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LIVING  
AWARDS



# 2019 WINNERS PORTFOLIO



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## Donald J. Ruthroff, AIA

*Pleasanton, Calif.*

### 2019 BALA Subcommittee and Judging Chair

As principal and leader of DAHLIN's neighborhood residential sector, Don has more than 25 years of experience in architecture, extending from production residential communities in the U.S. and China to local neighborhood convenience centers. With training in both structural engineering and architecture, Don's work benefits from his well-rounded breadth of expertise, and his clients include public and private home builders as well as landowners and developers. A distinguished industry leader, he is frequently invited to speak at industry conferences on the latest design trends and to judge industry awards programs.



## David O'Sullivan, AIA

*Boston, Mass.*

### 2019 BALA Subcommittee and Judging Vice Chair

David H. O'Sullivan has 40 years of experience in both residential and commercial design. As principal of O'Sullivan Architects, David and his team have won awards for residential, commercial and mixed-use projects. David has been an active member of the Builders and Remodelers Association of Greater Boston (BRAGB) for over 30 years, elected to serve as a member of the Executive Committee, and in 2020, he will serve as President. He has been chairman of the 50+ New England Housing Council and Director of the Builders and Remodelers Association of Greater Boston.



## Joe Atalla

*Boise, Idaho*

President of Berkeley Building Co., Joe Atalla is an award-winning residential builder/designer and land developer. Joe has poured his time and talent into Berkeley Building Co., which is consistently ranked within the top ten largest home builders in its marketplace, and Idaho's Treasure Valley community for the greater part of ten years. A graduate of the University of California, Berkeley with a degree in architecture and a former project manager with a major architecture firm in the San Francisco Bay area, Joe now utilizes his strengths and experience to build homes and new home communities that embody his belief in "more thought per square foot."



## Jared Carlton, PLA

*Denver, Colo.*

Jared Carlton is a principal and partner with Norris Design, a planning, landscape architecture and branding firm with eight offices in Arizona, Colorado and Texas. With degrees in both land planning and landscape architecture, he has worked on a wide variety of interesting projects during his 18-year tenure with Norris Design. A Colorado native, Jared is always ready to create the state's next great space. In addition to working on many great current projects, Jared currently helps lead Norris Design's three Colorado offices.



## Patti Guthrie

*Orlando, Fla.*

Patti Guthrie is the president of PFG Interiors and a seasoned marketing and design expert with over 30 years of successful model home installations. She prides herself on the relationships she builds with her clients and thrives on repeat business. Her dedication is undeniable and her commitment to excellence far exceeds expectations. Organization, attention to detail and follow-through are just a few of the building blocks that create her foundation for success. Patti is a favorite design-award judge nationwide and is often sought after for her expertise.



## Nigel Maynard

*Hyattsville, Md.*

Nigel Maynard is editor-in-chief of Custom Builder and PRODUCTS magazines. His current home was featured in The Washington Post and his previous home was covered in Home Magazine, The Washington Post, and HGTV. Prior to joining SGC Horizon, Maynard was the editor-in-chief of Lebar-Friedman's all-digital products magazine, Residential Building Products & Technology. Previously, he spent 14 years at Hanley Wood as senior editor of Builder magazine and its sister publication Residential Architect, where he amassed eight prestigious honors for editorial excellence, including AZBEE and NAREE awards.



## Alaina Money

*Raleigh-Durham, N.C.*

Alaina Money-Garman is a home-builder, writer and founder/CEO of Garman Homes and Fresh Paint by Garman Homes. She is known for her blog, Build Like a Girl, and was named to Professional Builder's list of 40 Under 40 in 2015. Alaina was named Builder of the Year in 2015 by the Home Builders Association of Durham Orange Chatham County, and in 2017 by the Home Builders Association of Raleigh-Wake as the first female recipient of the award. Alaina is a member of the Urban Land Institute and serves the Residential Neighborhood Development Council as vice chair.



## Tami Swingler

*Cedar Park, Texas*

Tami Swingler is president and co-owner of New Edge Design Studio, and formerly vice president and co-owner of Five Star Interiors, Inc., both nationally recognized interior merchandising firms in Austin, Texas. With multiple projects throughout Texas and Florida, she has helped the home building industry create distinctive and award winning, model homes, sales offices and apartment clubhouses for over 25 years. As a member of NAHB, Tami has had the pleasure of serving as a judge for home building and design award programs. Her passion is merchandising excellence and developing every project to its greatest potential.

# HALL OF FAME

The Best in American Living™ Awards Hall of Fame program honors individuals and firms who have been housing industry thought leaders and significantly influenced the residential design and construction field through their success in their professions. We would not be here, experiencing our lives in the way we do, if these individuals had not envisioned and executed the design improvements we have enjoyed over the last 30 plus years.

**Congratulations to the 2019 Best in American Living Awards Hall of Fame Inductees, and thank you for your continued contributions to design excellence in the residential building industry.**



## David Baker, FAIA

David Baker, FAIA, is the founding principal of David Baker Architects (DBA), a progressive and collaborative practice based in San Francisco and Oakland, California and Birmingham, Alabama. DBA creates acclaimed buildings in urban environments and is known for exceptional housing, creative site strategies, designing for density, and integrating new construction into the public realm. A leader in the affordable housing sphere, DBA has designed and built more than 13,000 affordable homes in the San Francisco Bay Area and beyond. Baker's diverse current projects include modular housing for formerly homeless individuals in San Francisco, boutique hotels, and mixed-use master plans.



## Debra L. Bassert

Debra Bassert has served as the assistant vice president for Land Use and Design at the National Association of Home Builders for nearly 20 years and has more than 35 years of experience in land use policy, site planning, and design, most of them on behalf of NAHB.

She has overseen a team that provides strategic policy assistance on federal, state, and local land use and design regulations as well as guided development of extensive resources on a wide range of issues, including land development, housing affordability, infrastructure financing, and national design trends. Her advocacy efforts have focused on reasonable regulations, take-home educational value, best practices, and on-the-ground success stories.

She served as editor-in-chief of NAHB's online news source Best in American Living—Redefining Home and Community since its launch in 2013 and as editor of NAHB's Land Development magazine for several years, which was published from 1988 until 2013. Her team also manages and promotes NAHB's Best in American Living Awards program.



## Denise Dersin

Denise Dersin is the editorial director of Scranton Gillette Horizon's Professional Builder, Custom Builder, ProBuilder.com, CustomBuilderOnline.com, and ResidentialProductsOnline.com, business-to-business publications and websites that provide vital information for the housing industry on the topics of business management, design, construction, sales and marketing, and building products. She also conceives and directs the publications' events, Women in Residential Construction and the 40 Under 40 Executive Summit. An award-winning writer and editor for more than 30 years, Dersin previously served as editor-in-chief of Builder magazine and editor of Time Life Books. At Time Life, she edited, wrote, or researched more than 50 volumes for four of the company's best-selling series of books.



## William "Bill" J. Pulte

**PulteGroup Founder**  
**1932 – 2018**

A true Horatio Alger story, in 1950, Bill Pulte built his first house by hand on Detroit's Christy Street on land donated by a relative using plans purchased from the local newspaper and with tools given as high school graduation gifts. From such humble beginnings grew one of America's greatest homebuilding companies that has delivered over 750,000 homes. Known for a humble manner, Mr. Pulte had a keen mind that was always seeking new ways to build higher quality homes more efficiently. From plant production, value engineering, and the use of SIPs to designing entirely new building products, Pulte created a culture that embraced change as he sought to make the company better.

Mr. Pulte was a man of high values and integrity who loved his God, his family and his Pulte family. Throughout a career that spanned more than six decades, he would always say, "I never went to work a day in my life. I just loved what I was doing."



## The Sherwin-Williams Company

Sherwin-Williams has been a proud supporter of the National Association of Home Builders for many years and continues to seek new ways to support the inspiring work of builders in the community. As a leader in the development of advanced paints and coatings, the company is committed to helping homebuilders, architects, remodelers, and professionals alike from start to finish. Sherwin-Williams' work goes above and beyond innovative formulas, also ensuring professionals have the tools they need to guide them through any project, whether by providing color resources such as its annual Colormix Forecast or learning opportunities through extensive online courses. Industry partners can also rely on local service and expert advice at more than 4,300 Sherwin-Williams neighborhood stores.

With a history of more than 150 years of innovation, Sherwin-Williams values the hard work of the homebuilding community and recognizes that quality craftsmanship is not just about completing a house but mostly about creating a home.

# TRENDS



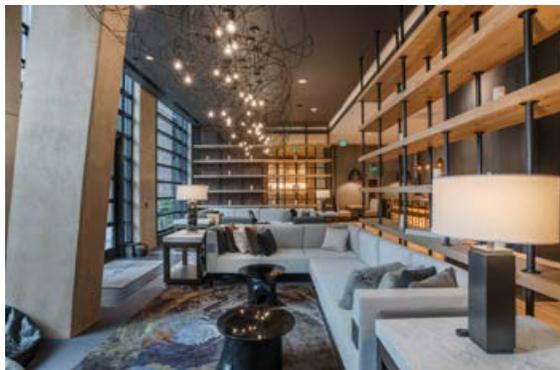
## Colorful Kitchens

Central West End Kitchen | page 59



## Crisp Colors & Warm Woods

The Magnolia House | page 42



## Curated Design Details

The Belgard NoMa | page 46



## Expansive, Large-Format Windows

Azure Residence 1 | page 26



## High-Quality Signature Entries

Glamping Along the Lampasas | page 41



## More Unique Uses & Incorporation of Wood Details

The Verge House | page 38



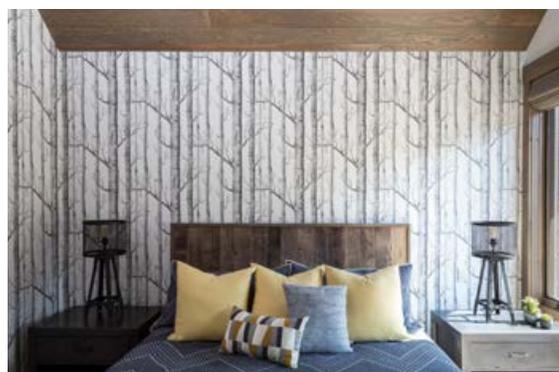
**Non-Traditional Storage Solutions**  
 Kiawah River Butterfly Cottage | page 25



**Personalized Lighting Design**  
 Mid-Century Kitchen Remodel | page 17



**Sophisticated Indoor-Outdoor Connections**  
 Mercer Island Residence | page 21



**Texture Paradise**  
 Hermitage Residence Earnhardt | page 41



**Thoughtful, Well-Edited Overall Design**  
 Georgetown Flora Green | page 30



**What's Old is New Again**  
 Old Grove | page 41

# HOME OF THE YEAR

PLATINUM

★ Best in Region—Mountain

*One-of-a-Kind Custom or Spec Home Over 8,000 sq. ft.*

## Vail

*Vail, Colo.*

**Architect/Designer** | Brandon Architects

**Builder** | Meadow Mountain Homes

**Interior Designer** | Ultra-Mod Design Concepts

**Landscape Architect/Designer** | Fieldscape, Inc.

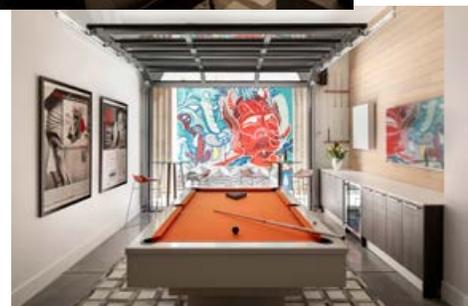
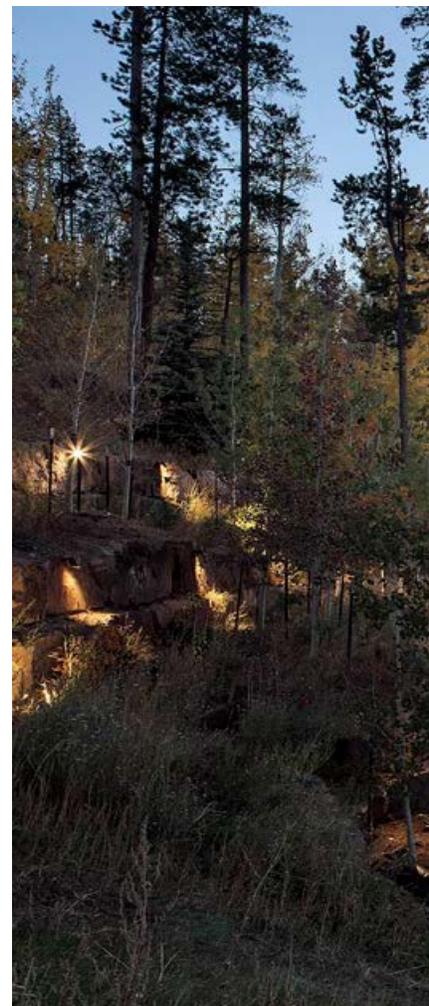
📷 BITTERMAN PHOTOGRAPHY

The structure was designed as a duplex home totaling 10,063 sf, with both units featuring master suites, secondary bedrooms, laundry, kitchen, great room, dining, and outdoor patios and roof decks. The units are separated by a large concrete demising wall 30 feet tall and 12 inches thick.

The forms of the structure take on a modern design with cubes that stack and cantilever, or levitating, from the structure. Views of the West Vail Valley can be enjoyed from most rooms of each unit.

The larger of the two homes is nestled into the sloping hillside and features a partially subterranean bonus room and two bedrooms that look out on custom graffiti selected by the client. The master suite of the larger unit was established as one of the signature pieces of the home, cantilevering 12 feet from the main structure and creating a covered loggia adjacent to the great room below. The master bedroom reaches toward the hillside and immerses the owners into the seasons that define the Rockies.

See additional images for this project on pages 18 and 40.





FROM THE JUDGES

“This home is jaw-dropping at every turn. From the cantilevers to the well-detailed glass box concept to the way the home nestles into the site, what’s not to love?”



## PLATINUM

Single-Family Community, Under 100 Units  
Suburban Infill Community

# Pocket Neighborhood: Castle Street Cottages on Rope Walk Hill

East Greenwich, R.I.

**Architect/Designer** | Union Studio Architecture & Community Design  
**Builder/Developer** | East Greenwich Cove Builders LLC  
**Interior Designer** | Zarrella Development Corp.  
**Interior Merchandiser** | Premier Home Staging  
**Land Planner** | Horsley Witten Group

📷 SARA ZARRELLA PHOTOGRAPHY

Situated on a hill looking out to the harbor and up to the main street to the west, the cottages draw their inspiration from both the workers' cottages and the grander homes of the district. They represent an appropriate, but extremely creative solution to the challenge of situating a multi-unit project in an historic neighborhood of single-family cottages.

Added to the intrinsic efficiency of compact units, and a relatively high density, the inclusion of two units deed-restricted to people with low and moderate incomes ensures this is affordable to many. The most prominent theme of the site design

are the grand steps that lead up to the shared courtyard. These steps solve the grade issue while providing a fitting and impressive address on Castle Street for this pocket neighborhood.

Contrasted with the monumental scale of the steps is the intimate scale of the cottages and the courtyard they share. The outdoor kitchen, gathering spaces, and front porches of the highly efficient homes make a place where neighborliness is not taken for granted.

See additional images for this project on pages 61 and 62.

## FROM THE JUDGES

“This community is ‘super cute!’ Judges praised the site design that gives all home owners a view of the water. Detailing is precise, and special touches like on-trend storage options, the pathway compass, and thoughtful tucked-in parking all contribute to this project’s success.”



# MULTIFAMILY COMMUNITY OF THE YEAR

PLATINUM

★ Best in Region—North Atlantic

*Affordable, Multifamily*

## St. Augustine Terrace

*Bronx, N.Y.*

**Architect/Designer** | Magnusson Architecture and Planning PC

**Builder** | Mega Contracting Group LLC

**Developer** | New York Institute for Human Development

**Landscape Architect/Designer** | terrain-nyc landscape architecture p.c.

ARI BURLING - ARCHITECTURAL PHOTOGRAPHY | ESTO PHOTOGRAPHY | SEONG KWON PHOTOGRAPHY PHOTOGRAPHY

Built on the site of a former church in the Bronx, this LEED Gold, 112-unit building is a mix of supportive and affordable housing. The design was inspired by the notion that a house of worship is a beacon of light in its community. From that idea came 12 floors of large, fully glazed elevator lobbies, which provide spectacular views by day and become a glowing tower at night.

Rock formations uncovered during construction were incorporated into the landscape, providing a visual association with the park and a connection to the area's natural environment. They also supply an organic complement to the straight lines and right angles of the building.

Decking extends out over the rocks to a lookout point, where the topography slopes downward toward the west, revealing more views. The bell and stones from the original church, placed throughout the landscaping, celebrate the site's history. The resiliency and sustainability measures, quality building materials, shared views of the city, evening light for the community, and elements tying to the property's past, exemplify the inclusivity and care that underlies this work.

See additional images for this project on pages 19 and 51.





FROM THE JUDGES

“The amount of natural light in each unit is remarkable, and the preservation and incorporation of the site’s many boulders into the landscaping adds to the project’s ‘fit-right-in’ design.”



# REMODEL OF THE YEAR



PLATINUM

★ Best in Region—Middle Atlantic

Entire Home Remodel, Over \$750,000

## Barn at Walnut Hill

Rockville, Va.

**Architect/Designer** | Poole & Poole Architecture LLC

**Builder** | Portico Classic Homes

**Interior Designer** | Focus Design Interiors

📷 EASTMAN CREATIVE

When the architects saw a stately hay barn with a “for-sale” sign, they knew they would save it by making it their home. Their design goals were clear; the exterior would respect the original Dutch gambrel design. Therefore, the original vent and door openings were used for entry, window, and dormer locations.

On the interior, it was important to express the impressive, two-story volume of the barn, to keep the existing structural elements, and to reuse and repurpose any materials removed. Posts and beams were used as focal points. Original cedar siding was preserved and reused as the base of the kitchen island, an accent wall in the powder room, and as the material for sliding barn doors.

For sustainability, solar panels are utilized across the western roof. Motorized blinds control solar gain in summer and allow solar warming in winter. Nearly all systems are automated in the house: heat /air, fans, lights, and lamps are all programmed to come on when needed and to turn off when appropriate.

See additional images for this project on pages 16 and 53.



**FROM THE JUDGES**

“This is a really dramatic and very cool remodel. Some of the high points—and there are many to choose from—include the restoration of the original barn and silhouette, the playful basement, and the use of curated textures throughout.”

BEFORE



PLATINUM

Outdoor Room

## In Plane Sight

Paradise Valley, Ariz.

**Architect/Designer** | Drewett Works

**Builder** | BedBrock Developers

**Interior Designer** | Est Est, Inc.

**Landscape Architect/Designer** | Sunset Landscaping and Designs

📷 WERNER SEGARRA PHOTOGRAPHY

With nearly 7,000 square feet of transparent planar architecture, In Plane Sight encapsulates — by a horizontal bridge-like architectural form — 180 degree views of Paradise Valley, Camelback Mountain, the city of Phoenix, and its surrounding mountain ranges. The client program was straightforward: modern and view-capturing with equal parts indoor and outdoor living spaces.

A glass entry door provides a glimpse of a private bridge connecting the master suite to outdoor living, highlights the vista beyond, and creates a sense of hovering above a descending landscape, turning the 45-foot elevation change on the lot into a captivating advantage. Indoor living spaces enveloped by pocketing glass doors open to an outdoor, three-level paradise.

The raised peninsula pool, which seemingly levitates above the ground floor plane, becomes a centerpiece for the outdoor living environment and the connection point between lower-level entertainment spaces (home theater and bar) and upper outdoor spaces (living, kitchen).

See additional images for this project on page 67.





FROM THE JUDGES

“Awesome, killer, beautiful. The outdoor bridge from the master suite is gorgeous, and the pool is incredible. Outdoor living at its best!”



PLATINUM

★ Remodel of the Year

★ Best in Region—Middle Atlantic

Entire Home Remodel, Over \$750,000

# Barn at Walnut Hill

Rockville, Va.

**Architect/Designer** | Poole & Poole Architecture LLC

**Builder** | Portico Classic Homes

**Interior Designer** | Focus Design Interiors

📷 EASTMAN CREATIVE

See the full description and additional images for this project on pages 12 and 53.



BEFORE



BEFORE

## FROM THE JUDGES

“This is the definition of well-articulated mid-century modern design. The team created beautiful relationships in the space, especially between the kitchen and bar. What an amazing upgrade!”



## PLATINUM

★ Best in Region—Midwest

*Kitchen Remodel, Over \$100,000*

## Mid-Century Kitchen Remodel

*East Grand Rapids, Mich.*

**Architect/Designer** | TruKitchens

**Builder** | J. Peterson Homes

**Interior Designer** | Fairly Modern Studio

📷 ASHLEY AVILA PHOTOGRAPHY

Boasting true mid-century modern architecture, this 1967 home was purchased by a well-traveled family that loves globally inspired style and clean lines. Their goal was to keep the feel of the home but add an international flair not commonly seen in Michigan.

The main living space was generous but needed to be opened so that the kitchen was not hidden behind a wall in the dining area. The wall was removed and skylights were added to complement the existing windows above the cabinetry. Frameless, flat-panel cabinets in a white matte finish were installed around the perimeter to further the airy feel of the space.

The walnut kitchen island, coffee bar cabinets, and floating shelves added a natural element in keeping with iconic mid-century modern style. The full slab backsplash, waterfall island countertop, and paneled refrigerator contributed to the clean lines of the large space.

See additional images for this project on page 56.



PLATINUM

★ Home of the Year

★ Best in Region—Mountain

*One-of-a-Kind Custom or Spec Home Over 8,000 sq. ft.*

# Vail

Vail, Colo.

**Architect/Designer** | Brandon Architects

**Builder** | Meadow Mountain Homes

**Interior Designer** | Ultra-Mod Design Concepts

**Landscape Architect/Designer** | Fieldscape, Inc.

📷 BITTERMAN PHOTOGRAPHY

See the full description and additional images for this project on pages 6 and 40.



PLATINUM

★ Multifamily Community of the Year

★ Best in Region—North Atlantic

*Affordable, Multifamily*

# St. Augustine Terrace

*Bronx, N.Y.*

**Architect/Designer** | Magnusson Architecture and Planning PC

**Builder** | Mega Contracting Group LLC

**Developer** | New York Institute for Human Development

**Landscape Architect/Designer** | terrain-nyc landscape architecture p.c.

📷 ARI BURLING - ARCHITECTURAL PHOTOGRAPHY | ESTO PHOTOGRAPHY | SEONG KWON PHOTOGRAPHY

See the full description and additional images for this project on pages 10 and 51.





PLATINUM

★ Best in Region—Pacific

One-of-a-Kind Custom or Spec Home 6,001–8,000 sq. ft.

# Harbor Island Residence

Newport Beach, Calif.

**Architect/Designer** | Brandon Architects  
**Builder** | Patterson Custom Homes  
**Interior Designer** | Detail A Design Firm  
**Landscape Architect/Designer** | Daniel Stewart & Associates



The Harbor Island Residence is a traditional home located on a private island within Newport Harbor. The home's three stories are celebrated at the foyer with nearly 30 feet of volume. The staircase bookends the entry, as well as conceals the wine storage and corking area. Adjacent to the foyer is the executive office suite.

The main living space consists of a bar, lounge, great room, dining and kitchen in an open plan married with Old World detailing and finishes. The second level contains the master suite, three secondary bedroom suites, laundry, gym. The third-level entertainment space houses a bonus room and bar, and opens to a rooftop deck.

Extensive exterior detailing complements the stone finishes and is capped by a mixture of natural slate and zinc roofing. See additional images for this project on page 39.

FROM THE JUDGES

“This is an elegantly classic design, and executed perfectly on a very constrained lot. The magnificent windows are perfectly positioned to capture views from the site.”





## PLATINUM

## ★ Best in Region—Pacific Northwest

*One-of-a-Kind Custom or Spec Home 4,001–5,000 sq. ft.*

# Mercer Island Residence

*Mercer Island, Wash.*

**Architect/Designer** | McCullough Architects

**Builder** | JayMarc Homes

**Interior Designer** | Tammara Stroud Interior Design

**Landscape Architect/Designer** | Kenneth Philp Landscape Architects

📷 JOHN GRANEN PHOTOGRAPHY

A thorough site analysis and collaboration between the client, architect, interior designer, landscape architect, and builder resulted in a unique home. It balances deftly on the site, showcases the views, respects the neighborhood, and is custom fashioned to fit the family. Outside, a steel-and-precast concrete bridge over the front garden connects the street to the entry; the roof deck perched above the garden provides expansive views of Mount Rainier.

Inside, a steel, glass and wood stair is contained within a tower of light. In the kitchen, light floods through clerestory windows; an outdoor room provides a true year-round space seamlessly connected to the kitchen.

The careful balance of scale, proportion, and color creates an intimate and casual feeling beneath the soaring ceiling in the living room, which features a three-sided fireplace and entertainment center. The gym, which opens onto the garden patio through massive sliding doors, features wood siding salvaged from the original home.

See additional images for this project on page 38.

## FROM THE JUDGES

“This home has a great mix of interesting materials, and windows and outdoor living spaces take full advantage of the location. The rear landscaping is so unique and well-executed.”





PLATINUM

★ Best in Region—South Atlantic

Multifamily Mixed-Use Community

# Artisan

Dunedin, Fla.

**Architect/Designer/Interior Designer/Land Planner** | BSB Design  
**Builder/Developer** | Kokolakis Contracting

📷 JACOB SHARP PHOTO

The project site was a city parking lot, and the city required the developer to give back 234 public parking spaces within the development. The objective was to create a vibrant live/work/play community in a four-story, mixed-use structure with the second level at street grade, allowing retail bays to face the sidewalk to encourage pedestrian engagement. Exterior done was in a vibrant contemporary industrial style to reflect the area's heritage with rich character and detail at street level to energize street engagement.

The project includes three major murals and sculptures to emphasize the community's commitment to public art and improving the quality of life. Two floors of rental housing are lifted above the street on top of parking structure; units face the front street or overlook a private 18,000 sf elevated pool courtyard with resident club facility on the third level. Project connectivity leverages proximity to Pinellas Trail, a 38-mile public trail/park system, with walking paths and a dog park connecting to the walking trail.

See additional images for this project on page 62.



FROM THE JUDGES

“The end result of this infill community is outstanding. The parking is cleverly designed and tucked away, so the focus becomes the communal spaces.”





#### PLATINUM

#### ★ Best in Region—South Central

*Urban Infill Community*

# Bell Heights

*Houston, Texas*

**Architect/Designer** | Mirador Group  
**Builder/Developer** | 1714 Ashland LLC

📷 ROB MUIR PHOTO | EMOMEDIA | CHARLES SUMAN

Bell Heights, named for the reuse of the 1959 Southwestern Bell switching station and Telephone Museum, is a 44-unit development surrounded by restaurants, retail and antique stores. Twenty-four luxury lofts were created from the conversion of the historic building, with an additional 20 freestanding cottages on the 1.6 acre property. All residents are able to enjoy the fitness room and 10,000 sf rooftop terrace, complete with summer kitchen, fire pit, sundeck, plunge pool, putting green and unobstructed views of Houston's downtown skyline.

The old brick building was originally constructed with a basement with 12-foot ceilings. The developer saw the opportunity to install a ramp and convert this basement into a 50- car parking garage that provided two car spaces and extra storage for every loft unit, plus bike storage.

Each loft unit is beautifully designed and includes features such as 12-foot exposed concrete ceilings, brick-wrapped columns, floor-to-ceiling windows, balconies, custom cabinetry, and more.

See additional images for this project on pages 46 and 63.



#### FROM THE JUDGES

“The transformation of this commercial space to a residential community is outstanding. It is an absolute texture paradise, and the community spaces are fantastic.”

WOW!



FROM THE JUDGES

“This is a very sexy project with a big ‘wow’ factor—the cantilevered glass-bottom pool.”

PLATINUM

★ Wow!

Development 8 Stories & Over, Built for Sale

## Anaha

Honolulu, Hawaii

**Architect/Designer** | Solomon Cordwell Buenz

**Builder** | Albert C. Kobayashi, Inc.

**Developer** | The Howard Hughes Corporation

**Interior Designer** | Woods Bagot

📷 NIC LEHOUX PHOTOGRAPHY

Combining history, context, and culture, Anaha is an extraordinary example of contemporary place-making. The tower begins the implementation of Ward Village, the nation's largest LEED-ND master plan. The 40-story tower creates 318 condominium homes that helped to transform the previously industrial district into a 24-hour, mixed-use community.

The tower's undulating form is inspired by the island's artistic tradition of abstracting waves. Through a sequence of interlocking and curved floor plates and a high-performance glass curtain wall, the façade appears to be ever-changing in the light, like a wave shimmering in the sun, to produce a distinctive and dynamic addition to the coastline.

The orientation of the tower's long axis is placed mauka-makai (mountain-side/ocean-side), preserving coastal views from inland vantage points. The tower is brought down to the street to mark the residential entrance. The podium's retail and townhomes activate Kamakee Street.

Between the tower and podium geometries, a water feature is framed by a living wall, which passes through the lobby façade. Perched 80 feet above Auahi Street, a glass-bottomed pool cantilevers 15 feet off the edge of the amenity deck, creating a memorable spectacle.

See additional images for this project on page 45.





**PLATINUM**

*Detached Home up to 2,000 sq. ft., Built for Sale*

## Kiawah River Butterfly Garden Cottage

*Johns Island, S.C.*

**Architect/Designer** | Julia Star Sanford  
**Builder** | Saussy Burbank  
**Developer** | The Beach Company  
**Interior Merchandiser** | McLaurin Parker

JULIA LYNN PHOTOGRAPHY

As a collaboration years in the making, the Butterfly Garden Cottage is the creation of an unmatched trifecta: a brilliant designer, beloved builder, and coveted island location. The Butterfly Garden Cottage celebrates a holistic approach to living; optimal livable space, layered with high-end details and commercial-grade appliances, creates a property for a custom buyer that is luxurious in both form and function.



**PLATINUM**

*Detached Home 2,501–3,000 sq. ft., Built for Sale*

## Ray Meadows R270

*Redmond, Wash.*

**Architect/Designer/Land Planner** | Dahlin Group  
 Architecture Planning  
**Builder/Developer** | Quadrant Homes  
**Landscape Architect/Designer** | Andrews Landscape Architects

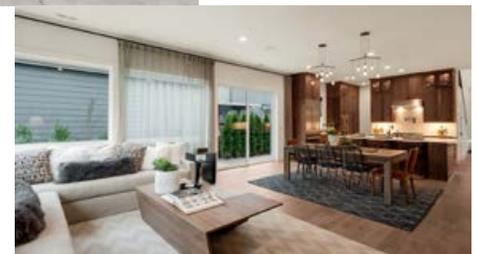
IMAGEARTS PRODUCTIONS

Zipper lots allow as many homes as possible to back up to an open green space. Additionally, the lots provide each home with indoor/outdoor living spaces with a generously sized private side yard or an enhanced driveway area.

Incorporating many large windows that look out to these private outdoor spaces and the open space beyond gives each home a very large, open feeling with abundant natural light, despite the proximity of homes. The footprint of homes on zipper lots have the advantage of being wider where it counts: great rooms, kitchens, and bonus rooms.



The 2,751-sf home for first-time buyers offers two floors of living in a contemporary design, featuring corrugated metal siding, board form concrete manufactured stone, and stained siding. A first-level study/bedroom offers multigenerational living. The second floor has an optional loft or fourth bedroom.



**PLATINUM**

*Detached Home 3,001–3,500 sq. ft., Built for Sale*

## 751 South Model Home

*Durham, N.C.*

**Architect/Designer** | KDK Design Group

**Builder** | Saussy Burbank

**Developer** | Southern Durham Development LLC

**Green Verifier/Rater** | ecoSelect

**Interior Merchandiser** | Lauren McKay Interiors

 VISUAL PROPERTIES LLC

The 751 South Stokes home was designed with a message: quality craftsmanship that celebrates relevant sophistication and purposeful livability is obtainable. This home should spark an intuitive belief in attaining the best by simplistic practices.

The façade showcases mixed materials of board and batten, siding, metal roofing, stone, and brick; the side profile exterior captures curb appeal with timeless architectural details. An expansive front porch features a flagstone floor, a painted bead board ceiling, and designer sconces.

The functional open floor plan includes a generous family room with floor-to-ceiling built-ins and



a waterfall fireplace. The chef-inspired kitchen features commercial-grade appliances, Calcutta quartz counters, and counter-to-ceiling subway tile, complemented by the custom butler's pantry.

The rear exterior showcases the back porch, a covered breezeway from the main house to garage, and the yard.



**PLATINUM**

*Detached Home 3,501–4,000 sq. ft., Built for Sale*

## Azure Residence 1

*Paradise Valley, Ariz.*

**Architect/Designer** | PHX Architecture

**Builder** | Shea Homes

 CHRIS MAYER PHOTOGRAPHY

Designed with a unique balance of modern and transitional architecture, the plan exudes a balance of light and shade, form and function. A private entry portal boasts a stunning water feature. Residence 1 is two levels, with two bedrooms, two bathrooms, and two powder rooms. The home features a state-of-the-art kitchen, entertaining space, and a gorgeous backyard.





## PLATINUM

Detached Home 4,001–4,500 sq. ft., Built for Sale

## Azure Residence 3

Paradise Valley, Ariz.

**Architect/Designer** | PHX Architecture

**Builder** | Shea Homes

CHRIS MAYER PHOTOGRAPHY

Azure Residence 3 is luxury living set in the heart of Paradise Valley. This thoughtfully designed residence combines a spectacular natural backdrop with all the nuances of a luxurious gated community, vistas of Camelback and Mummy Mountains, and a stunning entryway. Residence 3 is contemporary and elegant. With a main level and a second lower level, this home was designed with entertaining in mind.



## PLATINUM

Detached Home 4,501–5,000 sq. ft., Built for Sale

## Rolling Hills Product B Plan 1

Rolling Hills Estates, Calif.

**Architect/Designer/Land Planner** | Robert Hidey Architects, Inc.

**Builder/Developer** | Toll Brothers

**Interior Designer** | Savannah Design Group

CHRIS MAYER PHOTOGRAPHY

The project entry is a contemporary interpretation of a farmhouse, blurring of the boundaries of indoor and outdoor living to take full advantage of the Southern California climate and lifestyle. The design allows natural light to flow in and the continuity of the architectural coloration palette reinforces a sense of continuity of the spaces and surfaces. The merging of the interior and exterior



spaces provides an ease and accessibility for dining and entertainment options that are simple and enjoyable. The design offers indoor functions outside and effectively extends the home outdoors.





**PLATINUM**

*Attached Homes/Townhouses, Built for Sale*

## The Rouge at Pivot

*Edmonton, Alberta, Canada*

**Architect/Designer** | DTJ Design, Inc.

**Builder/Developer/Interior Designer** | Averton

MERLE PROSOFKY PHOTOGRAPHY

This unit was designed with the idea of attainable luxury. Since this is the largest unit in the offering, an elevator option was provided to cater to the move- down/empty-nester buyer looking for low-maintenance living close to the city. Efficient use of space, high-end finishes, and lots of glass make the living level light, bright, and luxurious.

A variety of options allow the buyer to finesse the home to fit their lifestyle; this home has the master bedroom on the fourth floor with a yoga studio and secondary bedroom on the third floor. The master bathroom isn't oversized, but high-end finishes create a spa-like bath.



**Judges' Discretionary Award for Innovative Site Design**

## Trend at Novel Park

*Bellevue, Wash.*

**Architect/Designer** | Dahlin Group Architecture Planning

**Builder/Developer** | William Lyon Homes

**Interior Designer** | Chameleon Design

**Land Planner** | WHA, Inc.

**Landscape Architect/Designer** | Clark & Green

TSUTSUMIDA PICTURES

This community's design has contemporary architecture that makes a bold statement and creative floor plan designs target a variety of home buyers. Vibrant color schemes have unique and contrasting accent colors to give individuality to the homes, and a single base color to bring continuity to the community. The tri-pack arrangement attaches the homes only at the garage walls, with no common living walls adjacent to a neighboring unit, creating the livability and feel of an single-family home.



Open plan interiors maximize the use of space, making smaller floor plans live larger. The home's main indoor living space was designed to connect to patios on the fronts of the homes to promote a more social and interactive community, while also providing direct access to private interior yard space.

All the homes have well-appointed kitchens with large islands and lots of storage. Appropriately sized master suites have five-piece baths and walk-in closets.





**GOLD**  
Detached Home up to 2,000 sq. ft., Built for Sale

## ICON Ebony

Palm Springs, Calif.

**Architect/Designer** | Danielian Associates Architects + Planners

**Builder** | Far West Industries

**Interior Designer** | AI Designs

**Landscape Architect/Designer** | Teserra Outdoors

**Marketing Firm** | PMA Advertising, Inc.

MARK DAVIDSON PHOTOGRAPHY



**GOLD**  
Detached Home 2,001–2,500 sq. ft., Built for Sale

## Alastar

Douglas, Mich.

**Architect/Designer** | Visbeen Architects

**Builder** | David Olsen Builders

M-BUCK STUDIO LLC



**GOLD**  
Detached Home 2,001–2,500 sq. ft., Built for Sale

## Terra Luna—Plan 1

Las Vegas, Nev.

**Architect/Designer** | Bassenian Lagoni

**Builder** | Pardee Homes

**Interior Designer** | Yolanda Landrum Interior Design, Inc.

AG PHOTOGRAPHY



**GOLD**  
Detached Home 2,501–3,000 sq. ft., Built for Sale

## Ranger Collection at Avance

Phoenix, Ariz.

**Architect/Designer** | Bassenian Lagoni

**Builder/Developer** | Maracay Homes

**Green Verifier/Rater** | U.S. Green Building Council

**Interior Designer** | Bobby Berk

**Marketing Firm** | Greenhaus

MARK BOISCLAIR PHOTOGRAPHY



**GOLD**  
Detached Home 3,501–4,000 sq. ft., Built for Sale

## Urban Coastal Farmhouse in Tennessee

Franklin, Tenn.

**Architect/Designer** | Astikon Architecture + Construction

**Builder** | Celebration Homes

**Developer** | Boyle Investment Company

ERIC HENDERSON PHOTOGRAPHY



**GOLD**  
Detached Home 4,001–4,500 sq. ft., Built for Sale

## The Rosslyn Model

Gambrills, Md.

**Architect/Designer** | Lessard Design, Inc.

**Builder/Developer** | Toll Brothers

**Interior Designer** | HRI Design

RON BLUNT ARCHITECTURAL PHOTOGRAPHY



**GOLD**  
Detached Home 4,501–5,000 sq. ft., Built for Sale

## Wedgewood—Plan 2

Yorba Linda, Calif.

**Architect/Designer** | Bassenian Lagoni  
**Builder** | Shea Homes  
**Interior Designer** | Design Line Interiors

ERIC FIGGE PHOTOGRAPHY



**GOLD**  
Detached Home Over 5,000 sq. ft., Built for Sale

## Estancia at Yorba Linda—Olimpico

Yorba Linda, Calif.

**Architect/Designer** | Bassenian Lagoni  
**Builder** | Toll Brothers  
**Interior Designer** | CDC Designs  
**Landscape Architect/Designer** | Land Creative

CHRIS MAYER PHOTOGRAPHY



**GOLD**  
Attached Homes/Townhouses, Built for Sale

## Robinson Landing

Alexandria, Va.

**Architect/Designer** | KTG Architecture + Planning | Shalom Baranes Associates Architects  
**Builder/Developer** | EYA LLC  
**Interior Designer** | Carlyn & Co.  
**Marketing Firm** | EYA Marketing LLC

HOMEVISIT



**GOLD**  
Green Detached Home, Built for Sale

## Georgetown Flora Green

Seattle, Wash.

**Architect/Designer** | JW Architects  
**Builder/Developer** | Dwell Development  
**Green Verifier/Rater** | Built Green

TUCKER ENGLISH PHOTOGRAPHY



**SILVER**  
Detached Home up to 2,000 sq. ft., Built for Sale

## The Binkley

St. Petersburg, Fla.

**Architect/Designer/Land Planner** | BSB Design  
**Builder** | Kasper Modern  
**Interior Merchandiser** | Raised Modern

DAVID DOMINICK PHOTOGRAPHY



**SILVER**  
Detached Home 2,001–2,500 sq. ft., Built for Sale

## Crescendo at Central Park

Highlands Ranch, Colo.

**Architect/Designer** | DTJ Design, Inc.  
**Builder** | Shea Homes  
**Interior Designer** | TRIO

ERIC LUCERO PHOTOGRAPHY



SILVER

Detached Home 2,501–3,000 sq. ft., Built for Sale

## The Maddie Model

Lake Helen, Fla.

**Architect/Designer/Builder/Interior Designer/  
Merchandiser** | Vintage Estate Homes

FTD STUDIOS



SILVER

Detached Home 3,001–3,500 sq. ft., Built for Sale

## The Birch at Kingfield

Rye Brook, N.Y.

**Architect/Designer** | Cordtsen Design Architecture  
**Builder** | The Warjam Group  
**Developer** | Sun Homes  
**Interior Designer** | Ducks in a Row Design  
**Land Planner** | Divney Tung Schwalbe

JOHN CURRY STUDIO



SILVER

Detached Home 3,001–3,500 sq. ft., Built for Sale

## Wheaton

Gull Lake, Mich.

**Architect/Designer** | Visbeen Architects  
**Builder** | AVB, Inc.

CASEY SPRING PHOTOGRAPHY



SILVER

Detached Home 3,501–4,000 sq. ft., Built for Sale

## Miraval II

Costa Mesa, Calif.

**Architect/Designer/Land Planner** | Dahlin Group  
Architecture Planning  
**Developer/Builder** | Pinnacle Residential  
**Interior Designer** | Alignments Home  
**Landscape Architect/Designer** | BGB Design Group

MODERN TAKE PHOTOGRAPHY



SILVER

Detached Home 4,001–4,500 sq. ft., Built for Sale

## Ocean Hills at Pacifica San Juan—Altamonte

San Juan Capistrano, Calif.

**Architect/Designer** | Bassenian Lagoni  
**Builder** | Toll Brothers  
**Interior Designer** | Savannah Design Group  
**Landscape Architect/Designer** | SMP Environmental  
Design

CHRIS MAYER PHOTOGRAPHY



SILVER

Detached Home 4,501–5,000 sq. ft., Built for Sale

## Kirkwood Terrace

Sammamish, Wash.

**Architect/Designer** | Bassenian Lagoni  
**Builder** | Quadrant Homes  
**Interior Designer** | HRI Design

ARON PHOTOGRAPHY



SILVER

Detached Home Over 5,000 sq. ft., Built for Sale

## Retreat at McLean & Mehr Farm

McLean, Va.

**Architect/Designer** | KTG Architecture + Planning  
**Builder** | Toll Brothers

RON BLUNT ARCHITECTURAL PHOTOGRAPHY



SILVER

Attached Homes/Townhouses, Built for Sale

## 81 Crain Square Blvd.

Houston, Texas

**Architect/Designer** | Anderson Canyon LLC  
**Builder** | Crain Square Building Company LLC  
**Interior Designer** | Allie Wood Design Studio

ROB MUIR PHOTO | JOHN PACE PHOTOGRAPHY



SILVER

Attached Homes/Townhouses, Built for Sale

## The Enclave at Seven Canyons Sedona

Sedona, Ariz.

**Architect/Designer** | PHX Architecture  
**Builder** | Dorn Homes  
**Developer** | Enchantment Group

INCKX PHOTOGRAPHY



SILVER

55+ Single-Family Home

## Elan at Altis—Plan 3

Beaumont, Calif.

**Architect/Designer** | Bassenian Lagoni  
**Builder/Developer** | Pardee Homes  
**Interior Designer** | Ver Designs

CHRIS MAYER PHOTOGRAPHY



SILVER

55+ Single-Family Home

## Mira at Altis—Plan 2

Beaumont, Calif.

**Architect/Designer** | Bassenian Lagoni  
**Builder/Developer** | Pardee Homes  
**Interior Designer** | AI Design

CHRIS MAYER PHOTOGRAPHY



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## PLATINUM

*One-of-a-Kind Custom or Spec Home up to 2,000 sq. ft.*

### Surf Betty

*Port Aransas, Texas*

**Architect/Designer/Builder** | Half Inch of Water Studios

**PHOTOGRAPHY** | CRAIG MCMAHON

This new home breaks the mold of typical beach dwellings by engaging a new modern look. Organized to capture the prevailing breeze and view, the home orients its spaces in a unique way to minimize the typical footprint needs for a 4-bedroom home. The modern look and feel are completely driven by the interior program, with big open spaces to socialize or comfortable nooks for relaxing.

The entry doubles as a shaded dining porch with operable wood screens capable of protecting during the hurricane months; the porch opens on both ends to engage the master patio with its swimming area. A steel stairway leads upstairs to three additional bedrooms and another patio to engage the gulf views and stargazing.



## PLATINUM

*One-of-a-Kind Custom or Spec Home 2,001–3,000 sq. ft.*

### Hickory Hill

*Gull Lake, Mich.*

**Architect/Designer** | Visbeen Architects  
**Builder** | DeVries & Onderlinde Builders, Inc.  
**Interior Designer** | Vision Interiors

**PHOTOGRAPHY** | ASHLEY AVILA PHOTOGRAPHY

The intent of this design was to create a right-sized cottage that incorporates a number of features that would normally be restricted to a larger home. Optimizing storage space was essential, as a lower level was not an option. A story-and-a-half gable runs the length of the home, enveloping the majority of the interior spaces. To the rear, a pair of gables flanks a covered dining area that connects to a porch outfitted with retractable screens.

Inside, a linear foyer connects the front door to the rest of the home. Further back, a centrally placed kitchen is connected to all of the other main-level entertaining spaces through cased openings. A private study is situated between the home's master suite and living room.



The master suite incorporate several closets, built-ins, and a master bath with views of the lake. Upstairs are the bunkroom, guest room, and exercise space.





**PLATINUM**

*One-of-a-Kind Custom or Spec Home*  
3,001–4,000 sq. ft.

## The Verge House

*Coronado, Calif.*

**Architect/Designer** | Crossman Architecture  
**Builder** | Hill Construction Company  
**Interior Designer** | Estudio Frisch  
**Landscape Architect/Designer** | Hocker Design Group

📷 BRADY ARCHITECTURAL PHOTOGRAPHY

This custom home for a professional couple with two children meets the family’s desire for privacy, offering a response to site constraints through architectural expression. The front façade, clad in Shou Sugi Ban, hides the home’s most significant features from the street.

Surrounded by floor-to-ceiling glass and Jatoba wood, the first-floor design focuses the eye on created beauty, including a suspended hanging wall with a ceramic art installation, a cantilevered staircase, and a custom children’s play stage that doubles as storage. The living, dining, and kitchen areas subvert traditional distinctions between interior and exterior space through use of retractable glass walls.

The second-floor master suite wraps around a bamboo tree that extends out of the roof’s oval oculus. This shared outdoor deck leads directly to the vegetated roof garden. To add to the home’s meditative nature, a yoga area has a living green wall that looks out to the cantilevered lap pool extending over a hand-chiseled limestone landscape below.



**PLATINUM**

🏆 **Best in Region—Pacific Northwest**

*One-of-a-Kind Custom or Spec Home*  
4,001–5,000 sq. ft.

## Mercer Island Residence

*Mercer Island, Wash.*

**Architect/Designer** | McCullough Architects  
**Builder** | JayMarc Homes  
**Interior Designer** | Tammara Stroud Interior Design  
**Landscape Architect/Designer** | Kenneth Philp Landscape Architects

📷 JOHN GRANEN PHOTOGRAPHY

See the full description and additional images for this project on page 21.



PLATINUM

One-of-a-Kind Custom or Spec Home  
5,001–6,000 sq. ft.

## Phoenician Modern

Scottsdale, Ariz.

**Architect/Designer** | Calvis Wyant Design Group

**Builder** | Calvis Wyant Luxury Homes, Inc.

**Interior Designer** | DeCesare Design Group

**Landscape Architect/Designer** | Creative Environments

ROEHNER + RYAN

The clients envisioned a modern home that met the unique needs of their son, a budding golf prodigy. A golf simulator was installed in a dedicated garage bay and the expansive backyard houses a putting green.

Inside, clean, simple lines define the modern feel and the feeling of tranquility the clients wanted. An open floor plan combines functional living spaces with beautiful stone, wood, and marble finishes. Large stone-clad accent walls anchor the home to the site, creating architectural interest and linking



the exterior and interior spaces. A contrasting metal fascia designates the outdoor living spaces.

The use of floor-to-ceiling glass and flooring that flows from interior to exterior creates a seamless transition with the multiple outdoor living spaces, including garden patios and meditation, vegetable, and flower gardens.



PLATINUM

Best in Region—Pacific

One-of-a-Kind Custom or Spec Home  
6,001–8,000 sq. ft.

## Harbor Island Residence

Newport Beach, Calif.

**Architect/Designer** | Brandon Architects

**Builder** | Patterson Custom Homes

**Interior Designer** | Detail A Design Firm

**Landscape Architect/Designer** | Daniel Stewart & Associates

LANGOWORKS

See the full description and additional images for this project on page 20.



**PLATINUM**

★ **Home of the Year**

★ **Best in Region—Mountain**

*One-of-a-Kind Custom or Spec Home Over 8,000 sq. ft.*

## Vail

Vail, Colo.

**Architect/Designer** | Brandon Architects

**Builder** | Meadow Mountain Homes

**Interior Designer** | Ultra-Mod Design Concepts

**Landscape Architect/Designer** | Fieldscape, Inc.

📷 BITTERMAN PHOTOGRAPHY

See the full description and additional images for this project on pages 6 and 18.



**PLATINUM**

*Green One-of-a-Kind Custom or Spec Home*

## Rancho da Flórida

Myakka City, Fla.

**Architect/Designer** | Sweet Sparkman Architects

**Builder/Interior Designer/Land Planner** | Josh Wynne Construction

**Green Verifier/Rater** | Two Trails, Inc.

📷 RYAN GAMMA PHOTOGRAPHY

The home sits on a working 40-acre ranch. The structure is made up of three primary volumes,

each separated by generous dog trots, and all under one butterfly roof. The roof design simplifies the capture of rain water, and expands views across the ranch and lake under a deep porch eave. It also captures prevailing west breezes, funneling them into the outdoor areas and dog trots.

The home features more outdoor living area than it has air-conditioned space. Deep eaves, well considered spaces on various parts of the architecture, huge operable screens, and consideration of wind patterns make these spaces

comfortable for year-round use, allowing for less conditioned space in the build.

Material selections were influenced by both the local landscape and the client's Brazilian heritage. The home is fully elevated, but it is rooted by columnar elements of clay brick and elevated planters of exposed concrete. In the guest rooms, bookshelves were built from a slab of reclaimed Guanacast (Brazilian tree), recovered locally following Hurricane Irma.

It is the most energy efficient home in Florida, and among the most energy-efficient homes ever built. It has a HERS index of minus 31 and is certified Emerald by NGBS.



**GOLD**

*One-of-a-Kind Custom or Spec Home*  
2,001–3,000 sq. ft.

## Glamping Along the Lampasas

*Belton, Texas*

**Architect/Designer** | Craig McMahon Architects  
**Builder** | MF Construction  
**Landscape Architect/Designer** | Earthscapes Garden & Home Landscape Architecture

DROR BALDINGER PHOTOGRAPHY



**GOLD**

*One-of-a-Kind Custom or Spec Home*  
3,001–4,000 sq. ft.

## 41 Miraposa Parkway E

*Boerne, Texas*

**Architect/Designer** | J Terrian Designs  
**Builder** | Garner Homes LLC  
**Developer** | Miralomas Development Corp.  
**Interior Designer** | Class Covers and Color, Inc.  
**Interior Merchandiser** | Traditions Interiors LLC  
**Landscape Architect/Designer** | Maldonado Landscape Company

BLUE BRUIN PHOTOGRAPHY



**GOLD**

*One-of-a-Kind Custom or Spec Home*  
4,001–5,000 sq. ft.

## Old Grove

*Ellenton, Fla.*

**Architect/Designer/Interior Designer** | William B. Litchfield Residential Designs  
**Builder** | Nautilus Homes

JESSICA GLYNN PHOTOGRAPHY



**GOLD**

*One-of-a-Kind Custom or Spec Home*  
4,001–5,000 sq. ft.

## The Sennett Residence

*Asheville, N.C.*

**Architect/Designer** | Retro+Fit Design  
**Builder** | Living Stone Design + Build  
**Green Verifier/Rater** | Vandemusser Design  
**Interior Designer/Merchandiser** | ID.ology Interiors & Design

RYAN THEEDE PHOTOGRAPHY



**GOLD**

*One-of-a-Kind Custom or Spec Home*  
5,001–6,000 sq. ft.

## Hermitage Residence Earnhardt

*Truckee, Calif.*

**Architect/Designer** | Kelly Stone Architects  
**Builder** | NSM Construction  
**Interior Designer** | Interior Design by JJH  
**Landscape Architect/Designer** | Peak Landscape, Inc.

VANCE FOX PHOTOGRAPHY



**GOLD**

*One-of-a-Kind Custom or Spec Home*  
6,001–8,000 sq. ft.

## Private Residence 1

*Sarasota, Fla.*

**Architect/Designer** | Jones Architecture  
**Builder** | Michael K. Walker & Associates, Inc.  
**Interior Designer** | Last Detail Interior Design  
**Landscape Architect/Designer** | Michael A. Gilkey, Inc.

THE GREG WILSON GROUP



**GOLD**  
*One-of-a-Kind Custom or Spec Home*  
 6,001–8,000 sq. ft.

## Urban Classic Home

Chicago, Ill.

**Architect/Designer/Builder/Developer** | BGD&C Custom Homes

**Interior Designer** | Studio Gild

**Landscape Architect/Designer** | Scott Byron & Co.

MIKE SCHWARTZ PHOTOGRAPHY



**GOLD**  
*One-of-a-Kind Custom or Spec Home Over*  
 8,000 sq. ft.

## Somerland Way

Houston (Piney Point), Texas

**Architect/Designer** | Gordon Partners Design

**Builder** | Thompson Custom Homes

**Interior Designer** | Talbot Cooley Interiors

**Landscape Architect/Designer** | Moss Landscaping

KERRY KIRK PHOTOGRAPHY



**SILVER**  
*One-of-a-Kind Custom or Spec Home up to*  
 2,000 sq. ft.

## 162 E 18th St.

Costa Mesa, Calif.

**Architect/Designer** | amk STUDIO

**Builder** | South Pointe Construction

**Interior Merchandiser** | Style to Function

**Marketing Firm** | Preview First

PIERRE GALANT PHOTOGRAPHY



**SILVER**  
*One-of-a-Kind Custom or Spec Home*  
 2,001–3,000 sq. ft.

## Amory

Douglas, Mich.

**Architect/Designer** | Visbeen Architects

**Builder** | David Olsen Builders

M-BUCK STUDIO LLC



**SILVER**  
*One-of-a-Kind Custom or Spec Home*  
 3,001–4,000 sq. ft.

## House in the Dunes

Westhampton Dunes, N.Y.

**Architect/Designer** | Daniel Contelmo Architects

**Builder** | Coastal Management LLC

**Interior Designer** | Adams Interior Design

DANIEL CONTELMO ARCHITECTS



**SILVER**  
*One-of-a-Kind Custom or Spec Home*  
 4,001–5,000 sq. ft.

## The Magnolia House

Phoenix, Ariz.

**Architect/Designer** | Drewett Works

**Builder/Interior Merchandiser** | Rafterhouse

**Developer** | Marc Development

**Landscape Architect/Designer** | Refined Gardens

PROVISUALS MEDIA



SILVER

*One-of-a-Kind Custom or Spec Home*  
5,001–6,000 sq. ft.

## Gunn Road Residence

*Oakland Township, Mich.*

**Architect/Designer** | Martini Samartino Design Group  
**Builder** | Built by owner

📷 KARL MOSES PHOTOGRAPHY



SILVER

*One-of-a-Kind Custom or Spec Home*  
6,001–8,000 sq. ft.

## In Plane Sight

*Paradise Valley, Ariz.*

**Architect/Designer** | Drewett Works  
**Builder** | BedBrock Developers  
**Interior Designer** | Est Est, Inc.  
**Landscape Architect/Designer** | Sunset Landscaping & Designs

📷 WERNER SEGARRA PHOTOGRAPHY



SILVER

*One-of-a-Kind Custom or Spec Home Over*  
8,000 sq. ft.

## Greenbay Residence

*Houston, Texas*

**Architect/Designer** | Brandon Breaux Design LLC  
**Builder** | Thompson Custom Homes  
**Interior Designer** | Talbot Cooley Designs  
**Landscape Architect/Designer** | McDugald Steele

📷 NATHAN SCHRODER PHOTOGRAPHY



SILVER

*Green One-of-a-Kind Custom or Spec Home*

## Alta View Residence

*Salem, Ore.*

**Architect/Designer/Interior Designer/Landscape Architect/Designer** | Nathan Good Architects  
**Builder** | Winsome Construction  
**Green Verifier/Rater** | Earth Advantage

📷 NATHAN GOOD ARCHITECTS



## PLATINUM

Development 4–7 Stories, Built for Sale

### The Copley at Crown

Gaithersburg, Md.

**Architect/Designer** | Lessard Design, Inc.

**Builder** | Morgan-Keller Construction

**Developer** | Michael Harris Homes | Streetscape Partners

**Interior Designer** | P [Four]

**Marketing Firm** | McWilliams | Ballard

MCWILLIAMS | BALLARD

Copley at Crown meshes eclectic styles and optimizes important access points through its location, creating a context-focused and timeless design around mixed-use conveniences. Texture and material choice add playfulness for human visual interest.

Brick and mortar choice were carefully selected for enhancement of the industrial aesthetic, with added brick detailing and murals with a washed paint look to cement the industrial design.

Completing the industrial adaptive reuse style,

elevators blend in as chimney stacks, like those found in industrial factories. Additionally, the profile of balconies were specifically designed bolted to the structure, aiding in the complete adaptive reuse look.

The adaptive reuse-inspired industrial design aesthetic flows throughout every detail, continuing into the interior. Units feature window formatting, maximizing natural light with uniform proportions, brick interior detailing, and an outdoor space for every unit.

## PLATINUM

Development 4–7 Stories, Built for Sale

### The Haven at National Harbor

Oxon Hill, Md.

**Architect/Designer** | Hord Coplan Macht

**Builder** | CBG Building Company

**Developer** | Peterson Companies

**Interior Designer** | Hartman Design Group

**Land Planner/landscape Architect/Designer** | LandDesign

**Marketing Firm** | McWilliams | Ballard

PATRICK ROSS PHOTOGRAPHY | STUDIO TREJO

The Haven at National Harbor marks a transition from the commercial core at the district's Potomac River waterfront to the bordering single-family neighborhood. The condo community occupies three city blocks, reinforcing the urban streetscape and scale.

Its 248 units surround a central open space, creating an exclusive resident experience removed from the surrounding boulevards and traffic. Views of the district's iconic skyline and National Harbor's Capital Wheel Ferris Wheel are available from many of the building's units and common spaces.



The strategic location of staircases and lobbies direct pedestrians to downtown, while a rich amenity program offers residents in-building entertainment and resources, including a resort-style pool, outdoor lounge seating with lawn games, courtyards, fitness center, and yoga studio.

Initially planned as a rental complex, the decision was made to convert the building into a condo community midway through construction. Converting a project from apartments to condominiums in four months presented a host of challenges, but innovative design solutions helped secure a success.



PLATINUM

★ Wow!

*Development 8 Stories & Over, Built for Sale*

## Anaha

*Honolulu, Hawaii*

**Architect/Designer** | Solomon Cordwell Buenz  
**Builder** | Albert C. Kobayashi, Inc.  
**Developer** | The Howard Hughes Corporation  
**Interior Designer** | Woods Bagot

📷 NIC LEHOUX PHOTOGRAPHY

See the full description and additional images for this project on page 24.



PLATINUM

*Development 4–7 Stories, For Rent*

## Broadstone on Fifth

*Fort Worth, Texas*

**Architect/Designer** | GFF, Inc.  
**Builder** | Alliance Construction Group LLC  
**Developer** | Alliance Residential Company  
**Interior Designer** | Faulkner Design Group

📷 GREEN SOFA PRODUCTIONS

Broadstone on Fifth brings the charming culture of this rapidly growing city to life with its intricate, modern design. Its expansive and thoughtful hotel-inspired amenity collection makes this property stand out. High-end furniture and finishes with concierge-level services give residents the closest experience to condo living in a rental apartment setting.

Nearly every material chosen by the design team was custom made to make every detail a unique touch point. Local artists used black-and-white abstract photography embellished with gold accents to put a twist on the traditional infused with modern.



The architectural layout of the site and building plans resulted in an unexpected amount of indoor and outdoor space, which posed an exciting challenge for the interior design team to develop functional spaces that weren't redundant. Amenities include an infinity-edge rooftop pool, multiple indoor/outdoor lounges and game rooms, modern co-working business lounge, movie lounge, an Uber lounge, and bike shop.



PLATINUM

Development 8 Stories & Over, For Rent

## The Belgard NoMa

Washington, D.C.

**Architect/Designer** | Hickok Cole

**Builder/Developer** | Wood Partners

**Interior Designer** | RD Jones + Associates

**Marketing Firm** | Streetsense

GTMA

The Belgard boasts eye-catching architecture and an 80-foot mural on the side the building. The team brought together a higher-end product designed for functional space with attention to detail, with a broad amenity package with world-class architecture. The Belgard features unique micro units, one- and two-bedroom apartment homes, as well as loft-style townhouses. The property also features a world-class fitness center, resident lounge with bar, game room, pet spa, and rooftop pool and lounging area.



PLATINUM

Multifamily Adaptive Reuse

## Bell Heights

Houston, Texas

**Architect/Designer** | Mirador Group

**Builder/Developer** | 1714 Ashland LLC

ROB MUIR PHOTO | EMOMEDIA | CHARLES SUMAN



See the full description and additional images for this project on pages 23 and 63.



## PLATINUM

Student Housing

**The Standard at Atlanta**

Atlanta, Ga.

**Architect/ Interior Designer/Landscape Architect/ Designer |** Niles Bolton Associates**Builder/Developer |** Landmark Properties

BRIAN GASSEL PHOTOGRAPHY

The 19-story high-rise tower consists of 765 beds in 257 furnished residential units. The ground level includes 10,783 sf of commercial space designed to provide street-level transparency, engage pedestrians, and promote walkability.

Premium indoor amenities totaling 12,153 sf include a clubhouse, fitness center, and study lounges. Cascading outdoor terraces with sweeping views exceed the city's usable open space requirement and provide ample opportunities for social gathering. The elevated rooftop amenities, totaling 40,467 sf, maximize sun exposure and consist of a resort-style swimming pool, mini putting green, firepit and barbecue areas.

The design concept seamlessly blends two buildings and two structural systems — precast and cast-in-place concrete frame — to create one cohesive project. The contrast in materiality results in compelling exterior façades. Large carve-outs throughout the building's skin reveal contrasting color and texture hidden behind the outer face, allowing the design team to introduce shifts in form, strong shadow lines, and unique unit layouts.



**GOLD**  
Development 8 Stories & Over, Built for Sale

## Laurel Cherry Creek

Denver, Colo.

**Architect/Designer** | Johnson Nathan Strohe  
**Builder** | Haselden Construction  
**Developer/Marketing Firm** | PAULS Corp LLC  
**Interior Designer** | Kimberly Timmons Interiors  
**Landscape Architect/Designer** | Design Workshop

DAVID LAUER PHOTOGRAPHY, INC.



**GOLD**  
Development up to 3 Stories, For Rent

## Anthology

Issaquah, Wash.

**Architect/Designer** | VIA Architecture  
**Builder** | Exxel Pacific  
**Developer** | The Wolff Company  
**Interior Designer** | Lair Design

AARON LOCKE PHOTOGRAPHY



**GOLD**  
Development 4–7 Stories, For Rent

## Seazen at Rocky Point

Tampa, Fla.

**Architect/Designer** | Looney Ricks Kiss  
**Builder** | First Florida  
**Developer** | ZOM Living  
**Interior Designer** | RD Jones + Associates  
**Landscape Architect/Designer** | Dix.Hite + Partners, Inc.

HARVEY SMITH PHOTOGRAPHY



**GOLD**  
Multifamily Adaptive Reuse

## Linden Court

Washington, D.C.

**Architect/Designer** | Square 134 Architects  
**Builder** | Monarch Building & Development Corp.  
**Developer** | Monarch Urban  
**Interior Designer** | Monarch Design DC

STUDIO TREJO



**GOLD**  
55+ Multifamily Community

## Agave at La Floresta

Brea, Calif.

**Architect/Designer/Land Planner** | Dahlin Group  
Architecture Planning  
**Builder/Developer** | The New Home Company  
**Interior Designer** | Meridian Interiors LLC  
**Landscape Architect/Designer** | EPTDESIGN

ERIC FIGGE PHOTOGRAPHY



**GOLD**  
55+ Multifamily Community

## Revel Spokane

Spokane, Wash.

**Architect/Designer** | Bernardo | Wills Architects  
**Builder** | Katerra Construction LLC  
**Developer** | The Wolff Company  
**Interior Designer** | Private Label International

AARON LOCKE PHOTOGRAPHY



**GOLD**

Student Housing

## David Blackwell Hall at University of California, Berkeley

Berkeley, Calif.

**Architect/Designer** | Solomon Cordwell Buenz  
**Builder** | Webcor Builders  
**Developer** | American Campus Communities  
**Interior Designer** | Sixthriver Architects

DAVID WAKELY PHOTOGRAPHY



**SILVER**

Development up to 3 Stories, Built for Sale

## Nova at Novel Park

Irvine, Calif.

**Architect/Designer** | Bassenian Lagoni  
**Builder** | William Lyon Homes  
**Interior Designer** | Ver Designs  
**Landscape Architect/Designer** | Clark & Green Associates

TSUTSUMIDA PICTURES



**SILVER**

Development 4-7 Stories, Built for Sale

## Glass House

Edgewater, N.J.

**Architect/Designer** | Lessard Design, Inc.  
**Builder/Developer** | National Resources  
**Interior Designer** | Alan Tanksley, Inc.  
**Marketing Firm** | Mermaid, Inc.

MERMAID, INC.



**SILVER**

Development 8 Stories & Over, Built for Sale

## Stage 1075

San Francisco, Calif.

**Architect/Designer** | Levy Design Partners  
**Builder** | Build Group  
**Developer** | Encore Capital Management  
**Landscape Architect/Designer** | Cliff Lowe and Associates

BERNARD ANDRÉ PHOTOGRAPHY



**SILVER**

Development up to 3 Stories, For Rent

## The Arbury

Hillsboro, Ore.

**Architect/Designer/Interior Designer** | Myhre Group Architects, Inc.  
**Builder** | LMC Construction  
**Developer** | The Wolff Company

AARON LOCKE PHOTOGRAPHY



**SILVER**

Development up to 3 Stories, For Rent

## Town Trelago

Maitland, Fla.

**Architect/Designer/Land Planner** | Humphreys & Partners Architects  
**Builder** | Walker & Company, Inc.  
**Developer** | Related Group  
**Interior Designer/Merchandiser** | V Starr Interiors  
**Landscape Architect/Designer** | Dix.Hite + Partners, Inc.  
**Marketing Firm** | LGD Branding + Marketing

PHOTOGRAPHIC DESIGNER



SILVER

Development 4–7 Stories, For Rent

## The Henry

Denver, Colo.

**Architect/Designer** | KEPHART  
**Builder/Developer** | Carmel Partners  
**Interior Designer** | Vida Design

📷 SHELSI LINDQUIST PHOTOGRAPHY



SILVER

Development 4–7 Stories, For Rent

## Trellis House

Washington, D.C.

**Architect/Designer/Interior Designer/Landscape Architect/Designer** | Niles Bolton Associates  
**Builder** | CBG Building Company  
**Developer** | RISE: A Real Estate Company  
**Marketing Firm** | Bozzuto

📷 LASSITER PHOTOGRAPHY



SILVER

Development 8 Stories & Over, For Rent

## Muze at Met

Miami, Fla.

**Architect/Designer** | NBWW  
**Builder** | Suffolk Construction Company  
**Developer** | ZOM Living  
**Interior Designer** | Stantec  
**Landscape Architect/Designer** | Architectural Alliance Landscape

📷 HARVEY SMITH PHOTOGRAPHY



SILVER

Student Housing

## Tercero Student Housing 4 at University of California, Davis

Davis, Calif.

**Architect/Designer** | Mogavero Architects  
**Builder** | Brown Construction, Inc.  
**Developer** | UC Davis Student Housing  
**Interior Designer** | UC Davis Design Services  
**Landscape Architect/Designer** | SWA Group

📷 DAVIES IMAGING GROUP



## PLATINUM

★ **Multifamily Community of the Year**

✦ **Best in Region—North Atlantic**

*Affordable, Multifamily*

## St. Augustine Terrace

*Bronx, N.Y.*

**Architect/Designer** | Magnusson Architecture and Planning PC

**Builder** | Mega Contracting Group LLC

**Developer** | New York Institute for Human Development

**Landscape Architect/Designer** | terrain-nyc  
landscape architecture p.c.

📷 ARI BURLING - ARCHITECTURAL PHOTOGRAPHY |  
ESTO PHOTOGRAPHY | SEONG KWON PHOTOGRAPHY

See the full description and additional images for this project on pages 10 and 19.



**GOLD**

*Affordable, Single-Family Detached or Attached*

## Village at Towne Square

*Suitland, Md.*

**Architect/Designer** | Lessard Design, Inc.

**Builder/Interior Designer** | NVR

**Developer** | CJR Development

📷 JEFF SUGGS PHOTOGRAPHY



**GOLD**

*Affordable, Multifamily*

## The Cannery at Lewis Street

*Gilroy, Calif.*

**Architect/Designer/Land Planner** | Dahlin Group  
Architecture Planning

**Builder** | Vaquero Construction

**Developer** | Meta Housing Corporation

**Interior Designer** | HPA Design Group

📷 DOUGLAS STERLING PHOTOGRAPHY



**SILVER**

*Affordable, Multifamily*

## Kottinger Gardens

*Pleasanton, Calif.*

**Builder** | L&D Construction Co., Inc.

**Developer** | MidPen Housing

**Interior Designer** | Studio DDM

**Landscape Architect/Designer** | Gates + Associates

📷 DOUGLAS STERLING PHOTOGRAPHY



**SILVER**

*Affordable, Multifamily*

## Metro Heights at Mondawmin

*Baltimore City, Md.*

**Architect/Designer** | Moseley Architects | Ziger|Snead Architects

**Builder** | Harkins Builders, Inc.

**Developer** | Enterprise Homes, Inc.

**Interior Designer** | Aumen Asner

**Interior Merchandiser** | Price Modern LLC

**Landscape Architect/Designer** | Floura Teeter

Landscape Architects

📷 CPI PRODUCTIONS



BEFORE

**PLATINUM**

Entire Home Remodel, \$250,001–\$750,000

## 410 Spruce

Fredericksburg, Texas

**Architect/Designer/Builder** | Laughlin Homes & Restoration, Inc.

**Interior Designer** | BLACKCHALK Home & Laundry

📷 JEREMIAH DEARINGER PHOTOGRAPHY

Focusing on the owner’s desire for an open, light-filled space, the design-build team transformed the 1950’s maze of existing rooms and hallways into a spacious home suitable for entertaining, while respecting the scale of the original structure and the aesthetics of the historic neighborhood. A standing seam roof was installed, with hand-turned ridges, just as those original to the area.

Interior walls were relocated and ceilings were raised. Four new skylights, including one above the master shower, flood the home with natural light and warmth. The covered patio and outdoor kitchen enable year-round hosting. The private patio off the master bath features an outdoor shower and private courtyard. The walk-in closet, utility and butler’s pantry provide ample storage. An antique maple butcher-block was integrated into custom cabinetry, which was styled to be functional and efficient while maintaining this historic element.



**PLATINUM**

🏆 Remodel of the Year

🌟 Best in Region—Middle Atlantic

Entire Home Remodel, Over \$750,000

## Barn at Walnut Hill

Rockville, Va.

**Architect/Designer** | Poole & Poole Architecture LLC

**Builder** | Portico Classic Homes

**Interior Designer** | Focus Design Interiors

📷 EASTMAN CREATIVE



See the full description and additional images for this project on pages 12 and 16.



**PLATINUM**

*Addition, Indoor or Outdoor, Over \$100,000*

## Outdoor Room

*Asheville, N.C.*

**Architect/Designer/Interior Designer/Landscape Architect/Designer** | Griffin Architects PA  
**Builder** | Bluestone Construction LLC

DAVID DIETRICH PHOTOGRAPHY

The project added a screened-in porch where the old outdoor patio used to be and a spacious new patio with a novelty gas fire pit and a handsome brick-and-stone grill surround.

Pitching such a large addition near the previously added family room, which had the feel of a sunroom thanks to floor-to-ceiling windows, presented some logistical challenges. The architect added a large box gutter to collect rain flow from a new roof transition that also serves an aesthetic function,

allowing the new porch to be a seamless outgrowth of the extant architecture.

In other places, the architect took cues from the property's compelling existing features to accomplish the style. A graceful eyebrow dormer echoed the curve of the original brick pathways. Roofing the new curve in copper was an opportunity to customize the home's outward appeal. A vaulted, beamed ceiling adds architectural interest inside, with a minimalist/industrial ceiling fan imparting a fun contemporary touch.

**PLATINUM**

*Historic Preservation/Restoration*

## Historic Quartermaster Dock House

*Sullivan's Island, S.C.*

**Architect/Designer** | Herlong Architects  
**Builder** | Harper James Finucan, Inc.  
**Interior Designer** | LuAnn McCants Interiors

J. SAVAGE GIBSON PHOTOGRAPHY

The Quartermaster Dock House and Dock, listed on the National Register of Historic Places, was built in the early 1900s to serve as a drop-off point for military personnel, supplies, and artillery. When it became available in 2013, it was nearly falling into the creek. It was important to the clients that the restored dock house remain true to its roots.

The structure had to be carefully relocated by barge to install a new foundation. Being suspended over water, a waterproof flooring system was designed to deflect saltwater wave action from below. The team collaborated with



a structural engineer to reinforce the building envelope to comply with current wind codes.

The existing footprint for window and door locations was used to maintain the historic integrity from the exterior. The only addition was an overhead garage-style door, providing an unobstructed connection to the creek and breeze. The interiors, however, were designed with an entirely new purpose.



PLATINUM

Green Entire Home Remodel

# Jamestown Net-Zero House

Jamestown, R.I.

**Architect/Designer/Interior Designer** | Union Studio Architecture & Community Design  
**Builder** | Sweenor Builders, Inc.  
**Landscape Architect/Designer** | Ryan Associates

ANTHONY TIEULI PHOTOGRAPHY

This nearly 100-year-old New England cottage was reimagined to create an inviting, comfortable, and environmentally conscious net-zero home. Design and construction goals were complex and multi-faceted. Beyond incorporating game-changing technology to make the home net-zero, the renovation doubled the home's footprint with a 1,000-sf addition; introduced a contemporary, open floor plan; resolved asbestos and environmental issues; and restored the charm that had been lost after two mid-century renovations.

While doubling the home in size, and introducing a 6KW solar array, the home remained harmonious



BEFORE

in form, material, siting, and scale with the surrounding neighborhood. The renovated home combines traditional shingle-style architecture and state-of-the-art technologies including photovoltaic solar panels, an advanced heat-recovery HVAC system, advanced air sealing and insulation, EnergyStar appliances, triple-glazed argon-filled Low E windows, and LED lighting.



PLATINUM

Kitchen Remodel, \$50,001 – \$100,000

# Multi-Functioning Banquette

Chappaqua, N.Y.

**Architect/Designer** | Daniel Contelmo Architects  
**Builder** | Finishing Touch Contracting  
**Interior Designer** | Adams Interior Design

DANIEL CONTELMO ARCHITECTS

The client wanted a unique space that could function well for day-to-day activities, as well as make entertaining easier, without crowding the space. The challenge was to lay out a center work area to accommodate meal prep, an eating area, and space for entertaining. Adjustments in the structure were needed to enlarge the kitchen space, while opening it up to the family room.

The outside wall of the kitchen was bumped out by 4 feet, and the family room wall was removed to open the two spaces, creating a better flow. This allowed access into the banquette in the center of the kitchen. The banquette is bordered on two sides by counters and cabinets, as well as stool space. Opposite the seating is a wet bar, pantry, and serving counters. Waterfall countertops complement the client's modern take on a glamorous kitchen.



BEFORE



PLATINUM

★ Best in Region—Midwest

*Kitchen Remodel, Over \$100,000*

## Mid-Century Kitchen Remodel

*East Grand Rapids, Mich.*

**Architect/Designer** | TruKitchens

**Builder** | J. Peterson Homes

**Interior Designer** | Fairly Modern Studio

📷 ASHLEY AVILA PHOTOGRAPHY

See the full description and additional images for this project on page 17.



PLATINUM

*Bath Remodel, up to \$50,000*

## Aspen Retreat—Marble Masterpiece

*Aspen, Colo.*

**Builder** | Regan Construction

**Interior Designer** | Kimberly Timmons Interiors

📷 DAVID O. MARLOW PHOTOGRAPHY

The client decided to redesign the bathrooms after the rest of the home was renovated; this came with a quicker turnaround time and a

lower budget. To accommodate these needs, the designer kept the original layout and gutted the space. Features include a bright, neutral pallet of marble-look porcelain slabs, gray textural stone, and a sleek custom-designed vanity. Custom LED mirrors flanked by statement scones provide spa-like lighting in the space.

In the fully enclosed shower, the walls were clad in porcelain marble-look slabs. A clerestory window was added to draw in light from the window in the water closet. An artistic freestanding tub was placed to take in views of the ski slopes.

PLATINUM

Bath Remodel, Over \$50,000

## Mid-Century Bathroom Remodel

East Grand Rapids, Mich.

**Architect/Designer** | TruKitchens  
**Builder** | J. Peterson Homes  
**Interior Designer** | Fairly Modern Studio

ASHLEY AVILA PHOTOGRAPHY

The master bathroom layout was very choppy with separate spaces for the shower and toilet, bathtub, vanity, and walk-in closet. Opening the layout without adding square footage, but keeping all the master bathroom essentials, became the biggest problem to solve.

Cabinetry featuring full overlay flush doors with c-channels on walnut was used throughout the space. This consistency incorporated both the

closet and toilet into the design without creating numerous, small separate spaces.

Plumbing fixtures included a trough sink, large European style curbless shower, smart toilet, and an oversized round bathtub. Chrome faucets and light fixtures enhanced the modern feel throughout the space. A custom terrazzo tile floor added European flair and brought a level of opulence to the bathroom



PLATINUM

Remodel Specialty Project

## The Barn

Scottsdale, Ariz.

**Architect/Designer** | Drewett Works  
**Builder** | Tiara Sun Development  
**Interior Designer** | Kathryn Van Arsdale Interior Design

ERIC KRUK PHOTOGRAPHY



Previously an oddly formed outbuilding serving as a guest house, The Barn was transformed into a space capable of hosting the owners' annual Super Bowl party. The goal was a western farmhouse with sports bar DNA, a nod to the citrus farm history of the neighborhood and continuing presence of lemon, grapefruit, and orange trees.

The result was an open entertainment pavilion boasting bifolding doors, fireplace, and a bar with interior and exterior pass-through service. Crisp white paint, limestone, and reclaimed wood create the interior palette, while the exterior is painted siding in a deep saturated taupe hue.





**GOLD**  
 Entire Home Remodel, \$250,001 – \$750,000  
**Split-Level Renovation**  
 Clemson, S.C.  
**Architect/Designer** | Tindall Architecture Workshop  
**Builder** | The Berry Group LLC

INSPIRO 8 STUDIOS



**GOLD**  
 Entire Home Remodel, Over \$750,000  
**Lake Austin Reimagine**  
 Austin, Texas  
**Architect/Designer** | B2 Architecture + Design LLC  
**Builder** | Vogel Builders

COME AND SHOOT IT PHOTOGRAPHY



**GOLD**  
 Historic Preservation/Restoration  
**Sherman Parsonage Historic Home Restoration**  
 Fairfield, Conn.  
**Architect/Designer** | Mingoello & Hayes Architects  
**Builder/Developer** | John Paul Development

NEIL LANDINO PHOTOGRAPHY



**GOLD**  
 Kitchen Remodel, \$50,001 – \$100,000  
**Expansive Eatery**  
 Castle Pines, Colo.  
**Architect/Designer** | Michael Perez Architect  
**Builder** | Lovell Group, Inc.  
**Interior Designer** | Kimberly Timmons Interiors

S. BRENNER PHOTOGRAPHY



**GOLD**  
 Kitchen Remodel, Over \$100,000  
**Aspen Retreat—Culinary Elevation**  
 Aspen, Colo.  
**Builder** | Regan Construction  
**Interior Designer** | Kimberly Timmons Interiors

DAVID O. MARLOW PHOTOGRAPHY



**GOLD**  
 Remodel Specialty Project  
**The Grill at Quail Creek, a Robson Community**  
 Green Valley, Ariz.  
**Architect/Designer** | Nelsen Partners, Architects & Planners  
**Builder/Developer/Marketing Firm** | Robson Resort Communities  
**Interior Designer/Merchandiser** | Kimberly Timmons Interiors  
**Land Planner** | Espiritu Loci, Inc.  
**Landscape Architect/Designer** | AAA Landscape

MARK BOISCLAIR PHOTOGRAPHY, INC. | STEVEN MECKLER PHOTOGRAPHY



SILVER

Entire Home Remodel, \$250,001 – \$750,000

## Irish Channel Creole Cottage

New Orleans, La.

Architect/Designer/Builder | DMG Design+Build

IMOTO PHOTOGRAPHY



SILVER

Entire Home Remodel, Over \$750,000

## Sherman Parsonage Historic Home Remodel

Fairfield, Conn.

Architect/Designer | Mingoello & Hayes Architects  
Builder/Developer | John Paul Development

NEIL LANDINO PHOTOGRAPHY



SILVER

Addition, Indoor or Outdoor, Over \$100,000

## Medfield Residential Addition

Medfield, Mass.

Architect/Designer | GMT Home Designs  
Builder | RemodelWerks LLC

RUDY MAYER



SILVER

Kitchen Remodel, \$50,001 – \$100,000

## Central West End Kitchen

St. Louis, Mo.

Architect/Designer | Aesh Design  
Builder | Aleto Construction Group

MATT CARLSON PHOTOGRAPHY



SILVER

Kitchen Remodel, \$50,001 – \$100,000

## Clemson Renovation

Clemson, S.C.

Architect/Designer | Tindall Architecture Workshop  
Builder | The Berry Group LLC

INSPIRO 8 STUDIOS



SILVER

Bath Remodel, Over \$50,000

## Aspen Retreat— Timeless Elegance

Aspen, Colo.

Builder | Regan Construction  
Interior Designer | Kimberly Timmons Interiors

DAVID O. MARLOW PHOTOGRAPHY



SILVER

*Bath Remodel, Over \$50,000*

## Bathroom for S and G

*Weston, Mass.*

**Architect/Designer** | Wolf Architects, Inc.

**Builder** | King Builders

📷 ERIC ROTH PHOTOGRAPHY



SILVER

*Aging in Place*

## Flood Remodel for Whole House

*Houston, Texas*

**Interior Designer** | Designs Anew Houston LLC

📷 BRIAN VOGEL PHOTOGRAPHY



SILVER

*Aging in Place*

## Kremer Bathroom and Bedroom Remodel

*Del Mar, Calif.*

**Builder** | Aging-In-Place Remodeling

📷 PINK MEDIA PRODUCTIONS

**PLATINUM**

**★ Community of the Year**

*Single-Family Community, Under 100 Units*

## Pocket Neighborhood: Castle Street Cottages on Rope Walk Hill

*East Greenwich, R.I.*

**Architect/Designer** | Union Studio Architecture & Community Design

**Builder/Developer** | East Greenwich Cove Builders LLC

**Interior Designer** | Zarrella Development Corp.

**Interior Merchandiser** | Premier Home Staging

**Land Planner** | Horsley Witten Group

📷 SARA ZARRELLA PHOTOGRAPHY

See the full description and additional images for this project on pages 8 and 62.



**PLATINUM**

*Single-Family Mixed-Use Community*

## Norton Commons

*Louisville, Ky.*

**Architect/Designer** | Michael Watkins Architect LLC

**Developer** | Traditional Town LLC

**Land Planner** | Duany Plater-Zyberk & Company

📷 TRADITIONAL TOWN LLC

Norton Commons includes two mixed-use neighborhoods and a hamlet with 2,880 units on a 660-acre greenfield site. The first neighborhood is complete and includes a full range of housing types, from single-family detached homes to apartments.

Multi-family and office buildings with ground-floor retail have been integrated into the neighborhood and a central square is surrounded by mixed-use buildings with ground-floor retail and live/work units. The developer has done an excellent job programming the public realm to facilitate opportunities for community to thrive.



PLATINUM

Best in Region—South Atlantic

Multifamily Mixed-Use Community

## Artisan

Dunedin, Fla.

Architect/Designer/Interior Designer/Land Planner | BSB Design

Builder/Developer | Kokolakis Contracting

JACOB SHARP PHOTO

See the full description and additional images for this project on page 22.



PLATINUM

Community of the Year

Suburban Infill Community

## Pocket Neighborhood: Castle Street Cottages on Rope Walk Hill

East Greenwich, R.I.

Architect/Designer | Union Studio Architecture & Community Design

Builder/Developer | East Greenwich Cove Builders LLC

Interior Designer | Zarrella Development Corp.

Interior Merchandiser | Premier Home Staging

Land Planner | Horsley Witten Group

SARA ZARRELLA PHOTOGRAPHY

See the full description and additional images for this project on pages 8 and 61.





PLATINUM

★ Best in Region—South Central

Urban Infill Community

## Bell Heights

Houston, Texas

Architect/Designer | Mirador Group

Builder/Developer | 1714 Ashland LLC

📷 ROB MUIR PHOTO | EMOMEDIA | CHARLES SUMAN

See the full description and additional images for this project on pages 23 and 46.



PLATINUM

55+ Community

## Crestavilla

Laguna Niguel, Calif.

Architect/Designer/Land Planner | WHA | Architects . Planners . Designers

Builder/Developer | Steadfast Companies

Interior Designer | Partners In Design

📷 AG PHOTOGRAPHY

This Spanish Colonial Revival style senior housing solution combines life's necessities, conveniences, and luxuries under one roof by

utilizing site conditions and building orientation. Sustainability, aesthetics, and accessibility define triangular design of the all-inclusive building with interconnecting fins to create a holistic community for memory care, assisted, and independent living.

Memory care with associated dining, gathering, and activity area assures safety of the residents through a dedicated sunken courtyard encompassing the spaces with a retaining wall on the hillside. Assisted and independent living spaces are located on the upper floors, between first and fourth-floor common areas. Common area spaces are designed to stimulate five senses of

the residents, based on wellness atmosphere principles.

Amenities including a commercial kitchen, bakery and bistro, movie theaters, grandkids game room with play area, an art studio including pottery kiln, and raised hydroponic community garden with green house add to the resident experience. Arched arcades and courtyards with fireplaces and cabanas provide shaded exterior gathering areas. The stucco exterior is punctuated by gray inset medallions, dark wood corbels, rafter tails, shutters and trims. Clay roof tiles with mud stops adds to the authentic design elements



**PLATINUM**

*Community Facility*

## Seven Desert Mountain

*Scottsdale, Ariz.*

**Architect/Designer** | Drewett Works

**Builder** | Newman Commercial Builders LLC

**Developer** | M3 Companies LLC

**Interior Designer** | Ownby Design

**Land Planner/Landscape Architect/Designer** | Greyy | Pickett

THOMPSON PHOTOGRAPHIC

The state-of-the-art, 8,900-sf clubhouse at Seven Desert Mountain is a stunning sculpture of steel, stone, masonry, and pocketing glass. Heated patio floors, 40-foot cantilevered hemlock overhangs with evaporative cooling, indoor-outdoor dining and bar areas, five fire pits, two fireplaces, and two bocce courts create a family-friendly community gathering place.

Hefty stone tablets were constructed using locally sourced field stone and antique-style grout, exposing aggregates within and providing an aged-in-place sense to the modernist building. To create a complementary material hierarchy and with the goal of appearing layered rather than modular, masonry head joints were brushed and bed joints were tooled. Warmly hued concrete floors, rich wood paneling, zinc countertops, and leather-wrapped handsets provide consistent elements of natural materials.



**GOLD**  
Single-Family Community, 100 Units & Over

## Provenance

Shreveport, La.

**Architect/Designer/Landscape Architect/Designer |** Architects Southwest  
**Builder |** Vintage Homes  
**Developer |** Vintage Construction Group  
**Interior Designer |** Jenny Johnston Interiors  
**Land Planner |** Forte & Tablada  
**Marketing Firm |** Vintage Realty Company

📷 VIRTUAL TOURS BY JEFF



**GOLD**  
Single-Family Mixed-Use Community

## Brambleton

Ashburn, Va.

**Developer |** Brambleton Development Group  
**Land Planner/Landscape Architect/Designer |** Parker Rodriguez, Inc.

📷 JIM KIRBY PHOTOGRAPHY



**GOLD**  
Suburban Infill Community

## Kingfield

Rye Brook, N.Y.

**Architect/Designer |** Cordtsen Design Architecture  
**Builder |** The Warjam Group Ltd.  
**Developer |** Sun Homes  
**Interior Designer |** Ducks in a Row Design  
**Land Planner |** Divney Tung Schwalbe

📷 JOHN CURRY STUDIO



**GOLD**  
Urban Infill Community

## The E.R.B.

Los Angeles, Calif.

**Architect/Designer |** KTG Architecture + Planning  
**Builder |** Warmington Residential

📷 CHARMAINE DAVID



**GOLD**  
Community Facility

## The Club at Altair

Irvine, Calif.

**Architect/Designer |** Bassenian Lagoni  
**Builder/Developer |** Lennar | Toll Brothers  
**Interior Designer |** Ryan Young Interiors  
**Landscape Architect/Designer |** C2 Collaborative

📷 CHRIS MAYER PHOTOGRAPHY



**GOLD**  
Community Facility

## Ranch House, a Robson Clubhouse at SaddleBrooke Ranch

Oracle, Ariz.

**Architect/Designer |** SHJ Studio, Inc. Architects  
**Builder/Developer/Marketing Firm |** Robson Communities  
**Interior Designer/Merchandiser |** Kimberly Timmons Interiors  
**Land Planner |** Espiritu Loci, Inc.  
**Landscape Architect/Designer |** Floor Associates

📷 MARK BOISCLAIR PHOTOGRAPHY, INC. | BAXTER IMAGING LLC



**GOLD**

*Green Community*

## Olivette Riverside Community and Farm

*Asheville, N.C.*

**Architect/Designer** | Various

**Builder** | Various

**Developer/Land Planner** | Olivette Development Properties LLC

**Landscape Architect/Designer** | Osgood Landscape Architecture

**Marketing Firm** | Olivette Realty LLC

📷 OLIVETTE DEVELOPMENT LLC



**SILVER**

*Single-Family Community, 100 Units & Over*

## Westlake

*City of Westlake, Fla.*

**Architect/Designer/Builder/Developer/Land Planner/Landscape Architect/Designer** | Minto Communities

**Interior Designer/Merchandiser** | Rhett Alexander LLC

**Marketing Firm** | Overabove

📷 ROB-HARRIS PRODUCTIONS



**SILVER**

*Community Facility*

## THE HUB

*Denver, Colo.*

**Architect/Designer** | Godden | Sudik Architects

**Builder** | William Lyon Homes

**Interior Designer** | Possibilities for Design

**Land Planner/Landscape Architect/Designer** | Norris Design

📷 DAVID PATTERSON PHOTOGRAPHY



**SILVER**

*Green Community*

## The Parkway

*Houston, Texas*

**Architect/Designer** | Steinberg Dickey Collaborative LLP

**Builder** | Westchase Construction Ltd.

**Developer** | Martin Fein Interests Ltd.

**Interior Designer** | Moore Design Group

**Landscape Architect/Designer** | Landscape Development

📷 BRUCE GLASS PHOTOGRAPHY

**PLATINUM**

*Custom Kitchen*

## Modern on the North End

*Anna Maria, Fla.*

**Architect/Designer** | Beacon Home Design  
**Builder** | Moss Builders  
**Interior Designer/Merchandiser** | Emily Moss Concepts and Designs  
**Landscape Architect/Designer** | Tyler Lancaster Design

 NATIVEHOUSE PHOTOGRAPHY

Creating designs that capture the indoor/outdoor lifestyle on Anna Maria Island can be daunting; with tight lot sizes and strict zoning requirements, the task requires vision. The home concept immediately began with a modern design aesthetic to make the best use of natural light and sweeping bay views.



The goal was to create spaces that capture the views of Tampa Bay and to use the flat roof line as an opportunity for more leisure space on a roof top deck. Although the family agreed that the modern layout captured the views and maximized outdoor living spaces, they were concerned that the modern aesthetic would be “too cold” for their taste. The kitchen was designed with that statement in mind.

To maintain a more casual modern feel, the designer used standard shaker cabinets in a deep blue. The floors are a driftwood color to help bring a coastal organic feel to the space. Wood tone and gold accents are also highlighted through the kitchen to give a warmth that complements the modern waterfall island.



**PLATINUM**

 **Room of the Year**

*Outdoor Room*

## In Plane Sight

*Paradise Valley, Ariz.*

**Architect/Designer** | Drewett Works  
**Builder** | BedBrock Developers  
**Interior Designer** | Est Est, Inc.  
**Landscape Architect/Designer** | Sunset Landscaping and Designs

 WERNER SEGARRA PHOTOGRAPHY

See the full description and additional images for this project on page 14.





**GOLD**

*Custom Kitchen*

## Lakemoore Residence— Kitchen

*Austin, Texas*

**Architect/Designer** | Cornerstone Architects  
**Builder** | LECASA Homes & Renovations  
**Interior Designer** | Wheelhouse Design

📷 MOLLY CULVER PHOTOGRAPHY



**GOLD**

*Custom Master Suite*

## Lakemoore Residence— Master Suite

*Austin, Texas*

**Architect/Designer** | Cornerstone Architects  
**Builder** | LECASA Homes & Renovations  
**Interior Designer** | Wheelhouse Design

📷 MOLLY CULVER PHOTOGRAPHY



**GOLD**

*Custom Specialty Room/Project*

## Perfect Pool House

*Narragansett, R.I.*

**Architect/Designer/Builder/Interior Designer** |  
Sweenor Builders, Inc.  
**Landscape Architect/Designer** | Landscape Creations

📷 SETH JACOBSON PHOTOGRAPHY



**GOLD**

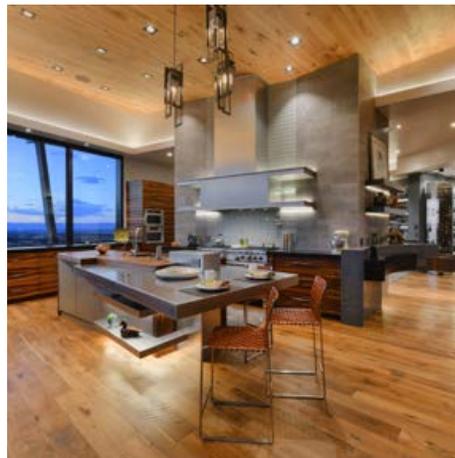
*Outdoor Room*

## The Sennett Residence

*Asheville, N.C.*

**Architect/Designer** | Retro+Fit Design  
**Builder** | Living Stone Design + Build  
**Interior Designer/Merchandiser** | ID.ology Interiors  
& Design

📷 RYAN THEEDE PHOTOGRAPHY



**SILVER**

*Custom Kitchen*

## Simons Residence— Kitchen

*Grand Junction, Colo.*

**Architect/Designer** | Soloway Designs  
**Interior Designer/Merchandiser** | Celaya|Soloway  
Interiors

📷 CATRON PHOTOGRAPHY



**SILVER**

*Custom Master Suite*

## Simons Residence— Master Suite

*Grand Junction, Colo.*

**Architect/Designer** | Soloway Designs  
**Interior Designer/Merchandiser** | Celaya|Soloway  
Interiors

📷 CATRON PHOTOGRAPHY



SILVER

*Custom Specialty Room/Project*

## Liveable Luxury Pool Retreat

*Hinckley, Ohio*

**Builder** | Otero Signature Homes LLC  
**Interior Designer** | Ovation Interior Design

📷 PARADE CRAZE



SILVER

*Custom Specialty Room/Project*

## Simons Residence— Powder Room

*Grand Junction, Colo.*

**Architect/Designer** | Soloway Designs  
**Interior Designer/Merchandiser** | CelayaSoloway Interiors

📷 CATRON PHOTOGRAPHY



SILVER

*Outdoor Room*

## Desert Prairie

*Paradise Valley, Ariz.*

**Architect/Designer** | Drewett Works  
**Builder** | Argue Custom Homes  
**Interior Designer** | Lindsey Schultz Design  
**Interior Merchandiser** | Ownby Design  
**Landscape Architect/Designer** | Greey | Pickett

📷 WERNER SEGARRA PHOTOGRAPHY



**PLATINUM**

*Design Detail*

## 465 North Park

*Chicago, Ill.*

**Architect/Designer** | Pappageorge Haymes Partners

**Builder** | Power Construction Company LLC

**Developer** | Jupiter Realty Company | MetLife Real Estate Investors

**Interior Designer** | Solomon Cordwell Buenz

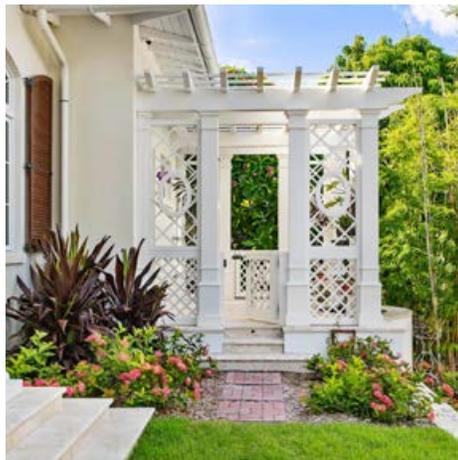
**Landscape Architect/Designer** | Hitchcock Design Group

**Marketing Firm** | Bozzuto

IC360 IMAGES

The dramatic centerpiece of the lobby of 465 North Park space is a sculptural plaster-and-terrazzo circular staircase, measuring 15 feet tall and 14 feet in diameter, that rises up to the mezzanine level. Featuring guardrail walls with a custom plaster finish that also wraps the underside of the form, the stair's stark white color and smooth, seamless surface complements the interior finishes of the lobby while echoing the elegance and movement of the overall building form.

The stair walls are detailed with recessed metal handrail and LED lighting that runs the entire length of the staircase. Additionally, the stair treads and risers are made of field-fabricated, custom finish terrazzo, poured and formed in place. The successful execution of the technically complex design was achieved through extensive coordination with the architect, interior designer, structural engineer, steel fabricator, light gauge subcontractor, and multiple finish subcontractors.



**PLATINUM**

*Design Detail*

## Orchid Conservatory

*Sarasota, Fla.*

**Builder** | Nautilus Homes

**Interior Designer** | Angela Rodriguez Interiors

**Landscape Architect/Designer** | Hazeltine Nurseries

RYAN GAMMA PHOTOGRAPHY

The orchid conservatory, designed as a zen meditation space for the owner, features four walls of trellises to display orchids, an outdoor shower, lovely seating area, gates on both sides,

and a relaxing bronze Cupid fountain that can be heard from the tub in the master bath. With ample space, orchids can be planted in floor pots or hung from the substantial lattice structures with oval portholes.

The space steps down into a beautiful courtyard in the front of the home, enhancing its calming effect. Fragrant, flowering plumeria trees nestle the structure tightly, providing a stunning backdrop of color. The subtle sound of the fountain completes the bath for the senses.





## PLATINUM

*The Game Changer*

## Epperson Lagoon

*Wesley Chapel, Fla.*

**Developer** | Metro Development Group

📷 COLE MEDIA PRODUCTIONS

What had once been a cow pasture just north of Tampa is now home to the nation's first Crystal Lagoon by Metro Lagoon. The man-made, sustainable, crystal clear body of water serves as the epicenter of the Epperson community, allowing for swimming, paddle boarding, kayaking, and walking around sandy beaches. It also offers a swim-up bar, cabanas, floating obstacle course,

and more — minutes from doorsteps — making this the ultimate residential experience. Spanning 7.5 acres, the lagoon is 4,200 linear square feet in circumference, with an average depth of 8 feet and with some areas as deep as 12 feet.

Crystal Lagoon's advanced ultrasound technology system uses thousands of sensors to keep the water crystal clear. It uses 50 times less water than a park of the same size and 30 times less water than an 18-hole golf course. It uses 100 times less chemicals than a swimming pool and up to 50 times less energy than conventional pool filtration systems.

The introduction of Metro Lagoons will forever change how residents view coastal living in Florida. Instead of having to drive an hour to the beach, it is just steps from their front doors, regardless of location.



## GOLD

*International Housing*

## Revelstoke Timber Home

*Revelstoke, British Columbia, Canada*

**Architect/Designer** | Riverbend Timber Framing  
**Builder** | Roger Kessler

📷 LONGVIEW STUDIOS



## SILVER

*Design Detail*

## El Rancho

*Stilwell, Kan.*

**Architect/Designer** | Bickford & Co.  
**Builder** | Ashner Construction Company  
**Interior Designer** | Janet Alhom Interiors  
**Interior Merchandiser** | Amber Gardner Interiors  
**Land Planner** | C. Brick Owens  
**Landscape Architect/Designer** | Epic Landscape Productions

📷 BOB GREENSPAN PHOTOGRAPHY | MATT KOCOUREK PHOTOGRAPHY





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It's All in the Details is published regularly in Best in American Living. This series of articles provide a closer look at how to accurately detail common architectural elements that can make or break your designs. It offers expert advice on correct proportioning, historical precedents and do's and don'ts for common building design elements.



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