

BEST IN
AMERICAN
LIVING
AWARDS



2021 WINNERS PORTFOLIO



Icon Buckhead
PHOTOGRAPHIC DESIGNER

NAHB **LIVING**™
BEST IN AMERICAN

Media Partner

**Professional
Builder**®

JUDGES

Thank you to the 2021 Best in American Living™ Award Judges

Allison Paul

Lessard Design, Judging Chair

Jared Carlon

Norris Design

Bill Warwick

Barton Partners

Deryl Patterson

Housing Design Matters,
Judging Vice Chair

Lita Dirks

Lita Dirks & Co.

Logan Wilcox

Parkwood Homes

Denise Dersin

ProBuilder, Media Partner

Jay Kallos

Ashton Woods

MEDIA PARTNER

**Professional
Builder®**

EXCLUSIVE DIAMOND SPONSOR



MONOGRAM™



FROM THE JUDGES

“This home is amazing—from the incredible views to the unbelievable pool. The expansive floor plan offers many options for entertaining, flowing between indoor and outdoor spaces on every level. And the corner windows are spectacular!”



WOW! AWARD

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

The Human Aquarium at Oceanfront Place

Dana Point, California

Architect/designer/interior designer | Hawk & Co.
Builder | Hill Construction Company

MANOLO LANGIS

Nothing defines diving into the depths of luxury like a private, subterranean cocktail lounge with its own human aquarium. Designed to emulate a London nightclub, natural light filters through the wall-sized windows of this 20-foot-deep pool, giving the underground space and built-in bar area an incredible blue glow. At double the weight of a standard pool, the design required extensive structural coordination with the house foundation systems and complex waterproofing measures to ensure peak performance.

Ascend the 3-story spiraling staircase to the entrance hall where a custom chandelier sparkles across the marble floors, leading to a home with all the sensory trappings of a 5-star European hotel.

Walnut paneled walls and an Art Deco-inspired stepped ceiling encapsulate the Great Room, opening to the dining area and vast kitchen with custom metal cabinetry.



One last spiral ascent leads to the magnificent owner's suite with corner walls that open to provide unobstructed sunsets. Those same retractable glass walls are repeated in the bathroom for views from the soaking tub that surpass almost any other in this swanky coastal neighborhood. Brass inlay and white-onyx counters add an extra touch of luxury in a bathroom fit for an aristocrat.

With wow-factor moments around every corner, this 9-bedroom, 13-bath estate is crowned the most opulent double-lot home in the neighborhood.

PRODUCTION HOME OF THE YEAR

PLATINUM

★ Production Home of the Year

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

Avenue of Oaks

Charleston, South Carolina

Architect/designer | Danielian Associates Architects + Planners

Builder | Crescent Homes

📷 KEEN EYE MARKETING AND FRANZI ANNIKA PHOTOGRAPHY

Each home is designed in the historical Low Country style and oriented around protected 100-year-old live oaks. This intimate community is one of Charleston's best-kept secrets; promoting walkability with gas lantern-lit homes and walks with views of the surrounding wildlife preserve. The design team was challenged with incorporating the protected, natural landscape and aware of the flood zones. As such, a variety of house plans were designed for the community allowing for front, side, and rear-loaded garage configurations in both on-grade and drive-under garage levels.

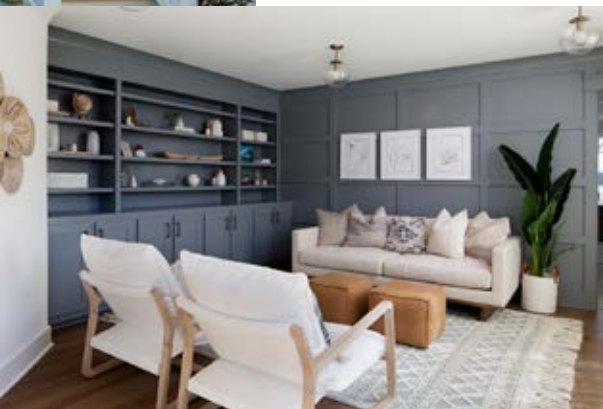
With welcoming front porches and the option to have second-floor decks, homebuyers feel a sense of community with their neighbors and can enjoy views of the breathtaking avenue. This plan features a welcoming front porch, open living great room and generously appointed kitchen with adjacent dining space that is connected to a mudroom that leads to a rear screen-in porch. The spacious second-floor loft was designed to be used as a flex space and bedrooms with views of the surrounding land.



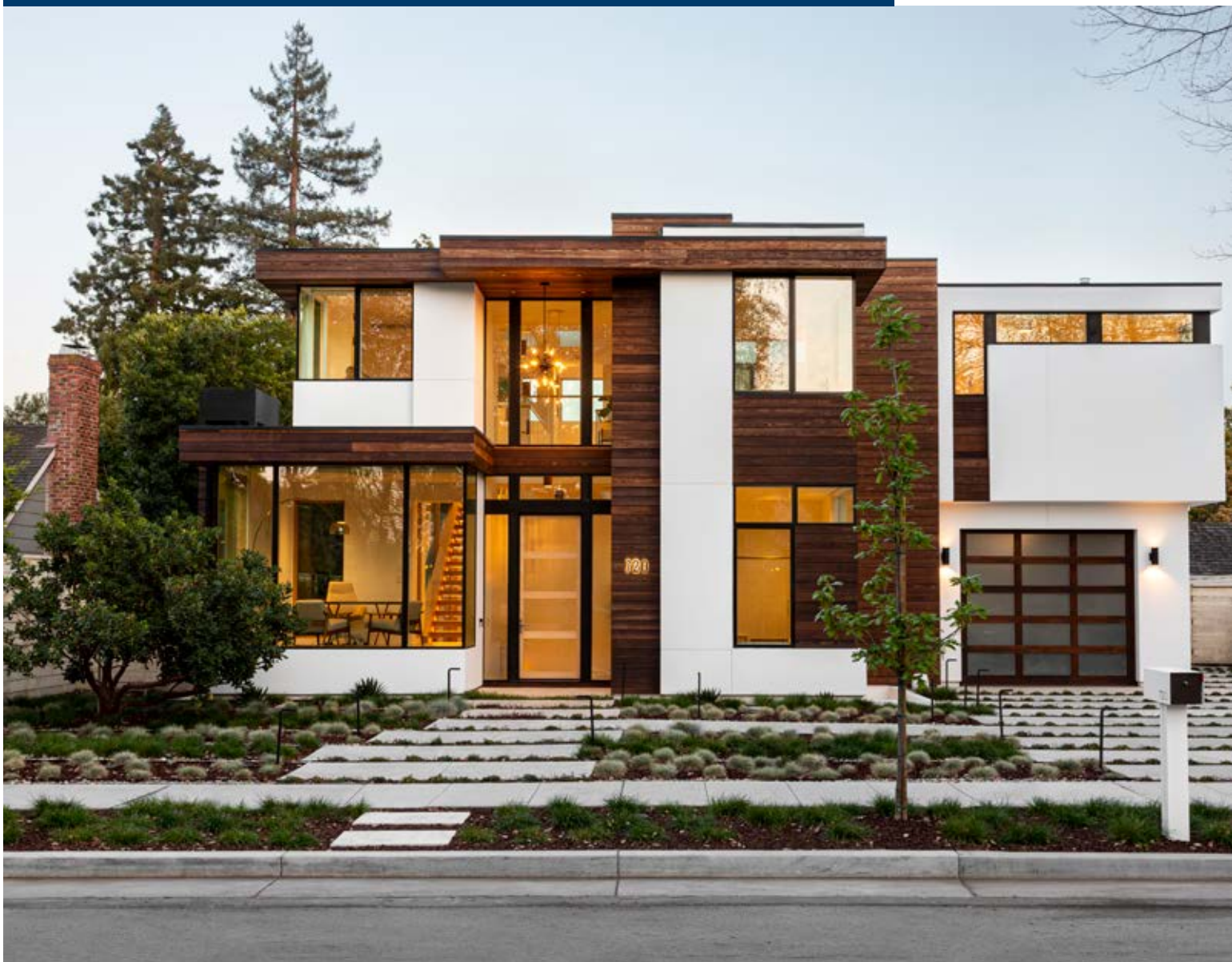


FROM THE JUDGES

“This home is the epitome of Charleston style. The craftsmanship is notable, the interior detailing is terrific, and the rich exterior detailing is welcoming.”



CUSTOM HOME OF THE YEAR



PLATINUM

★ **Best in Region—Pacific**

★ **Custom Home of the Year**

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

Luminosa

Palo Alto, California

Architect/designer | Dahlin Group Architecture | Planning

Builder | Clarum Homes

Interior designer | Pat Del Gavio Group

Landscape architect/designer | VanderToolen Associates

📷 KATHRYN MACDONALD PHOTOGRAPHY

The design team strove to honor the legacy of the site of one owner's childhood home, down to keeping the magnolia tree planted by the owner's

parents as the center piece of the back garden while creating a modern family home for this new generation. High ceilings and warm wood tones soften the crisp modern architecture.

Entering the home, one is greeted by a stair hall that is bathed in light on two sides and forms the circulation core of the home. A quaint library is adjacent to the front door; a stunning atrium at the heart of the plan is on the left. The hub of the home—the great room, kitchen, and dining room—is flooded with light from all sides.

The back garden is designed to accommodate dinners, family play, and conversation and has a she shed for the owner to conduct her professional work. Upstairs, the primary suite features a secluded outdoor deck and a bath that exudes relaxation and rest.

FROM THE JUDGES

“This home is a shining example that you *can* have it all—even in a smaller footprint. The open, airy design—plus the added focus on natural light and wood accents to bring the outside in—is stunning. The indoor and outdoor living spaces are cool and relaxed, as is the elevated tub. Breathtaking!”



MULTIFAMILY COMMUNITY OF THE YEAR



PLATINUM

★ Multifamily Community of the Year

Development 8 Stories and Over, For Rent

Icon Buckhead

Atlanta, Georgia

Architect/designer | Smallwood, Reynolds, Stewart, Stewart & Associates

Builder | Gilbane Building Company

Developer | Related Group

Green verifier/rater company | Metier Consulting Inc.

Interior designer | Habachy Designs

📷 PHOTOGRAPHIC DESIGNER

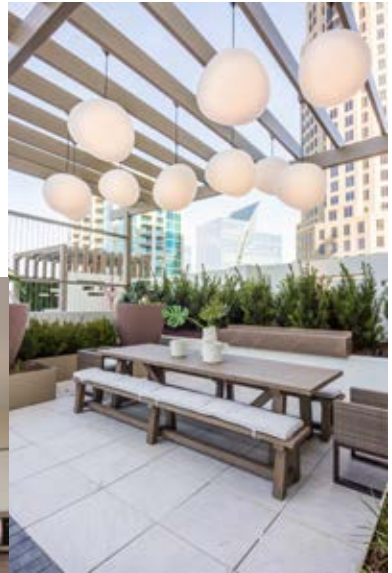
A part of Related's premier Icon brand, Icon Buckhead's lavish approach perfectly complements a neighborhood that's come to be known as Beverly Hills of the South, with every aspect curated to captivate the wealthy renter-by-choice demographic. Towering to 420 feet, the 35-story building was the area's tallest tower upon completion, standing out thanks to the signature structural fin gracing its upper levels.

Drawing inspiration from nearby high-end shops, all common areas are draped in royal blues and blacks and showcase dark woods and hints of brass and gold throughout. From museum-quality art to a grand beach-entry hot tub, the amenities were also informed by its upscale residents.

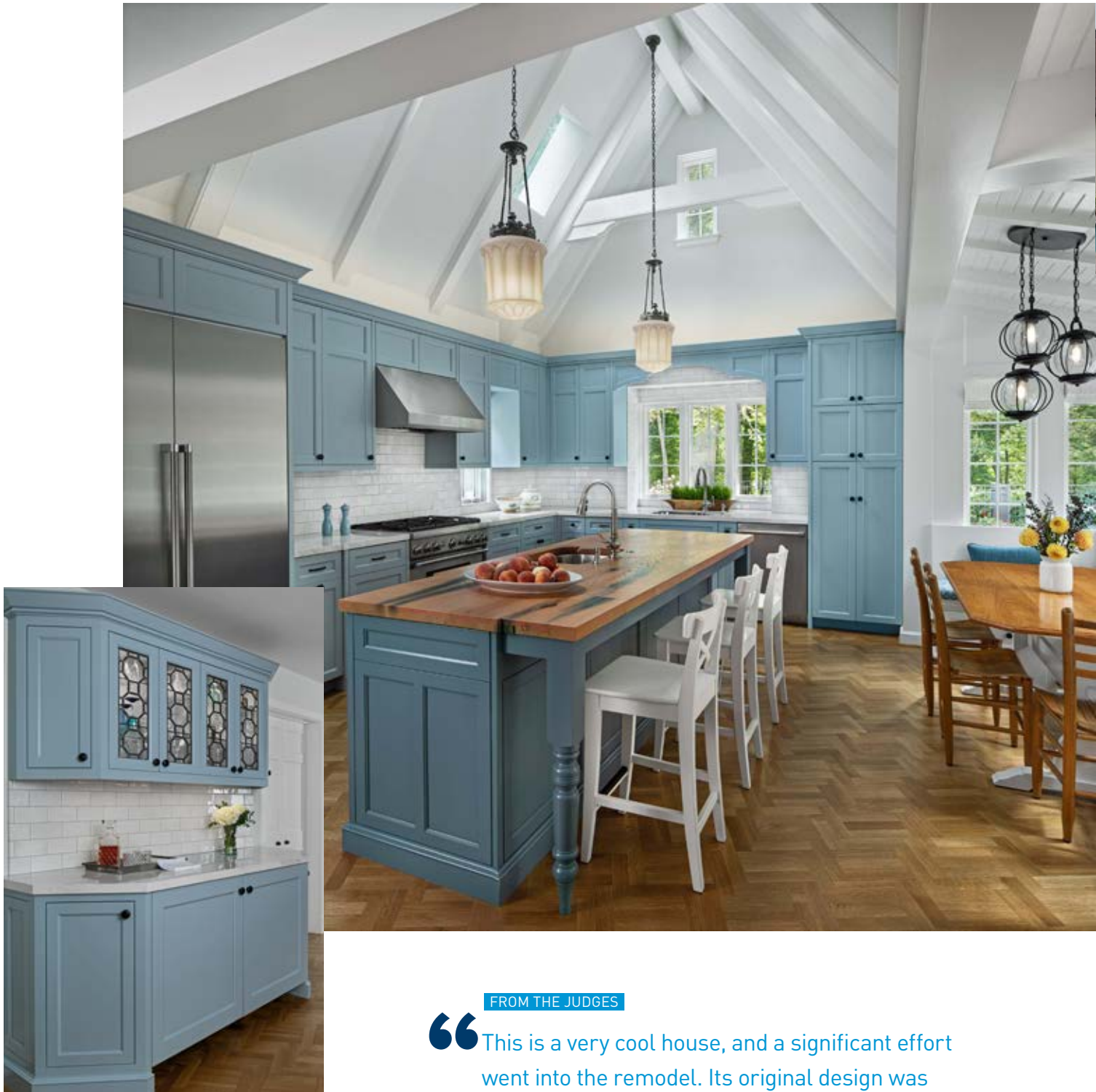
FROM THE JUDGES

“This project is an oasis in the city. The rooftop, green walls, and common spaces feel calm, and the natural light and high-end finishes in the units radiate luxury.”





REMODEL OF THE YEAR



FROM THE JUDGES

“This is a very cool house, and a significant effort went into the remodel. Its original design was honored with the addition. Very well done.”



PLATINUM

Kitchen, \$75,000–\$125,000

Bloomfield Hills Residence

Bloomfield Hills, Michigan

Architect/designer | CBI Design Professionals Inc.

Builder | Mosher Dolan

Interior designer | Integrated Architectural Interiors

Landscape architect/designer | Stewart, Hass & Associates

📷 BETH SINGER PHOTOGRAPHER INC.

The home was built in the 1920s when kitchens were clearly servant spaces. Several decades ago, an attempt was made to slightly expand on the original; however, it was woefully inadequate for today's lifestyles. The design team removed this space and created a new room toward the rear of the home. This allowed for high ceilings, cross beams and north-facing roof glazing for light into a rather dark space.

Custom cabinets with historical detailing were designed along with a built-in bench. The island top is salvaged from a tree removed during

renovations. The owner wanted to have a color in the space that implied a historical sense. The blue cabinets were a custom-blended solution. The wood floor is a custom pattern developed by the owner who wanted something uniquely his own. The lights are historical artifacts from research done by the client. Care was taken to conceal modern lighting and a microwave. Overall, the clients were heavily engaged in the restoration of this home and this kitchen is a central feature of it.

BEFORE



COMMUNITY OF THE YEAR



PLATINUM

★ Best in Region—South Atlantic

★ Community of the Year

Mixed-Use Community, Multifamily

Trilith

Fayetteville, Georgia

Architect/designer/land planner | Lew Oliver

Builder/developer | Trilith Development

Green verifier/rater company | Coweta-Fayette EMC

Landscape architect/designer | HGOR

Marketing firm | Berkshire Hathaway GA Properties

📷 AJ PARK MEDIA

The Town at Trilith is a 235-acre master-planned residential and mixed-use project in south metro Atlanta, adjacent to Trilith Studios. Envisioned as a gathering place for creatives, artists, storytellers, and makers, this European-inspired community will include 750 single-family homes, 600 multi-family lofts, 300 hotel rooms and 270,000 sf of restaurants, retail, office, and commercial space.

The residential neighborhoods at Trilith comprise the largest geothermal community in the United States, with 51% of the development dedicated to green space that is currently home to more than 1,000 trees. Upon completion, residents will have access to 15 miles of nature trails, 54 acres of forest, 19 parks, and one of the most sophisticated and welcoming dog parks in the world.





FROM THE JUDGES

“The mix of housing types and artful outdoor spaces are inventive and inviting. The community is walkable, and the landscaping is fun and well done.”



ROOM OF THE YEAR

PLATINUM

★ Room of the Year

Outdoor Room

Ebony and Ivory

Paradise Valley, Arizona

Architect/designer | Drewett Works

Builder/landscape architect/designer | Bedbrock Developers

Interior designer | Mara Interior Design

📷 WERNER SEGARRA PHOTOGRAPHY

Nestled into a box canyon in Paradise Valley, Ebony and Ivory melds classic design aesthetic with modernist design principles. The husband and wife were slightly divided regarding style, so the resulting design was truly a vow of collaboration. Combining a classic aesthetic with modernist design principles, the home is a marriage of light and dark. Clear-coated alder planks clad the ceiling, keeping the mood light and bright.

With primary goals to meet the needs of an active family with everyone working and attending school from home, this residence provides ample personal space, as well as remarkable public space. The owners' love for food and wine and generous hospitality directed the design details of the public spaces. The kitchen showcases the chef but also provides ample hidden, nearby prep space.

The indoor/outdoor bar is the showpiece of the public space; ivory chipped-face limestone walls and innovative ceiling treatment are standout features. A wine cellar and hidden wine vault provide protection and storage for a legendary wine collection.





FROM THE JUDGES

“This home is all about the outdoors. Layout and lighting is fabulous. Serene. Exquisite.”





PLATINUM

★ Best in Region—Central

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

Gmach Residence

Minnetonka Beach, Minnesota

Architect/designer | Eskuche Design Group

Builder | Stonewood LLC

Interior designer | Studio M Interiors

📷 SPACE CRAFTING

For the clients, who own homes in various parts of the country, their Lake Minnetonka getaway was to be an amalgam of traditional style, breathtaking décor, and spacious enough to accommodate their interests. Of the utmost importance, it is a place to unwind and relax. Beautiful millwork accentuate the entryway; near floor-to-ceiling windows frame views of the lake. Details and a comfortable flow are evident throughout, and the mindfulness of the home's overall space is prominent.

A scullery is cleverly tucked behind the central area of the kitchen, accessible via an almost undetectable double-swing door. The living room is large enough for the baby grand piano, but cozy and comfortable. Adjacent to the formal living room is a less formal gathering area with more relaxed seating, a fireplace, and TV. The owners' suite is replete with a bathroom comprising a soaker tub, beautiful custom cabinetry, striking tile, and more lake views. A small wet bar adjoins the bedroom. Large windows and a balcony look onto the lake.

FROM THE JUDGES

“Totally timeless on the exterior, while completely functional on the interior. The windows bring so much color to the white interior, making it bright and alive and airy, while its stone fireplace and wood ceiling bring in warmth and comfort.”





FROM THE JUDGES

“This home is pretty from all angles. It has spectacular views, a gorgeous exterior, a great entry, beautiful stairs and a cool, clear balcony.”

PLATINUM

★ Best in Region—Middle Atlantic

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

Villa Nova Modern

Asheville, North Carolina

Architect/designer | Brickstack Architects

Builder | Milestone Contracting

Photographer | AARON IMAGING

Floor-to-ceiling windows, coupled with handcrafted cabinetry and various smart design elements, create a home that embraces modern form and function while designed to feel as though one is standing in the clouds. The design of the entryway was inspired by the owners' wedding venue in Napa Valley. The floating staircase leads to guest quarters, an office, den, and home gym. Three outdoor terraces allow the owners and their guests to enjoy the long-range mountain views.





PLATINUM

★ Best in Region—Midwest

Development 4–7 Stories, For Rent

The Nicholas

Columbus, Ohio

Architect/designer | KEPHART

Builder | Urban Five

Developer | Edwards Urban

Interior designer | Studio 4D

Landscape architect/designer | MKSK

FEINKNOFF PHOTOGRAPHY

The Nicholas transformed a parking lot into a vibrant, mixed-use community that has added new life to the urban core. To keep the large scale of the development, which encompasses half a city block, from overwhelming its surroundings, the building was thoughtfully designed to give the illusion that it was developed organically in multiple phases over time. Three distinct architectural styles were used, in addition to a variety of heights and strategically placed outdoor courtyards to break up the massing of the building.

Each architectural style—from contemporary to Romanesque Revival and modern—pays homage to the historic fabric of downtown Columbus, while fresh details, like the cantilevered pool in the middle of the block, add an exciting, new character to the area. On the ground floor, over 21,000 sf of boutique retail and restaurant space further activates the street.

This community was strategically developed in conjunction with the historic building across the street, a former bank that was repositioned into apartments, to allow the two properties to share amenities and parking to fulfill the developer's philanthropic vision of reinvigorating downtown Columbus.

FROM THE JUDGES

“This design represents a great marriage of old and new, while keeping the cadence of the streetscape. The different architectural styles and outdoor living spaces offer variety and add interest in a fun and lovely way.”



FROM THE JUDGES

“This is so Colorado. The simplicity of forms, large glass element and quirky asymmetric design is playful and makes an impression. It fits in well with the streetscape, and the amenities allow residents to spend time outside no matter the weather.”

PLATINUM

★ Best in Region—Mountain

Infill Community

Rendezvous Center

Winter Park, Colorado

Architect/designer/Land planner | KEPHART

Builder | Big Valley Construction

Developer | Koelbel and Company

Interior designer | Virtu Designs

Landscape architect/designer | Natural Design Solutions

DAVID PATTERSON PHOTOGRAPHY

Located in the heart of Winter Park, Rendezvous Center is a mixed-use development aimed at initiating the revitalization of the town. The high-profile site, which was the home of the Chamber of Commerce and Visitor Center, was purchased by the developer to build a sales center for the next phase of its development.

The new design incorporates the town's beloved mascot, a giant bronze moose, and provides an exciting new space for the Chamber of Commerce and Visitor Center on the first two floors at the corner. The third floor is the home of the developer's new sales center that provides sweeping views of the town, mountains, neighboring park, and their next phase of development.

Flanking both sides of the statement commercial corner are five residential townhomes and two stacked flats. The contemporary mountain architecture of the homes with pitched roofs, expansive glass, and mix of rich materials including wood, metal, and stone, augment the commercial corner and reflect the new attitude of the town.





PLATINUM

★ Best in Region—North Atlantic

Entire Home, \$250,001 – \$750,000

Hampton Renovation

Southampton, New York

Architect/designer | Daniel Contelmo Architects

Builder | Benco Construction

Interior designer | Tiffany Eastman Interiors LLC

📷 DANIEL CONTELMO ARCHITECTS

Overlooking a pond, this house takes advantage of the views. The owners were looking for a full house remodel to update and modernize its aesthetic, but wanted to minimize the changes to the floor plan and footprint. The stucco exterior was replaced with graceful lines covered in cedar shingles.

The design team set out to incorporate some of the local vernacular, as well as add some interesting features to the exterior. The double gable is the distinguishing feature, and was carried through to the rear elevation. The interior of the house was dated and received open airy solutions.

The owners enjoy entertaining and wanted to update the bedrooms on the second floor and expand the loft area for congregating. They also wanted to make the outdoor space more usable and get relief from the sun. A large screened porch with roof deck above was added to the rear enhancing the indoor/outdoor experience.



FROM THE JUDGES

“This transformation fits its community, and the home will age gracefully. Through fine craftsmanship and careful attention to detail, the home’s natural character was enhanced to create a standout residence.”



PLATINUM

★ Best in Region—Pacific

★ Custom Home of the Year

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

Luminosa

Palo Alto, California

Architect/designer | Dahlin Group Architecture | Planning

Builder | Clarum Homes

Interior designer | Pat Del Gavio Group

Landscape architect/designer | VanderToolen Associates

📷 KATHRYN MACDONALD PHOTOGRAPHY

The design team strove to honor the legacy of the site of one owner's childhood home, down to keeping the magnolia tree planted by the owner's parents as the center piece of the back garden while creating a modern family home for this new generation. High ceilings and warm wood tones soften the crisp modern architecture.

Entering the home, one is greeted by a stair hall that is bathed in light on two sides and forms the circulation core of the home. A quaint library is adjacent to the front door, a stunning atrium at the heart of the plan is on the left. The hub of the home—the great room, kitchen, and dining room—is flooded with light from all sides.

The back garden is designed to accommodate dinners, family play, and conversation and has a she shed for the owner to conduct her professional work. Upstairs, the primary suite features a secluded outdoor deck and a bath that exudes relaxation and rest.





PLATINUM

★ Best in Region—South Atlantic

★ Community of the Year

Mixed-Use Community, Multifamily

Trilith

Fayetteville, Georgia

Architect/designer/land planner | Lew Oliver

Builder/developer | Trilith Development

Green verifier/rater company | Coweta-Fayette EMC

Landscape architect/designer | HGOR

Marketing firm | Berkshire Hathaway GA Properties

📷 AJ PARK MEDIA

The Town at Trilith is a 235-acre master-planned residential and mixed-use project in south metro Atlanta, adjacent to Trilith Studios. Envisioned as a gathering place for creatives, artists, storytellers, and makers, this European-inspired community will include 750 single-family homes, 600 multi-family lofts, 300 hotel rooms and 270,000 sf of restaurants, retail, office, and commercial space.

The residential neighborhoods at Trilith comprise the largest geothermal community in the United States, with 51% of the development dedicated to green space that is currently home to more than 1,000 trees. Upon completion, residents will have access to 15 miles of nature trails, 54 acres of forest, 19 parks, and one of the most sophisticated and welcoming dog parks in the world.





PLATINUM

★ Best in Region—South Central

Single-Family Community, Under 100 Units

Woodberry Cottages Phase I

Shreveport, Louisiana

Architect/designer | Pecot & Company

Builder | Vintage Homes

Developer | Provenance Development Company

Interior designer | Jenny Johnston Interiors

Landscape architect/designer | Hoogland's Landscape

📷 VINTAGE REALTY COMPANY

In the summer of 2020, the Traditional Neighborhood Development of Provenance debuted the design of five cottages to be built along Woodberry Avenue across from the three-acre Greenleaf Park and surrounding the new community garden. All were under contract in just over 30 days. These quaint Southern cottages range from 1,083 to 1,410 sf and exude charm.

Located just steps away from multiple parks and pools, a clubhouse, gym, and brand new community garden, these cottages encourage the residents to connect with the outdoors and neighbors. In the era of COVID-19, these homes answered many home buyers' desires to have modern comforts and comfortable surroundings. Each cottage elevation is unique, but together they create a harmonious scene with their light and airy color palette of pale yellow, blue, white, green, and tan. The wide columned porches and white picket fence set the stage for this development.

In the back, each cottage features a hybrid carport/garage that lends itself to outdoor entertaining year round. Homeowners were able to work with the builder and design team to customize their cottage. Each space is efficiently planned to include walk-in closets, utility rooms, and spacious open living areas.



FROM THE JUDGES

“This community is adorable. The carport style garages make the backyards feel bigger and enlarge the outdoor living space. The community garden is bound to become the heart and soul of the neighborhood.”

SINGLE-FAMILY PRODUCTION



PLATINUM

★ Production Home of the Year

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

Avenue of Oaks

Charleston, South Carolina

Architect/designer | Danielian Associates Architects + Planners

Builder | Crescent Homes

📷 KEEN EYE MARKETING AND FRANZI ANNIKA PHOTOGRAPHY

Each home is designed in the historical Low Country style and oriented around protected 100-year-old live oaks. This intimate community is one of Charleston's best-kept secrets; promoting walkability with gas lantern-lit homes and walks with views of the surrounding wildlife preserve.

The design team was challenged with incorporating the protected, natural landscape and aware of the flood zones. As such, a variety of house plans were designed for the community allowing for front, side, and rear-loaded garage configurations in both on-grade and drive-under garage levels.

With welcoming front porches and the option to have second-floor decks, homebuyers feel a sense of community with their neighbors and can enjoy views of the breathtaking avenue. This plan features a welcoming front porch, open living great room and generously appointed kitchen with adjacent dining space that is connected to a mudroom that leads to a rear screen-in porch. The spacious second-floor loft was designed to be used as a flex space and bedrooms with views of the surrounding land.



PLATINUM

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

Haymarket Court

Campbell, California

Architect/designer | Robert Hidey Architects

Builder/developer | Robson Homes

Landscape architect/designer | C2 Collaborative

📷 AGNIESZKA JAKUBOWICZ PHOTOGRAPHY

The Plan 1 residence at Haymarket Court captures the charm of historic communities with a farmhouse aesthetic and a modern touch. At roughly 2,500 sf, this two-story plan invites visitors inside through a sunny, brick porch and into a spacious 4-bedroom, 3.5-bath home.

The interiors are designed to maximize comfort and provide all the amenities of modern living, with custom-built quality. The plan delivers a formal receiving room for guests upon entry and an expansive rear living area with a wide view to the back yard.

A thoughtful use of materials and colors enhances a sense of warmth, comfort, and coziness. Strong



proportions at the prominent gable roof are anchored by a front porch and surrounded by a white picket fence, reminiscent of a classic farmhouse. Simple detailing and uncomplicated roof forms create a street presence that establish a strong first impression for the rest of the community.



**PLATINUM**

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

Contemporary Hill House

Mill Valley, California

Architect/designer | Richardson Pribuss Architects

Builder/developer | Southern Marin Properties

Landscape architect/designer | Integrated Design Studio

📷 SUZANNA SCOTT PHOTOGRAPHY

This 3,500 sf house features with 500 sf ADU, internal elevator, and two-car garage. The contemporary design consists of rectangular forms with a flat roof that form a U shape around a central northwest-facing courtyard. This allows a glass interior walled courtyard, which connects the inside to outside and to views across the valley as well as to Mt. Tamalpais.

The dining room serves as a glass-enclosed breezeway between the courtyard and a shade garden to the south, which is cut into the hillside to allow for a view up to the redwoods. The top floor includes four bedrooms, with the owners' suite enjoying a private exterior patio under one of the heritage redwood trees. Natural wood materials blend the house into the redwoods in the rear property.

**GOLD**

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

Alleivre at Verrado Catalan Model

Buckeye, Arizona

Architect/designer | BSB Design

Builder | Toll Brothers

Interior designer | Chameleon

📷 JOSHUA COLDWELL PHOTOGRAPHY

**GOLD**

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

Citron at the Grove—Plan 2

Camarillo, California

Architect/designer | Bassenian Lagoni

Builder | Shea Homes

Interior designer | CDC Designs

Landscape architect/designer | C2 Collaborative

📷 ERIC FIGGE PHOTOGRAPHY

**GOLD**

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

Atlas Urban Homes

Charlotte, North Carolina

Architect/designer | 505Design

Builder | Ethic LLC

Developer | Revolve Residential

Land planner | LandDesign

Landscape architect/designer | Myron Greer Garden Design

Marketing firm | Yellow Duck Marketing

📷 YELLOW DUCK MARKETING



GOLD

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

Crocker Village Alley Row Collection Plan 6

Sacramento, California

Architect/designer | BSB Design
Builder | Blackpine Communities
Developer | Petrovich Development Co.
Interior designer | Ryan Young Interiors
Land planner | 2K Consulting Inc.

📷 JACOB SHARP PHOTO



GOLD

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

Sky Meadow at Caramella Ranch—Baldwin

Reno, Nevada

Architect/designer | KTG
Builder/developer | Toll Brothers
Interior designer | Savannah Design Group
Landscape architect/designer | Greey | Pickett

📷 DAVIES IMAGING GROUP



GOLD

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

Wellington—Residence 3

San Diego, California

Architect/designer | Dahlin Group Architecture | Planning
Builder | Lennar
Interior designer | AI Design

📷 ARON PHOTOGRAPHY



GOLD

Attached Homes/Townhouses, Built for Sale

Gates on Greenleaf Townhomes

Shreveport, Louisiana

Architect/designer | Looney Ricks Kiss
Builder | Vintage Homes
Developer | Provenance Development Company
Interior designer | Jenny Johnston Interiors
Landscape architect/designer | Lagniappe Lawnsapes

📷 VIRTUAL TOURS BY JEFF



GOLD

Attached Homes/Townhouses, Built for Sale

Quarry Springs

Bethesda, Maryland

Architect/designer | Wormald Design Studio
Builder/developer/interior designer | Wormald Homes
Interior merchandiser | Carlyn & Company
Land planner/landscape architect | MHG
Marketing firm | Wormald Sales & Marketing

📷 WORMALD SALES & MARKETING



GOLD

On-the-Boards Single-Family Production Home

Crown Canyon Ruby

Paradise Valley, Arizona

Architect/designer | Stratton Architects
Builder/developer | BedBrock Developers
Interior designer | MARA Interior Design
Landscape architect/designer | Kleski & Associates

📷 STRATTON ARCHITECTS



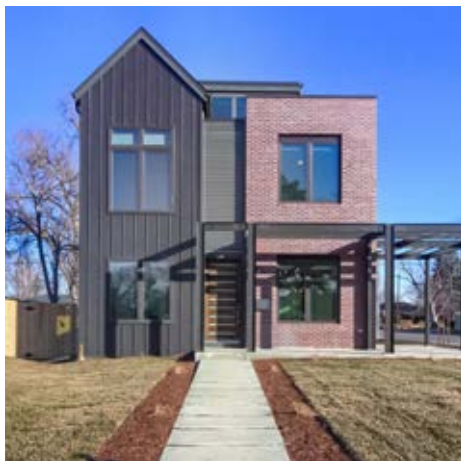
SILVER

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

The Swallow at Kiawah River

*Johns Island, South Carolina***Architect/designer** | Collin C. Cope LLC**Builder** | JacksonBuilt Custom Homes**Developer/Marketing firm** | The Beach Company**Land planner** | Vita Inc.

📷 KEEN EYE MARKETING



SILVER

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

Park Hill Single Family

*Denver, Colorado***Architect/designer** | Zaga Design Group**Builder** | Zackery Enterprises**Developer** | HM Capital Group

📷 VIRTUANCE



SILVER

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

The Adventurer in The Contempo Collection

*South Jordan, Utah***Architect/designer** | Urban Design Associates**Builder/interior designer/marketing firm** | Sego Homes**Developer** | Daybreak**Land planner** | Urban Design Associates**Landscape architect/designer** | STB Design**Green verifier/rater company** | Building Science West

📷 COLE JAMES PHOTOGRAPHY



SILVER

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

Mesa Ridge, The Peak Collection—Cascade

*Las Vegas, Nevada***Architect/designer** | KTGy**Builder** | Toll Brothers**Developer** | The Howard Hughes Corporation**Interior designer** | Ryan Young Interiors**Landscape architect/designer** | GreeylPickett

📷 CHRISTOPHER MAYER PHOTOGRAPHY



SILVER

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

Brasada Estates—The Trevi Residence

*San Dimas, California***Architect/designer** | Danielian Associates Architects + Planners**Builder** | Grandway Residential**Interior designer** | Ryan Young Interiors**Landscape architect/designer** | Silver Bar Studio**Marketing firm** | Kovach Marketing

📷 CHRISTOPHER MAYER PHOTOGRAPHY



SILVER

Green Detached Home, Built for Sale

The Royal in Kettering at eTown

*Jacksonville, Florida***Builder** | Providence Homes**Green verifier/rater company** | Jacksonville Building Science

📷 KIM LINDSEY PHOTOGRAPHY

PLATINUM

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

Bratt-Sirri

St. Pete., Florida

Architect/builder/interior designer/landscape architect | Design Works

PHOTOGRAPHY | B LIVELY STUDIOS

As an architectural designer and custom home builder, the builder's style leans toward modern style with clean lines; his wife prefers traditional design with ample wood detail. The home built for his own family is result of compromise. The architectural inspiration comes from the builder's Midwestern upbringing and his wife's Dutch heritage.

A larger lot size helped keep the 3000 sf of living space on one level; however, the home's

south-facing front elevation and short distance from the street presented a privacy challenge. Wanting to capture as much south-facing light as possible, an entry courtyard was created; it allowed a 1-story glass wall while providing complete privacy. East and west dormers and a kitchen tower were added to bring in the morning and evening light.



PLATINUM

★ **Best in Region—Pacific**

★ **Custom Home of the Year**

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

Luminosa

Palo Alto, California

Architect/designer | Dahlin Group Architecture | Planning

Builder | Clarum Homes

Interior designer | Pat Del Gavio Group

Landscape architect/designer | VanderToolen Associates

PHOTOGRAPHY | KATHRYN MACDONALD PHOTOGRAPHY

The design team strove to honor the legacy of the site of one owner's childhood home, down to keeping the magnolia tree planted by the owner's parents as the center piece of the back garden while creating a modern family home for this new generation. High ceilings and warm wood tones soften the crisp modern architecture.

Entering the home, one is greeted by a stair hall that is bathed in light on two sides and forms the circulation core of the home. A quaint library is adjacent to the front door, a stunning atrium at the heart of the plan is on the left. The hub of the home—the great room, kitchen, and dining room—is flooded with light from all sides.



The back garden is designed to accommodate dinners, family play, and conversation and has a she shed for the owner to conduct her professional work. Upstairs, the primary suite features a secluded outdoor deck and a bath that exudes relaxation and rest.



PLATINUM

★ Best in Region—Middle Atlantic

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

Villa Nova Modern

Asheville, North Carolina

Architect/designer | Brickstack Architects

Builder | Milestone Contracting

Photographer | AARON IMAGING

Floor-to-ceiling windows, coupled with handcrafted cabinetry and various smart design elements, create a home that embraces modern form and function while designed to feel as though one is standing in the clouds. The design of the entryway was inspired by the owners' wedding venue in Napa Valley. The floating staircase leads to guest quarters, an office, den, and home gym. Three outdoor terraces allow the owners and their guests to enjoy the long-range mountain views.

PLATINUM

★ Best in Region—Central

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

Gmach Residence

Minnetonka Beach, Minnesota

Architect/designer | Eskuche Design Group

Builder | Stonewood LLC

Interior designer | Studio M Interiors

Photographer | SPACE CRAFTING

For the clients, who own homes in various parts of the country, their Lake Minnetonka getaway was to be an amalgam of traditional style, breathtaking décor, and spacious enough to accommodate their interests. Of the utmost importance, it is a place to unwind and relax. Beautiful millwork accentuate the entryway; near floor-to-ceiling windows frame views of the lake. Details and a comfortable flow are evident throughout, and the mindfulness of the home's overall space is prominent.



A scullery is cleverly tucked behind the central area of the kitchen, accessible via an almost undetectable double-swing door. The living room is large enough for the baby grand piano, but cozy and comfortable. Adjacent to the formal living room is a less formal gathering area with more relaxed seating, a fireplace, and TV. The owners' suite is replete with a bathroom comprising a soaker tub, beautiful custom cabinetry, striking tile, and more lake views. A small wet bar adjoins the bedroom. Large windows and a balcony look onto the lake.





PLATINUM

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

The Lumiere House

Asheville, North Carolina

Architect/designer | ACM Design

Builder | Bluestone Construction LLC

Interior designer | ACM Design

Landscape architect/designer | Cloos Landscape Architecture

 MEECHAN ARCHITECTURAL PHOTOGRAPHY

Three Manhattanites—an artisan baker, a fashion consultant, and an avid art collector—retire to Asheville and created the perfect home from which to enjoy the the art scene, the craft foods, and the mountains. The home, which is now filled with their vast art collection, was designed to bring in lots of natural light to compensate for years of cramped Manhattan living.

The exterior is mostly Old World brick and stone that, when combined with the black metal clad windows and the steep pitch roof, gives the home a chateau-esque feel with contemporary finishes. The home fits well on a gently sloping lot, affording a nice balance of privacy and strong prominence from the street. The rear lot has a private firepit area for social gatherings.

The interior is a very modern feel that creates many spaces filled with light from the multi-pane windows to showcase the artwork. Challenges included creating two equally prominent owners' suites, achieved by placement on each level with separate rooflines, and balancing the tastes of three separate owners in a cohesive manner.

PLATINUM

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

20th Street

Costa Mesa, California

Architect/designer | Brandon Architects

Builder | Patterson Custom Homes

Interior designer | Brooke Wagner Design

Landscape architect/designer | David A Pedersen

 LONGO WORKS

This Costa Mesa residence seeks to blend to its context and set a benchmark for thoughtful design within the growing community. The elongated lot provides a communal space for neighbors and friends to gather. The transitional style integrates natural and rustic materials to give the home a weathered timeless look, such as refurbished brick and recycled wood that are complemented by modern steel features.

A challenge faced was scaling the front façade to fit the predominantly single-story neighborhood; the solution was to make the garage and the trellis facing the street single-story elements. The entry in the center of these elements is accentuated by large glazing that daylights the double-height foyer and staircase located at the heart of the house.

The main level has accent brick archways and recycled wood custom doors that connect to the



exterior's materiality. These archways serve to direct one's sight to the common spaces with large pocketing glass doors that open completely to expose the outdoor amenities, such as the sunken firepit with a fireplace and television, sport courts, pool and spa, barbecue, and a courtyard/ outdoor dining area between the pool house and the main house.



PLATINUM

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

Oceanfront Place

Dana Point, California

Architect/designer/interior designer | Hawk & Co.

Builder | Hill Construction Company

 MANOLO LANGIS

Nothing defines diving into the depths of luxury like a private, subterranean cocktail lounge with its own human aquarium. Designed to emulate a London nightclub, natural light filters through the wall-sized windows of this massive pool, giving the underground space and built-in bar area an incredible blue glow. At double the weight of a standard pool, the design required extensive structural coordination with the house foundation systems and complex waterproofing measures.

A spiral staircase leads to the entrance hall, where a custom chandelier sparkles across the



marble floors. Walnut paneled walls and an Art Deco-inspired stepped ceiling encapsulate the great room, opening to the dining area and vast kitchen with custom metal cabinetry. One last

spiral ascent leads to the magnificent owners' suite with corner walls that open to provide unobstructed sunsets from the bedroom or the soaking tub.



PLATINUM

On-the-Boards Single-Family Custom Home

Hillside Residence

Beverly Hills, California

Architect/designer | Landry Design Group Inc.

Builder | YS Builders

This modern residence had to be designed within a specific building envelope that included a

challenging 14-foot height limit due to stringent local zoning regulations. The client desired the feeling of a two-story home, so the residence includes a main floor and a basement, both flooded with light. The illusion of a two-story home is achieved by incorporating a sunken courtyard/atrium in the design, which invites natural light and provides an open, airy feeling to the main rooms below grade.

The primary design goal was to create a transparent house. The feeling of transparency begins with the water feature at the front entry and continues with the sliding glass panels, some of which disappear into the walls and blur the boundaries between indoors and out.

The illusion of transparency is further enhanced with the use of materials that extend seamlessly from the interior to the outdoor spaces: Floating planes of warm wood on the roof extend into the indoor space, and book-matched slabs of luxurious stones travel from the outside into the house. The simplicity of materials provides a consistent architectural language that creates a warm and crisp feeling to the house.





GOLD

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

Greenfield Cottage

Sand Lake, Michigan

Architect/designer | Visbeen Architects

Photographer | ASHLEY AVILA PHOTOGRAPHY



GOLD

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

Laurelhurst

Rockford, Michigan

Architect/designer | Visbeen Architects

Photographer | DZJ PHOTOGRAPHY



GOLD

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

Shakespeare House

Chicago, Illinois

Architect/designer | Vari Architects Ltd.

Builder/interior designer | United Chicago Builders

Photographer | PALO DOBRIK PHOTOGRAPHY LLC



GOLD

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

Vath

Costa Mesa, California

Architect/designer | Brandon Architects

Builder | KRS Development Inc.

Interior designer | Railica Interior Design

Landscape architect/designer | SA Hartman Co.

Photographer | DAVID TSAY PHOTOGRAPHY



GOLD

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

Razor's Edge

Paradise Valley, Arizona

Architect/designer | Drewett Works

Builder | Bedbrock Developers

Interior designer | Holly Wright Design

Photographer | JEFF ZARUBA PHOTOGRAPHY



GOLD

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

Montecito

Corona del Mar, California

Architect/designer | Brandon Architects

Builder | RDM General Contractors

Interior designer | Brooke Wagner Design

Landscape architect/designer | David A Pedersen

Photographer | LONGO WORKS



GOLD

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

Evergreen Hill

Woodland, Minnesota

Architect/designer | Eskuche Design Group**Builder** | Stonewood LLC**Interior designer** | Studio M Interiors

SMHERRICK PHOTOGRAPHY



GOLD

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

Moreno Residence

Los Angeles, California

Architect/land planner/interior designer/landscape architect | Landry Design Group Inc.**Builder** | Gordon Gibson Construction

MANOLO LANGIS



GOLD

On-the-Boards Single-Family Custom Home

Victory Ranch

Heber City, Utah

Architect/designer | Brandon Architects**Landscape architect/designer** | ArcSitio Design

SILVER

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

Maybe Something New

Springfield, Missouri

Architect/designer/builder | Rhoads Design & Construction

STARBOARD & PORT



SILVER

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

Ann Arbor Infill

Ann Arbor, Michigan

Architect/designer | TR Design Group**Builder** | Main Street Homes

WERNER STRAUBE PHOTOGRAPHY



SILVER

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

Hilltop Farm

Ada, Michigan

Architect/designer | Chad Gould**Builder/interior designer** | Hygge Custom Homes

ASHLEY AVILA PHOTOGRAPHY



SILVER

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

Florida Modern Home

St. Petersburg, Florida

Architect/designer/interior designer | Phil Kean Design Group

Builder | Campagna Homes

Interior merchandiser | Michelle Miller Design

Landscape architect/designer | Mills Design Group

📷 BOS IMAGES



SILVER

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

Mt. Vernon Residence

Washington Twp, Michigan

Architect/designer | Martini Samartino Design Group

📷 KARL MOSES PHOTOGRAPHY



SILVER

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

Modern Waterway

Jupiter, Florida

Architect/designer | Affiniti Architects

Builder | Shapiro Pertnoy Companies

Interior designer | The Decorators Unlimited

Landscape architect/designer | Parker-Yannette Design Group

📷 RON ROSENZWEIG



SILVER

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

Swift Station

Carson City, Nevada

Architect/designer | Kelly & Stone Architects

Builder | NSM Construction

Interior designer | Lindsay Carlile Designs

Landscape architect/designer | Ceres+ Landscape Architecture

📷 PAUL DYER PHOTOGRAPHY



SILVER

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

California French Residence

Atherton, California

Architect/designer | Landry Design Group Inc.

Builder | Dugally Oberfeld

Interior designer | Magni Kalman Design

Landscape architect/designer | Robert E. Truskowski Inc.

📷 MATTHEW MILLMAN PHOTOGRAPHY



SILVER

On-the-Boards Single-Family Custom Home

LA Hillside Contemporary Residence

Highland, California

Architect/designer | PHX Architecture

Builder | KES Homes

Interior designer | Insert Design

Landscape architect/designer | GM Future Designs

📷 RENDERING BY PHX ARCHITECTURE



CAFÉ

DISTINCT BY DESIGN™



It's time appliances had a personality. Yours.
THE CAFÉ CUSTOMIZABLE PROFESSIONAL COLLECTION

CAFEAPPLIANCES.COM



AD GREAT
DESIGN
AWARD
ARCHITECTURAL DIGEST
— 2021 —

Acclaimed for its exquisite design and
advanced technology, the Monogram
Professional Range is redefining luxury
appliances one detail at a time.

Elevate Everything



MONOGRAM™
LUXURY APPLIANCES



in-oven CookCam
status notifications
no preheat air fry

**We put the app
in appliance.**

software upgrades

30+ precision
cooking modes

WiFi-connected

remote access

steam clean

dual-broil

7" LCD screen

dehydrate mode

temperature probe

step-by-step recipes

This is smarter cooking.™

good things, for life.  **Profile™**

Visit geprofile.com for the latest
in appliance innovation.



PLATINUM

Development up to 3 Stories, Built for Sale

Carlyle Residences

Carlsbad, California

Architect/designer | Robert Hidey Architects

Builder/developer | McKellar McGowan

Interior designer | Design Line Interiors

Landscape architect/designer | C.M. Brown

CHRISTOPHER MAYER

Surrounded by a walkable village full of cafes and restaurants, local boutiques, and tree-lined streets, Carlyle Carlsbad Village is at the center of a vibrant, coastal community. Thirty-three luxury condominium flats embrace coastal beauty, focusing on wide open floor plans, light-filled living spaces, natural elements, and inspired palettes.

Owner access is provided through an underground parking garage or through the two designer-decorated lobbies that establish a prominent and significant sense of arrival. Accessed via elevator, six floor plans, ranging from 1,605 to 2,785 sf,

offer a variety of living solutions to meet a range of needs. Along with an eclectic use of exterior materials and steep roof pitches, this modern farmhouse design is uncompromised while meeting the challenges of strict zoning restrictions.

The exterior elevations inspire a sense of warmth and comfort that provides a balance to the urban setting. Gourmet kitchens, expansive covered decks for indoor-outdoor living, a pool and outdoor lounge area capture the ocean breeze while offering a prime space for entertaining and a variety of lifestyles.



PLATINUM

Development 4–7 Stories, Built for Sale

Robinson Landing

Alexandria, Virginia

Architect/designer | KTG Architecture + Planning

Builder | Robinson Landing Development Entities

Land planner | Shalom Baranes Associates

EYA MARKETING LLC

Located along the Potomac River in historic Old Town, this new community was designed to provide unprecedented waterfront access offering 70 condominiums, 26 townhomes, onsite dining,



concierge, fitness center, pet spa, new promenade, revitalized pier with café, and more.

One of the most unique community features is the innovative site planning and design. The 26 townhomes facing Old Town's historic streets have classically inspired architecture, blending with the surrounding neighborhoods historic character.



While the condominium building façades facing the river are modern with oversized windows providing incredible views. This design solution anchors the community with the surrounding historic architecture, while also offering modern condominium living spaces today's homebuyers want.

To maximize river views, unique front-to back- condominium unit plans were developed that spanned the entire width of the buildings. The living spaces overlook the river and active pier/promenade, and bedrooms are located on the quieter side of the building. These units necessitated an unusual plan configuration that did not allow for the traditional shared corridor normally found in a multi-unit building. It necessitated multiple private or semi-private elevator cores, required building systems to run vertically through the building and resulted in deeper-than-normal units.


PLATINUM

Development 4–7 Stories, For Rent

The Alastair at Aria Village

Sandy Springs, Georgia

Architect/designer | LRK

Builder | SLR Construction

Developer | StreetLights Residential

Interior designer/interior merchandiser | Ink + Oro Creatives

Land planner | LRK

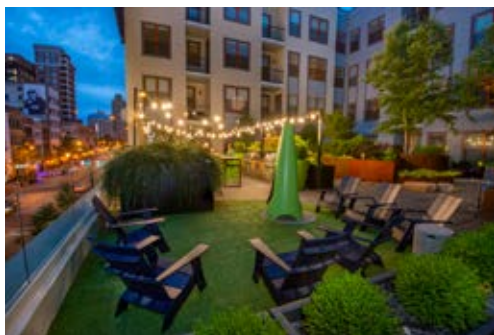
Landscape architect/designer | TBG Partners

CHAD MELLON PHOTOGRAPHY & REAL TOUR VISION

Just north of Atlanta, this five-story mixed-use development houses 355 units, 9,000 sf of leasing/amenity space, and ground-floor retail and restaurants. The project is part of a master-planned community that includes townhomes, single-family residences, boutique retail, chef-driven restaurants, parks/hiking trails, and the recently relocated Mercedes-Benz USA headquarters.

The community boasts six courtyards, a gated dog park and dog spa, grill stations, and fire pits. A two-story fitness center overlooks a salt-water pool. Other amenities include a residents-only bar, full catering kitchen with private dining, game room with antique Pac-Man, indoor golf simulator, and full-time concierge.

Twenty floor plans in one-, two-, and three-bedroom layouts are available from 701–2,078 sf. Home amenities include smart thermostats, built-in bookshelves, linen cabinets, wine racks, quartz or granite countertops, wireless speakers, digital thermostats, large kitchen islands with seating, and screened porches. First-floor residents have private entrances with on-street parking, and several ground floor units also have yards. Reserved parking is available within the parking garage, along with electric car charging stations; six private garages are also a rentable option.


PLATINUM

★ **Best in Region—Midwest**

Development 4–7 Stories, For Rent

The Nicholas

Columbus, Ohio

Architect/designer | KEPHART

Builder | Urban Five

Developer | Edwards Urban

Interior designer | Studio 4D

Landscape architect/designer | MKSK

FEINKNOPF PHOTOGRAPHY

The Nicholas transformed a parking lot into a vibrant, mixed-use community that has added new life to the urban core. To keep the large scale of the development, which encompasses half a city block, from overwhelming its surroundings, the building was thoughtfully designed to give the illusion that it was developed organically in multiple phases over time. Three distinct architectural styles were used, in addition to a variety of heights and strategically placed outdoor courtyards to break up the massing of the building.

Each architectural style—from contemporary to Romanesque Revival and modern—pays homage

to the historic fabric of downtown Columbus, while fresh details, like the cantilevered pool in the middle of the block, add an exciting, new character to the area. On the ground floor, over 21,000 sf of boutique retail and restaurant space further activates the street.

This community was strategically developed in conjunction with the historic building across the street, a former bank that was repositioned into apartments, to allow the two properties to share amenities and parking to fulfill the developer's philanthropic vision of reinvigorating downtown Columbus.



PLATINUM

★ Multifamily Community of the Year

Development 8 Stories and Over, For Rent

Icon Buckhead

Atlanta, Georgia

Architect/designer | Smallwood, Reynolds, Stewart, Stewart & Associates

Builder | Gilbane Building Company

Developer | Related Group

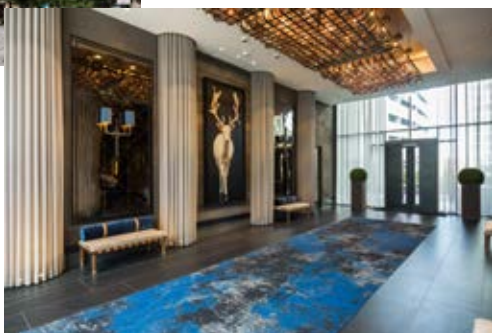
Green verifier/rater company | Metier Consulting Inc.

Interior designer | Habachy Designs

📷 PHOTOGRAPHIC DESIGNER

A part of Related's premier Icon brand, Icon Buckhead's lavish approach perfectly complements a neighborhood that's come to be known as Beverly Hills of the South, with every aspect curated to captivate the wealthy renter-by-choice demographic. Towering to 420 feet, the 35-story building was the area's tallest tower upon completion, standing out thanks to the signature structural fin gracing its upper levels.

Drawing inspiration from nearby high-end shops, all common areas are draped in royal blues and blacks and showcase dark woods and hints of brass and gold throughout. From museum-quality art to a grand beach-entry hot tub, the amenities were also informed by its upscale residents.



PLATINUM

Adaptive Reuse, Multifamily

Grand Logan Lodge

Chicago, Illinois

Architect/designer | Pappageorge Haymes Partners

Builder | Jodi Development

Developer | Ranquist Development/Jodi Development

Landscape architect/designer | Daniel Weinbach & Partners Ltd.

📷 PAPPAGEORGE HAYMES PARTNERS/VHT STUDIOS

The Grand Logan Lodge is the adaptive reuse of a century-old church that has been transformed into a 15-unit apartment building consisting of 2- and 3-bedroom units. Located on the historic Humboldt Boulevard in Chicago's popular Logan Square neighborhood, the project balanced historic preservation with renovation required to attract modern dwellers.

The project worked within the existing volume of the church to create six custom dwelling units. With the original exposed framework and stained glass details, the church units offer a one-of-a-kind experience for its residents. The historic elements of the church have been joined



by modern fixtures, creating a unique mix of materials and instilling a sense of historic charm balanced with modern convenience.

Adjacent to the site was the church's parking lot, which created a visual gap in the street wall. Parking was relocated to the back of the development and the vacant lot was filled in with a new annex with nine additional units. The completed development provides 15 modern residences that blend seamlessly into the historic fabric of the neighborhood.



PLATINUM

On-the-Boards Multifamily Project

Cloud House

Stanton, California

Architect/designer | AO

Builder | Johnstone Moyer Inc.

Developer | Bonanni Development

Interior designer | H. Hendy Associates

Landscape architect/designer | MJS Landscape

Elevated forms and angles used in midcentury design, as well as the Bauhaus movement, define the architecture and interiors of this five-story building, with vertical elements taking the foreground, lifting the structure skyward. Verticality and the spirit of ascent are celebrated throughout, in the repetition of framed vertical building masses, fins, and trim elements, columns, selection of windows and fenestration patterns, and application of tile and siding.

Poised to be the largest aerial playground within Orange County, an audacious 17,500 sf sky deck crowns the complex, offering a carefree urban



getaway without leaving home. Vibrant spaces are outfitted for al fresco entertaining, evening fireside cocktails, poolside movie nights, and relaxation. Terraced staircases offer premium views of the pool and jumbo movie screen, plus casual, yet intimate seating.

Amenities are woven throughout, including indoor-outdoor double-volume community spaces, dog park, and green courtyard oases.



PLATINUM

On-the-Boards Multifamily Project

Warner Red Hill

Santa Ana, California

Architect/designer | AO

Builder/developer | Greystar

Interior designer | Parisi Portfolio

Landscape architect/designer | MJS Landscape

Warner Red Hill celebrates Santa Ana's industrial heritage, promoting an enriched and diverse culture, healthy community living, and thriving

regional economy. The site comprises four distinct neighborhoods, retail, and an energetic mix of public and private amenities, and community gathering space.

At the gateway sits Market Hall, a carefully curated experience featuring local restaurants and food concepts that reflect Santa Ana's unique identity. Residents and visitors can also enjoy local bands and art exhibits, grab a craft brew, and visit the expansive outdoor patio. The centrally located plaza includes retail and a private-membership fitness center. Resort-style amenities include

rooftop saltwater pools and spas, outdoor barbeques and kitchens, private cabanas, fire pits, dog parks, play areas, and community centers.

Rich architecture features an industrial tech aesthetic. The residences express diverse architectural character, where old meets new to form an eclectic urban village, ranging from industrial lofts with floor-to-ceiling corner fenestration and cool gray brick veneer to smooth light-washed façades with rhythmic window arrangements. The plan creates thoughtful circulation patterns with extensive landscaping and curated streetscapes.



GOLD

Development up to 3 Stories, Built for Sale

The Prout at Eastern Market

Washington, District of Columbia

Architect/designer | Square 134 Architects**Builder** | Monarch Building & Development Corp.**Developer** | Monarch Urban**Interior designer** | Monarch Design**Marketing firm** | McWilliams Ballard

STUDIO TREJO



GOLD

Development 4–7 Stories, Built for Sale

King Street Station

Leesburg, Virginia

Architect/designer | Lessard Design**Builder/developer** | Knutson Companies**Interior merchandiser** | Model Home Interiors**Land planner** | Bowman Consulting**Landscape architect/designer** | LandDesign**Marketing firm** | NDG Communications

RENEE ALEXANDER PHOTOGRAPHY



GOLD

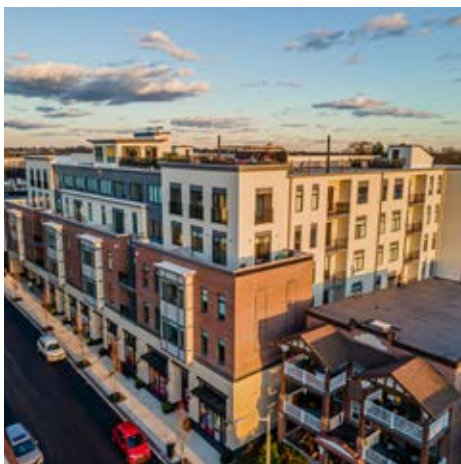
Development up to 3 Stories, For Rent

Hermosa Village

Leander, Texas

Architect/designer | Humphreys & Partners Architects**Builder** | Cadence McShane Construction**Developer** | Impact Developers**Green verifier/rater company** | LEED**Interior designer** | Leslie Fossler Interiors**Landscape architect/designer** | Place Designers Inc.

IMPACT DEVELOPERS



GOLD

Development 4–7 Stories, For Rent

65 Cricket Avenue

Ardmore, Pennsylvania

Architect/designer/land planner | BartonPartners Architects Planners Inc**Builder** | Core Development**Developer** | How General Contractors**Interior designer** | DAS**Marketing firm** | Cohere

JONATHAN ARENA PHOTOGRAPHY



GOLD

Development 8 Stories and Over, For Rent

The Jasper

Charleston, South Carolina

Architect/designer/interior design | Antunovich Associates**Builder/developer/marketing firm** | The Beach Company**Landscape architect/designer** | DesignWorks Landscape Architecture

PETER FRANK EDWARDS PHOTOGRAPHS



GOLD

Adaptive Reuse, Multifamily

Arabella

Racine, Wisconsin

Architect/designer | AG Architecture**Builder** | CG Schmidt**Developer** | J. Jeffers & Co.**Green verifier/rater company** | TJH Energy Consulting**Interior designer** | 4 Design**Land planner/landscape architect** | JSD Professional Services, Inc

TRICIA SHAY PHOTOGRAPHY



GOLD

Adaptive Reuse, Multifamily

Sustainable Housing and Preservation

Brookline, Massachusetts

Architect/designer | Wolf Architects Inc.

Builder | White Builders

Landscape architect/designer | Catherine Oranchak

📷 ERIC ROTH PHOTOGRAPHY



GOLD

Student Housing

Academy65

Sacramento, California

Architect/designer/land planner | BSB Design

Builder | GMH Capital Partners

Developer | TriCap Development

Interior designer | SouthPark Interiors

📷 A.G.PHOTOGRAPHY



GOLD

Student Housing

Aspire San Marcos

San Marcos, Texas

Architect/designer | Humphreys & Partners Architects

Builder/developer | The Dinerstein Companies

Interior designer | Kathy Andrews Interiors

Landscape architect/designer | Kudela & Weinheimer

📷 HUGH HARGRAVE ANDAIR LUXE STUDIOS



SILVER

Development up to 3 Stories, Built for Sale

Bayside Cove

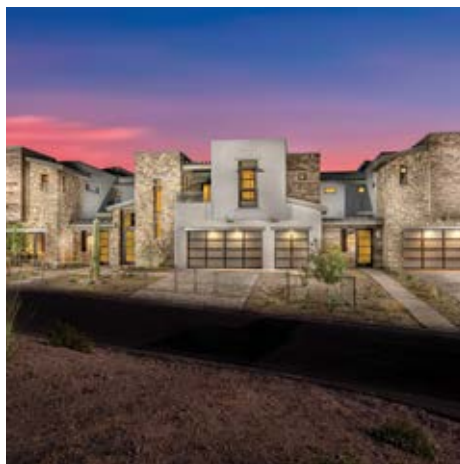
Mission Beach, California

Architect/designer | Robert Hidey Architects

Builder/developer | Lennar

Landscape architect/designer | David Neault Associates

📷 JEFFREY ARON / BRAD NELSON



SILVER

Development up to 3 Stories, Built for Sale

The Retreat at Seven Desert Mountain

Scottsdale, Arizona

Architect/designer | Danielian Associates Architects + Planners

Builder | Family Development

Interior designer | CDC Designs

📷 CHRISTOPHER MAYER PHOTOGRAPHY



SILVER

Development up to 3 Stories, For Rent

Aiya

Gilbert, Arizona

Developer | The Wolff Company

Interior designer | Katerra

Marketing firm | Dapper & Associates

📷 DINO TONN PHOTOGRAPHY



SILVER

Development up to 3 Stories, For Rent

Upton Oxmoor

Louisville, Kentucky

Architect/designer/land planner/landscape**architect** | Niles Bolton Associates**Builder** | Calhoun Construction**Developer** | NTS Development Co.**Interior designer** | Faulkner Design Group**Marketing firm** | Lemonade PR

HILLIARD PHOTOGRAPHICS



SILVER

Development 4–7 Stories, For Rent

Circa Fitzsimons

Aurora, Colorado

Architect/designer | KTGY**Builder/developer** | ReyLenn Properties LLC**Interior designer** | TRIO**Landscape architect/designer** | Norris Design

KALTENBACH PHOTOGRAPHY



SILVER

Development 4–7 Stories, For Rent

The Flyway

Kenmore, Washington

Architect/designer | Dahlin Group Architecture | Planning**Builder** | GenCap**Developer** | MainStreet Property Group LLC**Interior designer** | Lisa Wiggins Design

MATTHEW GALLANT PHOTOGRAPHY



SILVER

Development 8 Stories and Over, For Rent

The Maren

Washington, District of Columbia

Architect/designer | SK+I Architecture**Builder/developer** | MRP Realty**Interior designer** | Carlyn and Company Interiors + Design

DAVID MADISON PHOTOGRAPHY



SILVER

On-the-Boards Multifamily Project

Grape Avenue

Sunnyvale, California

Architect/designer | Dahlin Group Architecture | Planning**Developer** | De Anza Properties

PLATINUM

Affordable, Single-Family Detached or Attached

Urban Townhomes at Daybreak

South Jordan, Utah

Architect/designer | Urban Design Associates
Builder/interior designer/marketing firm | Segó Homes
Developer | Daybreak
Green verifier/rater company | Building Science West
Land planner | Urban Design Associates
Landscape architect/designer | STB Design

📷 COLE JAMES PHOTOGRAPHY

To address a severe shortage of affordable homes, Segó Homes purchased a transit-oriented site two blocks from a light-rail station in Daybreak and designed an efficient townhome that is 12 feet wide. This yielded 57 homes on 1.88 acres yielding 30 du/ac. The four-story Manhattan Sky plan has 1,440 finished sf, 3 bedrooms, den/flex room, roof deck, sky room, and 2 1/2 bathrooms. An in-board switch-back staircase allows living areas to experience the full 12-foot width. Care was taken

to open up sight lines in the home, especially to the outside. A home office space was designed at the entry to accommodate working from home. A roof deck provides private outdoor living space.

Priced at \$315,900, Manhattan Sky was affordable to a buyer earning \$55,500, which is 52 % of the area's average median income of \$107,620. Each sales release of the next building has sold out within 3 days.



PLATINUM

Affordable, Multifamily

Capitol Vista

Washington, District of Columbia

Architect/designer | Grimm and Parker (G+P)
Builder | Hamel Builders Inc.
Developer | Dantes Partners
Interior designer/interior merchandiser | Determined by Design

📷 JENNIFER HUGHES PHOTOGRAPHY

This 100% leased, 104-unit affordable housing project in Washington, D.C., is a one-of-a-kind residential complex, envisioned and brought to market by a black-owned development and design team. The \$50 million project serves residents with a 30%-50% average area median income.

This project exemplifies the importance of a collaborative vision for design equity project partners invested in delivering equitable design outcomes to best serve all people and every community.

To achieve design equity, design concepts need to celebrate the history of and tell the story of a community. This design concept, inspired by the pointed site and its distinct boundaries, aimed to use stories and historic moments to create connections along the boundaries.

The interiors team maintained the design integrity by advocating for innovative materials. They procured all the decorative light fixtures, panels, and millwork to maintain pricing transparency and ensure these elements were not removed from the budget. They also advocated for amenities typically seen in market-rate projects, including a screening room, clubhouse, fireplace lounge, and pantry area in the kitchen spaces to encourage connectivity. The project is Enterprise Green Communities certified for v2015 and ENERGY STAR-compliant.




PLATINUM

Affordable, Multifamily

Heroes Landing

Santa Ana, California

Architect/designer | Architecture Design Collaborative

Builder/developer | Jamboree's Quality Development and Construction Inc.

Green verifier/rater company | Partner Energy

Interior designer | Ryan Young Interiors

Landscape architect/designer | Site Design Studio

JUAN TALLO PHOTOGRAPHY

Heroes Landing is Orange County's largest permanent supportive housing development designed exclusively for veterans. Built on the site of a 1.54-acre blighted, vacant parking lot, the U-shaped, three-story residential building opens onto a spacious courtyard. The nearly 10,000 sf of active open space includes a community garden and reflection walk. A 4,500-sf community center provides offices onsite for a new veterans services collaborative. Other amenities include a pet run, sports court fitness center/yoga room, bike room, and dog spa.

Fully furnished apartments are in close proximity to a local park and public transportation. LEED for Homes Gold, energy-efficient landscape irrigation and appliances, and kitchen/bathroom water flow reducers provide cost-saving benefits to residents.

The Spanish Revival-style design integrates seamlessly with the city's Harbor Mixed Use Transit Corridor Plan for retail stores, restaurants, office buildings, and other housing options.

A spacious community center offers onsite offices for Veterans Affairs Long Beach Healthcare System, Goodwill of Orange County's Tierney Center for Veterans Services, Veterans Legal Institute, and also features activity rooms and a computer center.


SILVER

Affordable, Multifamily

555 E Street SW

Washington DC, District of Columbia

Architect/designer | FXCollaborative

Builder | Donohoe Construction Company

Developer | CityPartners

Interior designer | Rottet Studio

Land planner | Wiles Mensch Corporation

RICHARD POWERS PHOTOGRAPHY


SILVER

Affordable, Multifamily

Salerno

Irvine, California

Architect/designer | AO

Builder | Emmerson Construction Inc.

Developer | Chelsea Investment Company

Landscape architect/designer | GMP

ADRIAN TIEMENS



BEFORE



PLATINUM

★ **Best in Region—North Atlantic**

Entire Home, \$250,001 – \$750,000

Hampton Renovation

Southampton, New York

Architect/designer | Daniel Contelmo Architects

Builder | Benco Construction

Interior designer | Tiffany Eastman Interiors LLC

📷 DANIEL CONTELMO ARCHITECTS

Overlooking a pond, this house takes advantage of the views. The owners were looking for a full house remodel to update and modernize its aesthetic, but wanted to minimize the changes to the floor plan and footprint. The stucco exterior was replaced with graceful lines covered in cedar shingles.

The design team set out to incorporate some of the local vernacular, as well as add some interesting features to the exterior. The double gable is the distinguishing feature, and was carried through to the rear elevation. The interior of the house was dated and received open airy solutions.

The owners enjoy entertaining and wanted to update the bedrooms on the second floor and expand the loft area for congregating. They also wanted to make the outdoor space more usable and get relief from the sun. A large screened porch with roof deck above was added to the rear enhancing the indoor/outdoor experience.

PLATINUM

Entire Home, Over \$750,000

Historic Tudor Cottage Remodel

Cherry Hills Village, Colorado

Architect/designer | KGA Studio Architects

Builder | Squibb Estates

Interior designer | Jeffrey Alan Marks

Landscape architect/designer | Design Workshop/Designscapes Colorado

📷 DAVID PATTERSON PHOTOGRAPHY

The homeowners have a special connection with this home built in 1937, dating back to the husband visiting it with his father as a child. Their vision and project goals were to fix the parts that weren't working, creating a design that is both sensitive to the historic architecture and brings the home into this century. The layout is undoubtedly quirky, with the kitchen far from the living room, a separated upper level (2 bedrooms reached from one staircase and 2 bedrooms from a different stair), and a garage that couldn't be further from the kitchen.

The owners' suite is separated from the rest of the home by the conservatory, a glass-filled room that serves as the husband's study. Outdoors, the



previous pool was located off the owners' suite, encouraging wet children to run through the bedroom. The new pool and pool house are situated to tie the many outdoor living spaces together, and line up perfectly to allow the new kitchen and sunroom to overlook and open up to them.



BEFORE





BEFORE



PLATINUM

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

Bloomfield Township Residence

Bloomfield Township, Michigan

Architect/designer | CBI Design Professionals Inc.

Builder | Mosher Dolan

Interior designer | Integrated Architectural Interiors

Landscape architect/designer | Stewart, Hass & Associates

BETH SINGER PHOTOGRAPHER INC.

This century-old home needed to be updated for modern life. Its single-car garage was not functional. The 3-car garage addition allowed the design team to renovate the existing garage into the laundry, mud room, mud entry and renovate the main family room.

The next phase included a library, but most importantly, the owners' suite was renovated as part of the new wing. The original bath was relatively small and in a contrasting style to the original home. This end of the home was stripped down to the original structure. The new space has

a modern functional layout with complementary historical style. New mechanical systems and insulation were also installed.

The rear enclosed porch was removed in favor of a new garden room with expansive windows. Large art walls were incorporated for the owner's growing collection. Lighting was planned for current and future art locations. With the rear of the home sitting prominently over the lake's edge, the patio was redesigned to allow an elevated view, while new stone walls and stairs organize the access to the yard and water's edge.



PLATINUM

Kitchen, \$75,000 - \$125,000

Architectural Remodel

East Grand Rapids, Michigan

Architect/designer | TruKitchens

TIPPETT PHOTO

This home was built in the 1970s for an architect. From the ceiling beams to the large windows, the architectural foundation of this home is strong and is the main reason the family purchased it. With a finish update and layout adjustment, this main living space remodel brought the home up to date while honoring the architect's original vision.

The old kitchen was dark and closed off with a large hood that obstructed all sightlines. The



refrigerator wall cut the space off from the dining area, limiting the flow while entertaining. Another wall adjacent to the island separated the space from the living room. The new layout eliminated the refrigerator wall, opening the space into the dining area. The beam running through this wall was rebuilt to match the original beams and accommodate lighting.



BEFORE



PLATINUM

Kitchen, \$75,000–\$125,000

Bloomfield Hills Residence

Bloomfield Hills, Michigan

Architect/designer | CBI Design Professionals Inc.

Builder | Mosher Dolan

Interior designer | Integrated Architectural Interiors

Landscape architect/designer | Stewart, Hass & Associates

📷 BETH SINGER PHOTOGRAPHER INC.

The home was built in the 1920s when kitchens were clearly servant spaces. Several decades ago, an attempt was made to slightly expand on the original; however, it was woefully inadequate for



today's lifestyles. The design team removed this space and created a new room toward the rear of the home. This allowed for high ceilings, cross beams and north-facing roof glazing for light into a rather dark space.

Custom cabinets with historical detailing were designed along with a built-in bench. The island top is salvaged from a tree removed during renovations. The owner wanted to have a color in the space that implied a historical sense. The blue cabinets were a custom-blended solution. The wood floor is a custom pattern developed by the owner who wanted something uniquely his own. The lights are historical artifacts from research done by the client. Care was taken to conceal modern lighting and a microwave. Overall, the clients were heavily engaged in the restoration of this home and this kitchen is a central feature of it.

PLATINUM

Kitchen, over \$125,000

Now and Zen

Paradise Valley, Arizona

Architect/designer | Drewett Works

Builder | Brimley Development

Interior designer | Ownby Design

📷 DINO TONN PHOTOGRAPHY

Now and Zen afforded a second life to a stucco McMansion as it was transformed into a modernist zen-like retreat. The zen-like retreat is firmly founded in a timeless, refined palette of natural materials including limestone walls and floors, Douglas fir ceilings, vertical grain rift oak millwork, and a careful selection of complementing tile and countertops. A re-imagining of formal and informal spaces, the design breaks down the rigidity of perceived formal rooms with a sequence of overlapping spaces.

Linear in design, the kitchen sits between the living and great rooms, reinforcing the home's open design. Ideal for casual entertaining, the space includes two quartz-topped islands. Douglas fir ceilings are a warm contrast to limestone walls and floors.



Views of Camelback Mountain turn the kitchen and adjacent patio into favorite nesting spots. Glass pocket walls open and make the line between inside and out almost imperceptible. A custom table is illuminated by double pendants.

A corridor acts as the kitchen superhighway with built-in appliances to the left and cooking areas to the right. Hidden inside the furniture-like millwork of the kitchen, a hidden butler's pantry is actually in the middle of all the action. Fully stocked with dishwasher and other appliances, every party preparation can be done out of sight.





While the property was marketed as a tear-down, the clients were dedicated to restoring this home to its prior glory. To be viable for today's lifestyle several things needed to be accomplished. The kitchen was a poor attempt at a renovation several decades earlier; it was removed and replaced with a new space that is now large enough for the whole family.

The design team added a 3-car garage and workshop, while also renovating the family room. A mud room and laundry room were added into poorly used spaces. The side porch was enclosed using heavy timbers to match the originals in this area. The owners' suite needed renovation, especially a new bath to replace a 1980s renovation. Significant repairs were done to the exterior plaster where years of neglect had allowed the base to fail and rot out the structure.

A new roof and significant flashing repairs were needed. All steel windows were temporarily removed and restored by a historical window specialist. New windows were not intended to match the steel but were very close to the originals.

PLATINUM

★ Remodel of the Year

Historic Preservation/Restoration

Bloomfield Hills Residence

Bloomfield Hills, Michigan

Architect/designer | CBI Design Professionals Inc.

Builder | Mosher Dolan

Interior designer | Integrated Architectural Interiors

Landscape architect/designer | Stewart, Hass & Associates

📷 BETH SINGER PHOTOGRAPHER INC.



BEFORE

PLATINUM

Historic Preservation/Restoration

The Latch Southampton Village

Southampton, New York

Architect/designer | Fleetwood & McMullan Architects and Jason Thomas Architects

Builder/developer/interior designer/marketing firm | The Beechwood Organization

Land planner | VHB

📷 THE BEECHWOOD ORGANIZATION

The Latch is a 20-home luxury condominium community in the heart of Southampton Village. The developer preserved exteriors of two iconic turn-of-the-20th-century structures designed by Stanford White, refurbished their interiors, and built new homes with complementary

architectural design. The Federal Revival Period structures, cedar shingled and painted white with Dutch Colonial touches, were returned to their original splendor.

The 40-room main building, previously an inn, was converted to two townhomes; adjacent Terry Cottage remains a single-family home. The newer homes and clubhouse reflect the local vernacular, appearing connected via a single façade with shingle-style touches. Interiors are airy, spacious, and light-filled, with open floorplans, expansive windows and vaulted ceilings.

Sense of place is achieved on the centrally located 5-acre parcel through preservation of historic



structures and complementary new home design. Adaptive reuse is evident through transformation of unused and run-down structures to modern and well-designed housing, meeting demand for residents rightsizing from nearby estate homes.



BEFORE



PLATINUM

Specialty Project

Rochester Residence

Rochester, Michigan

Architect/designer | CBI Design Professionals Inc.

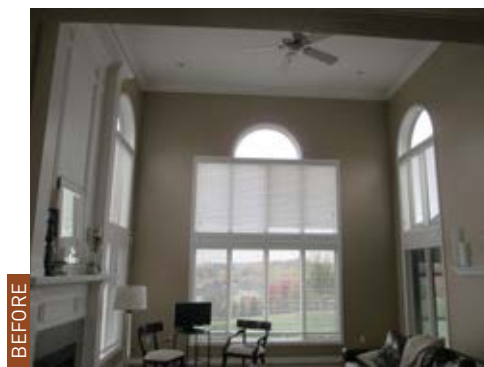
Builder | Barnhart Building

Interior designer | Colleen Farrell Design

BETH SINGER PHOTOGRAPHER INC.

Thirty years ago, when this home was originally built, the trend was two-story family rooms with a bridge. The client purchased this home and asked what could be done to make the space quieter and more inviting. The exterior could not be altered,

so windows had to stay. The design team took existing quirky half-round windows and used them to its advantage. The new barrel vault ceiling made the round top windows relevant. The curve of the ceiling brought the room down to a more comfortable scale. Most of the space of the bridge was closed off, leaving just a projecting balcony detail. The lower portion of the bridge was closed off slightly with sliding door panels to allow for an option to close the space off completely or keep it open for entertaining. A new fireplace wall and facing were done to bring an additional dramatic focal point to the room. Furniture, flooring, and window treatments were all updated. Now the space is an inviting, central focus of the house.



BEFORE

JUDGES' DISCRETIONARY

Specialty Project

Perez Project

Suwanee, Georgia

Architect/builder/developer/interior designer | Camerio Builders Inc.

Marketing firm | Greater Atlanta Home Builders Association

SOUTHERN AERIAL PERSPECTIVES

This was a very intense project from start to finish. The client suffered a traumatic brain injury; the design concept was to create a living space around his individual disabilities and the abilities of his caretakers. This was to insure he would live comfortably and have the necessary rehabilitation space he would need to maintain independence, help with cognitive behavior, and stimulate his senses to have some enjoyment of life.

The modification was also meant to keep him safe and transport him safely, if need be. Key features

include an accessible kitchen with induction range, accessible bathroom with 3-person shower, infrared sauna, roll-under vanity, overhead track system to accessible bedroom with built-in furniture, black-out blinds, a nurse's laundry/locker room, and nurse's bathroom. A sensory room includes a fiber optic shower, bubble tube, LED wall lights, fiber optic wall carpet, and a vibrating platform with audio surround sound and projector. There is also a video surveillance system, back-up generator, hoistway elevator, ramps, emergency exits, and many other amazing features.





GOLD

Entire Home, \$250,001 – \$750,000

70s Contemporary Transformed

Powell, Ohio

Architect/designer | Residential Designed Solutions
Builder | Timbercrest Custom Homes

📷 ARC PHOTOGRAPHY



GOLD

Entire Home, Over \$750,000

Bloomfield Township Residence

Bloomfield Township, Michigan

Architect/designer | CBI Design Professionals Inc.
Builder | Mosher Dolan
Interior designer | Integrated Architectural Interiors
Landscape architect/designer | Stewart, Hass & Associates

📷 BETH SINGER PHOTOGRAPHER INC.



GOLD

Entire Home, Over \$750,000

Now and Zen

Paradise Valley, Arizona

Architect/designer | Drewett Works
Builder | Brimley Development
Interior designer | Ownby Design

📷 DINO TONN PHOTOGRAPHY



GOLD

Kitchen, up to \$75,000

Galley Girl

Willard, Ohio

Interior designer | D'Amore Interiors

📷 PEASE PHOTOGRAPHY



GOLD

Kitchen, over \$125,000

Brown

Potomac Falls, Virginia

Architect/designer | Michael Nash Design Build & Homes

📷 MICHAEL NASH DESIGN BUILD & HOMES



SILVER

Entire Home, up to \$250,000

Curvy Home Project

Scottsdale, Arizona

Interior designer | Iconic Design Build

📷 KEVIN BROST



SILVER

Entire Home, Over \$750,000

1351 C Street

Washington, District of Columbia

Builder | Monarch Building & Development Corp.

Developer | Monarch Urban

Interior designer | Monarch Design

STUDIO TREJO



SILVER

Kitchen, up to \$75,000

Hoffman

Reston, Virginia

Architect/designer | Michael Nash Design Build & Homes

MICHAEL NASH DESIGN BUILD & HOMES

PLATINUM

★ Best in Region—South Central

Single-Family Community, Under 100 Units

Woodberry Cottages Phase I

Shreveport, Louisiana

Architect/designer | Pecot & Company

Builder | Vintage Homes

Developer | Provenance Development Company

Interior designer | Jenny Johnston Interiors

Landscape architect/designer | Hoogland's Landscape

📷 VINTAGE REALTY COMPANY

In the summer of 2020, the Traditional Neighborhood Development of Provenance debuted the design of five cottages to be built along Woodberry Avenue across from the three-acre Greenleaf Park and surrounding the new community garden. All were under contract in just over 30 days. These quaint Southern cottages range from 1,083 to 1,410 sf and exude charm.

Located just steps away from multiple parks and pools, a clubhouse, gym, and brand new community garden, these cottages encourage the residents to connect with the outdoors and neighbors. In the era of COVID-19, these homes answered many home buyers' desires to have



modern comforts and comfortable surroundings. Each cottage elevation is unique, but together they create a harmonious scene with their light and airy color palette of pale yellow, blue, white, green, and tan. The wide columned porches and white picket fence set the stage for this development.

In the back, each cottage features a hybrid carport/garage that lends itself to outdoor entertaining year round. Homeowners were able to work with the builder and design team to customize their cottage. Each space is efficiently planned to include walk-in closets, utility rooms, and spacious open living areas.



PLATINUM

Mixed-Use Community, Multifamily

Park & Paseo

Santa Ana, California

Architect/designer/land planner | A0

Builder | Alliance Residential

Developer | Alliance Residential/Dyer18 LLC

Interior designer | Bells & Whistles and H. Hendy Associates

Landscape architect/designer | MJS Landscape

📷 ADRIAN TIEMENS, VI PHOTO DESIGN, PAUL VU PHOTOGRAPHY, AND BLUE LENS FACTORY

A once-obsolete industrial site now embodies a unique luxury resort lifestyle. Located at the gateway between Santa Ana and Tustin, the site is centered around an existing data center that functioned as both a physical constraint and an opportunity to establish a street edge for the central promenade. The five-story mixed-use development, built in three phases, was sited to invite and engage the public, connecting it to nearby hospitality uses, shopping, and entertainment destinations.

Ground-floor retail and large alcoves at the buildings' main street frontage create social spaces allowing for a sidewalk café culture.

At the heart of the project sits an exposed glass elevator with vertical steel trusses and brilliant blue polished metal panels juxtaposed with the rooftop sky deck illuminating it like a beacon. Each building celebrates a unique lifestyle with a distinct architecture and mix of indoor and outdoor amenities. ARDEN's architecture evokes a layered modernism, with prominent composite panels inlaid with wood siding and metal trim, while ARCHIVE was envisioned as hip, creative, and artistic, with deconstructed steel frame structures. Community amenities are endless with rooftop perches and chic lounge areas.

PLATINUM

★ **Best in Region—South Atlantic**

★ **Community of the Year**

Mixed-Use Community, Multifamily

Trilith

Fayetteville, Georgia

Architect/designer/land planner | Lew Oliver

Builder/developer | Trilith Development

Green verifier/rater company | Coweta-Fayette EMC

Landscape architect/designer | HGOR

Marketing firm | Berkshire Hathaway GA Properties

📷 AJ PARK MEDIA

The Town at Trilith is a 235-acre master-planned residential and mixed-use project in south metro Atlanta, adjacent to Trilith Studios. Envisioned as a gathering place for creatives, artists, storytellers,



and makers, this European-inspired community will include 750 single-family homes, 600 multi-family lofts, 300 hotel rooms and 270,000 sf of restaurants, retail, office, and commercial space.

The residential neighborhoods at Trilith comprise the largest geothermal community in the United

States, with 51% of the development dedicated to green space that is currently home to more than 1,000 trees. Upon completion, residents will have access to 15 miles of nature trails, 54 acres of forest, 19 parks, and one of the most sophisticated and welcoming dog parks in the world.



PLATINUM

★ **Best in Region—Mountain**

Infill Community

Rendezvous Center

Winter Park, Colorado

Architect/designer/Land planner | KEPHART

Builder | Big Valley Construction

Developer | Koelbel and Company

Interior designer | Virtu Designs

Landscape architect/designer | Natural Design Solutions

📷 DAVID PATTERSON PHOTOGRAPHY

Located in the heart of Winter Park, Rendezvous Center is a mixed-use development aimed at initiating the revitalization of the town. The high-profile site, which was the home of the

Chamber of Commerce and Visitor Center, was purchased by the developer to build a sales center for the next phase of its development.

The new design incorporates the town's beloved mascot, a giant bronze moose, and provides an exciting new space for the Chamber of Commerce and Visitor Center on the first two floors at the corner. The third floor is the home of the developer's new sales center that provides sweeping views of the town, mountains, neighboring park, and their next phase of development.

Flanking both sides of the statement commercial corner are five residential townhomes and two stacked flats. The contemporary mountain architecture of the homes with pitched roofs, expansive glass, and mix of rich materials including wood, metal, and stone, augment the commercial corner and reflect the new attitude of the town.

**PLATINUM***Infill Community***Robinson Landing***Alexandria, Virginia***Architect/designer** | KTG Architecture + Planning**Builder** | Robinson Landing Development Entities**Land planner** | Shalom Baranes Associates

EYA MARKETING LLC

Located along the Potomac River in Old Town Alexandria, this new community was designed to provide unprecedented waterfront access, offering

70 condominiums, 26 townhomes, onsite dining, concierge, a new promenade, a revitalized pier with café and more.

One of the most unique features is the site planning and design. The 26 townhomes facing the historic streets have classically inspired architecture, blending with the surrounding neighborhood's character. The condominium building façades facing the river are modern with oversized windows, providing incredible views. This design solution anchors the community with the surrounding historic architecture, while also offering modern condominium living spaces today's homebuyers want.

**PLATINUM***Community Facility***Pecan Square Amenity Buildings***Northlake, Texas***Architect/designer** | LRK**Builder** | Innovate Hardscape Services LLC**Developer** | Hillwood Communities**Interior designer** | Creative License International**Landscape architect/designer** | TBG

CHARLES DAVIS SMITH LLC

The Pecan Square amenity buildings line the central town square at the heart of the 2,000-acre master planned community. The project consists of three buildings that embrace their country roots and pay tribute to the historic small-town squares found throughout Texas. A focal point, Jackson Hall, terminates the arrival parkway lined with 200 heritage pecan trees original to the site. The architecture of Jackson Hall, with its board-and-batten siding, steeply pitched roof, and exposed wood beams, reflects the historic barn that once stood on the same plot of land. Its pools, game room, and community room provide space for residents to gather and socialize.

The Greeting House, reminiscent of historic Texas brick buildings, serves as a welcome center for potential homebuyers and a co-working space for residents. With its light-filled, double-height spaces, the co-working area also houses HOA and lifestyle services. After hours, the Greeting House hosts neighborhood wine tastings, poker tournaments, and even residents' wedding receptions.

The Arena was an existing 22,000-sf covered equestrian dressage facility that was reskinned and repurposed to provide covered sport courts and an outdoor social space with a catering kitchen and community bar.

PLATINUM

On-the-Boards Community

Downtown Clarkesville
Scenic Revamp

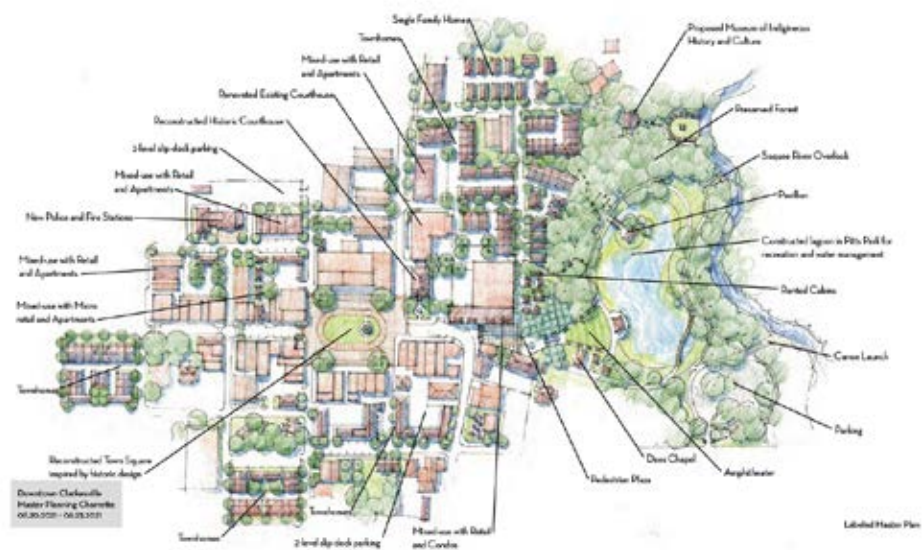
Clarkesville, Georgia

Architect/designer | Lew Oliver Inc

LEW OLIVER INC.

At one time, Clarkesville was the first Northeast Georgia resort town, with a bustling downtown full of tourists, hotels, beautiful homes, shoppers, and businesspeople. Given the rich fabric of the city's history, the planning/design team was charged with weaving together the best of the past with the most enlightened practices of the future for strong urbanism and community. These plans create a social and economic value through market-tested planning strategies.

Greek Revival storefronts, streamlined moderne storefronts (historically), and a brutalist courthouse all sit within one intersection. Design created plans for a return to the square as a public green, like Savannah, as well as revamped streetscapes for future implementation that weave all styles seamlessly.



Ensuring the best assets are celebrated to continue creating an authentic sense of place was paramount. The Soque River, Lake Burton, and Moccasin Creek State Park (among others) were interwoven into the innovative plans for green-friendly building, preservation of biodiversity, transportation, tourism/business needs, landscaping

and more. Massive renovation of a downtown in an eco-conscious way means incorporating strategic plans for solar panels, geothermal heating and cooling, throngs of greenspace and habitat land, and incredible bike/pedestrian systems.



PLATINUM

On-the-Boards Community

Warner Red Hill

Santa Ana, California

Architect/designer | AO

Builder/developer | Greystar

Interior designer | Parisi Portfolio

Landscape architect/designer | MJS Landscape

Warner Red Hill celebrates Santa Ana's industrial heritage, promoting an enriched and diverse culture, healthy community living, and thriving

regional economy. The site comprises four distinct neighborhoods, retail, and an energetic mix of public and private amenities, and community gathering space.

At the gateway sits Market Hall, a carefully curated experience featuring local restaurants and food concepts that reflect Santa Ana's diverse culture and unique identity. Residents and visitors can enjoy local bands and art exhibits, grab a craft brew, and visit on the expansive outdoor patio. The centrally located plaza includes retail and a private-membership fitness center. Resort-style

amenities include rooftop saltwater pools and spas, outdoor barbeques and kitchens, private cabanas, fire pits, dog parks, play areas, and community centers.

Rich architecture features an industrial tech aesthetic. The residences express diverse architectural character, where old meets new to form an eclectic urban village ranging from industrial lofts with floor-to-ceiling corner fenestration and cool gray brick veneer, to smooth light washed façades with rhythmic window arrangements. The plan creates thoughtful circulation patterns with extensive landscaping and curated streetscapes. The development celebrates Santa Ana's unique industrial and cultural heritage with 21st century urban tech, creating a unique and exciting community destination.



GOLD

Single-Family Community, Under 100 Units

The Latch Southampton Village

Southampton, New York

Architect/designer | Fleetwood & McMullan Architects and Jason Thomas Architect

Builder/developer/interior designer/marketing firm | The Beechwood Organization

Land planner | VHB

THE BEECHWOOD ORGANIZATION



GOLD

Mixed-Use Community, Multifamily

Nexton

Summerville, South Carolina

Architect/designer | Hart Howerton

Builder/developer | Brookfield Properties Development

Interior designer | LunaPearl Studio

Landscape architect/designer | SeamonWhiteside

Marketing firm | Lou Hammond Group

MEADE AGENCY



GOLD

Infill Community

Atlas Urban Homes

Charlotte, North Carolina

Architect/designer | 505Design

Builder | Ethic LLC

Developer | Revolve Residential

Land planner/landscape architect | LandDesign

Marketing firm | Yellow Duck Marketing

YELLOW DUCK MARKETING



GOLD

Infill Community

King Street Station

Leesburg, Virginia

Architect/designer | Lessard Design

Builder/developer | Knutson Companies

Interior merchandiser | Model Home Interiors

Land planner | Bowman Consulting

Landscape architect/designer | LandDesign

Marketing firm | NDG Communications

RENEE ALEXANDER PHOTOGRAPHY



GOLD

Green Community

Nexton

Summerville, South Carolina

Architect/designer | Hart Howerton

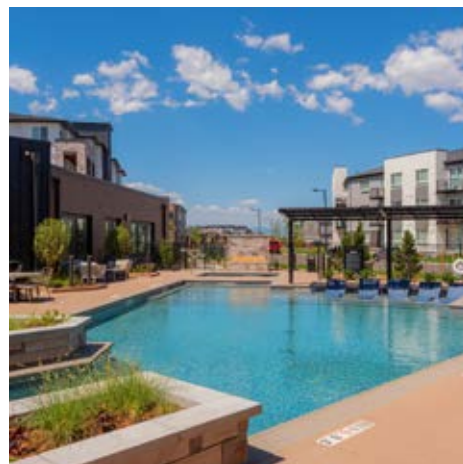
Builder/developer | Brookfield Properties Development

Interior designer | LunaPearl Studio

Landscape architect/designer | SeamonWhiteside

Marketing firm | Lou Hammond Group

MEADE AGENCY



GOLD

Community Facility

Circa Fitzsimons Clubhouse

Aurora, Colorado

Architect/designer | KTG

Builder/developer | ReyLenn Properties LLC

KALTENBACH PHOTOGRAPHY



GOLD

On-the-Boards Community

El Paseo

San Jose, California

Architect/designer | KTGy | Kenneth Rodrigues + Partners

Developer | Sand Hill Property Company

Landscape architect/designer | Petersen Studio | The Guzzardo Partnership | AccentScapes



SILVER

Green Community

Caldwell

Lynn, Massachusetts

Developer | The Procopio Companies

 SURETTE MEDIA GROUP



SILVER

Community Facility

The Saguaro Center at Del Webb (Sun City Festival II)

Buckeye, Arizona

Architect/designer | SHJ Studio

Builder | The Weitz Company

Developer | Pulte Del Webb

Interior designer | Kimberly Timmons Interiors

Land planner | Wood Patel & Associates

Landscape architect/designer | Summers Murphy & Partners

 LYLE GARRY PHOTOGRAPHY



SILVER

On-the-Boards Community

28 & 130-86 Lancaster Ave.

Ardmore, Pennsylvania

Architect/designer/land planner | BartonPartners

Developer | Toll Brothers Apartment Living

Landscape architect/designer | Stuart + Associates

 BARTONPARTNERS



PLATINUM

Kitchen, Production/Spec

The Model Home

Scottsdale, Arizona

Architect/designer | Drewett Works

Builder | Cullum Homes

Interior designer/interior merchandiser | Ownby Design

Land planner/landscape architect/designer | Greey | Pickett

📷 DINO TONN PHOTOGRAPHY

The Model Home at The Village at Seven Desert Mountain is 10,000 sf of a modernist dream world for golfers and lovers of the luxury golf lifestyle. Designed to set the tone for a national award-winning builder, the architect created modernist designs with a rugged material palette that lends itself to the rugged desert setting distinct to north Scottsdale.

Sleekly designed for modern living, the kitchen layout is all about functionality and style. A blackened steel range hood is in bold contrast to

oak cabinetry and quartz countertops. A custom steel dining table was inlaid with smoked glass.

Built-in Wolf and Sub-Zero appliances are housed within custom millwork that continues the sleek modernist mood of the kitchen. Integrated cooktop knobs and millwork reveals show the detailing finesse of this luxurious modernist kitchen.

The oak cabinetry mass also serves as a dividing point between the kitchen and circulation space that leads to a guest bedroom, office, and master suite. A multi-strand pendant light from Restoration Hardware is the pièce de résistance.

PLATINUM

Kitchen, Custom

Moceri Kitchen

Rochester, Michigan

Builder | Moceri Homes

Interior designer | KSI Kitchen & Bath

📷 MARTIN VECCHIO PHOTOGRAPHY

The client wanted a cozy, yet masculine feel to the home. For the kitchen, he did not want white cabinets, so the design team went with a light maple wood tone with dark accent finishes for the island and the ceilings. To accomplish the clean balanced look desired on the refrigerator wall, the team rejected the idea of wall ovens, opting instead for a 48-inch range and a microwave drawer in the island. Texture in paneling, stone, and brick details were used throughout the house for a cohesive aesthetic.



PLATINUM

Primary Suite, Custom

Florida Modern Home

St. Petersburg, Florida

Architect/designer/Interior designer | Phil Kean Design Group

Builder | Campagna Homes

Interior merchandiser | Michelle Miller Design

Landscape architect/designer | Mills Design Group

📷 BOS IMAGES

The owners' suite sitting area opens via large sliding glass doors to an outdoor TV room with fireplace and spa/hot tub strategically located steps away. The 480 sf closet was a hit with its 10-foot high cabinetry and a comfortable sitting area inside.

In the bath, the client required two water closets, two vanities, a soaking tub, a walk-in shower large enough for two, and lots of natural light. The floating vanities are custom designed and the vanity wall is covered in Perla Venata quartzite. The free-standing 72-inch soaking tub has thick, insulated walls that ensure a hot, relaxing soak will last and last. The floors are Terazio Gesso, 24 x 24 polished porcelain tile.



The oversized two-person shower features a full-length seat and Lumina Ice 24 x 48 polished wall tile. The ceiling features pockets for LED tape lighting to provide a perfect relaxing glow. The floor-to-ceiling windows provide an abundance of natural light.



PLATINUM

Specialty Room/Project, Production/Spec

Schroeder Powder Room

Prescott, Arizona

Architect/designer | Soloway Designs

Builder | Acklin Brothers Construction

Interior designer | Celaya-Soloway Interiors LLC

📷 KURT MUNGER



The powder room is a great place to incorporate textures and natural elements, while maintaining the clients' vision. Their vision for this home was reimagined mountain architecture; the design team blended natural elements such as hand-carved marble walls, a hand-scraped walnut vanity, and stone sink. The ingenious design makes use of floor-to-ceiling antiqued mirrors, custom tiles and distinctive texture on the floating vanity. A cluster of blown-glass pendants accentuate textures within the space, creating depth and shadows. An industrial-style faucet and the stone sink allow the whimsical textures to play off each other in a cohesive manner.



PLATINUM

Specialty Room/Project, Production/Spec

The Model Home

Scottsdale, Arizona

Architect/designer | Drewett Works

Builder | Cullum Homes

Interior designer/interior merchandiser | Ownby Design

Land planner/landscape architect/designer | Greey | Pickett

📷 DINO TONN PHOTOGRAPHY

The Model Home at The Village at Seven Desert Mountain is 10,000 sf of a modernist dream world for golfers and lovers of the luxury golf lifestyle. Designed to set the tone for a national award-winning builder, the architect created modernist designs with a rugged material palette that lends itself to the desert setting distinct to north Scottsdale. A fusion of European oak, rustic ledgerstone, steel, and porcelain lends an organic vibe to the desert modern home.

Because this product will reside in a high-density parcel, moving occupants and guests away from

the vehicular traffic and immersing them into the embrace of a modernist courtyard was a driving factor in the design of the model home. The interiors are defined by clean lines and casual comfort, and are finished with organic elements to balance the spaces. The model features a "19th Hole" basement entertainment zone, complete with an indoor golf simulator, a glass-enclosed collector car showroom, theater, wet bar, and other amenities.

PLATINUM

Specialty Room/Project, Custom

Transitional Recreation Room

Los Angeles, California

Architect/designer/interior designer | Landry Design Group Inc.

Builder | Gordon Gibson Construction

📷 MANOLO LANGIS

The owners wanted their recreation room to be fun, creative, and different. The design team created a fantasy space that is not only used for entertaining, but also feels like a true escape from daily life. The design resembles a subway station, and the use of raw finishes mixed with modern details gives the space a unique character. The columns are cast iron, and the floor is concrete. The barrel ceiling is lined with subway tiles and highlighted with recess lighting. A mural on the wall is composed of a blend of subway pictures.

The focal point is the bar area, lined with antique mirrors and backlit shelving. The countertop made of elegant brown marble with a leather finish complements the design and completes the experience.





PLATINUM

Specialty Room/Project, Custom

Two-Story Wine Cellar

Atherton, California

Architect/designer | Landry Design Group Inc.

Builder | Dugally Oberfeld

Interior designer | Magni Kalman Design

Landscape architect/designer | Robert E. Truskowski Inc.

📷 MATTHEW MILLMAN PHOTOGRAPHY



The owners are gracious hosts who love to entertain. In discussing the program for the entertaining spaces, the design team saw a great opportunity to access their wine cellar from both the formal dining room on the main floor and the extensive entertainment area on the lower level. Taking advantage of that, the team created a dramatic double-height space that connects the two spaces and serves as an attractive destination for guests.

Flanking the dining area, a large frameless glass opening showcases the two-story vault, visible through the glass floor. This impressive display features custom-finished floating panels with minimalist double-deep racks that show off the wine and offer guests the exhilarating experience of stepping onto the glass floor to choose a bottle with the hosts. A spiral stair with glass treads leads down to the lower level, which has a large alcove for the display of champagne, as well as storage for glasses, accessories, and memorabilia. Approached from the lower-level recreation room and bar, the wine cellar is accessed through a pair of unique bronze peacock entry doors that were renovated from a gate the owners found at the Paris flea market.



GOLD

Kitchen, Production/Spec

Modern Mountain Top

Murrieta, California

Architect/designer | Soloway Designs

Builder | Cameron Schutt

Interior designer | Celaya Soloway Interiors

📷 KURT MUNGER



GOLD

Kitchen, Production/Spec

Morrison Lake Cottage

Clarksville, Michigan

Architect/designer | 42 North - Architecture + Design

Builder | Lown Homes

Interior designer | Julie Kay Design

📷 ASHLEY AVILA PHOTOGRAPHY



GOLD

Kitchen, Custom

Florida Modern Home

St. Petersburg, Florida

Architect/designer/interior designer | Phil Kean Design Group

Builder | Campagna Homes

Interior merchandiser | Michelle Miller Design

Landscape architect/designer | Mills Design Group

📷 BOS IMAGES



GOLD

Primary Suite, Custom

Bimini's Best Primary Room + Bath

Anna Maria, Florida

Architect/designer | Beacon Home Design

Builder | Moss Builders

Interior designer | Emily Moss Designs

📷 NATIVE HOUSE PHOTOGRAPHY



GOLD

Specialty Room/Project, Custom

Ebony and Ivory—Indoor/Outdoor Bar

Paradise Valley, Arizona

Architect/designer | Drewett Works

Builder/landscape architect/designer | Bedbrock Developers

Interior designer | Mara Interior Design

📷 WERNER SEGARRA PHOTOGRAPHY



SILVER

Kitchen, Custom

Ocean View Chef Kitchen

Millville, Delaware

Builder/Interior designer | Bay to Beach Builders

📷 ROLFE HOKANSON



SILVER

Specialty Room/Project, Production/Spec

Morrison Lake Cottage

Clarksville, Michigan

Architect/designer | 42 North - Architecture + Design

Builder | Lown Homes

Interior designer | Julie Kay Design

📷 ASHLEY AVILA PHOTOGRAPHY



SILVER

Specialty Room/Project, Custom

Bridgeview Custom Home

Bloomfield Hills, Michigan

Architect/designer | TR Design Group

Builder | Mocerri Custom Homes

Interior designer | Asmar Interiors

Landscape architect/designer | Family Tree Landscaping

📷 WAYUP MEDIA

PLATINUM

★ Room of the Year

Outdoor Room

Ebony and Ivory

Paradise Valley, Arizona

Architect/designer | Drewett Works

Builder/landscape architect/designer | Bedrock Developers

Interior designer | Mara Interior Design

📷 WERNER SEGARRA PHOTOGRAPHY

Nestled into a box canyon in Paradise Valley, Ebony and Ivory melds classic design aesthetic with modernist design principles. The husband and wife were slightly divided regarding style, so the resulting design was truly a vow of collaboration. Combining a classic aesthetic with modernist design principles, the home is a marriage of light and dark. Clear-coated alder planks clad the ceiling, keeping the mood light and bright.

With primary goals to meet the needs of an active family with everyone working and attending school



from home, this residence provides ample personal space, as well as remarkable public space. The owners' love for food and wine and generous hospitality directed the design details of the public spaces. The kitchen showcases the chef but also provides ample hidden, nearby prep space.

The indoor/outdoor bar is the showpiece of the public space; ivory chipped-face limestone walls and innovative ceiling treatment are standout features. A wine cellar and hidden wine vault provide protection and storage for a legendary wine collection.



PLATINUM

Outdoor Room

Modern Mountain Top

Murrieta, California

Architect/designer | Soloway Designs

Builder | Cameron Schutt Construction

Interior designer | Celaya | Soloway Interiors LLC

📷 KURT MUNGER

Stunning views were the impetus for the homeowners' vision of a casual and inviting living space on a mountain top. When this outdoor space was designed for the residence, the focus was on maintaining a sense of privacy while bringing in simple, natural low-maintenance materials.

The design features an open patio to optimize multiple seating areas and creates a feeling of continuity between the interior and exterior spaces. A zero-edge infinity pool with a nearby hot tub are the center of attention. The wall-mounted television on porcelain-tiled wall fireplace defines this as an ideal entertaining space year-round.

Lush green grass is prime for hosting parties, playing sports, or simply enjoying a moment of meditation. Additional grounds surround the outdoors for creating a calming Zen garden or planting herbs and vegetables.



PLATINUM

Design Detail

Wraparound House—Stair

San Francisco, California

Architect/designer | SAW // Spiegel Aihara Workshop Inc.**Builder** | FORMA Construction**Interior designer** | Whitespace Design**Marketing firm** | Wagner Creative

PAUL DYER PHOTOGRAPHY

The central, curved stair is the heart of the home in a recently completed residence in San Francisco's Marina District. Drawing from the prevalence of arched doorways, curved figures are aggregated, manipulated into plan, disassembled, and extruded into section around the central, sculptural stair. The house leverages these radiused corners, not unlike a hockey rink, into perpetual motion around the shared spaces, animating movement up and through the house and wrapping family members together.

PLATINUM

Healthy Home

The Gladstone

Ridgefield, Washington

Architect/designer | Visions Designs**Builder/developer** | Urban NW Homes**Green verifier/rater company** | Swiftsure Energy Services**Interior designer/interior merchandiser** | Interior Elegance

SAGE AESTHETIC

Empty nesters and retirees are a key demographic in the Urban Downs community in Ridgefield; the single-level Gladstone plan demonstrates an aging-in-place design that's aesthetically pleasing while showcasing how inhabitants can benefit from an improved indoor environment through green building practices.



The plan features 3 bedrooms, 2 bathrooms, an office/den, and a 3-car garage with room for a workshop. An abundance of windows, 10- and 11-foot ceilings, and spacious hallways create a light and airy feel. The open kitchen, great room, and dedicated dining nook make this an excellent layout for entertaining, especially when combined with the butler's pantry with a built-in wine fridge. Outside,

the large covered patio hosts a built-in quick-connect gas BBQ for making the most of warm evenings.

The Gladstone has been certified to the highest level of the National Green Building Standard. It was the first home in the state to earn the NGBS+ badge for wellness and the first home ever to earn the NGBS Universal Design badge, which supports the concept of aging in place.



SILVER

Outdoor Room

Florida Modern Home

St. Petersburg, Florida

Architect/designer/interior designer | Phil Kean Design Group**Builder** | Campagna Homes**Interior merchandiser** | Michelle Miller Design**Landscape architect/designer** | Mills Design Group

BOS IMAGES



KATHRYN MACDONALD PHOTOGRAPHY / WERNER SEGARRA PHOTOGRAPHY /
AJ PARK MEDIA / AARON IMAGING

CONGRATULATIONS TO THE 2021 BEST IN AMERICAN LIVING™ AWARD WINNERS!

**The 2022 awards cycle
will open June 1, 2022.**