrooms
- Select stain and designer paint finishes and select cabinet accessories
- NuPath Series quartz/granite countertops at kitchen
- High definition laminate countertops at laundry room and all bathrooms except powder room
- Framed mirrors above bathroom vanities (excluding powder bathroom)
- Direct vent gas fireplace with fan and logs
- Manufactured stone veneer fireplace face with flush manufactured stone hearth and wood mantel
- Schlage levers on doors, choice of style and finish
- Cabinet door and drawer hardware allowance
- Towel bar and toilet paper holder per bathroom
- 5' sliding clear glass shower door with chrome frame and hardware
- Spacesaver over-the-range microwave – stainless steel
- Hidden control dishwasher – stainless steel
- Choice of select WPC, laminate, or non-grouted luxury vinyl tile flooring per plan
- Carpet allowance
- Light fixture allowance
- Rough and finish cleaning

EXTERIOR BUILDING INCLUSIONS

- Superior exterior design consisting of combination of shape, texture, and color
- Limited lifetime high definition shingles
- Continuous ridge vent and enamel baked colored valleys to match shingle color
- Ice and water shield applied on eaves and valleys
- Energy rated insulated fiberglass exterior doors with deadbolts
- 8' tall triple layer insulated steel overhead garage doors
- (2) LiftMaster Premium Series ½ HP AC belt drive openers with (2) transmitters, keyless entry system and MyQ technology
- James Hardie Hardieplank climate engineered primed lap siding
- MiraTEC trim, window wraps, and corners
- MiraTEC fascia and plywood soffit
- Exterior caulking
- Exterior painting
- Maintenance-free, seamless, aluminum gutters with 4" downspouts
- (2) exterior frost-proof hose bibs
- (2) exterior weatherproof GFCI outlets
- Front and rear doorbells



The Espire Home Selling Team is your partner for your home building and selling experience. Rely on our licensed agents to guide you through the entire process, or reach out when you need an expert's touch.

COMPREHENSIVE REAL ESTATE SERVICES

Purchase Land or Property
Manage Your New Home Build
Sell Your Current Home

EXEMPLARY SERVICE EVERY STEP ALONG THE WAY

Becoming a homeowner can have a lot of moving parts. Should you buy or build? What about selling your current home? Espire and Realty Executives Integrity have formed a unique partnership to help you manage this process smoothly and effortlessly: the Espire Home Selling Team. By working with the licensed real estate professionals from our team, you're on the right path to finding home—no matter what that means to you.

PURCHASE LAND OR PROPERTY

When a home's value is driven by location, you need to get it just right. We can help you buy the perfect lot for your new home. Or if one of our existing model homes suits your needs, we can assist with that, too.

MANAGE YOUR BUILD PROCESS

Take the hassle of construction details off your plate. Through years of experience with home builds, closings, and contracts, we know what to expect and exactly which details to watch for.

SELL YOUR CURRENT HOME

With your new home construction underway, it's time to bid your current home farewell. Work with us to maximize the value of your sale and coordinate your building and selling timelines.

FIND YOUR WAY HOME

No matter what path you choose for your new home, let our team handle the details. Our all-in-one approach makes your journey to homeownership stress-free.

ESPIRE HOME SELLING TEAM 262-361-3660



Our signature division of custom luxury homes featuring high-end materials and finishes.

FEATURING:

- Signature Home Plans
- Fully Custom Designs
- Top-of-the-line Finishes



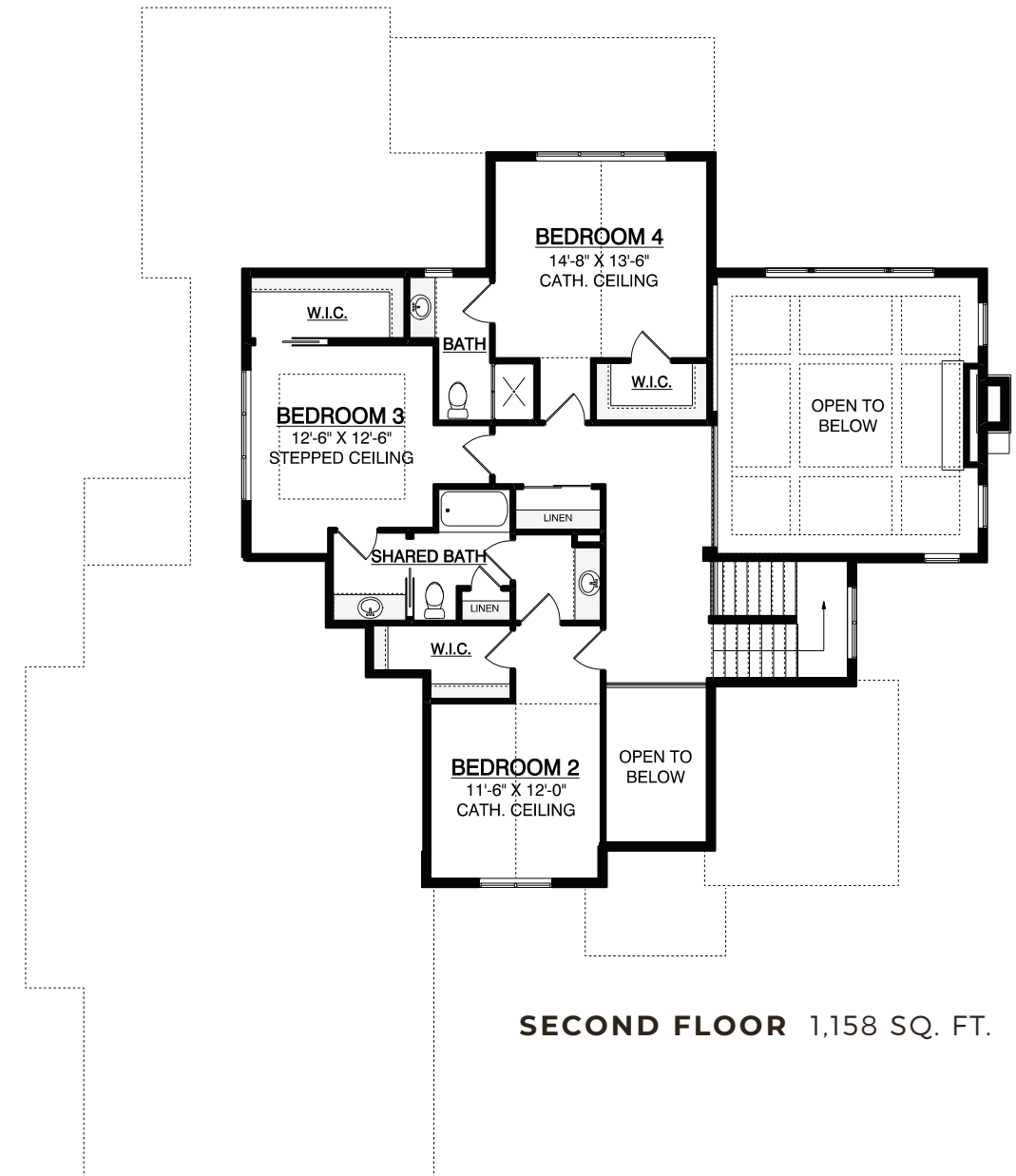
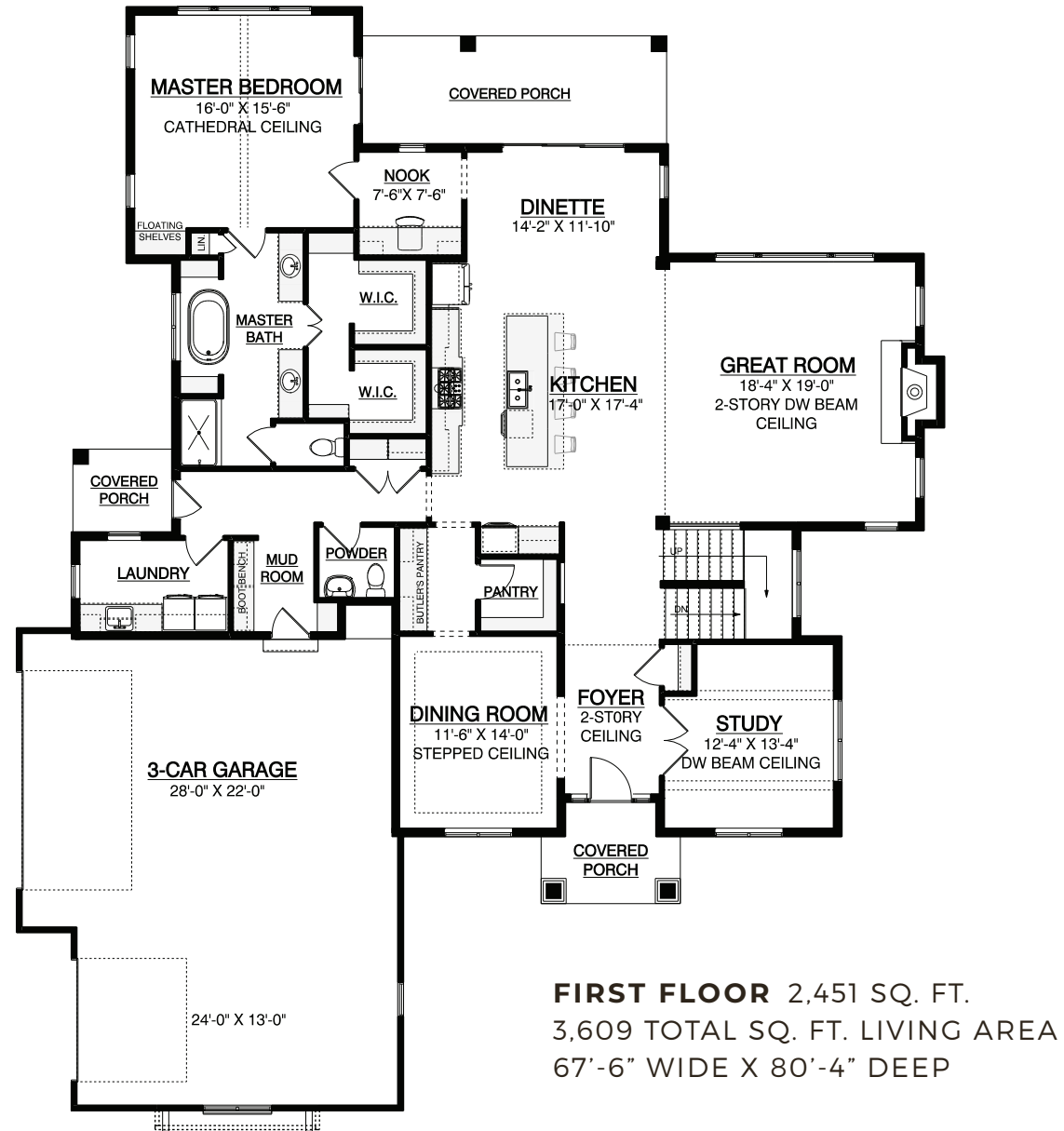
THE HAWTHORNE
TWO-STORY DESIGN

**EXQUISITE
FAMILY
RETREAT**



3,609 SQ. FT. | 4 BEDROOMS | 3.5 BATHS | THREE COVERED PORCHES

THE HAWTHORNE FLOOR PLANS





THE MADRONO I

TWO-STORY DESIGN

2021
PARADE
OF HOMES
MODEL



ELEVATION A

3,350 SQ. FT. | 4 BEDROOMS | 3.5 BATHS | PRIVATE MASTER SUITE



THE MADRONO I

TWO-STORY DESIGN

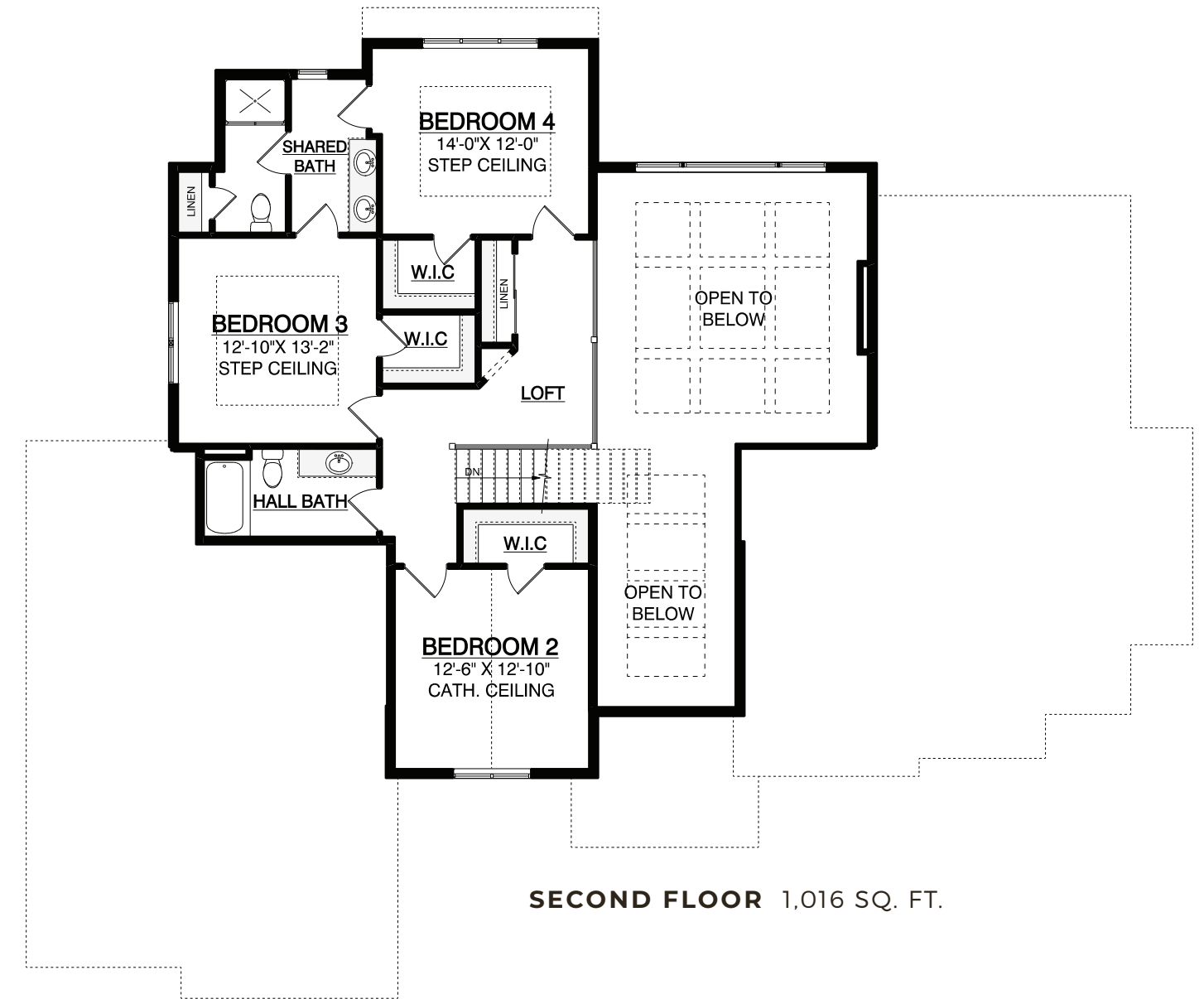
OPEN-
CONCEPT
FAMILY
HOME



ELEVATION B

3,350 SQ. FT. | 4 BEDROOMS | 3.5 BATHS | PRIVATE MASTER SUITE

THE MADRONO | FLOOR PLANS





FLEXIBLE & CUSTOMIZABLE

From helping you decide if you should build or remodel to offering hundreds of customization options, we bring a versatile approach to our work. Leveraging this flexibility, you can emphasize and upgrade your priorities while keeping your overall plan in check with your budget.



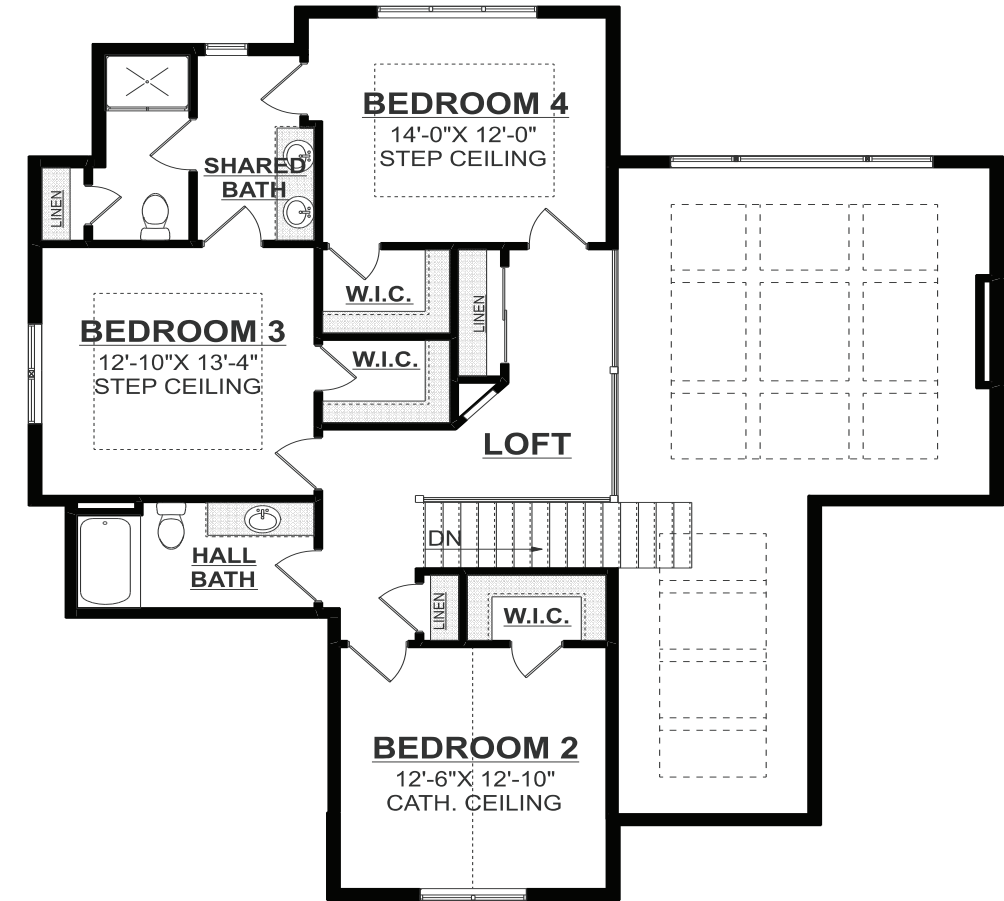
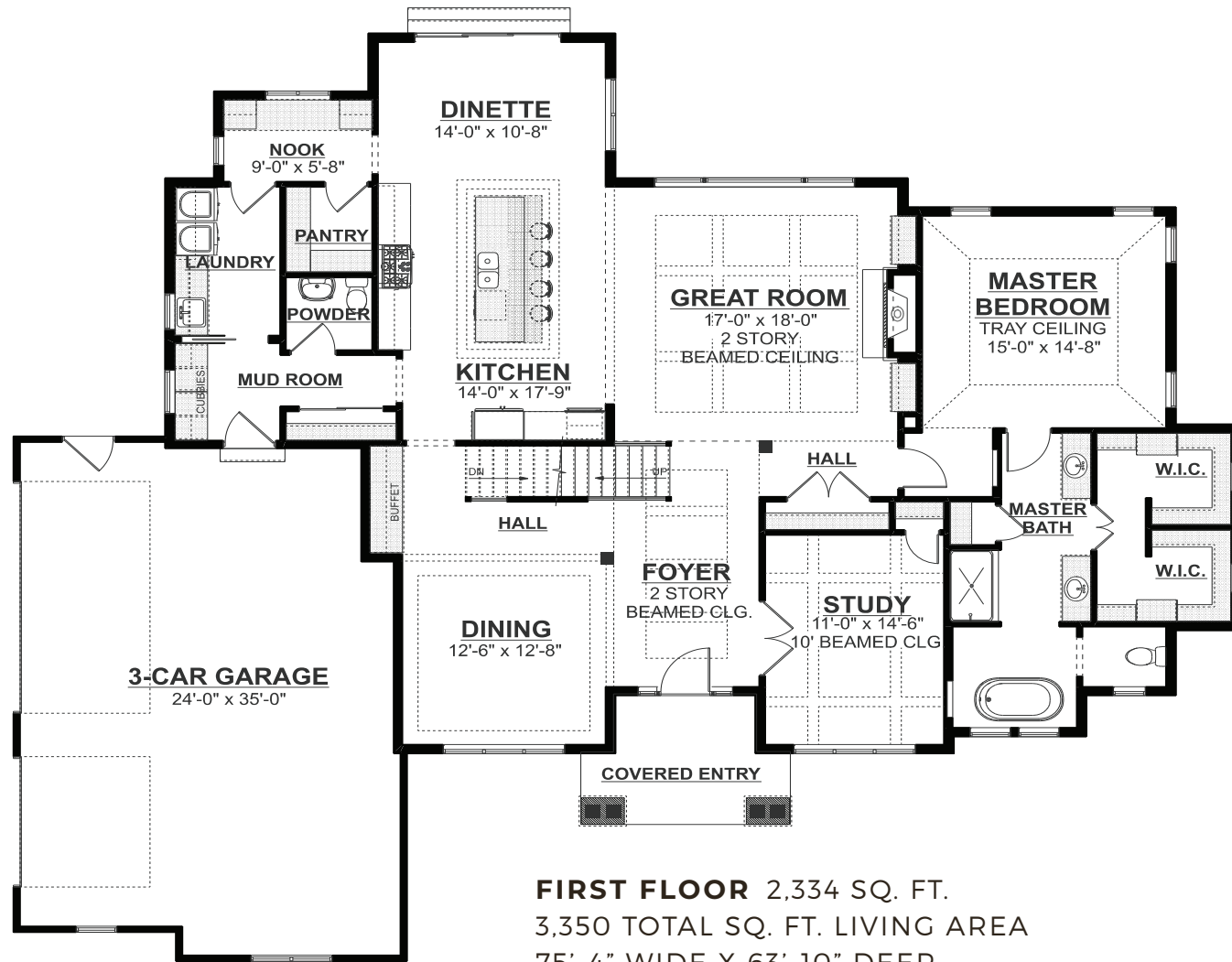
THE MADRONO II TWO-STORY DESIGN

**LUXURIOUS
FAMILY
HOME**



3,350 SQ. FT. | 4 BEDROOMS | 3.5 BATHS | PRIVATE MASTER SUITE

THE MADRONO II FLOOR PLANS





THE FINEST TOUCHES

Building a custom home is a very personal experience. One riddled with decisions, emotions, and hopefully a lot of trust. At Espire, we are honored to be considered your partner in this amazing endeavor, "Building Home" together. As you explore your new construction needs, we stand ready with pre-designed floor plans or fully-custom home designs. We know both options will surpass your expectations for quality, materials, and especially for service because that's our promise.



THE MADRONO III TWO-STORY DESIGN

TWO-STORY
FAMILY
HOME

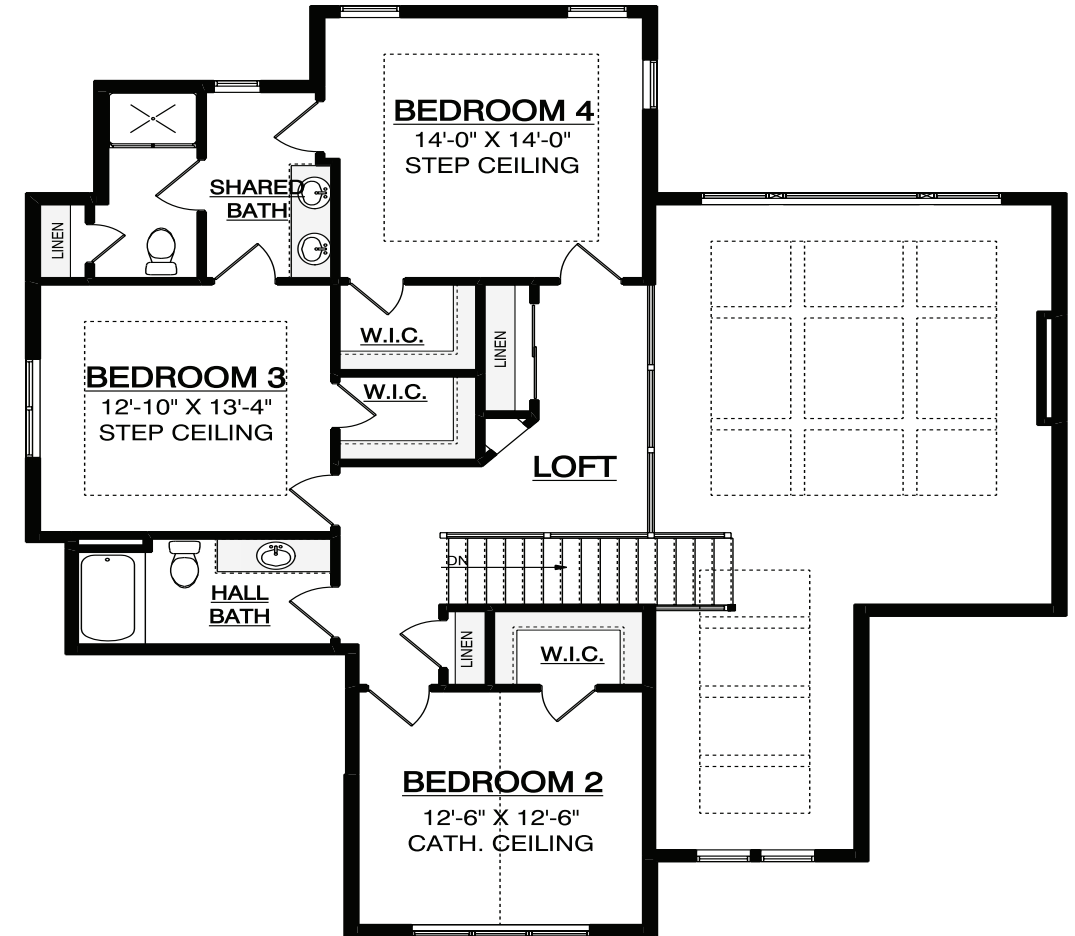


3,446 SQ. FT. | 4 BEDROOMS | 3.5 BATHS | PRIVATE MASTER SUITE

THE MADRONO III FLOOR PLANS



FIRST FLOOR 2,403 SQ. FT.
3,446 TOTAL SQ. FT. LIVING AREA
73'-4" WIDE X 67'-10" DEEP



SECOND FLOOR 1,043 SQ. FT.



HOME PHOTO GALLERY

Picture your future home, down to the finest details. Find inspiration with our online photo gallery, featuring pictures of our new home designs, stunning exteriors, hand-picked finishes, and the latest interior design trends. Each room is staged to perfection, helping you envision what life will be like in your new home.



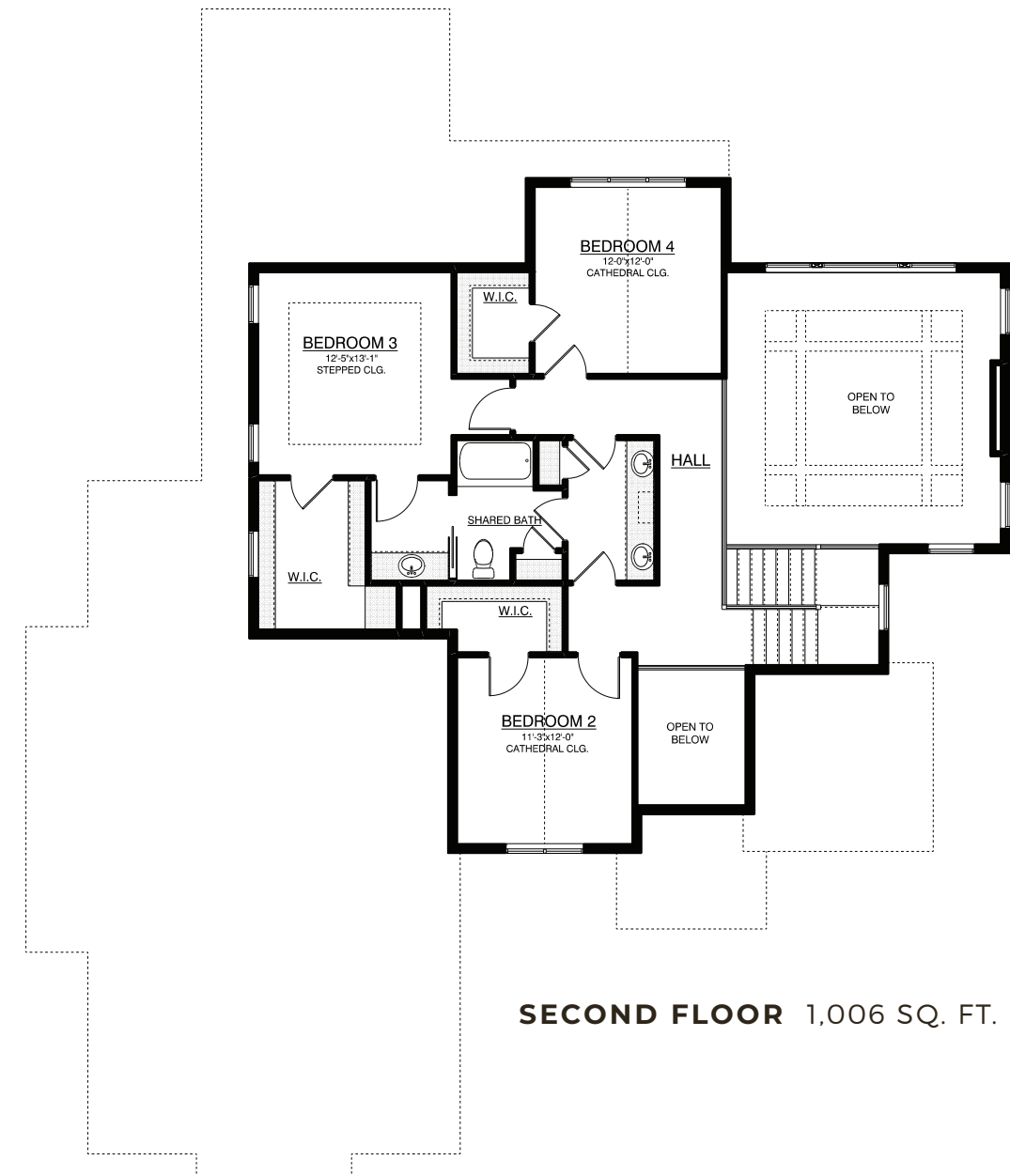
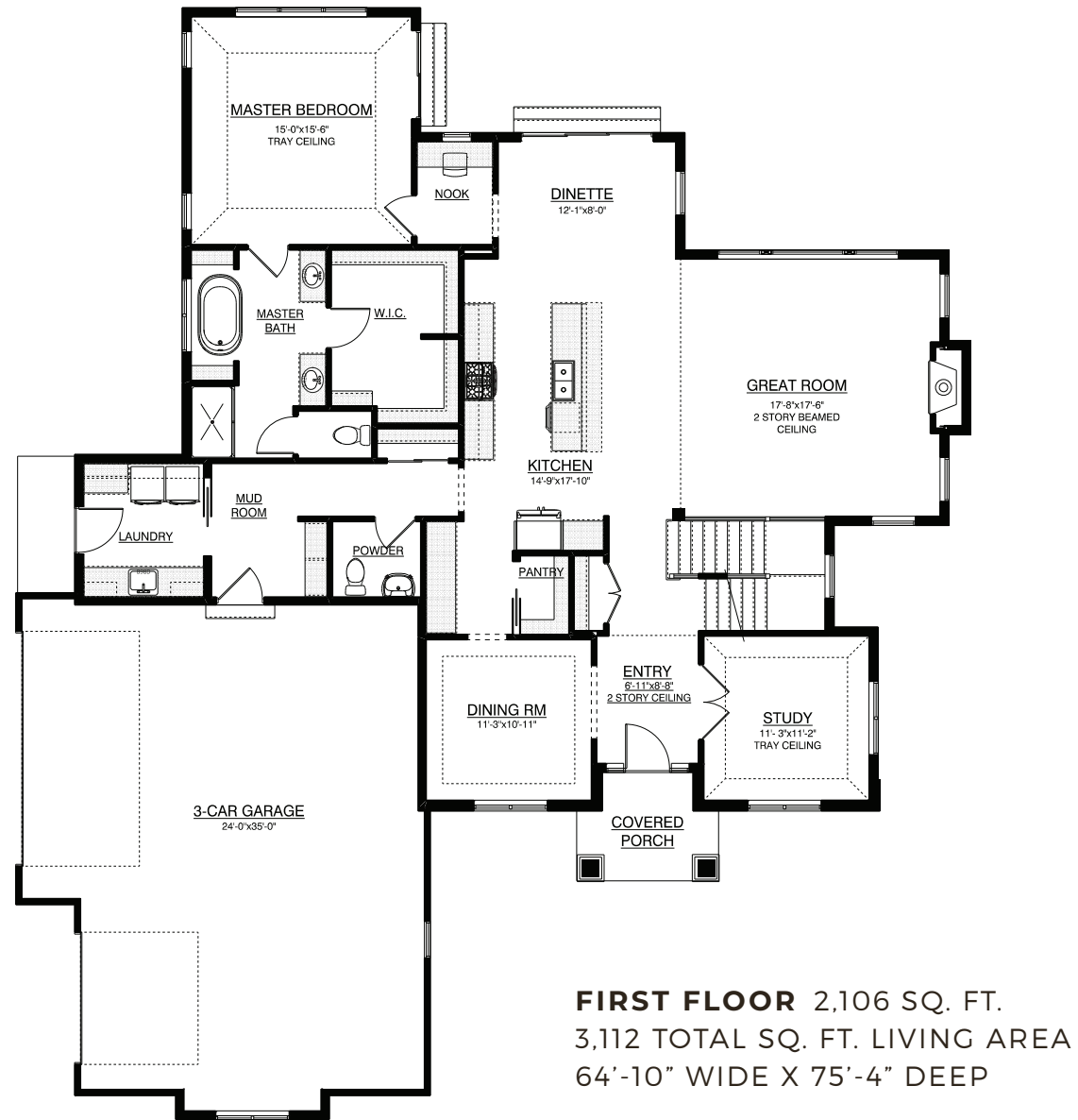
THE WHITE OAK TWO-STORY DESIGN

CHARMING
& TIMELESS
DESIGN



3,112 SQ. FT. | 4 BEDROOMS | 2.5 BATHS | TWO-STORY GREAT ROOM

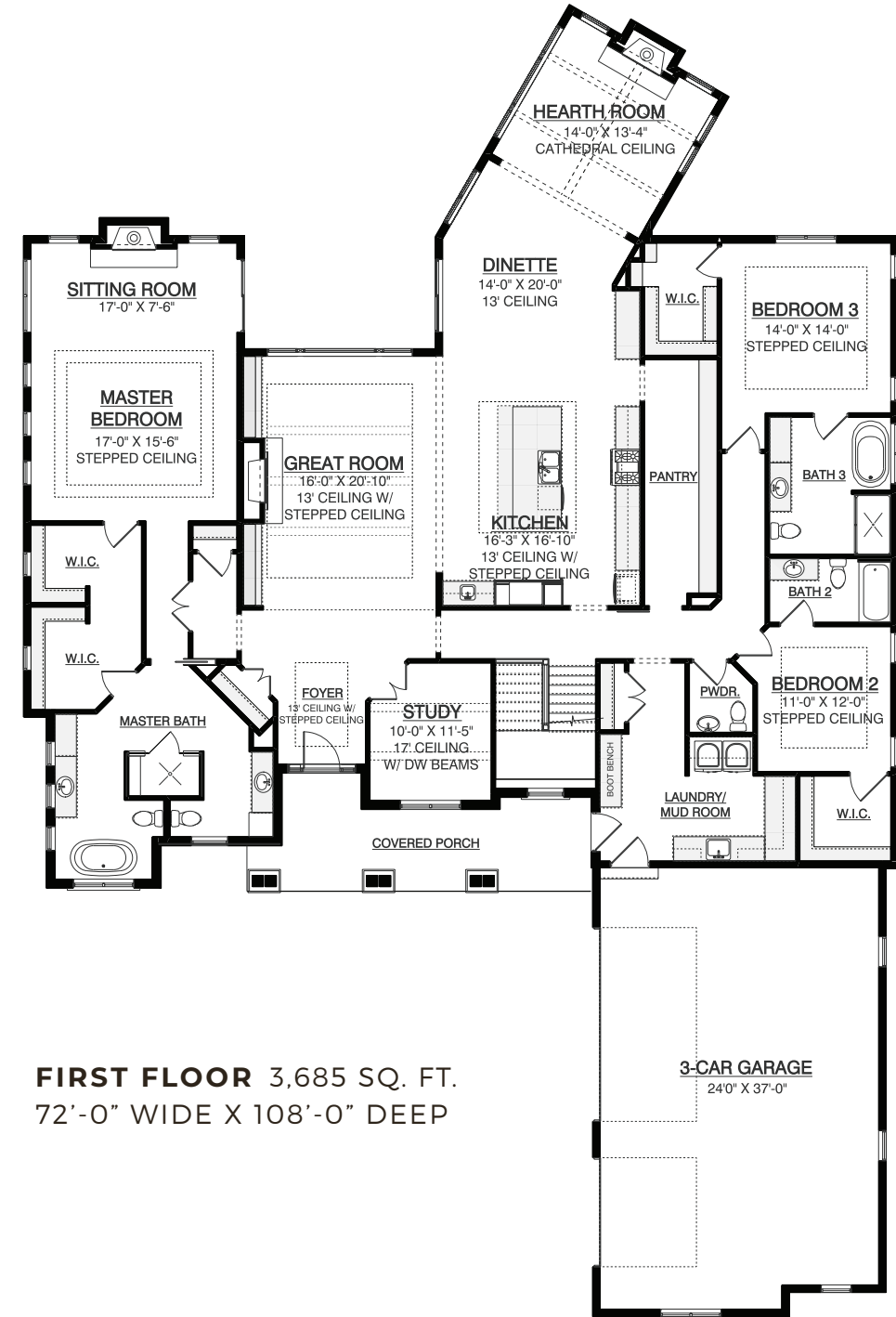
THE WHITE OAK FLOOR PLANS





THE BIRCH RANCH DESIGN

2021
PARADE
OF HOMES
MODEL

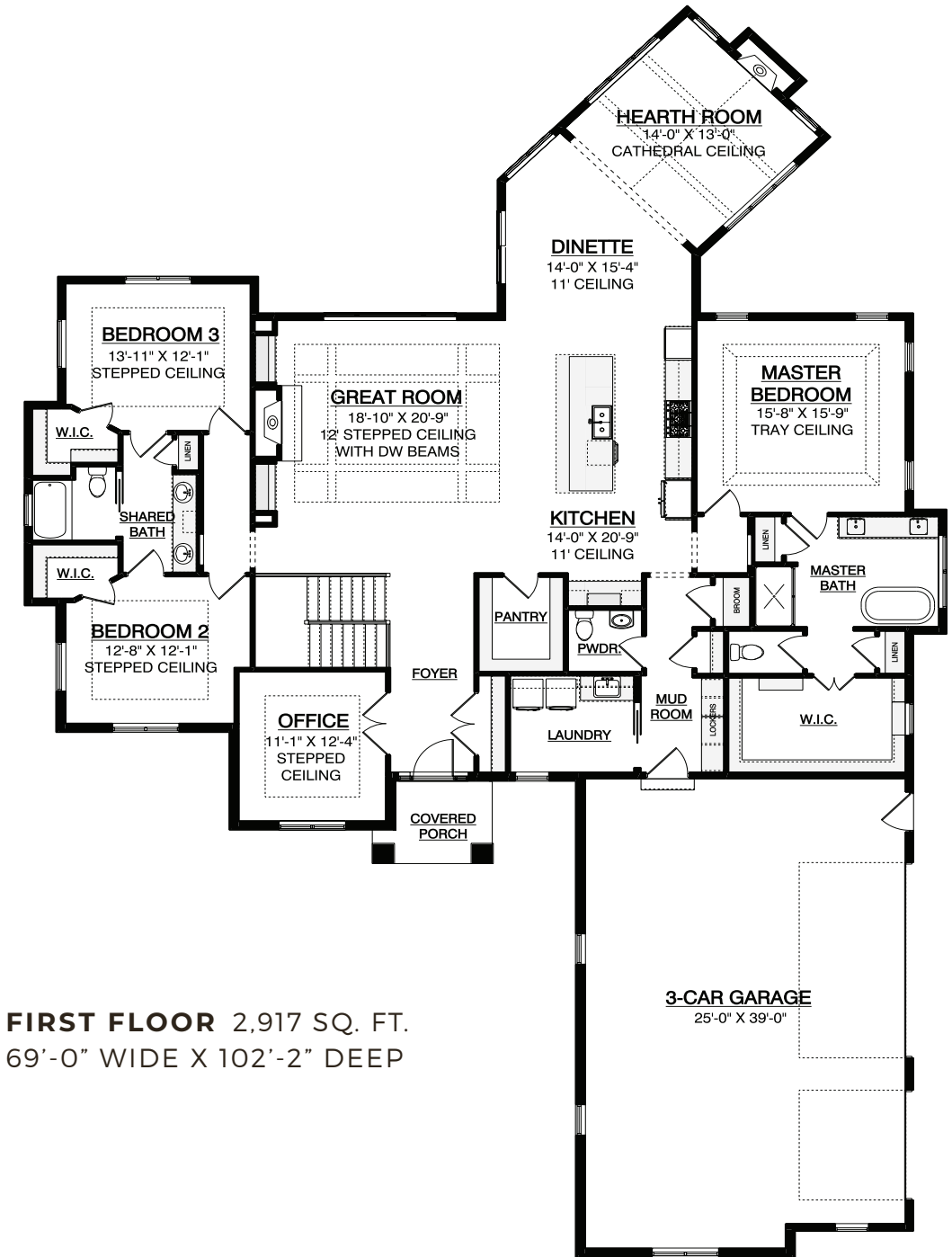


3,685 SQ. FT. | 3 BEDROOMS | 3.5 BATHS | LUXURIOUS MASTER SUITE



THE FRASER RANCH DESIGN

**BLISSFULLY
OPEN
LAYOUT**



FIRST FLOOR 2,917 SQ. FT.
69'-0" WIDE X 102'-2" DEEP

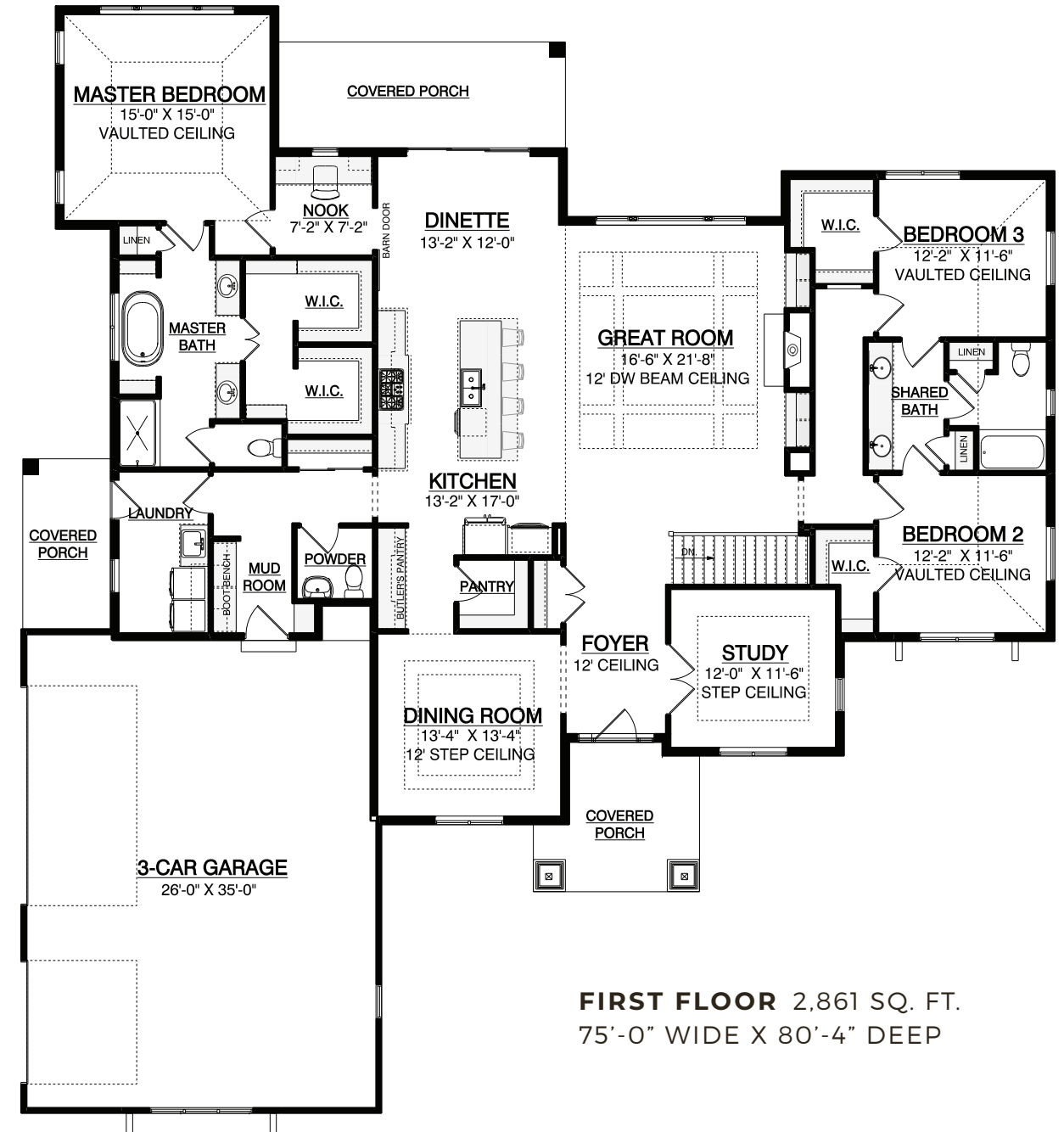
2,917 SQ. FT. | 3 BEDROOMS | 2.5 BATHS | LUXURIOUS MASTER EN-SUITE



THE MAGNOLIA

RANCH DESIGN

LUXURY
EXECUTIVE
HOME

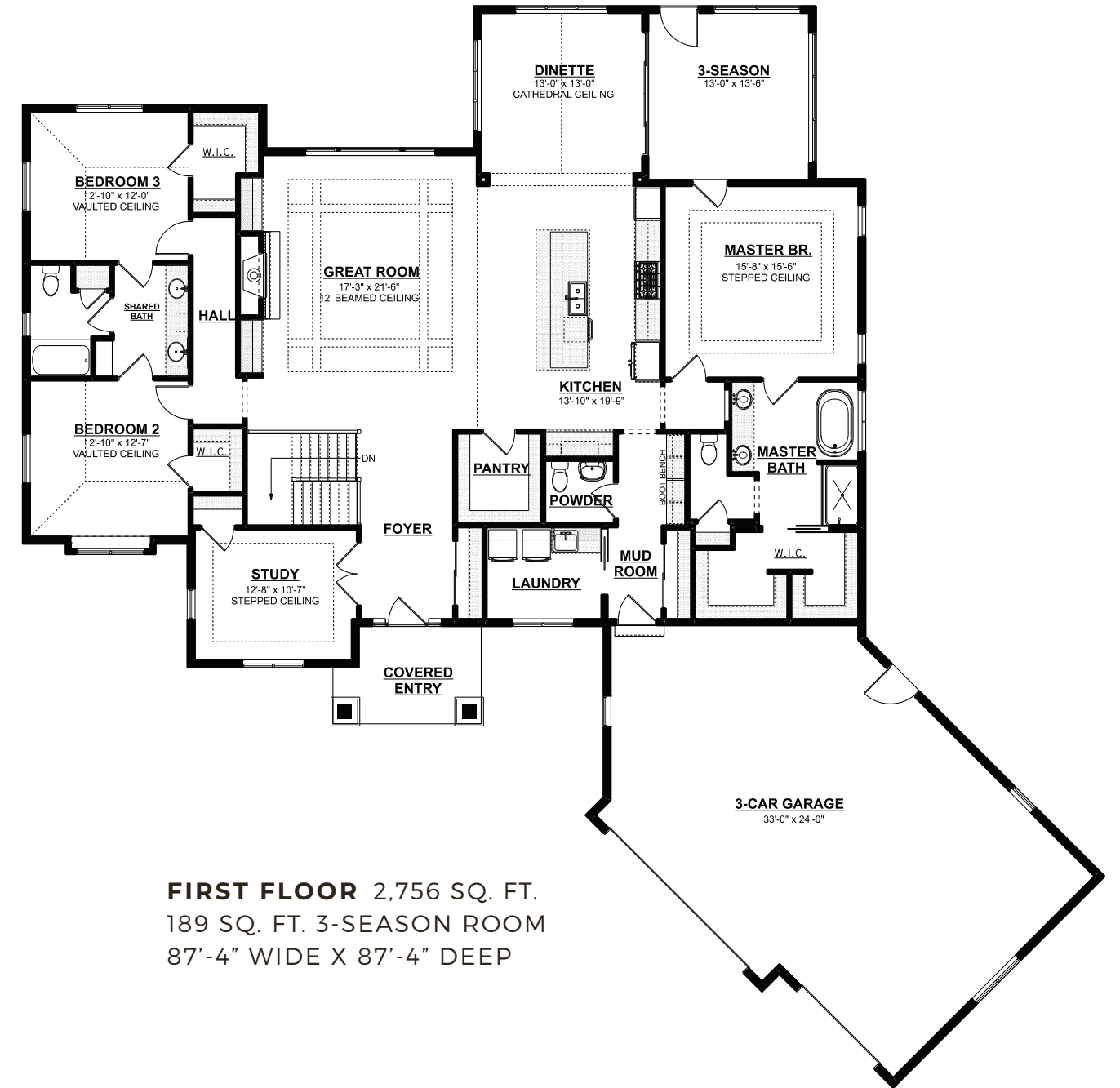


2,861 SQ. FT. | 3 BEDROOMS | 2.5 BATHS | GOURMET KITCHEN



THE ACACIA RANCH DESIGN

MODERN
LIFESTYLE
RANCH



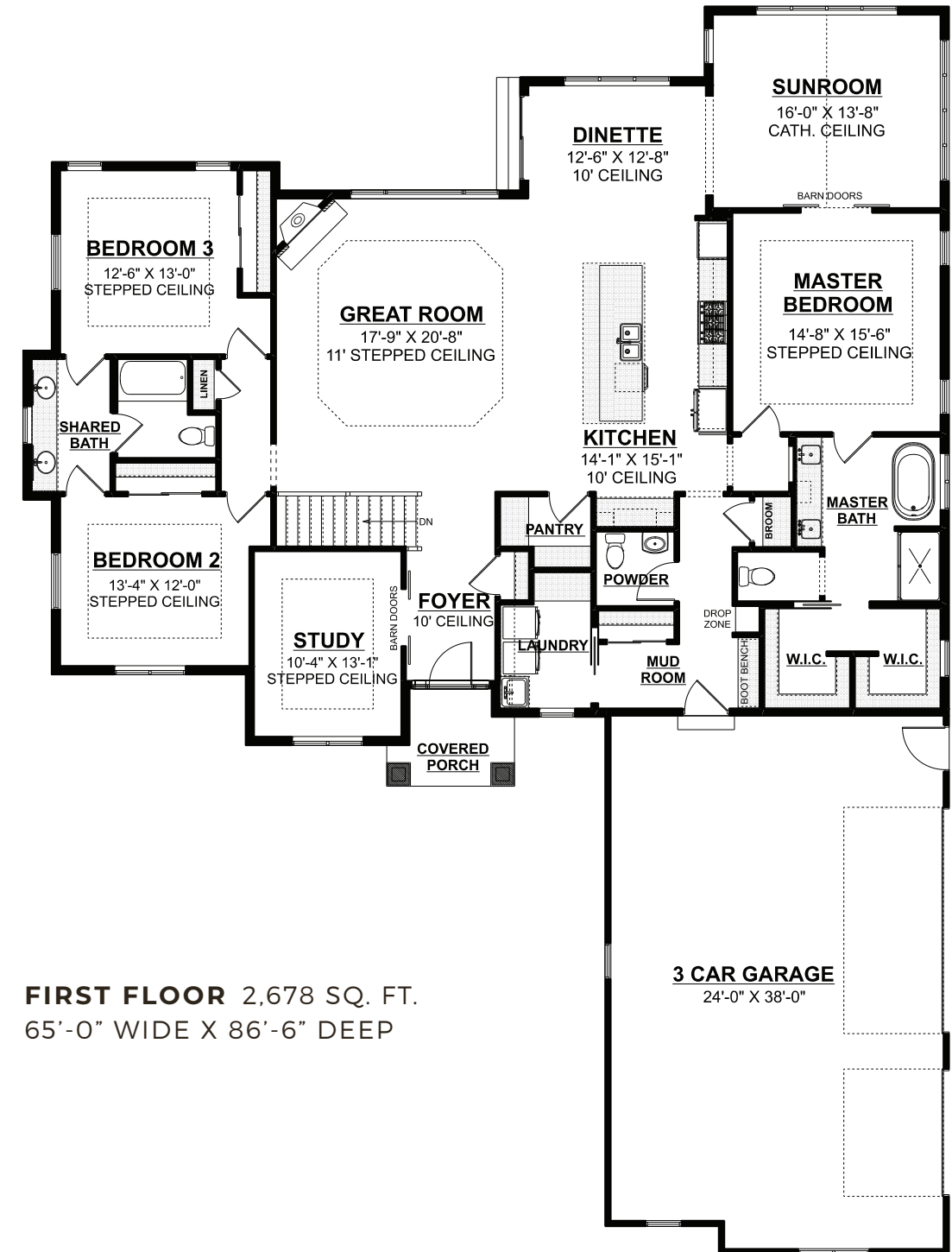
FIRST FLOOR 2,756 SQ. FT.
189 SQ. FT. 3-SEASON ROOM
87'-4" WIDE X 87'-4" DEEP

2,754 SQ. FT. | 3 BEDROOMS | 2.5 BATHS | THREE-SEASON ROOM



THE WILLOW RANCH DESIGN

**SPACIOUS
MODERN
RANCH**



FIRST FLOOR 2,678 SQ. FT.
65'-0" WIDE X 86'-6" DEEP

2,675 SQ. FT. | 3 BEDROOMS | 2.5 BATHS | DELUXE MASTER SUITE



THE ALTISSIMA

TWO-STORY DESIGN

2019
PARADE
OF HOMES
MODEL

"We cannot put words to the way our home looks. We are beyond thankful and grateful. It's amazing and something we never expected. If you look around this home right now, the detailed work is incredible.

The process has been so easy from start to finish. What they have created here is unbelievable. Espire does a fabulous job of leading you through the process."

KAREN & BILL

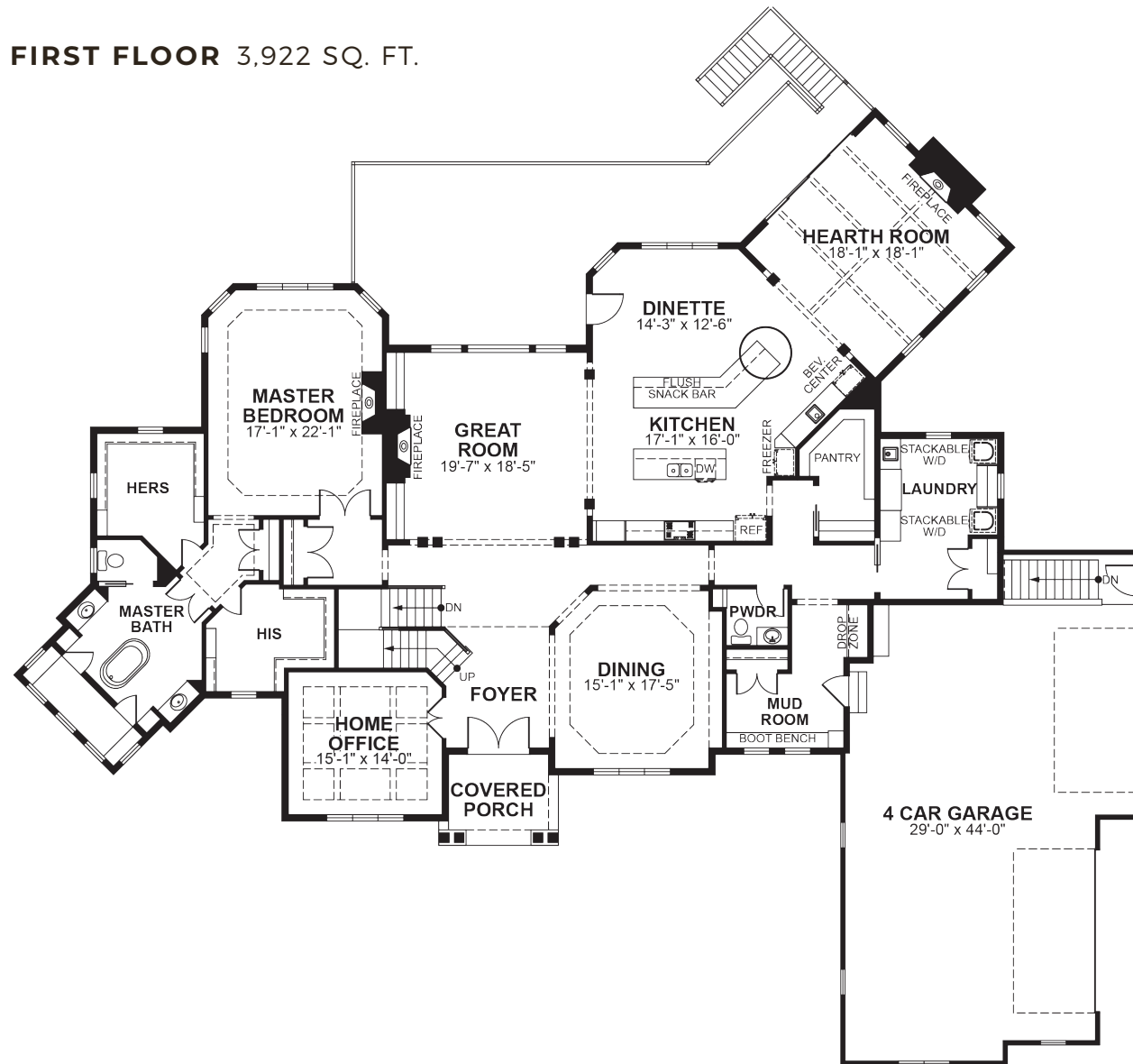


6,240 SQ. FT. | 6 BEDROOMS | 5.5 BATHS | VEGAS MASTER SUITE

THE ALTISSIMA FLOOR PLANS



FIRST FLOOR 3,922 SQ. FT.



SECOND FLOOR 2,318 SQ. FT.



NU²PATH HOMES

Our beautiful line of fully-customizable model home plans offered at a moderate price point.

FEATURING:

Signature Home Plans
Fully Custom Designs
Top-of-the-line Finishes

THE COTTONWOOD TWO-STORY DESIGN

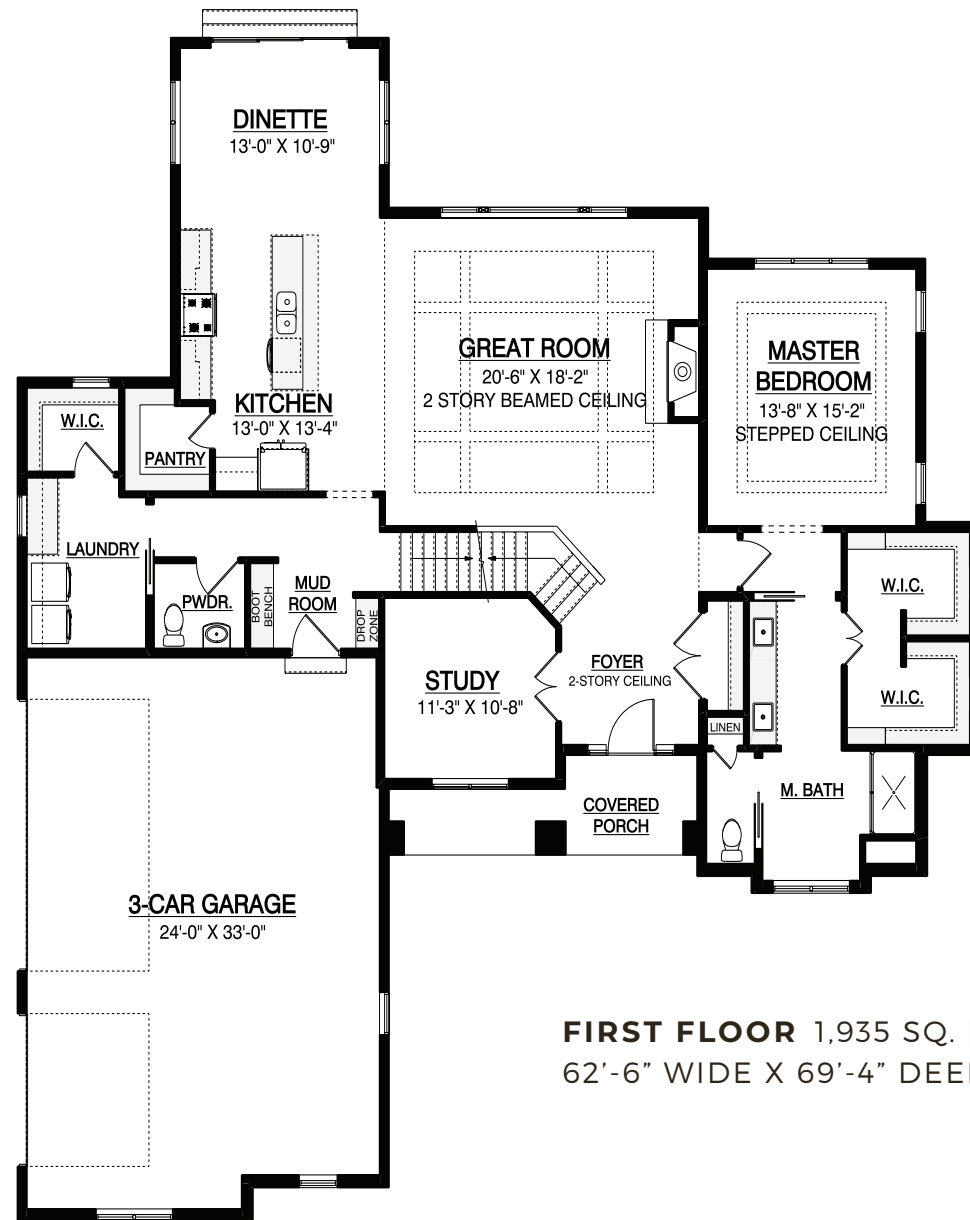
NU²PATH
HOMES

2020 PARADE
OF HOMES
MODEL

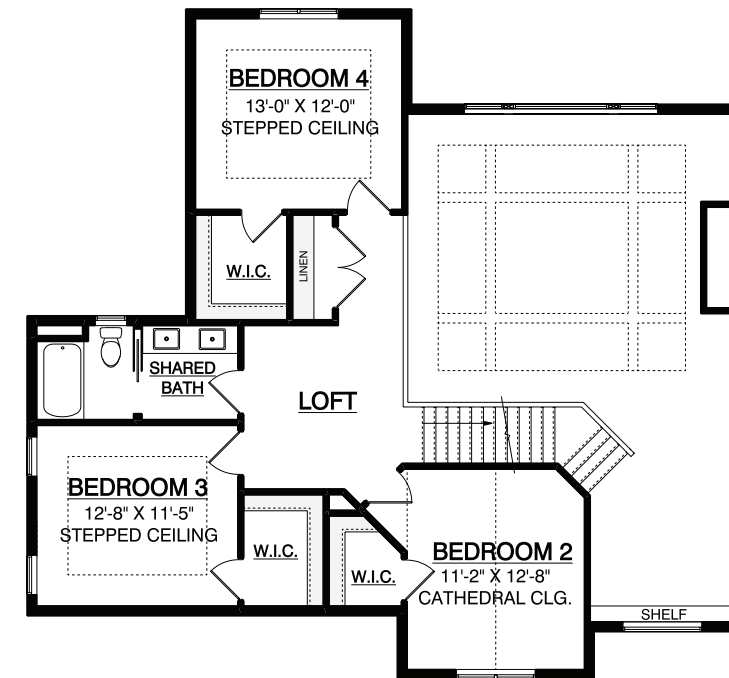


2,806 SQ. FT. | 4 BEDROOMS | 2.5 BATHS | SECOND FLOOR LOFT

THE COTTONWOOD FLOOR PLANS



FIRST FLOOR 1,935 SQ. FT.
62'-6" WIDE X 69'-4" DEEP



SECOND FLOOR 871 SQ. FT.



DREAMS MADE REALITY

Building a new home is a dream for many, but often afforded by only a few. At NuPath, we believe that new construction can be a reality for those with a modest budget. Our pre-designed homes have been value engineered to include the best in new construction quality without sacrificing the special touches that make them feel like home. Paired with exceptional customer service and hundreds of ways to customize your package to meet your design needs, we're your partner in "Building Home."

THE SILVER MAPLE

TWO-STORY DESIGN

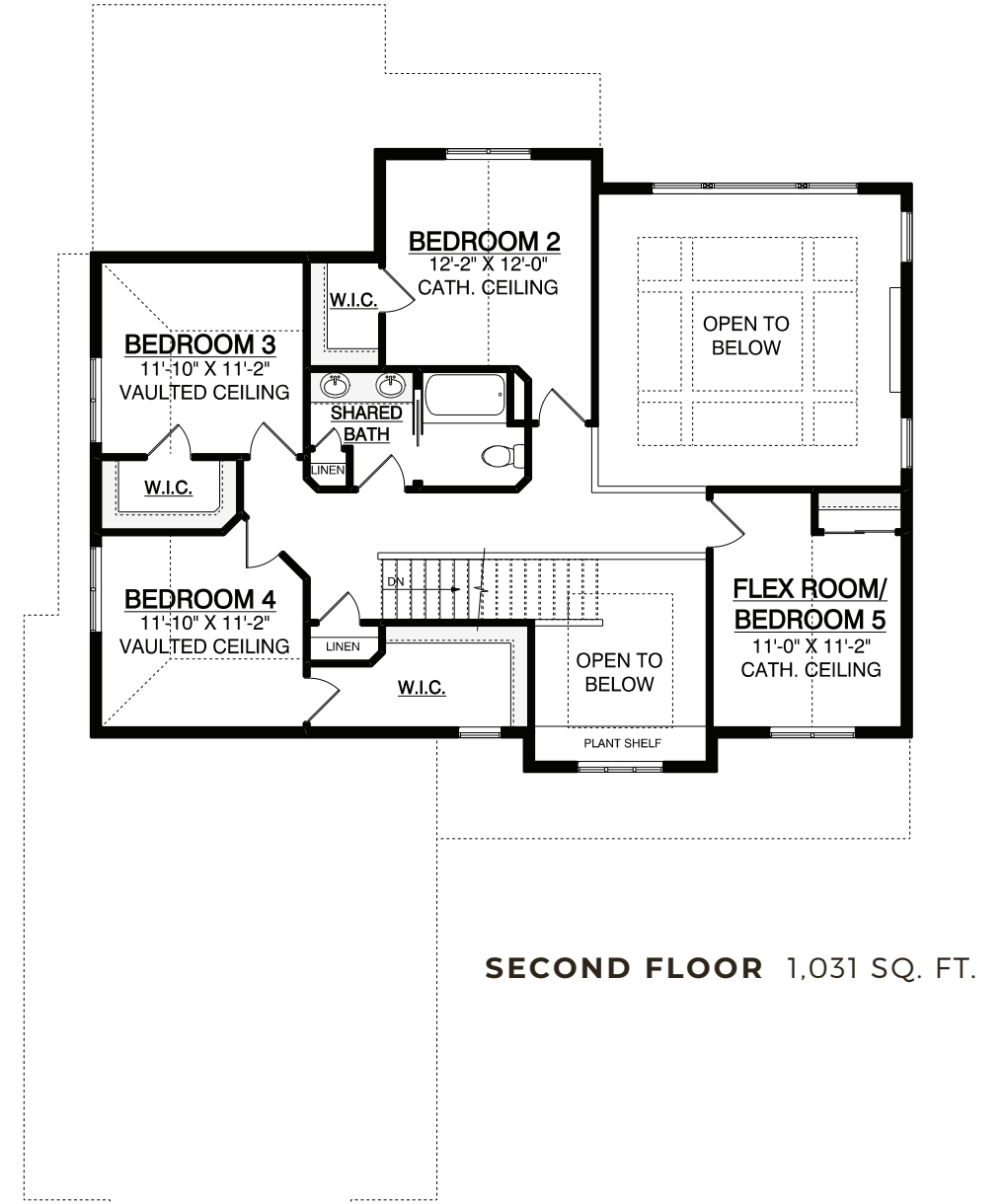
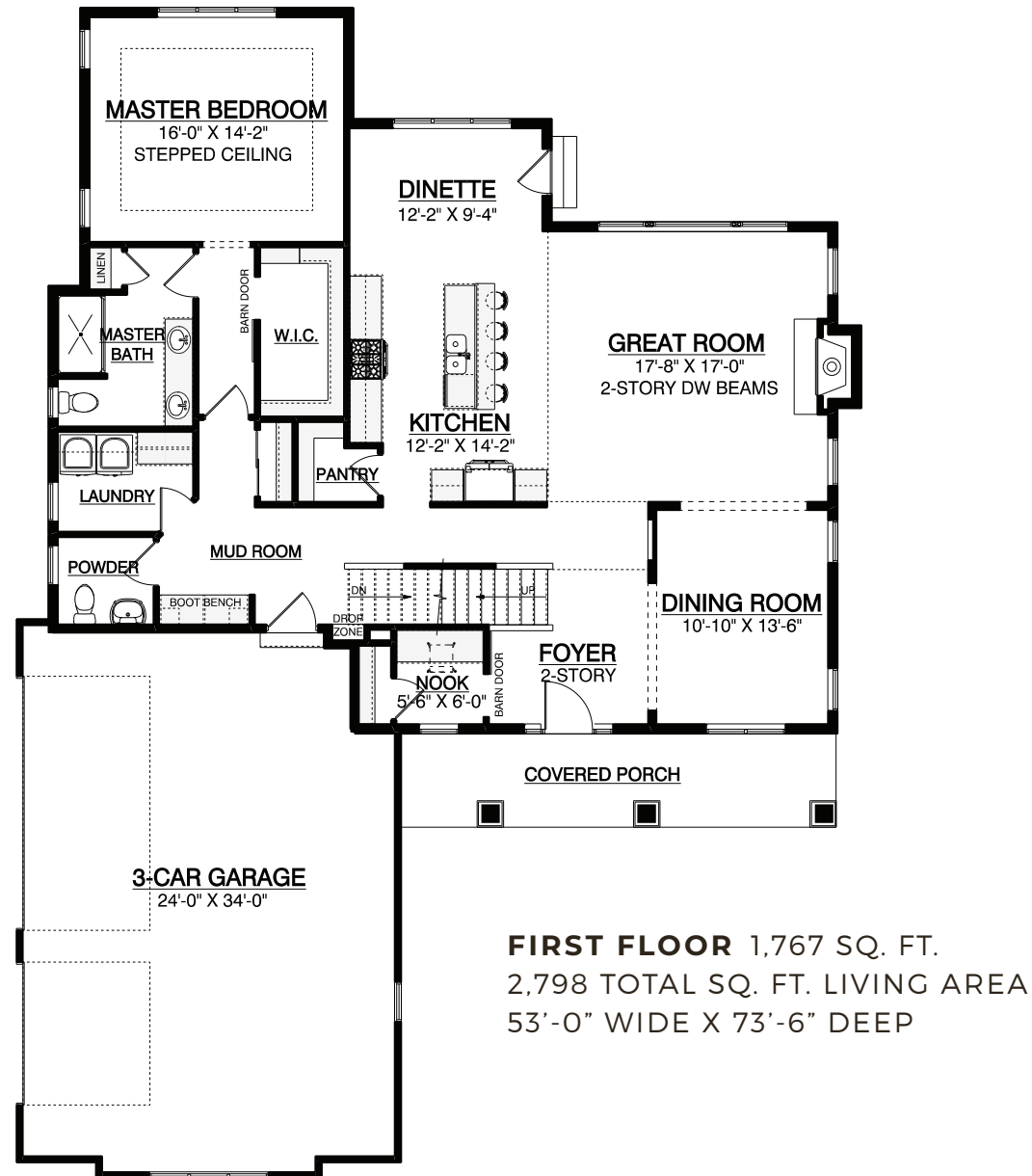


**BUILT FOR YOUR
LIFESTYLE**



2,798 SQ. FT. | 4 BEDROOMS | 2.5 BATHS | SPACIOUS KITCHEN

THE SILVER MAPLE FLOOR PLANS



THE SYCAMORE

TWO-STORY DESIGN



**VERSATILE &
FUNCTIONAL
FAMILY HOME**

"Where do I even start? Other than saying that NuPath, a member of Espire Homes, is truly something else, in the very best way possible. My husband and I were in a bit of a bind when another builder suddenly did not work out. We were days away from closing on a lot of land that we weren't sure we could build on. We were terrified.

And then we found NuPath.

The professionalism, transparency, and communication of this team is unheard of these days. They built us the home of our dreams that we can't wait to start a family in. Thank you, Espire!"

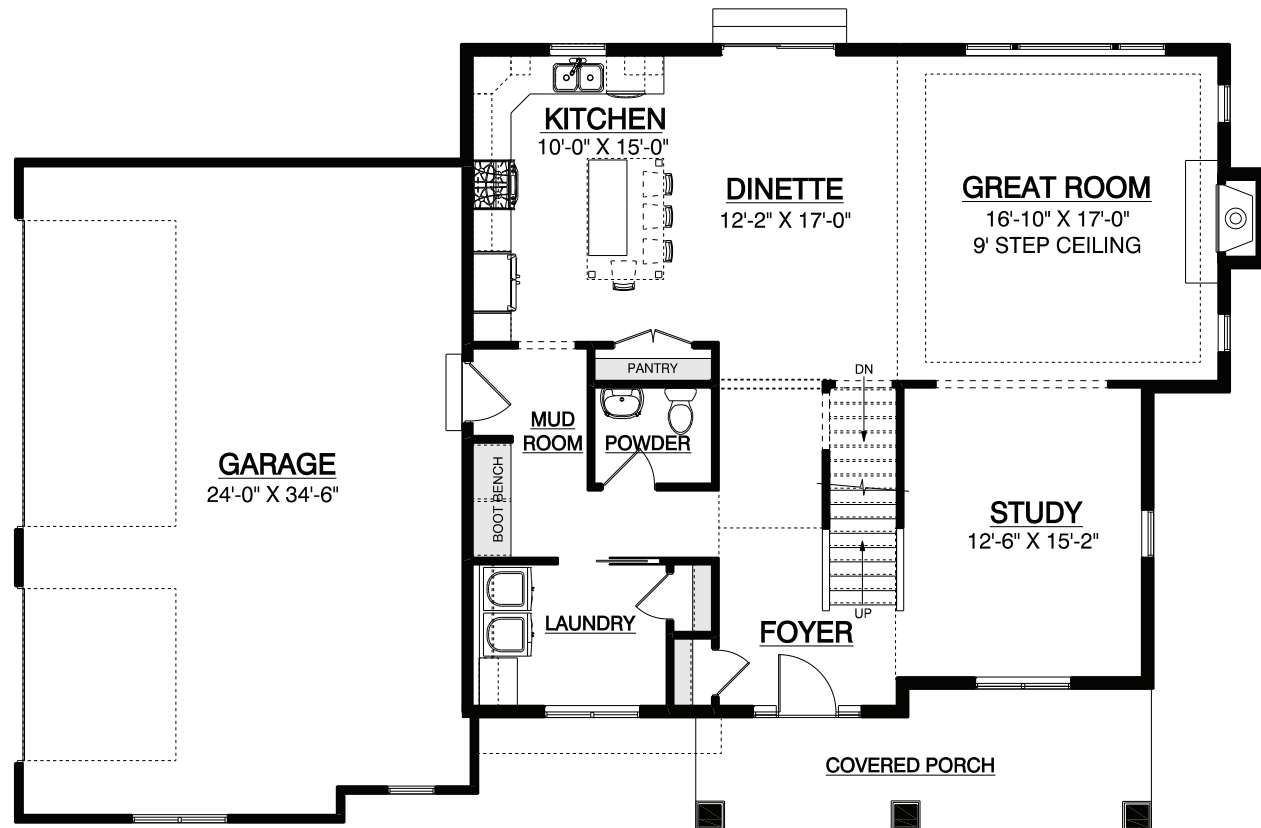
CHRISTINE & GREG



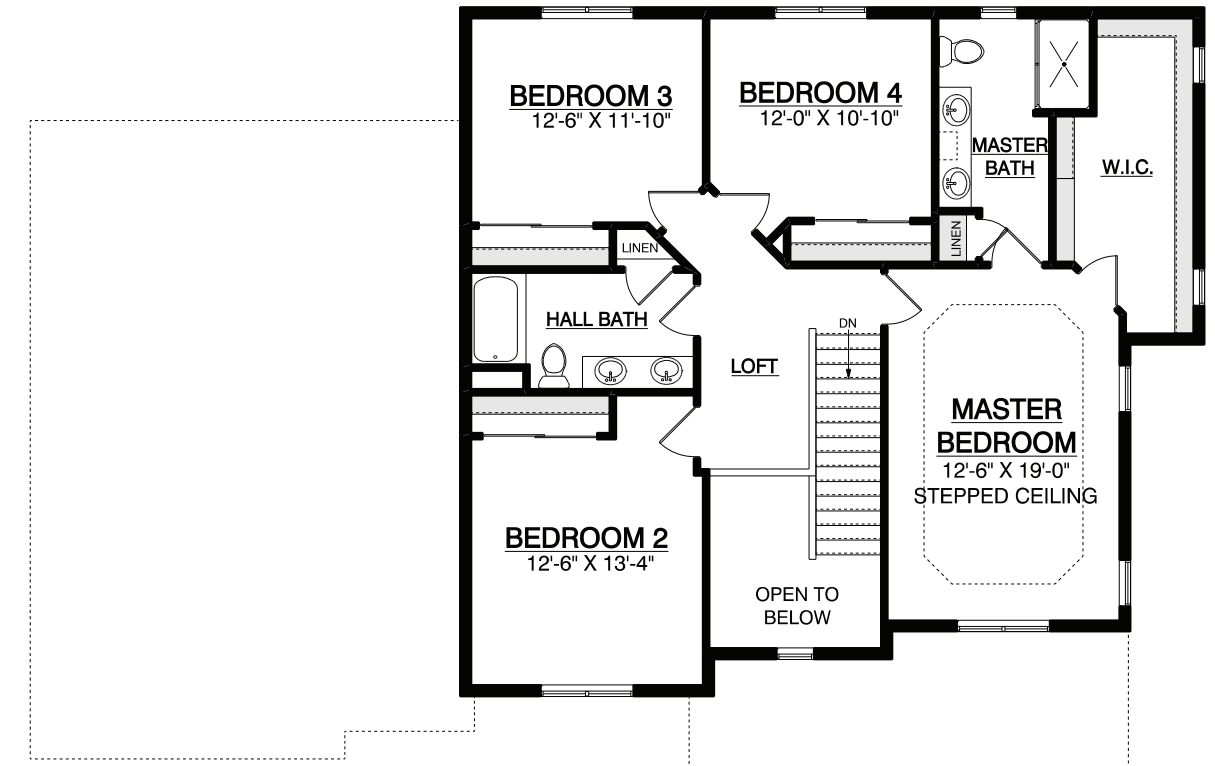
2,534 SQ. FT. | 4 BEDROOMS | 2.5 BATHS | SECOND FLOOR MASTER

THE SYCAMORE FLOOR PLANS

FIRST FLOOR 1,313 SQ. FT.
2,534 TOTAL SQ. FT. LIVING AREA
65'-4" WIDE X 40'-6" DEEP



SECOND FLOOR 1,221 SQ. FT.



A NEW PLACE TO CALL HOME

Looking for the perfect place to build your new home? Not only can we build you the home you've always dreamed of, we can also help you find the lot! Whether you're looking for a fully custom Espire home or a customizable NuPath model home, we're here to help you find a new place to call home.



TOUR IN-PERSON OR VIRTUALLY

We invite you to stop into one of our open model homes located across Southeastern Wisconsin as you begin the process of designing your future home. Models are open Saturdays and Sundays from 12 PM to 4 PM or by appointment. If you aren't able to make it to an open model, you can explore our new home floor plans and designs from anywhere your heart desires in our virtual tour gallery on our website.

THE HEMLOCK TWO-STORY DESIGN

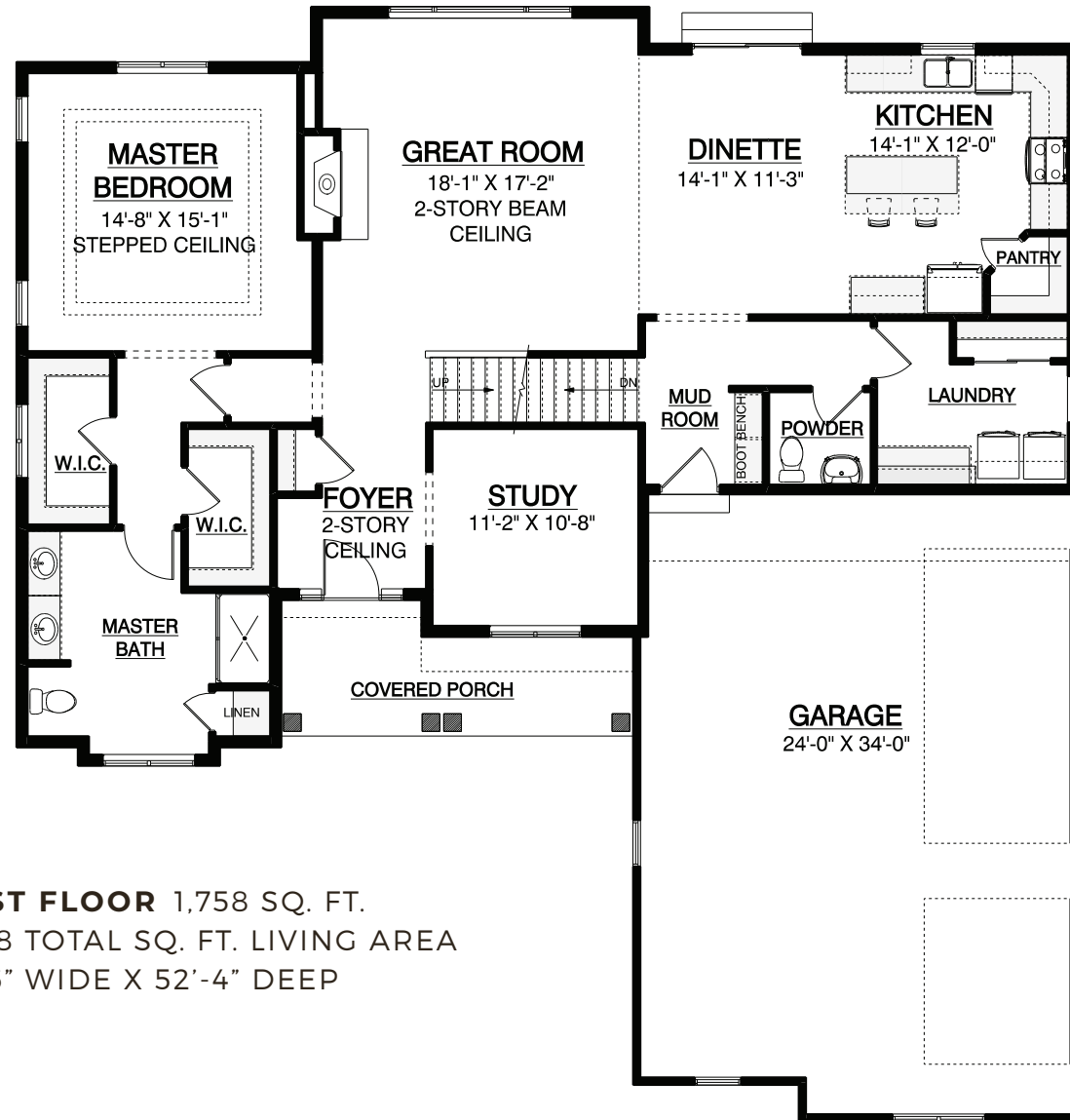


DELIGHTFUL,
OPEN LAYOUT
CONCEPT

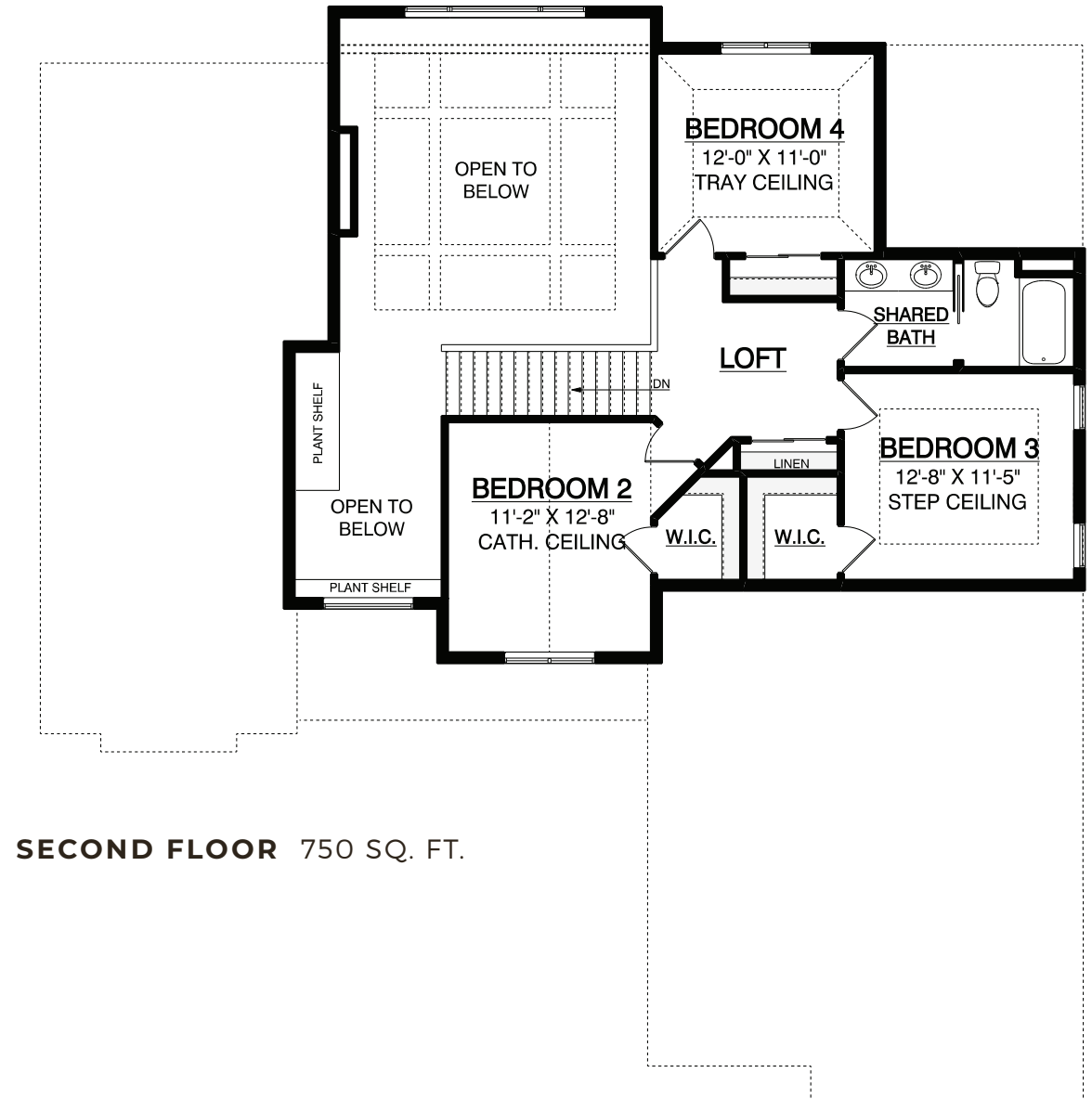


2,508 SQ. FT. | 4 BEDROOMS | 2.5 BATHS | TWO-STORY ENTRYWAY

THE HEMLOCK FLOOR PLANS



FIRST FLOOR 1,758 SQ. FT.
2,508 TOTAL SQ. FT. LIVING AREA
57'-6" WIDE X 52'-4" DEEP



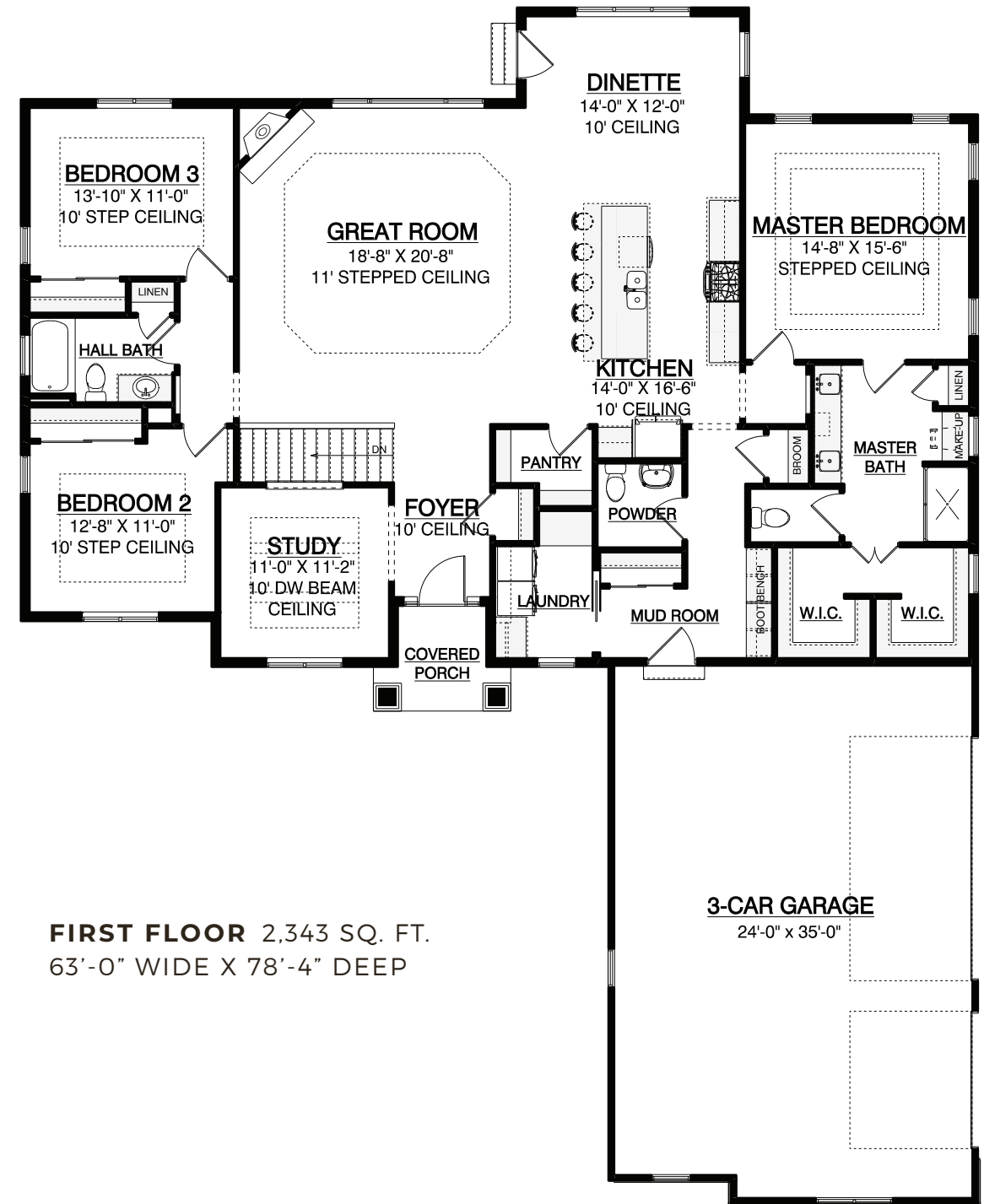
SECOND FLOOR 750 SQ. FT.

THE CYPRESS I

RANCH DESIGN



**PRACTICAL,
OPEN-CONCEPT
RANCH**



FIRST FLOOR 2,343 SQ. FT.
63'-0" WIDE X 78'-4" DEEP

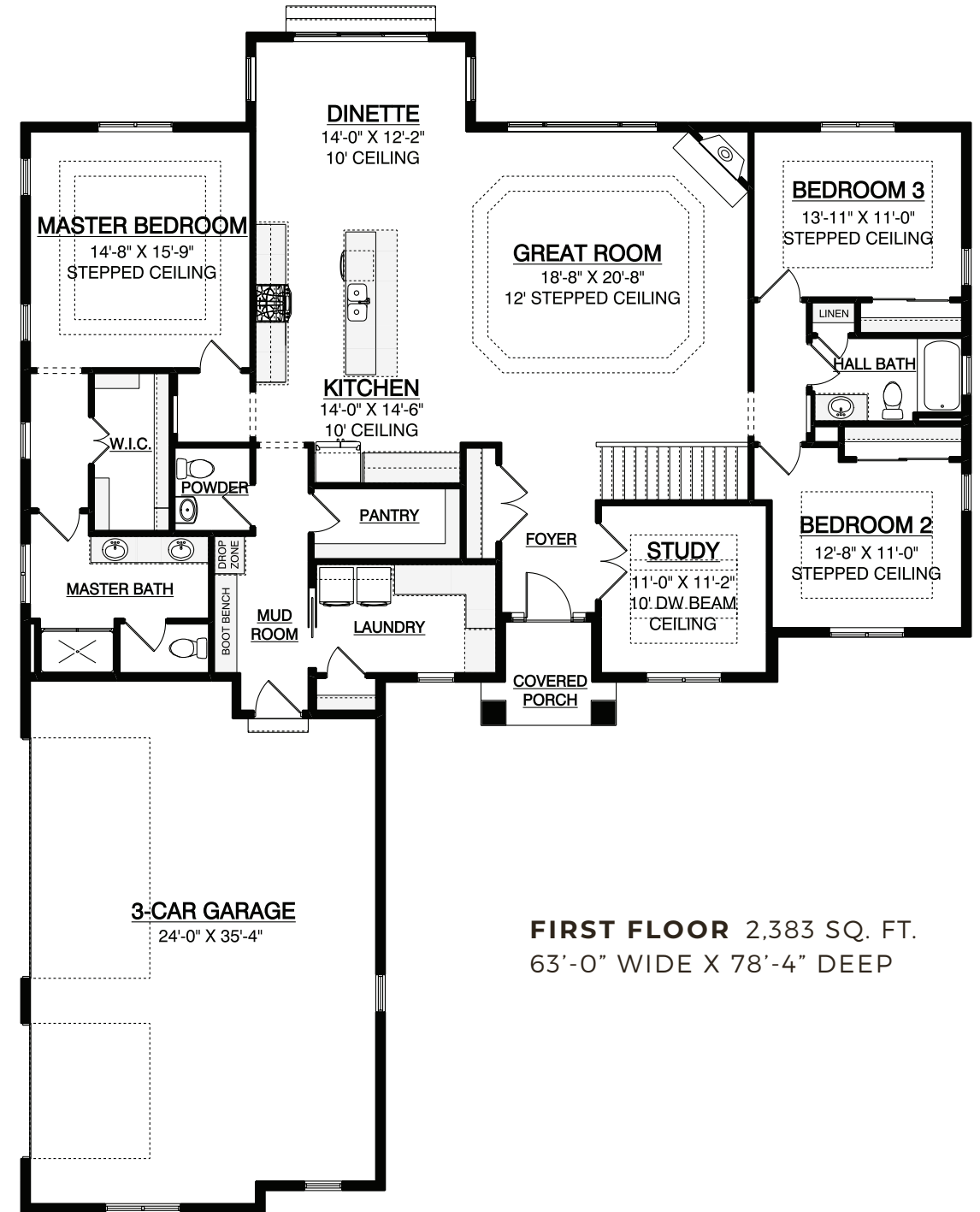
2,343 SQ. FT. | 3 BEDROOMS | 2.5 BATHS | SPACIOUS MASTER SUITE

THE CYPRESS II

RANCH DESIGN



**FUNCTIONAL
OPEN RANCH**



FIRST FLOOR 2,383 SQ. FT.
63'-0" WIDE X 78'-4" DEEP

2,383 SQ. FT. | 3 BEDROOMS | 2.5 BATHS | SPACIOUS MASTER SUITE

THE HICKORY

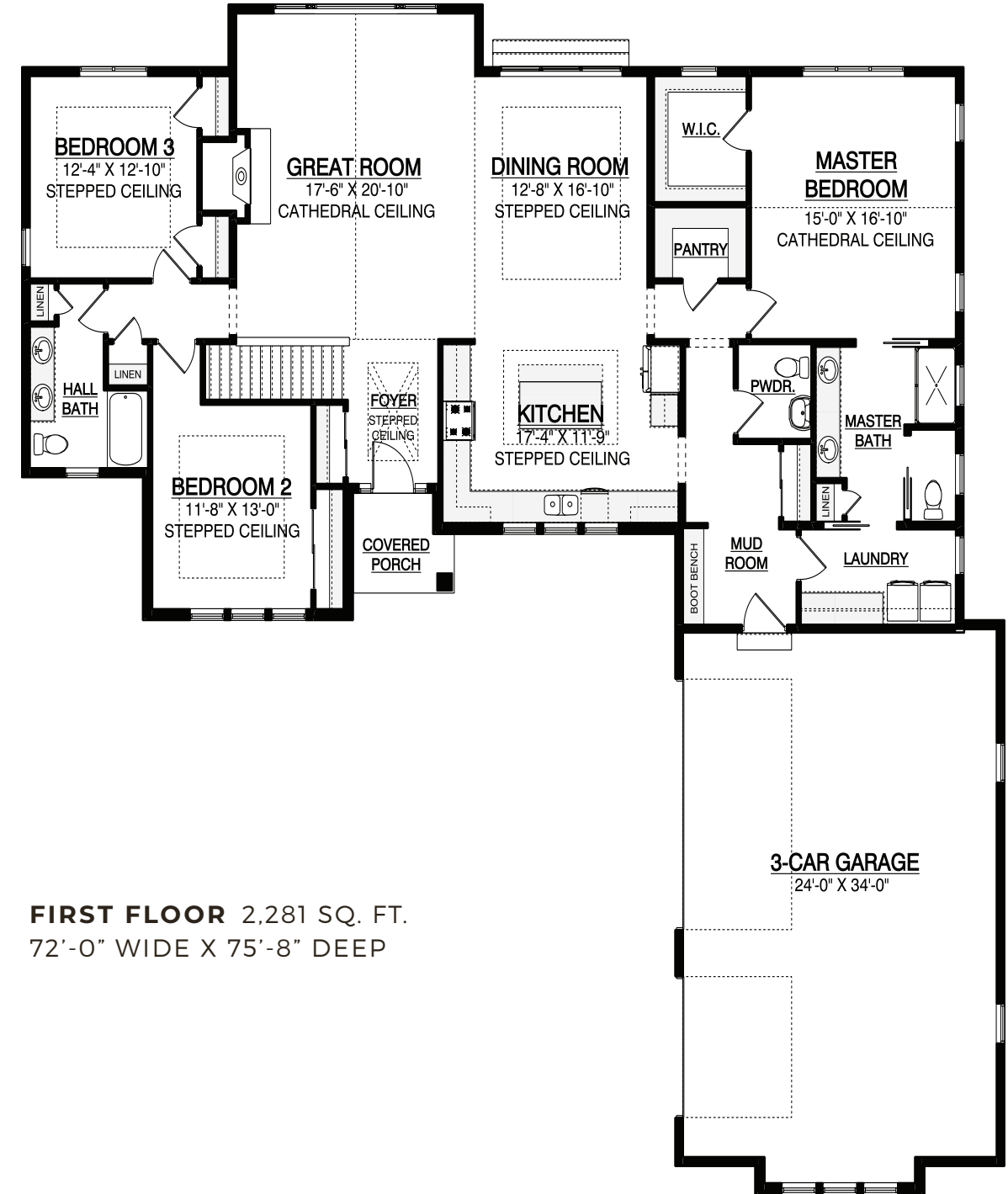
RANCH DESIGN



2021 PARADE
OF HOMES
MODEL



2,281 SQ. FT. | 3 BEDROOMS | 2.5 BATHS | TUCK-AWAY KITCHEN



THE PINE RIDGE

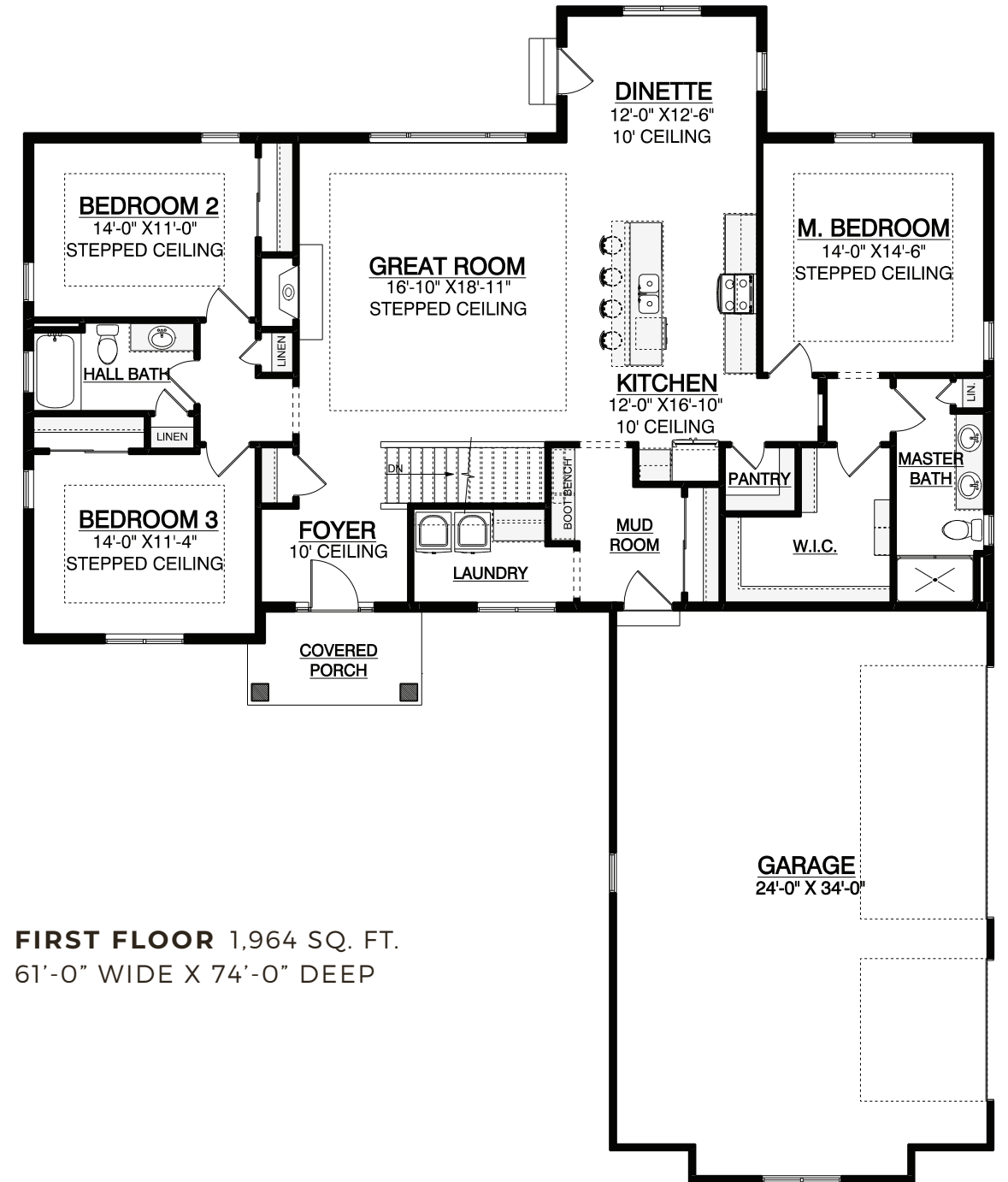
RANCH DESIGN



**FUNCTIONAL
FAMILY HOME**



1,964 SQ. FT. | 3 BEDROOMS | 2 BATHS | IMPRESSIVE GREAT ROOM





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