

BEST IN
AMERICAN
LIVING
AWARDS

2022 WINNERS PORTFOLIO

Wayzata Bay Coastal
SPACECRAFTING

NAHB
LIVING
BEST IN AMERICAN

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Thank you to the 2022 Best in American Living™ Award Judges



Deryl Patterson

Housing Design Matters, Judging Chair

Deryl Patterson, AIA, is an award-winning architect with over 30 years of experience and the president and founder of Housing Design Matters, Inc., specializing in residential architecture. She is married with three grown children and applies her experience as a working mother and empty-nester to all of her designs. A renowned influencer in the industry, Deryl stays on the forefront of current trends and

innovations, drawing from everyday life to channel thoughtful design that improves the way we live. She has served on multiple NAHB committees, including Design and Education, and the 55+ Housing Industry Council. Deryl is often a speaker at national and regional industry events. She is a graduate of the University of Cincinnati with a Bachelor of Architecture and is a registered architect in multiple states.



Seth Hart

DTJ Design, Inc., Judging Vice Chair

Seth Hart's two-decade career on a variety of architecture and planning projects across the nation brings a fresh perspective and passion for lifestyle living and artistic design. With a focus on all aspects of residential design and community amenities, Seth's passion for creative design, collaboration and raising the bar have manifested in numerous award-winning projects. Seth brings a forward-thinking approach to residential architecture, and as an ongoing contributor to Pro Builder magazine,

is on leading edge of design trends. Seth's engaging presentation style and innovative content makes him a sought-after speaker for the International Builders' Show, BisNow, HBA events, and spur-of-the-moment industry podcasts. Seth also leads the architecture component of DTJ's R+D efforts and helps staff and clients Experience Creativity. Seth received a Bachelor of Environmental Design, with an emphasis on architecture, from the University of Colorado in Boulder, Colo.



Rich Binsacca

Pro Builder, Media Partner

Rich Binsacca is the editorial director of Pro Builder, the official publication of the National Association of Home Builders (NAHB). He is an award-winning housing industry journalist, communications

professional, and author of 15 published books. Pro Builder and its affiliate brands are proud to publish select BALA winners across print, digital and social media channels.



Paul Haden

The Collaborative West, Inc., and C2 Collaborative

Paul Haden has over 35 years of experience as a landscape architect and planner for a variety of public and private sector projects. Paul has planned and designed numerous institutional, residential and commercial projects in California, the nation and overseas. This work has

included neighborhood, regional and local park planning; streetscape and trail design; commercial, residential and civic design guidelines; single- and multifamily housing; shopping centers; office and industrial buildings; and recreation facilities.



Dusty Hutchinson

Alder Fine Homes

Dusty Hutchinson is the owner and founder of Alder Fine Homes in Edmond, Okla. As a third-generation home builder, he grew up learning the craft and benefited from the knowledge of previous generations. Shortly after high school graduation, Hutchinson used those first-hand experiences as project manager for Hutchinson Homes in Oklahoma City and Lubbock, Texas, and became proficient in all aspects

of residential building codes and efficient construction processes before opening his own company. Hutchinson attended Oklahoma State University, and has served as the 2022 president of the Central Oklahoma Home Builders Association, national delegate on the NAHB Leadership Council, 2022 2nd vice chair for the Design Committee, and member of the Custom Home Builders Committee.



Bill Davies

LEED, The Davies Collaborative, LLC

For over two decades, Bill Davies—founder of The Davies Collaborative—has helped shape projects in nearly every architectural category, including multifamily, mixed-use, commercial office and retail. His thoughtful, skillful artistry is evident on developments across the Southeast and Midwest, including more

than 30,000 apartment homes throughout the region; more than 100,000 square feet of retail projects; and commercial office projects. His work has received numerous awards for placemaking and for creating developments with a true sense of community. Bill received a Bachelor of Architecture from Auburn University.



David Preka

Advanced Group, LLC

David Preka started his own construction business, Advanced Improvements LLC in Mystic, Conn., which has grown to become one of the leading general contractors in southeastern Connecticut. Now rebranded as The Advanced Group, his company employs over 40 people and is licensed in four states.

The Advanced Group has been rated one of the nation's leading home remodelers and builders.

David will soon be sworn in as the chairman and president of state HBRA and gives back to many different area organizations with time, resources and funding. He is also a full-time father to his two wonderful sons, Cody and Conner.



Diane Morrison

Mattamy Homes

Diane Morrison proudly joined Mattamy Homes in 2018 as chief sales and marketing officer to lead the company's national sales and marketing initiatives in a cohesive fashion with primary focus on digital and strategic marketing efforts as well as leading the sales training.

With more than 35 years of industry experience with some of the nation's largest home builders and developers, Diane's diverse background complements the continued evolution of the home building industry and demands of the customers today.

Diane earned her degree in interior design, with a minor in technology, from Texas State and attended the executive master's program at Rollins College. While in college, she enjoyed working with local merchandisers on the installation of model homes for regional builders and semi-custom homes, which is where she first was introduced to the new home industry.

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

Congratulations to the 2022 Best in American Living Awards Hall of Fame Inductees, and thank you for your continued contributions to design excellence in the residential building industry.



William A. Davidson

President, Davidson Communities

San Diego, CA

Bill Davidson founded San Diego-based Davidson Communities in 1978. For more than 40 years, Bill and his new-home neighborhoods have been honored with local, regional and national building industry awards for design and marketing excellence. In 2014, Bill was named a "Legend of Residential Marketing" by NAHB, and in 2011, Bill was inducted into Builder Magazine's Hall of Fame for Design Excellence. Bill was elected into the California Building Industry Foundation Hall of Fame in 2000, followed by the San Diego Building Industry Association (SDBIA) Hall of Fame in 2006.

Bill's volunteer commitment to industry leadership spans nearly 40 years. In 1988, as SDBIA president and chairman of the Construction Industry Federation, he successfully led the campaign against four local growth control initiatives. In 2013 and 2015, Bill and his wife, Dawn Davidson, co-chaired the Pacific Coast Builders Conference in San Francisco.

Bill is an active member of the World President's Organization, the Urban Land Institute and Lambda Alpha International. He served on the local Children's Hospital Foundation's Board of Directors from 1990 to 1995 and as vice chairman in 1993. He also served as a member of the Board of Directors of the Magdalena Ecke YMCA and the Board of Trustees of Bishops School, and is patron of San Diego Cares.



Dawn Davidson

Founder and CEO, Dawn Davidson Design, Inc.

San Diego, CA

Dawn Davison graduated from Woodbury University with a Bachelor of Science in interior design/architecture. With an entrepreneurial spirit and a passion for design, she launched Design Line Interiors, Inc., in 1985, at the age of 25. The firm quickly became a respected brand known for delivering emotionally charged interiors. Today, Design Line is one of the nation's most sought-after interior design firms.

Dawn and her talented team have designed thousands of interiors over the years, including boutique hotels, private residences, model homes, sales centers, multifamily projects, commercial projects, and community club houses and amenities. Design Line Interiors' ability to translate a creative vision into functional, yet inspiring, spaces extend throughout the world, with projects located in the United States, Mexico, China, Dubai and Saudi Arabia.

In 2021, Dawn was honored with the esteemed Max Tipton Award, acknowledging a visionary leader's pursuit of creative ideas and innovations, while contributing to the advancement of the building industry through the consistent sharing of knowledge and mentoring of others. In 2022, Dawn sold Design Line Interiors and embarked on a new design journey, Dawn Davidson Design. Combining her passion for interior design and love of architecture, Dawn finds delight in traveling and developing family projects as well as remodeling older homes.



Mary DeWalt, IRM Fellow, MIRM, CMP

President, Mary DeWalt Design Group

Austin, TX

Mary DeWalt is recognized nationally as a leader in the field of model home merchandising. She is a frequent speaker at the International Builders' Show, as well as state and local conferences.

In 1997, Mary received the coveted Master in Institute of Residential Marketing (MIRM) designation. She is a frequent contributor to Builder and Developer Magazine and other industry publications.

For over 20 years, Mary has been active in the Home Builders Association of Greater Austin, as well as national NAHB. She was the 2003 chair of the National Sales and Marketing Council and 2006 president of NAHB's Institute of Residential Marketing. Mary has served on the 55+ Housing Industry Council Boards of Trustees and the NAHB Design Committee.

Mary received the Trina Ripley Excellence in Education Award from NAHB's Institute of Residential Marketing. The award was given for "her outstanding lifetime achievements in educating new home sales and marketing professionals and helping to achieve the goals of the Institute of Residential Marketing." She also received the Bill Molster Award from the National Sales and Marketing Council in 2009.

Mary was honored to be recognized as the 2019 Legend in Residential Marketing.



Doris Pearlman

Founder, Possibilities For Design

Denver, CO

A respected thought leader in both the design and home building industries, Doris Pearlman founded Possibilities For Design more than 30 years ago to bring her trend-setting concepts to a marketplace eager for innovation. With well more than 200 accolades to its name, Possibilities is widely recognized as one of the most awarded home builder-centric interior design firms in the country.

Based in Denver, Doris is an in-demand speaker at design conferences across the nation and has been honored with the prestigious Industry Legends Award and the Excellence in Education Award. Doris is a former chair of NAHB's Design Committee and has led the Design Education Subcommittee. She has also been a member of the HomeAid Board in Colorado, NAHB's Institute of Residential Marketing Board of Trustees, NAHB's 55+ Housing Industry Council and the National Sales and Marketing Council, where she chaired The Nationals Awards committee.

Doris continues to shape the future of design with her consumer-focused perspective and national influence.



Lynne Pratt

President, Pratt Building

Huntington Woods, MI

Following a somewhat surprising journey into the home building industry, Lynne Pratt instinctively found her way to home design and locating the design industry's best and brightest.

When Lynne married Don Pratt in 1990, she also married into a successful family construction company. Over the years, she donned many hats by necessity and learned the business from numerous perspectives before getting her builder's license and opening her own building company. She credits the Home Builders Association (HBA) structure for the educational opportunities that remain so crucial to every construction professional. Education and networking opportunities were the HBA's original draw for Lynne, but she often says that the people she met there have always been the glue that kept her involved.

Involvement in NAHB eventually led her to the Design Committee, where she realized an untold wealth of talent and resources existed that she felt remained largely overlooked by the NAHB membership. Because good design continuously speaks to our senses and feeds our souls, it is also very simply good for business. That realization created Lynne's desire to ensure that the Design Committee, its vast resources, its multitalented members and the Best in American Living Awards program would be promoted as a premier member benefit.



J. Ronald Terwilliger

Chairman Emeritus and Retired CEO, Trammell Crow Residential Company

Ron Terwilliger is chairman of the Urban Land Institute (ULI) Terwilliger Center for Housing, focusing on workforce and affordable housing. He also established the Terwilliger Center for Innovation and Shelter at Habitat for Humanity International to improve housing conditions of low-income families worldwide. The J. Ronald Terwilliger Center for Housing Policy at the Bipartisan Policy Center works to advance public policies in order to address our nation's critical housing affordability challenges.

He is past chairman of Enterprise Community Partners, the International Board of Directors of Habitat for Humanity and ULI. He continues to support the aforementioned boards philanthropically as well as serving as trustee. He is also chairman emeritus of Trammell Crow Residential Company, a residential real estate company and the largest developer of multifamily housing in the United States for several decades during his tenure as CEO.

Ron is an honor graduate of the U.S. Naval Academy. After serving five years in the Navy, he received his MBA with High Distinction from the Harvard Graduate School of Business where he was elected a Baker Scholar.

Ron has received numerous housing awards including NAHB's Hall of Fame Award, the National Housing Conference Housing Leader of the Year Award, the ULI J.C. Nichols Prize Award, and the Edward W. Brooke Housing Leadership Award.



Michael Woodley

President, Woodley Architectural Group, Inc.

Michael L. Woodley, AIA, is president of Woodley Architectural Group, Inc. with offices in Scottsdale, Ariz., Southern California and Denver, Colo. Michael has more than 30 years of experience in a wide variety of housing types. His work spans high-density, multi-story to high-end custom homes.

Woodley Architectural Group is working with some of the most respected and successful builders across the United States. Michael's hands-on approach and interactive design charrette process have established him as a highly successful, innovative architect, sought out by a wide variety of home builders across the nation and abroad. Michael personally leads his team with a passion for design that is a key element in the reputation and success of the Woodley Architectural Group. His passion, retail approach to housing, and sensitivity to project budget have been instrumental in winning widespread industry recognition.

Michael is a graduate from California Polytechnic State University in San Luis Obispo and is registered in California, Colorado, Arizona, Hawaii, Illinois, New Mexico and Nevada. He is a member of the American Institute of Architects (AIA), the California Building Industry Association (CBIA) and NAHB. Michael has been a featured speaker at AIA, NAHB and PCBC functions. He has also judged major design competitions throughout the country.

HOME OF THE YEAR



PLATINUM

★ **Best in Region—Central**

★ **Home of the Year**

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

Wayzata Bay Coastal

Deephaven, Minnesota

Architect/Designer | Alexander Design Group

Builder | John Kraemer & Sons

Interior Designer | Redpath Constable Interior Design

📷 SPACECRAFTING

Tasked with creating a home large enough for a family of eight, this beautiful 11,000-plus-square-foot home is an architectural wonder. The home was designed to integrate and collaborate with the existing structures (e.g., boathouse, gatehouse) that were already part of this amazing property.

Designed to capture natural light and lake views, extreme attention to detail was paid inside and out. When designing a house this large, it was very important to design the main- and lower-level spaces to accommodate large gatherings. The challenge was finding a way to give these spaces a warm, inviting feeling appropriate for groups of 20-plus as well as groups of

three. By incorporating walls of glass, an open floor plan, neutral color palette and custom millwork, the home is designed for entertaining as well as intimate conversations.

The home includes numerous appealing features:

- A home gym with a golf simulator
- Built-in water dispensers
- Changing rooms for after a swim in the lake or backyard pool
- Multiple screened porches
- A bunk room, and
- Full lower-level bar to name just a few.

This build is truly one of a kind and has everything the home owners need.



FROM THE JUDGES

“This home is really well scaled, especially the gables with the flat roof in between on the rear exterior. Even the double islands—which don’t always make sense—work well in the kitchen to help delineate space and provide more storage. The living areas also enjoy a lot of natural light from all of the windows, but the design is broken up in a way to help retain the warm, traditional aesthetic of the home.”



MULTIFAMILY COMMUNITY OF THE YEAR



PLATINUM

★ **Best in Region—Middle Atlantic**

★ **Multifamily Community of the Year**

Development 8 Stories and Over, For Rent

The Place at Fifth + Broadway

Nashville, Tennessee

Architect/Designer | Pappageorge Haymes Partners / Gresham Smith (Architect of Record)

Builder | Skanska

Developer | Brookfield Properties / Oliver McMillan / Spectrum-Emery

Interior Designer | Jules Wilson Design Studio

Landscape Architect/Designer | Hoerr Schaudt

📷 ZACK BENSON PHOTOGRAPHY

The Place at Fifth + Broadway is a 34-story residential building at the west end of the Fifth + Broadway development in the heart of Nashville, Tennessee. The rehabilitated city block replaces the city's former convention center

with state-of-the-art facilities that invigorates downtown Nashville and spotlights the city's vibrant culture renowned for live music, honky-tonks and nightlife.

The Fifth + Broadway master plan—which includes the residential tower, an office building, retail, restaurants and entertainment components—are organized along an L-shaped internal path that weaves through the city block. Alleys tucked away from the main streets that provide intimate retail and dining experiences are a part of Nashville's unique streetscape. Fifth + Broadway's retail corridor recreates this pedestrian-friendly experiences of the city's narrow alleyways and serves as a key element in the design of the apartment building and a defining theme throughout the development.

The building's podium is stylishly articulated to complement its historic urban context; its brick-clad exterior conveys a sense of permanence and age. In contrast, the apartment tower's modern, gray glass volume is designed to stand out as a recognizable feature in the city's skyline.





FROM THE JUDGES

“The warehouse storefront look on the lower level matches the surrounding neighborhood, which features open air restaurants, to automatically make it feel like part of the community. The outdoor area is stunning, with lots of private spaces and greenery. The interior also features elegant common areas and a nod toward the local music scene through themed studio-like spaces.”



REMODEL OF THE YEAR



PLATINUM

★ Remodel of the Year

Entire Home, Over \$750,000

Otto Stark Home

Grand Rapids, Michigan

Architect/Designer | Deidre Interiors

Builder | New Urban Home Builders

Green Verifier/Rater Company | GreenEdge of Michigan

Interior Designer | Deidre Interiors

📷 GEOFF SHIRLEY PHOTOGRAPHY

This project revitalized a 1967 modern home by noted Chicago architect Otto Stark—reportedly, the only residence Stark ever designed outside of his own. The goal was to honor the home's architectural significance while renovating to increase livability for the new owners and improve energy efficiency.

Designed in an H shape, the home's main level features public and private wings. To prime the public spaces for casual entertaining, walls were removed to open the floor plan. The kitchen was moved and enlarged, walnut waterfall paneling was introduced to delineate the dining area, and a new screened porch extends the living area into beautiful woods surrounding the home.



Adding luxury to the private wing, two bedrooms and a bathroom were combined into a spacious primary suite. Downstairs, a den became an additional garage stall.

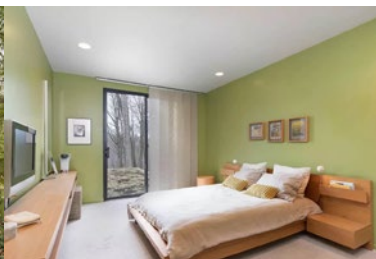
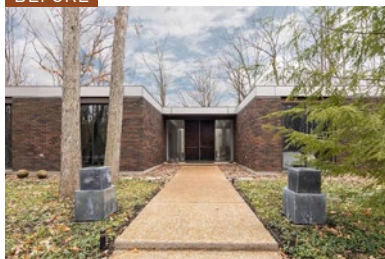
Throughout the home, foam was added to sound deaden and insulate. Mechanical systems were entirely updated. Stark's architectural vision was honored by maintaining the home's original envelope and repurposing unique features, including converting hand-carved Spanish entry doors acquired by Stark specifically for the home into cabinets. Ultimately, this process created a refreshed, efficient and more hospitable version of their remarkable home.

FROM THE JUDGES

“This renovation is respectful of original style, but really cranked it up. The brick exterior gets a facelift with ample windows to open it up, while the black finish tones down its original trim. The solid wood door creates a strong entry point that carries throughout the home, with its warm natural tones and attention to detail. Even old furniture pieces find new purpose, including a creative cabinet-turned-bathroom vanity treatment.”



BEFORE



COMMUNITY OR COMMUNITY FACILITY OF THE YEAR



PLATINUM

★ Best in Region—Mountain

★ Community or Community Facility of the Year

Community Facility, 1001 – 3000 Units

The Hub

Loveland, Colorado

Architect/Designer | RHA (Robert Hidey Architects)

Developer | McWhinney

Interior Designer | Creative License International

Interior Merchandiser | Creative License International

Land Planner | McWhinney

Landscape Architect/Designer | DTJ

Marketing Firm | Strada

📷 JONATHAN ALSOBROOK

The Hub is the welcome center for the new Kinston master-planned community—the all-important “third place” for residents and their friends and families. It is situated on a grassy hillside that looks west toward the Front Range mountains of northern Colorado.

Although it is a new build, its design is meant to suggest an adaptive reuse of two older buildings: an agrarian, farmhouse-style structure, and a brick, mercantile structure. Knitted together by a glass entryway, these two components create a warm gathering space and a sense of place in a brand-new development. The design choices reflect the

terrain and the origins of the land—including cattle brands in the floorboards, a local artist’s Colorado wildflower mural and framed photos from the original homestead.

The Hub features a family-owned craft brewery and coffee shop called Mountain Cowboy, coworking spaces, a gathering room for community events, outdoor social spaces and a splash pad, indoor and outdoor art, five fireplaces, a community/demonstration garden, and water-wise native landscaping. To take advantage of mountain views, the team elevated the building site by 8 feet.



FROM THE JUDGES

“This is the perfect gathering spot for a community of this size, all the way down to the details. From smart outlets at the bar to raised garden beds outdoors to the incorporation of greenery and color, this facility provides a fun, welcoming spot that residents can utilize day in and day out.”



ROOM OF THE YEAR

PLATINUM

Room of the Year

Outdoor Room

Virginia Elegance

Winter Park, Florida

Architect/Designer | Phil Kean Design Group

Builder | Phil Kean Design Group

UNEEK IMAGE

This summer kitchen was designed more as an outdoor room, incorporating a space for a dining table and TV in addition to the typical cook space, sink and bar seating. The pool bath is conveniently adjacent to the summer kitchen, and the TV is viewable from the pool.

Special design elements include a custom hood, niches for hanging plants, wood ceiling and a stylish louvered patio cover. It is a comfortable, functional and beautiful space for relaxing outside in the shade while cooking, entertaining, looking at the lake, or watching TV.





FROM THE JUDGES

“The outdoor space of this home offers stunning views, with multiple areas around the rear of the home to enjoy them. The variation of options creates a well-balanced exterior and lots of useful options for its residents to relax.”



PLATINUM

★ Wow! Award

Design Detail

Virginia Elegance

Winter Park, Florida

Architect/Designer | Phil Kean Design Group

Builder | Phil Kean Design Group

📷 UNEEK IMAGE

Virginia Elegance is an exquisitely detailed transitional home with a traditional style and contemporary feel. The architect created the custom spiral staircase to be a “wow” feature as part of the home’s front elevation, so it was important for it to be visible from the street. Therefore, the staircase was centered within the home’s oversized front windows.

Featured in the foyer, the staircase is introduced with a traditional Calcutta and black marble floor design detail. The home owner plays the piano, so the architect planned space for a piano underneath the staircase. The three-story staircase spirals around an oversized, elegant chandelier that is visibly striking from each level. The spacious landings on the upper levels create a feeling of grandness.

The custom railing introduces a contemporary pattern that simply complements the beauty of the wood and stair design. The stair is completely wood constructed, custom designed by the home’s architect, and manufactured by an award-winning stair craftsman.

The staircase provides design inspiration to both the home owners and passersby, and embodies timeless sophistication.



FROM THE JUDGES

“This spiral staircase is absolutely amazing. The floor treatment is impressive and extends over multiple levels. The matching chandelier that extends between levels is a great touch as well.”

COMMUNITY IMPACT AWARD

FROM THE JUDGES

“The design is not only well done, it has a great story that hopefully will encourage other home building professionals to develop similar projects. A former EconoLodge got a complete facelift as a mission-style apartment building for supportive housing needs, and provides not only a great service but complements newer developments to make it feel like part of the community.”



PLATINUM

Community Impact Award

Adaptive Reuse, Multifamily

Buena Esperanza

Anaheim, California

Architect/Designer | Y & M Architects

Builder | Jamboree Quality Development and Construction, Inc.

Developer | Jamboree

Interior Designer | JAG Interiors, Inc.

Land Planner | City of Anaheim

Landscape Architect/Designer | Mark Beall & Associates

📷 JUAN TALLO PHOTOGRAPHY

Buena Esperanza—an adaptive reuse of a blighted, two-story former Econo Lodge—provides permanent housing with onsite supportive services for 69 residents formerly or at risk of homelessness, chronically homeless with a mental health diagnosis, and veterans.

The first motel conversion under the city's streamlined, first-of-its-kind motel conversion ordinance, Buena Esperanza became a prototype model for California's \$2.75 billion Homekey program. The conversion of this Spanish-style commercial motel featured interior and exterior modernization of an existing two-story building, including a two-story addition for leasing and onsite management offices, meeting rooms and a computer lab.

A new 1,800-square-foot community center provides a resident lounge, large community kitchen, large community pantry providing household, cleaning and personal hygiene free to residents. Fully furnished studio apartments include a kitchenette and full, private bath. Other amenities include a patio/barbecue area, laundry facilities and a community garden, along with updated landscaping, and furnished outdoor courtyards.

Buena Esperanza is designed to be GreenPoint Rated for energy efficiency. Energy-efficient apartments are equipped with ENERGY STAR appliances and lighting fixtures, and ceiling fans, helping reduce utility bills throughout property.



BEFORE





PLATINUM

★ Best in Region—Central

★ Home of the Year

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

Wayzata Bay Coastal

Deephaven, Minnesota

Architect/Designer | Alexander Design Group

Builder | John Kraemer & Sons

Interior Designer | Redpath Constable Interior Design

📷 SPACECRAFTING

Tasked with creating a home large enough for a family of eight, who works now, to accommodate their growing family, this beautiful 11,000-plus-square-foot home is an architectural wonder. The home was designed to integrate and collaborate with the existing structures (e.g., boathouse, gatehouse) that were already part of this amazing property.

Designed to capture natural light and lake views, extreme attention to detail was paid inside and out. When designing a house this large, it was very important to design the main- and lower-level spaces to accommodate large gatherings. The challenge was finding a way to give these spaces a warm, inviting feeling appropriate for groups of 20-plus as well as groups of three. By incorporating walls of glass, an open floor plan, neutral color palette and custom millwork, the home is designed for entertaining as well as intimate conversations.

The home includes numerous appealing features:

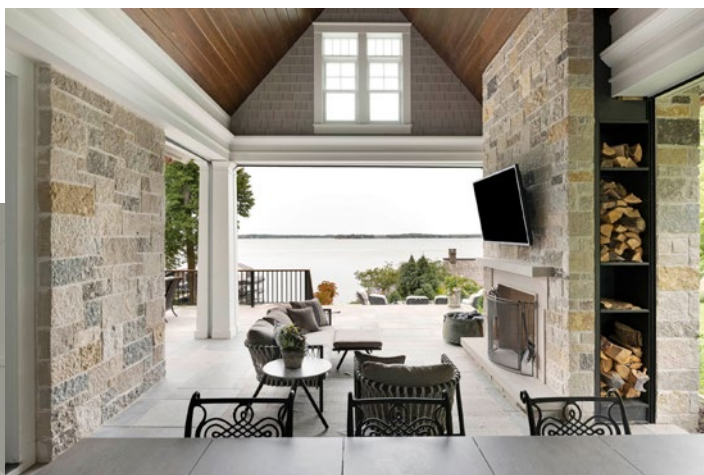
- A home gym with a golf simulator
- Built-in water dispensers
- Changing rooms for after a swim in the lake or backyard pool
- Multiple screened porches
- A bunk room, and
- Full lower-level bar to name just a few.

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PLATINUM

★ Best in Region—Middle Atlantic

★ Multifamily Community of the Year

Development 8 Stories and Over, For Rent

The Place at Fifth + Broadway

Nashville, Tennessee

Architect/Designer | Pappageorge Haymes Partners / Gresham Smith (Architect of Record)

Builder | Skanska

Developer | Brookfield Properties / Oliver McMillan / Spectrum-Emercy

Interior Designer | Jules Wilson Design Studio

Landscape Architect/Designer | Hoerr Schaudt

📷 ZACK BENSON PHOTOGRAPHY

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PLATINUM

★ Best in Region—Midwest

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

North Center Custom Home

Chicago, Illinois

Architect/Designer | Burns+Beyerl Architects

Builder | Middlefork LLC

Interior Designer | M Pink Design

Landscape Architect/Designer | The Garden Consultants

📷 MIKE SCHWARTZ

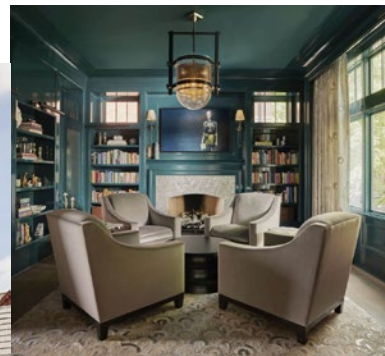
This 8,000-square-foot new construction home was designed to fit contextually into the North Center community of Chicago. It was designed to respond to the client's design program, which was to provide comfortable living spaces, privacy, generous outdoor spaces, and facilities to accommodate their children's active lifestyles.

The goal was also to design a beautiful home that fit within the neighborhood. The resulting design provides for the family's active lifestyle, with an indoor kids' climbing and gymnastics room, a gym and a golf simulator, as well as a sports court and ample outdoor space. Open and serene living areas are punctuated by pops of color and patterns, all of which are connected by a glass-enclosed stair tower.

This five-bedroom home was built to entertain, with each child's bedroom containing built-in "sleepover space," a dining room that can seat up to 24, and expansive indoor/outdoor entertaining space.

FROM THE JUDGES

“This home is so regionally appropriate, and showcases a great balance of contemporary and traditional design. There are lots of clever and cozy spaces throughout the home, such as the play space and the den. The details in the home are stellar as well—from the inviting bay windows to the beautiful built-ins to the conditioned wine storage.”





PLATINUM

★ Best in Region—Mountain

★ Community or Community Facility of the Year

Community Facility, 1001 – 3000 Units

The Hub

Loveland, Colorado

Architect/Designer | RHA (Robert Hidey Architects)

Developer | McWhinney

Interior Designer | Creative License International

Interior Merchandiser | Creative License International

Land Planner | McWhinney

Landscape Architect/Designer | DTJ

Marketing Firm | Strada

📷 JONATHAN ALSOBROOK

FROM THE JUDGES

“This is the perfect gathering spot for a community of this size, all the way down to the details. From smart outlets at the bar to raised garden beds outdoors to the incorporation of greenery and color, this facility provides a fun, welcoming spot that residents can utilize day in and day out.”

The Hub is the welcome center for the new Kinston master-planned community—the all-important “third place” for residents and their friends and families. It is situated on a grassy hillside that looks west toward the Front Range mountains of northern Colorado.

Although it is a new build, its design is meant to suggest an adaptive reuse of two older buildings: an agrarian, farmhouse-style structure, and a brick, mercantile structure. Knitted together by a glass entryway, these two components create a warm gathering space and a sense of place in a brand-new development. The design choices reflect the terrain and the origins of the land—including cattle brands in the floorboards, a local artist’s Colorado wildflower mural and framed photos from the original homestead.

The Hub features a family-owned craft brewery and coffee shop called Mountain Cowboy, coworking spaces, a gathering room for community events, outdoor social spaces and a splash pad, indoor and outdoor art, five fireplaces, a community/demonstration garden, and water-wise native landscaping. To take advantage of mountain views, the team elevated the building site by 8 feet.



FROM THE JUDGES

“This development sets a high bar from a design standpoint and provides a good service for the community. Residents have access to a bunch of great amenities, including all of the green space designed in and around the building. It serves an important demographic, and really did a great job creating a welcoming and functional space.”



PLATINUM

Best in Region—North Atlantic

Affordable, Multifamily

The Corden

Bronx, New York

Architect/Designer | Magnusson Architecture and Planning PC

Builder | DP Group General Contractors

Developer | New Destiny Housing

Green Verifier/Rater Company | VHB Engineering, Surveying, Landscape & Geology P.C.

Landscape Architect/Designer | Terrain-NYC Landscape Architecture P.C.

ARI BURLING PHOTOGRAPHY / ESTO PHOTOGRAPHICS

A haven for low-income families and domestic violence survivors, The Corden offers 62 affordable units, onsite service offices, common areas and biophilic elements to support residents' health and wellness.

Built on lots owned by two municipal agencies, air rights were transferred from an adjacent basketball court, which was refurbished as part of the development. The resulting eight-story, L-shaped building balances openness with privacy for a sensitive population.

Large windows fill apartment interiors with natural light, while street-level privacy grilles protect anonymity. The Corden also boasts windows along its corridors and even its stairways as an invitation to walk and an inclusive approach to daylighting.

A landscaped courtyard beckons from the lobby with café tables, a passive recreation lawn, and a deck surrounded by lush vegetation and large wood benches. The ground floor also has a children's playroom, multipurpose rooms, a computer lounge and social service offices.

On the eighth floor, a lounge area and laundry room overlook a green roof and a distant Manhattan skyline. An adjacent program/library space is drenched in sunlight through its east-facing glass wall and solarium ceiling.

The building meets the requirements of Enterprise Green Communities with EPA Energy Star Multifamily High Rise Program compliance.



PLATINUM

★ Best in Region—Pacific

*Infill Community***SoHay***Hayward, California***Architect/Designer** | DAHLIN Architecture |
Planning | Interiors**Builder** | Taylor Morrison

📷 ARGAST PHOTOGRAPHY

The community seamlessly connects disjointed parcels of Caltrans land originally intended to become a freeway into a series of connected neighborhoods. This plan is achieved through a progressive, holistic approach to walkability, open-space framework, neighborhood character, sustainability and contemporary architectural styles.

As a public/private partnership, this new community was required to meet the needs of both the public and private sector:

Relocating and upgrading a neglected public park into a connected amenity with unique features and amenities, and continuing this connectivity to link the disjointed parcels so both residents and the surrounding neighborhoods have direct walking and biking access to the park amenity, as well as the new retail along Mission Boulevard.

Rather than a homogenous set of buildings, the project provides a wide range of housing opportunities from mixed-use apartments to cluster townhomes to row townhomes. Although all buildings are a fresh contemporary style of architecture, the variety of building forms and scale create a diverse neighborhood with a unique character catering to a wide range of demographics and income range. Unit plans range from one to three bedrooms and one to three-and-a-half bathrooms, with attached garages and private outdoor decks.



FROM THE JUDGES

“The way that the developers took three distinct plots and put them together is impressive. The site plan showcases a lot of detail, including all the walking paths and integration between the plots and their outdoor spaces. The project really transforms the area and provides an affordable, attainable product.”



PLATINUM

★ Best in Region—Pacific Northwest

Attached Homes/Townhouses, Built for Sale

McGraw Square at Queen Anne

Seattle, Washington

Architect/Designer | DAHLIN Architecture |
Planning | Interiors
Builder | Toll Brothers

📷 MATTHEW GALLANT PHOTOGRAPHY

Located in the very special historical Queen Anne neighborhood of Seattle, this 57-townhome community is woven into the fabric of a steeply sloping and revered enclave. Responding to the steep sloping site, upslope, downslope and cross-slope townhomes were designed to maximize the premium views of Puget Sound and the Olympic Mountain range, while preserving existing onsite trees and renovating existing school site buildings.

The two- to three-bedroom homes in a mix of classic and contemporary townhome styles offer unique design solutions, including great rooms placed on upper levels with rooftop decks capturing impressive views; garage and secondary bedrooms on the mid-level; and the master bedroom and office located beneath the garage level. Every home has a large amount of glass on the view side.

The homes feel generous in their small footprint, with two bedrooms on the third floor and the third bedroom below grade with a great light well. The plans throughout feel just right in their proportion, amenities, openness with natural light, and thoughtful design that allows generous views from each home.



FROM THE JUDGES

“This development is very well done for amount of topography challenges, given the steep slope, and incorporates great landscaping details, even down to the small social spaces. What could have been a really blocky building exterior is broken up with different materials, and the interior details—including the ceiling and bay windows in the owners’ suite—are well appointed.”





PLATINUM

★ Best in Region—South Atlantic

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

Happy Place

Sarasota, Florida

Architect/Designer | Stofft Cooney Architects

Builder | Perrone Construction

Interior Designer | Angela Rodriguez Interiors

Landscape Architect/Designer | Hazeltine Nurseries

📷 RYAN GAMMA PHOTOGRAPHY

Affectionately named “Happy Place” by its owners, this British West Indies style custom residence rests on the site slightly canted in response to capturing waterfront views from nearly every room and the desire to maximize the living space of the lot.

While artfully shaping the given confines of the land, the design team and contractor were able to preserve the large footprint of the home and add additional outdoor living space. Such feats of ingenuity include abutting the multilevel pool against the structure complete with a grotto and water curtain, as well as extending the decking out over the bayfront to the docks for bonus outdoor living space suspended over the water.

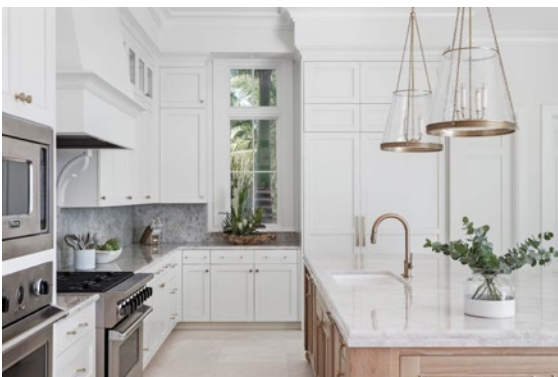
The interiors draw from the abundance of natural light reflecting off the sparkling waters of the bay. With a coastal contemporary motif, clean white and organic materials are used in harmony throughout to create tranquility.

The owners’ joy for entertaining can be found in every detail, including a home theater with a wet bar and projection screen, a primary suite with expansive views, a decadent spa-like primary bathroom with steam shower, soaking tub and private outdoor shower with a cascading water feature to tie in the experience.



FROM THE JUDGES

“The home was intentionally angled on the lot to capture the waterfront views, which are clearly accessible in key living areas throughout the home. The dining room in particular is well done, with its tall ceiling and open doors. The creative pool design is also well thought out, with a private area connected to the living spaces and a larger pool connected to the deck, which leads to the boat.”





PLATINUM

★ Best in Region—South Central

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

Urban Oasis

Austin, Texas

Architect/Designer | Kelley Design Group

Builder | CKN Capital Group

Interior Designer | Etch Design Group

📷 CATE BLACK PHOTOGRAPHY

Modern beauty meets farmhouse charm in this urban oasis. With a sharp exterior, open-concept living space and showstopping windows, this is the place to relax away from the bustling city.

Stepping into the two-story foyer, the home feels light and airy. High ceilings and corner windows create a spacious, welcoming feel. This three-bedroom, three-and-a-half bath home features an open-concept floorplan to provide a bright, luxurious space for entertaining. The paneled fireplace wall provides a grand focal point and draws eyes toward the vaulted great room ceiling. Wood beams provide warmth and interest. High windows on each side of the great room provide a clear view through the beautiful home to the backyard pool.

This sense of flow appeals to every generation. Wide door openings are accessible, and essential spaces are on the first floor. The laundry room features a stylish tile transition into the home. There are two bedrooms with separate bathrooms upstairs, along with a loft space and balcony overlooking the pool.

FROM THE JUDGES

“This is a very livable design on a very small infill lot that took care to preserve the existing trees on the property. The home’s attractive overall composition includes the dramatic use of black and white throughout the home, and fun backyard design ties in nicely through the incorporation of windows to create a see-through living area.”



PLATINUM

Detached Home under 1,000 sq. ft., Built for Sale

The Bungalows

Charleston, South Carolina

Architect/Designer | Heather A. Wilson, Architect

Builder | Phillip Smith General Contractor LLC

Developer | The Beach Company

Interior Designer | Amanda Lindroth

Marketing Firm | Lovingood

KEENE EYE MARKETING

Kiawah River offers the rare opportunity to live in a vibrant, new waterfront community near historic Charleston, S.C. Situated on 2,000 acres and encompassing 20 miles of shoreline and an extensive trail network, the community combines residential, retail and hospitality offerings in a natural riverside setting.

Nestled along a quiet creek, the Bungalows are the latest addition to Kiawah River's diverse residential options of waterfront, wooded, and village homes and homesites. These built-for-sale one-bedroom detached homes are inspired by Lowcountry seaside dwellings with interiors featuring natural materials, textured finishes and timeless furniture. The 11 bungalow units offer water access with several launch points for exploring the Kiawah River and inland waterways,



and provide access to the community's amenities, including The Spring House, expertly maintained trails, a goat dairy, cattle farm and much more.

The primary challenge of the Bungalow's design was maximizing this narrow parcel of land so that future tenants would have the greatest views of the Kiawah River, while also providing the appropriate utility services and parking to support these homes. The building was also constructed in a Coastal A Zone, which requires installation of wet flood proofing on the ground floor of all occupiable areas.

FROM THE JUDGES

“At just barely more than 500 square feet, this home packs a lot into its creative design. Attention to detail and built-ins create a cozy cottage that's well appointed for its setting. Ample outdoor space helps expand the footprint and take advantage of the great location.”

PLATINUM

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

Tustin Legacy Cira—Plan 1

Tustin, California

Architect/Designer | Robert Hidey Architects

Builder | Brookfield Residential

Developer | Brookfield Residential

Interior Designer | CDC Designs

Land Planner | Robert Hidey Architects

Landscape Architect/Designer | C2 Collaborative

CHRISTOPHER MAYER

FROM THE JUDGES

“The exterior is an awesome example of clean, modern architecture that feels fresh and innovative. For example, gunslot windows add visual interest while providing functional interior light in tricky spaces, such as above kitchen cabinets and in bathrooms. And the design effectively uses every bit of its tight sight.”



Situated in a thriving neighborhood in Tustin, Calif., this contemporary three-story model features an expansive great room to maximize the use of the covered deck and options, including alternative room uses and expansive stacking doors. The plan includes a first-floor standard den/office to benefit those who choose to work from home or serve as a flex space to offer easy access to the yard. The living space at the second floor efficiently connects to the third-floor bedrooms with views toward the historic Marine Corps Air Base Hangar beyond.

Exterior material variations and the occasional pop of color help differentiate the elevations within the community. A neutral color palette and natural materials, such as wood and stucco, define the “village” concept throughout the Cira neighborhood, and modern touches enhance the timeless design.

Metal detail elements along with deeply recessed windows create depth and richness while offering shade at the glazing. The dark tone on the base performs as a grounding element to anchor the elevation to the lively street and create an eye-level connection along each block. With intentional restraint, the design brings a new energy to Tustin and an exciting future for the community.



PLATINUM

★ Best in Region—South Central

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

Urban Oasis

Austin, Texas

Architect/Designer | Kelley Design Group

Builder | CKN Capital Group

Interior Designer | Etch Design Group

📷 CATE BLACK PHOTOGRAPHY

Modern beauty meets farmhouse charm in this urban oasis. With a sharp exterior, open-concept living space and showstopping windows, this is the place to relax away from the bustling city.

Stepping into the two-story foyer, the home feels light and airy. High ceilings and corner windows create a spacious, welcoming feel. This three-bedroom, three-and-a-half bath home features an open-concept floorplan to provide a bright, luxurious space for entertaining. The paneled fireplace wall provides a grand focal point and draws eyes toward



FROM THE JUDGES

This is a very livable design on a very small infill lot that took care to preserve the existing trees on the property. The home's attractive overall composition includes the dramatic use of black and white throughout the home, and fun backyard design ties in nicely through the incorporation of windows to create a see-through living area.”

the vaulted great room ceiling. Wood beams provide warmth and interest. High windows on each side of the great room provide a clear view through the beautiful home to the backyard pool.

This sense of flow appeals to every generation. Wide door openings are accessible, and essential spaces are on the first floor. The laundry room features a stylish tile transition into the home. There are two bedrooms with separate bathrooms upstairs, along with a loft space and balcony overlooking the pool.

PLATINUM

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

Stratford (Lusitano Ranch)

Las Vegas, Nevada

Architect/Designer | KTG

Builder | Toll Brothers

Developer | Toll Brothers

Interior Designer | Savannah Design Group

Landscape Architect/Designer | Toll Brothers

📷 CHRIS MAYER PHOTOGRAPHY



This community offers estate-sized lots, while providing stair-free living for easy home circulation. Abundant bedrooms, guest spaces and flexible uses provide floor plans that can be customized to meet the needs of many different potential buyers.

The homes are designed with three different takes on modern farmhouse, each with its own material palette. A mix of stucco, stone veneer, horizontal siding, vertical siding, wood-look tile and cementitious panels are mixed to create visual interest and varying textures.

The plan—featuring a welcoming portico, front courtyard and covered porch—flows into an inviting

foyer, with views to the generous office, well-equipped kitchen, formal dining room, spacious great room and desirable covered patio beyond. The serene primary bedroom suite is highlighted by an elevated ceiling, private covered patio, large walk-in closet and spa-like primary bath.

Bringing the outdoors in is a major theme throughout this plan. Not only do the homes provide a significant connection between the primary living spaces and rear yard, but a strong emphasis is placed on the relationship between secondary, or more private, spaces and adjacent outdoor spaces. These outdoor spaces not only provide natural light but also blend the line between indoors and out.



FROM THE JUDGES

This home lives like a piece of art work. From the attractive exterior to the great use of outdoor space, the home benefits from strong indoor/outdoor connections that create a great flow through the home. There is also plenty of room for seating to establish a welcoming home for entertaining.”



FROM THE JUDGES

“The home features a creative exterior, with a curved linear wall that radiates back. The thoughtful plan really took into consideration the flow of the home and how the interior spaces interact with all of the amazing outdoor living areas.”

PLATINUM

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

Stone Radius

Paradise Valley, Arizona

Architect/Designer | Drewett Works
Builder | Bedbrock Developers
Developer | Bedbrock Developers
Interior Designer | Ownby Design

WS PHOTO

With its modern vibe harkening back to Palm Springs style, Stone Radius is recognizable by its low, linear architecture, distinctive white limestone cladding and soft-arching curvature. Located in Paradise Valley, Ariz., the 6,200-square-foot home is sited so that almost every room has a view of Camelback Mountain.

Graceful in form, the residence is designed to mimic the radius of the circular cul de sac on which it lives. Only a handful of walls in the three-bedroom residence are straight. Instead, an almost imperceptible curve defines the home.

Gorgeous white Freska limestone imported from Turkey transforms indoor/outdoor walls into massive works of textural art made of beautiful brick-like forms in various sizes and patterns. Vast expanses of glass, clerestory windows and high alder ceilings keep the open-concept public spaces light and bright. This luxurious home exudes a calming ambiance with its warm neutral color palette inspired by the surrounding landscape.

Designed to create a beautiful backdrop to high-light the home owners' exquisite art collection, the interiors are elegantly furnished. They feature seamless transitions between the indoors and out, making it the ideal setting for living the good life in the desert Southwest.



PLATINUM

★ **Best in Region—Pacific Northwest**

Attached Homes/Townhouses, Built for Sale

McGraw Square at Queen Anne

Seattle, Washington

Architect/Designer | DAHLIN Architecture | Planning | Interiors
Builder | Toll Brothers

MATTHEW GALLANT PHOTOGRAPHY

Located in the very special historical Queen Anne neighborhood of Seattle, this 57-townhome community is woven into the fabric of a steeply sloping and revered enclave. Responding to the steep sloping site, upslope, downslope and cross-slope townhomes were designed to maximize the

premium views of Puget Sound and the Olympic Mountain range, while preserving existing onsite trees and renovating existing school site buildings.

The two- to three-bedroom homes in a mix of classic and contemporary townhome styles offer unique design solutions, including great rooms placed on upper levels with rooftop decks capturing impressive views; garage and secondary bedrooms on the mid-level; and the master bedroom and office located beneath the garage level. Every home has a large amount of glass on the view side.

The homes feel generous in their small footprint, with two bedrooms on the third floor and the third bedroom below grade with a great light well. The plans throughout feel just right in their proportion, amenities, openness with natural light, and thoughtful design that allows generous views from each home.

FROM THE JUDGES

“This development is very well done for amount of topography challenges, given the steep slope, and incorporates great landscaping details, even down to the small social spaces. What could have been a really blocky building exterior is broken up with different materials, and the interior details—including the ceiling and bay windows in the owners' suite—are well appointed.”



FROM THE JUDGES

“For a home of this scope and size, the overall design is more understated than expected, with unique features to help it stand out. The xeriscaping and water features in the front complement the stone facade, while the expansive backyard provides ample outdoor living space and indoor/outdoor connections.”

PLATINUM

On-the-Boards Single-Family Production Home

Bird Street Lot II

Paradise Valley, Arizona

Architect/Designer | BedBrock Architecture featuring Stratton Architects

Builder | BedBrock Developers

Developer | BedBrock Developers

Interior Designer | George Oliver Design

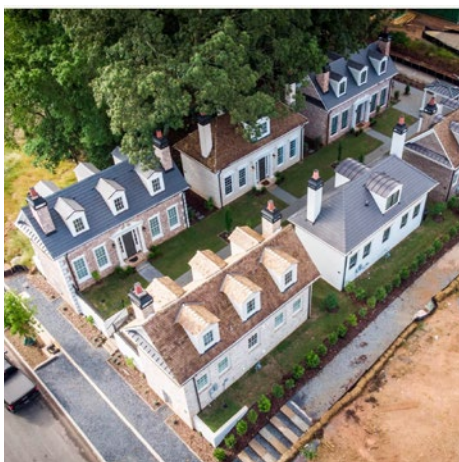
📷 BEDBROCK ARCHITECTURE FEATURING STRATTON ARCHITECTS

Bird Street Estates are large lots narrow lots with unparalleled views of Mummy Mountain located in Paradise Valley, Ariz. These long lots with challenging desert arroyos created unique footprints that were strategically positioned to capture distant views.

The juxtaposed bars separated by the glass entry portal help shift the program from front yard to backyard. A dramatic entry experience flanked by

water features invites attention inwards before opening up into the great room living space. The framed dining room creates a formal allure that adds to the sophisticated design.

With indoor-outdoor living in mind, this design appeals to a broad audience. Earthy materials, manicured landscape and captivating views make this a one of a kind.



GOLD

Detached Home under 1,000 sq. ft., Built for Sale

Micro Home—Micro Village III

Fayetteville, Georgia

Architect/Designer | Jefferson Architects

Builder | Brett Baker Homes

Developer | Trilith Development

Green Verifier/Rater Company | SK Collaborative

Interior Designer | Auld House Design

Interior Merchandiser | Elizabeth Hunt Interiors

Land Planner | Lew Oliver inc.

Landscape Architect/Designer | Chau Wall Associates

Marketing Firm | Cookerly

📷 AJ PARKER MEDIA



GOLD

Detached Home 1,001 – 2,000 sq. ft., Built for Sale

The Fletcher

Wendell, North Carolina

Architect/Designer | KDK Design Group

Builder | McNeill Burbank

Developer | Brookfield Properties

Green Verifier/Rater Company | Southern Energy Management

Interior Designer | McNeill Burbank

Interior Merchandiser | McNeill Burbank

Marketing Firm | McNeill Burbank.com

📷 CATHERINE NGUYEN PHOTOGRAPHY / WICKED AWESOME 3D



GOLD

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

Elmwood at ShadeTree—Plan 1

Ontario, California

Architect/Designer | DAHLIN Architecture | Planning | Interiors

Builder | Landsea Homes

Interior Designer | Objekt Designs

📷 CHRISTOPHER MAYER PHOTOGRAPHY



GOLD

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

North Point

Grand Haven, Michigan

Architect/Designer | Visbeen Architects

ASHLEY AVILA PHOTOGRAPHY



GOLD

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

Tustin Legacy Cira—Plan 2

Tustin, California

Architect/Designer | Robert Hidey Architects
 Builder | Brookfield Residential
 Developer | Brookfield Residential
 Interior Designer | CDC Designs
 Land Planner | Robert Hidey Architects
 Landscape Architect/Designer | C2 Collaborative

CHRISTOPHER MAYER



GOLD

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

Tustin Legacy Cira—Plan 3

Tustin, California

Architect/Designer | Robert Hidey Architects
 Builder | Brookfield Residential
 Developer | Brookfield Residential
 Interior Designer | CDC Designs
 Land Planner | Robert Hidey Architects
 Landscape Architect/Designer | C2 Collaborative

CHRISTOPHER MAYER



GOLD

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

Pine Valley

Lake Oswego, Oregon

Architect/Designer | Renaissance Homes
 Builder | Renaissance Homes
 Developer | Renaissance Homes
 Green Verifier/Rater Company | Moffet Energy Modeling
 Interior Designer | Renaissance Homes
 Interior Merchandiser | Renaissance Homes
 Land Planner | Renaissance Homes
 Landscape Architect/Designer | All Oregon Landscaping
 Marketing Firm | Renaissance Homes

DIANA SELL PHOTOGRAPHY



GOLD

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

Thoma Road

Lake Oswego, Oregon

Architect/Designer | Renaissance Homes
 Builder | Renaissance Homes
 Developer | Renaissance Homes
 Green Verifier/Rater Company | Moffet Energy Modeling
 Interior Designer | Renaissance Homes
 Interior Merchandiser | Tiffany Home Design
 Land Planner | Renaissance Homes
 Landscape Architect/Designer | All Oregon Landscaping
 Marketing Firm | Renaissance Homes

DIANA SELL PHOTOGRAPHY



GOLD

Attached Homes/Townhomes

Bellaterra—Bungalow Plan 5

Los Gatos, California

Architect/Designer | DAHLIN Architecture |
 Planning | Interiors
 Builder | SummerHill Homes

ARON PHOTOGRAPHY



GOLD

Attached Homes/Townhouses, Built for Sale

Halcyon

Alpharetta, Georgia

Architect/Designer | Lessard Design

Builder | Monte Hewett

Developer | Monte Hewett

📷 GOLDEN VIDEO



GOLD

Attached Homes/Townhouses, Built for Sale

Vienna Market

Vienna, Virginia

Architect/Designer | Lessard Design

Builder | NVHomes

Developer | NVHomes

📷 VANTAGE MEDIA



GOLD

Single-Family, For Rent

The Havenly

Fountain Hills, Arizona

Architect/Designer | Bassenian Lagoni

Builder | Keystone Homes

📷 MICHAEL DUERINCKX ARCHITECTURE PHOTOGRAPHY



GOLD

On-the-Boards Single-Family Production Home

Bird Street Estates III

Paradise Valley, Arizona

Architect/Designer | BedBrock Architecture featuring Stratton Architects

Builder | BedBrock Developers

Developer | BedBrock Developers

Interior Designer | George Oliver Design

📷 BEDBRUCK ARCHITECTURE FEATURING STRATTON ARCHITECTS



SILVER

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

Bryant at NUVO Parkside—Plan 3

Ontario, California

Architect/Designer | Bassenian Lagoni

Builder | The New Home Company

📷 ERIC FIGGE PHOTOGRAPHY / WARMFOCUS



SILVER

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

Northbrook

Dowagiac, Michigan

Architect/Designer | Visbeen Architects

Builder | Devries & Onderlinde

📷 M BUCK STUDIO



SILVER

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

Prairie Ranch Model

*Oakland Township, Michigan***Architect/Designer** | Mocerri Custom Homes**Builder** | Mocerri Custom Homes**Developer** | Mocerri Companies**Interior Designer** | Gorman's Furniture**Landscape Architect/Designer** | Family Tree Landscaping

WAYUP MEDIA



SILVER

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

Modern Colonial

*Wellesley, Massachusetts***Architect/Designer** | Jan Gleysteen Architects, Inc**Builder** | Brendon Properties, Inc**Developer** | Brendon Properties, Inc**Interior Designer** | Widell + Boschetti

ROB KAROSIS / DAN CUTRONA



SILVER

Green Detached Home, Built for Sale

2021 NW Idea House

*Woodinville, Washington***Architect/Designer** | Lochwood Lozier Custom Homes**Builder** | Lochwood Lozier Custom Homes**Green Verifier/Rater Company** | Built Green - Master Builders King & Snohomish**Interior Designer** | Lochwood Lozier Custom Homes**Landscape Architect/Designer** | Lochwood Lozier Custom Homes**Marketing Firm** | Lochwood Lozier Custom Homes

MICHAEL WALMSLEY PHOTOGRAPHY



SILVER

On-the-Boards Single-Family Production Home

Crown Canyon Opal

*Paradise Valley, Arizona***Architect/Designer** | BedBrock Architecture featuring Stratton Architects**Builder** | BedBrock Developers**Developer** | BedBrock Developers**Interior Designer** | MARA Interior Design**Landscape Architect/Designer** | Kleski & Associates

BEDBROCK ARCHITECTURE FEATURING STRATTON ARCHITECTS



SILVER

On-the-Boards Single-Family Production Home

Ellington Heights

*Scottsdale, Arizona***Architect/Designer** | Drewett Works**Builder** | G.S. Fries Construction**Interior Designer** | Ownby Design**Landscape Architect/Designer** | High Desert Designs

DREWETT WORKS



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by renowned luxury designer
Richard T. Anuszkiewicz.





PLATINUM

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

Modern Redwood Cottage

Mill Valley, California

Architect/Designer | Richardson Pribuss Architects
Interior Designer | Richardson Pribuss Architects
Landscape Architect/Designer | Richardson Pribuss Architects

MFMC STUDIO

While vacationing, the clients found a dilapidated small cottage on a 4,600-square-foot lot wedged between a redwood grove and larger single-family properties. Most home buyers would want a lot with the potential for a house larger than 1,600 square feet; these clients considered this restraint luxurious coming from a 1,500-square-foot bungalow in Venice Beach.

The goal was to build a fire-safe, sustainable, “small is beautiful” non-wood house. The existing cottage was beyond repair, and the redwood trees were uprooting. The clients were keen to utilize best practices to design the house in a wildland urban interface (WUI) zone/dense forest and

create a teaching tool how “cool modern cottages” can be built without wood and gas.

To tuck the cottage in amongst the redwood trees required building a foundation that floated above the tree roots. Accessing natural light was paramount while capturing views across the borrowed landscape of the adjacent Redwoods. Outdoor decks extend the small interior spaces to the exterior such that the house feels and lives twice as large.

The final product provides three bedrooms and three full baths, a high-volume central living circulation space all within the 1,600-square-foot envelope while being fire safe.

FROM THE JUDGES

“The exterior of this home is elegant and balanced, and looks like it’s nestled right into the landscape. The design also frames a lot of the surrounding views, and a unique circular skylight ushers natural light into the main living area. The interior of the home imbues a warm, contemporary natural feel throughout.”

PLATINUM

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

The Treehouse Family Retreat

Kiawah Island, South Carolina

Architect/Designer | Thomas & Denzinger
Builder | Buffington Homes
Developer | South Street/Kiawah Partners
Interior Designer | Melanie Turner Interiors
Landscape Architect/Designer | Wertimer & Cline Associates
Marketing Firm | Kiawah Island Real Estate

HOLGER OBENAU PHOTOGRAPHY



The home owners decided to build a generational home. The property posed significant challenges—ancient live oaks with majestic beauty lived there first and were protected—although it has spectacular panoramas of salt marsh, Atlantic Ocean, and the famed Ocean Course.

A grand oak is in the middle of the property, with an oak grove beside it. The home’s footprint had to snake around the wide trunk spread of the center oak and the oak groves to its right. The composition reads as three connected structures that flow in bays as they approach the view.

Stained cedar siding presents the massing as borderless and one with the land. The shelter stands tall with an imposing concrete tower centerpiece, thus projecting strength like the

neighboring trees. Nature issued its wrath, and the house is built with concrete, steel, wood and impact-rated glass to defy the weather. Yet, the composition is reminiscent of a playful treehouse.

FROM THE JUDGES

“The way the home was designed around the trees for preservation not only allows the natural landscape to flourish, but provides opportunities to take advantage of the surrounding views and incorporate interesting details around the home. The desk in the office is a great example—the way it’s hung from the pitched ceiling makes it feel like it’s nestled right in a treetop.”

PLATINUM

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

Modern River House

Bradenton, Florida

Architect/Designer | MKC Architects

Builder | Ross Built LLC

Landscape Architect/Designer | Michael A. Gilkey, Inc

RYAN GAMMA PHOTOGRAPHY

This custom house sits on a very narrow lot on Manatee River in Bradenton, Fla. The owner of the house is an architect and drew up the design for his house by hand.

The owner was able to design a house that was long and skinny in order to get the most out of the lot. The house is separated into two wings: the living quarters, which include the kitchen, living room and dining room, and the sleeping quarters, which include the bedrooms, bathrooms, media room, office and stairwell. Dividing the spaces up into two sections allowed for tall, vaulted ceilings in the living spaces while creating unique, practical sleeping quarters.

The idea of the design was for the front of the property to transition seamlessly through to the back. This was accomplished by having a walking path start before the entrance and continue through the house between the two sections and carry on all the way into the backyard.



FROM THE JUDGES

“The front exterior of this home showcases an interesting composition of materials, and the entry in particular is neat because it passes through a courtyard, which can also be accessed from the dining room. The back of the home takes advantage of its location with an attractive pier design, including cozy outdoor living spaces and an upper-level deck adjacent to the office.”



FROM THE JUDGES

“The home was intentionally angled on the lot to capture the waterfront views, which are clearly accessible in key living areas. The dining room in particular is well done, with its tall ceiling and open doors. The creative pool design is also well thought out, with a private area connected to the living spaces and a larger pool connected to the deck, which leads to the boat.”

PLATINUM

★ **Best in Region—South Atlantic**

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

Happy Place

Sarasota, Florida

Architect/Designer | Stofft Cooney Architects

Builder | Perrone Construction

Interior Designer | Angela Rodriguez Interiors

Landscape Architect/Designer | Hazeltine Nurseries

RYAN GAMMA PHOTOGRAPHY

Affectionately named “Happy Place” by its owners, this British West Indies style custom residence rests on the site slightly canted in response to capturing waterfront views from nearly every room and the desire to maximize the living space of the lot.

While artfully shaping the given confines of the land, the design team and contractor were able to preserve the large footprint of the home and add additional outdoor living space. Such feats of ingenuity include abutting the multilevel pool against the structure complete with a grotto and water curtain, as well as extending the decking out over the bayfront to the docks for bonus outdoor living space suspended over the water.

The interiors draw from the abundance of natural light reflecting off the sparkling waters of the bay. With a coastal contemporary motif, clean white and organic materials are used in harmony throughout to create tranquility.

The owners’ joy for entertaining can be found in every detail, including a home theater with a wet bar and projection screen, a primary suite with expansive views, a decadent spa-like primary bathroom with steam shower, soaking tub and private outdoor shower with a cascading water feature to tie in the experience.



PLATINUM

★ Best in Region—Midwest

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

North Center Custom Home

Chicago, Illinois

Architect/Designer | Burns+Beyerl Architects

Builder | Middlefork LLC

Interior Designer | M Pink Design

Landscape Architect/Designer | The Garden Consultants

📷 MIKE SCHWARTZ

This 8,000-square-foot new construction home was designed to fit contextually into the North Center community of Chicago. It was designed

to respond to the client's design program, which was to provide comfortable living spaces, privacy, generous outdoor spaces, and facilities to accommodate their children's active lifestyles.

The goal was also to design a beautiful home that fit within the neighborhood. The resulting design provides for the family's active lifestyle, with an indoor kids' climbing and gymnastics room, a gym and a golf simulator, as well as a sports court and ample outdoor space. Open and serene living areas are punctuated by pops of color and patterns, all of which are connected by a glass-enclosed stair tower.

This five-bedroom home was built to entertain, with each child's bedroom containing built-in "sleepover space," a dining room that can seat up to 24, and expansive indoor/outdoor entertaining space.

FROM THE JUDGES

“This home is so regionally appropriate, and showcases a great balance of contemporary and traditional design. There are lots of clever and cozy spaces throughout the home, such as the play space and the den. The details in the home are stellar as well—from the inviting bay windows to the beautiful built-ins to the conditioned wine storage.”

PLATINUM

★ Best in Region—Central

★ Home of the Year

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

Wayzata Bay Coastal

Deephaven, Minnesota

Architect/Designer | Alexander Design Group

Builder | John Kraemer & Sons

Interior Designer | Redpath Constable Interior Design

📷 SPACECRAFTING

Tasked with creating a home large enough for a family of eight, this beautiful 11,000-plus-square-foot home is an architectural wonder. The home was designed to integrate and collaborate with the existing structures (e.g., boathouse, gatehouse) that were already part of this amazing property.

Designed to capture natural light and lake views, extreme attention to detail was paid inside and out. When designing a house this large, it was very important to design the main- and lower-level spaces to accommodate large gatherings. The

challenge was finding a way to give these spaces a warm, inviting feeling appropriate for groups of 20-plus as well as groups of three. By incorporating walls of glass, an open floor plan, neutral color palette and custom millwork, the home is designed for entertaining as well as intimate conversations.

The home includes numerous appealing features:

- A home gym with a golf simulator
- Built-in water dispensers
- Changing rooms for after a swim in the lake or backyard pool
- Multiple screened porches
- A bunk room, and
- Full lower-level bar to name just a few.

This build is truly one of a kind and has everything the home owners need.

FROM THE JUDGES

“This home is really well scaled, especially the gables with the flat roof in between on the rear exterior. Even the double islands—which don't always make sense—work well in the kitchen to help delineate space and provide more storage. The living areas also enjoy a lot of natural light from all of the windows, but the design is broken up in a way to help retain the warm, traditional aesthetic of the home.”



FROM THE JUDGES

“There is so much to see and experience throughout this home. Stunning specialty spaces, including a golf simulator and home theater, and gorgeous finishes create a dynamic, yet warm, design. The overlapping roof provides a lot of visual interest on the exterior as well, especially the side elevation, as do the separate pools on each level.”

PLATINUM

On-the-Boards Single-Family Custom Home

The Barn at Silverleaf

Scottsdale, Arizona

Architect/Designer | Drewett Works

Interior Designer | Ownby Design

Landscape Architect/Designer | Greey | Pickett

 DREWETT WORKS

A modern interpretation of Prairie style, The Barn at Silverleaf offers the ultimate in luxury lifestyle. Perched at the summit of a private driveway on a steep hillside, the residence is horizontal in nature with extremely deep overhangs and a hip roof

that slopes downward from all sides—marquis elements of Prairie-style architecture. Dry-stacked ledgerstone and textured travertine penetrate the architecture, so there's a direct connection from the outside in.

Broad walls of glass and pocketing doors open this three-story home to spectacular views of the city and mountainous landscape. Expansive patios, plus a lap-length pool on one floor and a second pool above it, take indoor/outdoor living to a new level. The home has two large bars—an indoor/outdoor bar on the main level and another in the game room.

Private guest suites and an eight-guest bunk room make hosting family and friends effortless. Lower-level amenities include:

- A 12-car show garage
- Spa-inspired gym with an indoor hot tub, cold tub, sauna, steam, and full bathroom
- A 12-seat home theater
- Golf simulator and putting complex, and
- Game room comprising a lounge with a bar and media space.



GOLD

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

Hyde

Saratoga Springs, New York

Architect/Designer | Witt Construction

Builder | Witt Construction

Developer | Witt Construction

Green Verifier/Rater Company | LaRocque

Interior Designer | Witt Construction

Land Planner | Witt Construction

Landscape Architect/Designer | Sunnyhill Landscape Innovations, Inc

 RANDALL PERRY PHOTOGRAPHY



GOLD

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

Leelanau Residence

Lake Leelanau, Michigan

Architect/Designer | CBI Design Professionals Inc.

Builder | Burkholder Construction

 DUNE LIFE PHOTOGRAPHY



GOLD

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

Jenna Jo

Saratoga Springs, New York

Architect/Designer | Witt Construction

Builder | Witt Construction

Land Planner | The LA Group

Landscape Architect/Designer | Staucet's Landscaping

 RANDALL PERRY PHOTOGRAPHY



GOLD

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

Seaview

Newport Beach, California

Architect/Designer | Brandon Architects

Builder | Patterson Custom Homes

Interior Designer | Brooke Wagner Design

Landscape Architect/Designer | David Pederson, Inc.

📷 MELLON STUDIO



GOLD

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

Treehouse

Winter Park, Florida

Architect/Designer | Phil Kean Design Group

Builder | Phil Kean Design Group

Interior Designer | Phil Kean Design Group

Interior Merchandiser | Phil Kean Design Group

Landscape Architect/Designer | Redmon Design Company

📷 UNEEK IMAGE



GOLD

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

Lafayette Luxury

Wayzata, Minnesota

Architect/Designer | Alexander Design Group

Builder | Denali Custom Homes

Interior Designer | Studio M Interiors

📷 SPACECRAFTING



GOLD

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

Rustic Cove

Jupiter, Florida

Architect/Designer | Affiniti Architects

Builder | Turtle Beach Construction

Interior Designer | Turtle Beach Construction

Landscape Architect/Designer | ParkerYannette Design Group, Inc.

📷 PELICAN PIX



GOLD

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

Blackacre

Austin, Texas

Architect/Designer | Jauregui Architecture Interiors Construction

Builder | Jauregui Architecture Interiors Construction

Interior Designer | Jauregui Architecture Interiors Construction

Landscape Architect/Designer | Jauregui Architecture Interiors Construction

Marketing Firm | Jauregui Architecture Interiors Construction

📷 PISTON DESIGN



GOLD

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

Signal Road

Newport Beach, California

Architect/Designer | Brandon Architects

Builder | Legacy CDM

Interior Designer | Hawk & Co.

Landscape Architect/Designer | David A. Pedersen, Inc.

📷 CHAD MELLON / MANOLO LANGIS



GOLD

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

Virginia Elegance

*Winter Park, Florida***Architect/Designer** | Phil Kean Design Group**Builder** | Phil Kean Design Group**Landscape Architect/Designer** | Signature Landscape

UNEEK IMAGE



GOLD

Accessory Dwelling Unit

Jan Marie Guest House

*Lucas, Texas***Architect/Designer** | Homes by J. Anthony**Builder** | Homes by J. Anthony**Developer** | Homes by J. Anthony**Interior Merchandiser** | Homes by J. Anthony**Landscape Architect/Designer** | Land Pro

SIZE FIVES PRODUCTION LLC



GOLD

On-the-Boards Single-Family Custom Home

Happy Canyon Ranch

*Santa Ynez, California***Architect/Designer** | Brandon Architects**Builder** | Patterson Custom Homes**Interior Designer** | Jodi Fleming Design**Landscape Architect/Designer** | Schrader Design, Inc.

GOLD

On-the-Boards Single-Family Custom Home

Southern California Residence

*Southern California, California***Architect/Designer** | Landry Design Group, Inc.

SILVER

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

Low Country Coastal Style Home on Magnolia Park

*Shreveport, Louisiana***Architect/Designer** | Sabatier Architecture**Builder** | Vintage Homes**Developer** | VAS**Green Verifier/Rater Company** | Rescheck**Interior Designer** | Jenny Johnston Interiors**Land Planner** | Design Perspective

VIRTUAL TOURS BY JEFF



SILVER

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

Tributary Residence

*Driggs, Idaho***Architect/Designer** | M.T.N Design**Builder** | Rand Olsen Construction, LLC

LONGVIEWS STUDIO



SILVER

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

Hansen Residence

Big Sky, Montana

Architect/Designer | M.T.N Design
Builder | Tamarack Construction Co

📷 LONGVIEWS STUDIO



SILVER

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

Modern Rustic Farmhouse

Washington Township, Michigan

Architect/Designer | Martini Samartino Design Group
Builder | Johnson Custom Homes
Interior Designer | Sass Interiors
Landscape Architect/Designer | Jewett And Associates

📷 KARL MOSES PHOTOGRAPHY



SILVER

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

Modern Manor Home

Nashville, Tennessee

Architect/Designer | Shapiro & Company Architects

📷 JOSEPH BRADSHAW PHOTOGRAPHY



SILVER

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

9832 Haven Loop

Johns Island, South Carolina

Architect/Designer | Starr Sandford Design
Builder | Phillip Smith General Contractor LLC
Developer | The Beach Company
Interior Designer | Starr Sandford Design

📷 NATHANIEL DEAN COLLECTIVE



SILVER

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

Elliston

Nashville, Tennessee

Architect/Designer | AR Franchising, Inc.
Builder | AR Homes Nashville (The Ernst Group, LLC)
Interior Designer | AR Franchising, Inc.

📷 DIANA TODOROVA PHOTOGRAPHY



SILVER

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

Beach View

Dana Point, California

Architect/Designer | Brandon Architects
Builder | Genova Capital
Interior Designer | Hawk & Co.
Landscape Architect/Designer | David A. Pedersen

📷 MELLON STUDIO



SILVER

Accessory Dwelling Unit

RC Hilltop

Fredericksburg, Texas

Architect/Designer | Mustard Design Architects/
DierdreWStudios, LLC

Builder | Laughlin Homes + Restoration

Landscape Architect/Designer | Land-flo/Ottmers
Landscapes, LLC

WINGMAN IMAGERY



SILVER

On-the-Boards Single-Family Custom Home

Bleeker Residence

Aspen, Colorado

Architect/Designer | Brandon Architects

Landscape Architect/Designer | Connect One Design

BRANDON ARCHITECTS



PLATINUM

Development up to 3 Stories, Built for Sale

Tustin Legacy Terra

Tustin, California

Architect/Designer | Robert Hidey Architects

Builder | Brookfield Residential

Developer | Brookfield Residential

Landscape Architect/Designer | C2 Collaborative

CHRISTOPHER MAYER

Situated in a thriving neighborhood in Tustin, Calif., Terra's modern collection of elevator-served flats and townhomes at The Landing at Tustin Legacy introduces a harmonious blend of contemporary

style, open-concept spaces. Seven function-forward floor plan designs offer 1,062-2,275 square feet, up to three bedrooms and two baths with interior personalization opportunities, gourmet kitchens, spacious bedrooms, office areas and decks that connect to the outdoor scene.

By working closely with the city of Tustin throughout the design process, the team focused on emphasizing the new wave of modern architecture within the community. Defined by a neutral color palette, common architectural details and massing create a "village" atmosphere that will be timeless and complementary as it ages.

FROM THE JUDGES

“For a development with this much density, this home design is really well resolved. Within its footprint, it still boasts some amply sized spaces, such as the kitchen, and solid features, such as the large shower. The use of the gunslot windows are also well appointed, both on the exterior and interior, to add light and visual interest while retaining privacy.”

The dark tone on the base of each building performs as a grounding element to anchor the elevation to the lively street. Pops of texture and a variety of materials create diversity that are complemented by metal elements, varied window patterns and glass railings.

Material availability and long lead times challenged the project schedule and budget. The team worked together to provide alternatives and adapted to availability with flexibility to allow for variables beyond control.

PLATINUM

Development 4 – 7 Stories, Built for Sale

1288 Howard

San Francisco, California

Architect/Designer | LDP Architecture

Builder | Achill Beg Construction, Inc

Developer | Worldco Company

Landscape Architect/Designer | Cliff Lowe Associates, Inc

BERNARD ANDRE PHOTOGRAPHY



FROM THE JUDGES

“The walkways above the alleyway are creative, and the peek-through becomes the focal point of the exterior. Unique balconies, good color blocking and mixed materials create additional visual interest. The overall design is playful and well resolved.”

1288 Howard Street is a new, mixed-use residential, office, and retail development in the booming Mid-Market area of San Francisco. The focal point of the building is a landscaped, pedestrian alley lined with residences that connects Howard and Natoma Streets.

Located on an acre site, 1288 Howard provides 129 luxury condominium units, 17 onsite inclusionary affordable housing units and 14,000 square feet of commercial space. At five stories, the residential units comprise loft/studios, junior studios, conventional one- and two-bedroom flats, and two-bedroom townhouses.

The project includes the construction of two pedestrian bridges that will connect the two buildings at the second floor as well as a pedestrian alley connecting Howard Street to Natoma Alley. The unit types reflect their site location, with townhouses on the alley and loft/studios in the more public Natoma Alley. The façades along Howard and 9th Street reflect the warehouse character of the neighborhood with simple fenestration, minimal residential articulation and a tall first story.

PLATINUM

Development 4 – 7 Stories, For Rent

Kirin

Seattle, Washington

Architect/Designer | Johnston Architects**Builder** | R. Miller Inc**Developer** | Hycroft Investment Inc.**Green Verifier/Rater Company** | Evergreen Certified LLC**Interior Designer** | Robin Chell Design**Interior Merchandiser** | Robin Chell Design**Land Planner** | LPD Engineering, PLLC**Landscape Architect/Designer** | Karen Kiest
Landscape Architecture**Marketing Firm** | Blanton Turner

RAFAEL SOLDI PHOTOGRAPHY

This 95-unit mixed-use residential project in Seattle's Uptown neighborhood is designed to celebrate this burgeoning Arts & Cultural District surrounding Lower Queen Anne and Seattle Center. Three vertically clad wooden boxes

cantilever dramatically over a brick backdrop, anchoring the building to the site. The pedestrian experience is reinforced by lush landscaping and a glass storefront, with street-level retail spaces designed to house restaurants and cafés.

Kirin includes a sweeping rooftop garden with water and city views, and includes seating for small and larger groups, as well as a fire pit and green roof. A top-floor community amenity space features a full kitchen and living room with a large screen TV, perfect for neighbors to gather and watch the big game. A workout room, mail room and secure bike storage are included on the first floor.

To make the transition from public exterior spaces to private interior spaces more profound while promoting wellbeing, an art installation was designed and integrated into the building lobby. A responsive, contoured lighting element hovers below the ceiling and is visible to passersby. Composed of thousands of translucent fabric panels, it's lit from above by a fully controllable LED grid.



FROM THE JUDGES

“The exterior façade on this development is exceptional, especially for the region, and has a good relationship to street. The interwoven outdoor space is great for a smaller development as well. Inside, the floor plan is really efficient—with minimized hallways, lots of privacy and different-sized units.”

PLATINUM

★ Best in Region—Middle Atlantic

★ Multifamily Community of the Year

Development 8 Stories and Over, For Rent

The Place at Fifth + Broadway

Nashville, Tennessee

Architect/Designer | Pappageorge Haymes Partners /
Gresham Smith (Architect of Record)**Builder** | Skanska**Developer** | Brookfield Properties / Oliver McMillan /
Spectrum-Emery**Interior Designer** | Jules Wilson Design Studio**Landscape Architect/Designer** | Hoerr Schaudt

ZACK BENSON PHOTOGRAPHY

The Place at Fifth + Broadway is a 34-story residential building at the west end of the Fifth + Broadway development in the heart of Nashville, Tennessee. The rehabilitated city block replaces the city's former convention center with state-of-the-art facilities that invigorates downtown Nashville and spotlights the city's vibrant culture renowned for live music, honky-tonks and nightlife.

The Fifth + Broadway master plan—which includes the residential tower, an office building, retail, restaurants and entertainment components—are



organized along an L-shaped internal path that weaves through the city block. Alleys tucked away from the main streets that provide intimate retail and dining experiences are a part of Nashville's unique streetscape. Fifth + Broadway's retail corridor recreates this pedestrian-friendly experiences

of the city's narrow alleyways and serves as a key element in the design of the apartment building and a defining theme throughout the development.

The building's podium is stylishly articulated to complement its historic urban context; its brick-clad exterior conveys a sense of permanence and age. In contrast, the apartment tower's modern, gray glass volume is designed to stand out as a recognizable feature in the city's skyline.

FROM THE JUDGES

“The warehouse storefront look on the lower level matches the surrounding neighborhood, which features open air restaurants, to automatically make it feel like part of the community. The outdoor area is stunning, with lots of private spaces and greenery. The interior also features elegant common areas and a nod toward the local music scene through themed studio-like spaces.”



PLATINUM

★ Community Impact Award

Adaptive Reuse, Multifamily

Buena Esperanza

Anaheim, California

Architect/Designer | Y & M Architects

Builder | Jamboree's Quality Development and Construction, Inc.

Developer | Jamboree

Interior Designer | JAG Interiors, Inc.

Land Planner | City of Anaheim

Landscape Architect/Designer | Mark Beall & Associates

📷 JUAN TALLO PHOTOGRAPHY

Buena Esperanza—an adaptive reuse of a blighted, two-story former Econo Lodge—provides permanent housing with onsite supportive services for 69 residents formerly or at risk of

homelessness, chronically homeless with a mental health diagnosis, and veterans.

The first motel conversion under the city's streamlined, first-of-its-kind motel conversion ordinance, Buena Esperanza became a prototype model for California's \$2.75 billion Homekey program. The conversion of this Spanish-style commercial motel featured interior and exterior modernization of an existing two-story building, including a two-story addition for leasing and onsite management offices, meeting rooms and a computer lab.

A new 1,800-square-foot community center provides a resident lounge, large community kitchen, large community pantry providing household, cleaning and personal hygiene free to residents. Fully furnished studio apartments include a kitchenette and full, private bath. Other amenities include a patio/barbecue area, laundry facilities and a community garden, along with updated landscaping, and furnished outdoor courtyards.

Buena Esperanza is designed to be GreenPoint Rated for energy efficiency. Energy-efficient apartments are equipped with ENERGY STAR appliances and lighting fixtures, and ceiling fans, helping reduce utility bills throughout property.

FROM THE JUDGES

“The design is not only well done, it has a great story that hopefully will encourage other home building professionals to develop similar projects. A former EconoLodge got a complete facelift as a mission-style apartment building for supportive housing needs, and provides not only a great service but complements newer developments to make it feel like part of the community.”

PLATINUM

On-the-Boards Multifamily Project

9th Avenue North

Nashville, Tennessee

Architect/Designer | Humphreys & Partners Architects

Builder | ZMX, Inc.

Developer | M Cubed Developments, LLC

Interior Designer | HPA Design Group

Land Planner | Humphreys & Partners Architects

Landscape Architect/Designer | Thomas & Hutton

Situated on .54 acres in the lively town of Nashville will be 9th Avenue North—a three-story micro-unit studio community featuring 57 short-term rental apartments with surface parking. Conveniently located off Interstate Highway 65, residents will have direct access to major roadways providing a short commute to some of Nashville's major employers.

Located in the southern sector of the Buena Vista district, residents are within walking distance to grocery stores, award-winning dining options, parks, music venues, entertainment centers, and downtown Nashville's lively nightlife. Serving young professionals and executives seeking short-term leases, this unique property offers residents



ultra-efficient living spaces with five studio floor plans ranging from 378 to 433 square feet.

Paying tribute to the industrial aesthetic of the historic Buena Vista district, the building is outfitted with brick and steel architecture providing an ultra-urban feel with sleek interior finishes and open living concepts. Each unit includes a private exterior balcony, an in-unit washer and dryer, and stainless steel appliances. The wood-framed E-stack community includes more than 1,000 square feet of amenity space including a multifunctional clubhouse, bike storage, and leasing office.

FROM THE JUDGES

“The contemporary mix of materials provides great visual interest on the exterior, with the gables bowed out to help separate individual balconies. Inside, the metal separators in each studio provide a nice dual-zone setup between the sleeping and living areas.”



GOLD

Development up to 3 Stories, Built for Sale

207 & 209 8th Street NE

Washington, District of Columbia

Architect/Designer | EL Studio, PLLC**Builder** | DAKS Development, LLC**Developer** | Ditto Residential, LLC**Landscape Architect/Designer** | Coen + Partners

PAUL BURK PHOTOGRAPHY



GOLD

Development 4 – 7 Stories, Built for Sale

Willa

Austin, Texas

Architect/Designer | StoryBuilt**Builder** | StoryBuilt**Developer** | StoryBuilt**Interior Designer** | StoryBuilt**Interior Merchandiser** | Workplace Solutions**Landscape Architect/Designer** | Studio Balcones**Marketing Firm** | StoryBuilt

RACHEL KAY



GOLD

Development up to 3 Stories, For Rent

Penrose

Bozeman, Montana

Architect/Designer | Humphreys & Partners Architects**Builder** | Langlas & Associates**Developer** | Bridger Builders**Interior Designer** | Bridger Land Group**Land Planner** | Humphreys & Partners Architects**Landscape Architect/Designer** | Cashman Nursery & Landscaping**Marketing Firm** | Uncomn Projects

WHITNEY KAMMAN PHOTOGRAPHY AND ZAKARA PHOTOGRAPHY



GOLD

Development 4 – 7 Stories, For Rent

ONE501 Eckington

Washington, District of Columbia

Architect/Designer | Torti Gallas Urban**Builder** | Foulger Pratt Construction**Developer** | Foulger Pratt**Green Verifier/Rater Company** | LEED**Interior Designer** | MSA Interiors**Land Planner** | Torti Gallas Urban**Landscape Architect/Designer** | Parker Rodriguez

BRIAN TOMAINO (TGU); DOUG SANFORD



GOLD

Development 8 Stories and Over, For Rent

The Bowen

Austin, Texas

Architect/Designer | StreetLights Creative Studio**Builder** | StreetLights Construction**Developer** | StreetLights Residential**Interior Designer** | StreetLights Creative Studio

COLE HORCHLER



GOLD

Development 8 Stories and Over, For Rent

Tribeca Apartments DC

Washington, District of Columbia

Architect/Designer | Torti Gallas + Partners**Builder** | UIP General Contracting, Inc**Developer** | Tribeca Condominiums, LLC**Green Verifier/Rater Company** | WSP**Interior Designer** | Carlyn and Company**Land Planner** | CAS Engineering - DC, LLC**Landscape Architect/Designer** | Parker Rodriguez

BRIAN TOMAINO (TGP); UIP



GOLD

Student Housing

Inspire

Atlanta, Georgia

Architect/Designer | Niles Bolton Associates
Builder | Hoar Construction
Developer | Capstone Collegiate Communities
Interior Designer | Niles Bolton Associates
Land Planner | Niles Bolton Associates
Landscape Architect/Designer | Lorberbaum McNair & Associates

📷 CHAD BAUMER PHOTOGRAPHY & LUKER PHOTOGRAPHY



GOLD

On-the-Boards Multifamily Project

EO Apartments

Madison, Wisconsin

Architect/Designer | KTG
Builder | Summit Smith Development | Gilbane Development Company
Developer | Summit Smith Development | Gilbane Development Company
Interior Designer | Mary Cook Associates
Landscape Architect/Designer | JSD Professional Services, Inc.



SILVER

Development up to 3 Stories, Built for Sale

The Session

Washington, District of Columbia

Architect/Designer | Square 134
Builder | Monarch Building & Development Corp.
Developer | Monarch Urban
Interior Designer | Monarch Design
Marketing Firm | McWilliams | Ballard

📷 STUDIO TREJO



SILVER

Development 4 – 7 Stories, Built for Sale

The Lofts at 15th

Bellevue, Washington

Architect/Designer | KTG
Developer | Toll Brothers

📷 KELLY MORRISSEY | WILLIAM WRIGHT



SILVER

Development up to 3 Stories, For Rent

Copeland

Grand Prairie, Texas

Architect/Designer | JHP Architects
Builder | NRP Construction
Developer | The Wolff Company
Interior Designer | Private Label International

📷 DANIEL O'CONNOR PHOTOGRAPHY



SILVER

Development 4 – 7 Stories, For Rent

Jefferson Lumen

Irving, Texas

Architect/Designer | Humphreys & Partners Architects
Builder | JPI Construction
Developer | JPI Investment Properties
Interior Designer | Faulkner Design Group
Land Planner | Humphreys & Partners Architects
Landscape Architect/Designer | Studio Outside
Marketing Firm | ZRS Management

📷 DAN SELLERS PHOTOGRAPHY



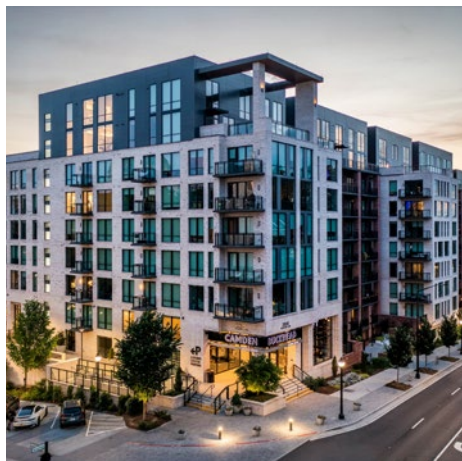
SILVER

Development 8 Stories and Over, For Rent

Atlantic Station

*Stamford, Connecticut***Architect/Designer** | Lessard Design**Builder** | Cappelli Organization**Developer** | Cappelli Organization

EDSON PHOTOGRAPHY



SILVER

Development 8 Stories and Over, For Rent

Camden Buckhead

*Atlanta, Georgia***Architect/Designer** | Niles Bolton Associates**Builder** | Camden Property Trust**Developer** | Camden Property Trust**Green Verifier/Rater Company** | US-EcoLogic**Interior Designer** | Faulkner Design Group**Interior Merchandiser** | Faulkner Design Group**Land Planner** | Niles Bolton Associates**Landscape Architect/Designer** | SITE Solutions

CHAD BAUMER PHOTOGRAPHY & ROB-HARRIS PRODUCTIONS INC

AFFORDABLE

PLATINUM

★ Best in Region—North Atlantic

Affordable, Multifamily

The Corden

Bronx, New York

Architect/Designer | Magnusson Architecture and Planning PC

Builder | DP Goup General Contractors

Developer | New Destiny Housing

Green Verifier/Rater Company | VHB Engineering, Surveying, Landscape & Geology P.C.

Landscape Architect/Designer | Terrain-NYC Landscape Architecture P.C.

ARI BURLING PHOTOGRAPHY / ESTO PHOTOGRAPHICS

A haven for low-income families and domestic violence survivors, The Corden offers 62 affordable units, onsite service offices, common areas and biophilic elements to support residents' health and wellness.

Built on lots owned by two municipal agencies, air rights were transferred from an adjacent basketball court, which was refurbished as part of the development. The resulting eight-story, L-shaped building balances openness with privacy for a sensitive population.



Large windows fill apartment interiors with natural light, while street-level privacy grilles protect anonymity. The Corden also boasts windows along its corridors and even its stairways as an invitation to walk and an inclusive approach to daylighting.

A landscaped courtyard beckons from the lobby with café tables, a passive recreation lawn, and a deck surrounded by lush vegetation and large wood benches. The ground floor also has



FROM THE JUDGES

This development sets a high bar from a design standpoint and provides a good service for the community. Residents have access to a bunch of great amenities, including all of the green space designed in and around the building. It serves an important demographic, and really did a great job creating a welcoming and functional space.”

a children's playroom, multipurpose rooms, a computer lounge and social service offices.

On the eighth floor, a lounge area and laundry room overlook a green roof and a distant Manhattan skyline. An adjacent program/library space is drenched in sunlight through its east-facing glass wall and solarium ceiling.

The building meets the requirements of Enterprise Green Communities with EPA Energy Star Multifamily High Riser Program compliance.



GOLD

Affordable, Multifamily

March Veterans Village

Riverside, California

Architect/Designer | Danielian Associates Architects + Planners

Developer | WM. C. Buster Inc.

Green Verifier/Rater Company | Green Dinosaur

Landscape Architect/Designer | Urban Arena

DAVIES IMAGING GROUP



SILVER

Affordable, Multifamily

Church Hill North | Armstrong Renaissance

Richmond, Virginia

Architect/Designer | Torti Gallas + Partners

Builder | KBS

Developer | The Community Builders; Richmond Redevelopment and Housing Authority; City of Richmond (Land Lessor)

Land Planner | Torti Gallas + Partners (Land Planner) Timmons (Civil)

Landscape Architect/Designer | Cite Design

BRIAN TOMAINO (TGP)



SILVER

Affordable, Multifamily

Sunnydale

Sunnydale, California

Architect/Designer | LDP Architecture

Builder | Nibbi Brothers General Contractors

Developer | Mercy Housing

Green Verifier/Rater Company | Bright Green Strategies

Landscape Architect/Designer | Cliff Lowe Associates, Inc

DAMONTE



PLATINUM

Entire Home, \$250,001 – \$750,000

Alluring Alteration

Providence, Rhode Island

Architect/Designer | Brewster Thornton Group Architects, LLP

Builder | Pariseault Builders

Interior Designer | Ktopia Home

ROBERT BREWSTER PHOTOGRAPHY

This historic three-bedroom, three-bath home had a fantastic shell, but the floor plan was disorganized and needed readjustment to transform the home into a space designed for living life well. As the home is settled neatly in an historic neighborhood, the interior alterations reflect the beauty and polish of its exterior, while still bringing modern utility and design to the space.

With some rearranging, the kitchen, dining room and living room were brought together into a cohesive main living area. The new layout allows for better flow within the home, the design elements of each space transitioning smoothly between them.

To make more room for hosting friends and family overnight, the home owners challenged the architect to find room for a fourth bedroom, but it would have been a tight squeeze. The solution was to design a lofted swing space that can convert into a spare bedroom if needed.

A lack of natural light guided the design, which optimizes the amount of light that enters from the existing windows. In the kitchen, a new window and doorway to the backyard bring in even more light. In the center of the home, a clerestory section above brightens the halls.



FROM THE JUDGES

The renovation reflects a great job utilizing the existing footprint to create a much less compartmentalized design. Lots of natural light also helps add to the open, airy flow of the home, including the crow's nest in the center.

BEFORE



PLATINUM

Remodel of the Year

Entire Home, Over \$750,000

Otto Stark Home

Grand Rapids, Michigan

Architect/Designer | Deidre Interiors

Builder | New Urban Home Builders

Green Verifier/Rater Company | GreenEdge of Michigan

Interior Designer | Deidre Interiors

GEOFF SHIRLEY PHOTOGRAPHY

This project revitalized a 1967 modern home by noted Chicago architect Otto Stark—reportedly, the only residence Stark ever designed outside of his own. The goal was to honor the home's architectural significance while renovating to increase livability for new owners and improve energy efficiency.

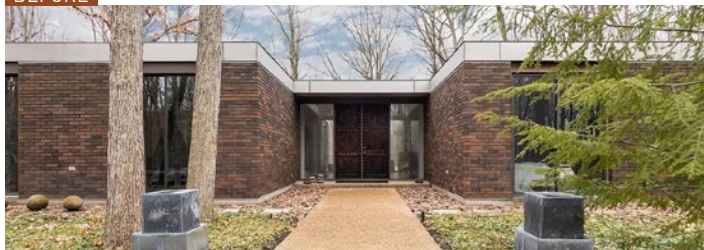
Designed in an H shape, the home's main level features public and private wings. To prime the

public spaces for casual entertaining, walls were removed to open the floor plan. The kitchen was moved and enlarged, walnut waterfall paneling was introduced to delineate the dining area, and a new screened porch extends the living area into beautiful woods surrounding the home.

Adding luxury to the private wing, two bedrooms and a bathroom were combined into a spacious primary suite. Downstairs, a den became an additional garage stall.

Throughout the home, foam was added to sound deaden and insulate. Mechanical systems were entirely updated. Stark's architectural vision was honored by maintaining the home's original envelope and repurposing unique features, including converting hand-carved Spanish entry doors acquired by Stark specifically for the home into cabinets. Ultimately, this process created a refreshed, efficient and more hospitable version of their remarkable home.

BEFORE



FROM THE JUDGES

This renovation is respectful of original style, but really cranked it up. The brick exterior gets a facelift with ample windows to open it up, while the black finish tones down its original trim. The solid wood door creates a strong entry point that carries throughout the home, with its warm natural tones and attention to detail. Even old furniture pieces find new purpose, including a creative cabinet-turned-bathroom vanity treatment.

PLATINUM

Kitchen, up to \$75,000

Funk it Up

Littleton, Colorado

Architect/Designer | Red Pencil Architecture
Builder | Gruber Construction
Interior Designer | Kimberly Timmons Interiors

📷 KYLIE FITTS PHOTOGRAPHY

The home owners of this dated 1970s home wanted a fully open concept, colorful and inviting space that had moments of midcentury funk.

FROM THE JUDGES

“This renovation represents not just an aesthetic change, but a functional one as well, in the way that it has expanded the space and taken greater advantage of the space’s natural light. The area is much more open, and coordinates with the surrounding spaces to create a nice transition. The updated mixture of materials establishes stronger focal points—most notably with the existing skylights, which felt lost in the previous design.”

The kitchen was closed off, traditional and uninspired, so walls were torn down to create an open, airy space that included the entry, kitchen, great room and dining room. This created a unique architectural problem because of the necessary support of a structural post in the middle of the room. The solution was a high-contrast, bold black column that draws the eye up to the newly vaulted ceilings enhanced with wood planking.

The high-contrast design elements throughout the kitchen include stark whites and moody blacks,

complemented with warm woods and gold accents, giving the space a luxurious feel. Two-toned cabinetry adds visual interest while the live-edge wood bar top frames the large island. The space is functional with room to entertain, cook a meal or do homework. The artfully placed floating shelves in front of the kitchen window allow natural light to flow throughout the space without compromising on storage. Lastly, the epic oversized gold pendants make a statement with their brushed gold finish, shining a spotlight on this stunning kitchen.



BEFORE



BEFORE

This renovation revitalized a 1967 modern home by noted Chicago architect Otto Stark—reportedly, the only residence Stark ever designed outside

of his own. The design goal was to honor the home’s architectural significance while increasing livability for its new owners.

A key objective was to reconfigure a public wing on the main level to better accommodate casual entertaining. The focal point became a reimagined kitchen.

The home’s original kitchen was small, enclosed on three sides, devoid of windows, and both literally and aesthetically disconnected from surrounding spaces. The solution was to remove it and build an entirely new one at the front of

the house. At twice the size of the original, and featuring an expansive island and nearby sitting area, the new kitchen offers ample space for gathering. Floor-to-ceiling windows showcase the surrounding woods. Warm, white oak floors and oversized Douglas fir cabinetry replace cold linoleum and metal cupboards, and new appliances with Douglas fir paneling blend seamlessly into the room. A piece of statement art provides a joyous pop of color. The updated floor plan now visually connects the new kitchen, dining and living areas, creating a comfortable and flowing environment for guests.

FROM THE JUDGES

“The finishes in the kitchen are amazing—it’s clear the designers put care into every detail. The warm hues, the creative table layout, the well-integrated hood and overall clean lines add a modern polish while still respecting the home’s original mid-century aesthetic.”

PLATINUM

Kitchen, \$75,000 – \$125,000

Otto Stark House Kitchen

Grand Rapids, Michigan

Architect/Designer | Deidre Interiors
Builder | New Urban Home Builders
Green Verifier/Rater Company | GreenEdge of Michigan

Interior Designer | Deidre Interiors

📷 GEOFF SHIRLEY PHOTOGRAPHY



BEFORE



serene and minimal style that provided project inspiration.

The existing kitchen was a small, dark galley. The home owners dreamed of modern, harmonious spaces for gathering, cooking and creating dialogue between the kitchen and the landscape. A new addition boasts an open, light-filled kitchen and dining area with gliding doors to the outside. A large island with seating, functional cooking areas, plenty of storage and a “coffee and appliance bar” were designed. The kitchen seamlessly incorporates aging-in-place features.

Modern details marry with warm materials in the mid-century aesthetic, including bleached walnut and painted cabinets, walnut shelving set against stacked glass tile, and walnut beams in the new vaulted ceiling. Warmly veined quartzite tops the counters and is featured behind the stove.

PLATINUM

Kitchen, over \$125,000

Westport-Wakeman Transformation

Westport, Connecticut

Architect/Designer | Fresh Architect, LLC
Builder | Chard Builders, Inc.
Interior Designer | Fresh Architect, LLC
Landscape Architect/Designer | Glengate

EMILY SIDOTI PHOTOGRAPHY

An energetic couple, both retired teachers, have lived for 45 years in their Westport, Conn., home. A published photographer, the home owner has a

FROM THE JUDGES

“By bumping out the whole wall to the right to open up the kitchen, the designers maximized the budget for more than just a kitchen layout. It’s a big transformation that pays off to create a calm and elegant, yet highly functional space, that adds immense value to the home. The soft contrast in color and material really sets the tone for its look, while thoughtful elements—such as the separate work area and central island for entertaining—make it useful and versatile.”

Pendants reflect bell flowers found in their garden, and the dramatic “vines pendant” suspends its branches over new spaces. The clients feel the transformation of their kitchen has created a heart to their home.



GOLD

Entire Home, \$250,001 – \$750,000

Groton Road Reno

Bloomfield Township, Michigan

Architect/Designer | TR Design Group
Builder | Bingham Development

BETH SINGER PHOTOGRAPHER



GOLD

Entire Home, Over \$750,000

The Power of Collaboration

Cary, North Carolina

Architect/Designer | Paces & Roehm Architecture
Builder | Rufty Homes
Landscape Architect/Designer | Arnette Clark Design
Marketing Firm | FatCat Strategies

TAD DAVIS PHOTOGRAPHY



GOLD

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

Applewood Addition

Lakewood, Colorado

Architect/Designer | Zaga Design Group
Builder | Right Angle
Interior Designer | Pop Candy Design

KYLIE FITTS PHOTOGRAPHY



GOLD

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

Jimmy Lake

Bellevue, Washington

Architect/Designer | ProAdmin Services

Builder | Timberline Patio Covers

Marketing Firm | ProAdmin Services

 PROADMIN SERVICES



GOLD

Kitchen, up to \$75,000

Des Peres Kitchen Renovation

Des Peres, Missouri

Architect/Designer | AP, A

Builder | Aleto Construction Group

 MATT CARLSON PHOTOGRAPHY



GOLD

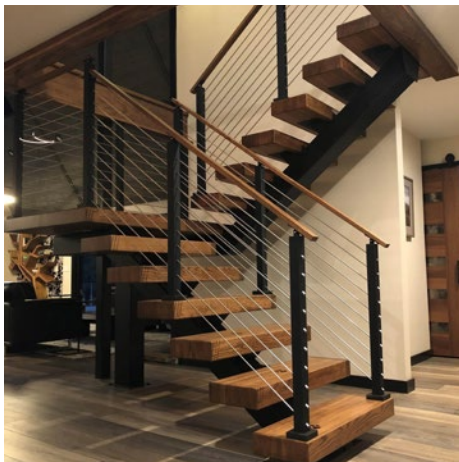
Kitchen, \$75,000 – \$125,000

Firehouse Kitchen

Detroit, Michigan

Interior Designer | KSI Kitchen & Bath

 MARTIN VECCHIO PHOTOGRAPHY



GOLD

Specialty Project

Western Mountain Home

Flagstaff, Arizona

Architect/Designer | Doug Walter Architects

Builder | Owens Construction

Green Verifier/Rater Company | Two Trails

Interior Designer | Owens Construction

 COURTNEY FAUSS PHOTOGRAPHY



SILVER

Entire Home, \$250,001 – \$750,000

Ravenswood Renovation

Montague, Michigan

Architect/Designer | 42 North - Architecture + Design

Builder | Ashby Custom Homes

Interior Designer | Francesca Owings Interior Design

 42 NORTH



SILVER

Entire Home, Over \$750,000

Craftsman Farmhouse

East Providence, Rhode Island

Architect/Designer | Gail Hallock Architect, Inc

Builder | SR Fine Home Builders

 NAT REA PHOTOGRAPHY



SILVER

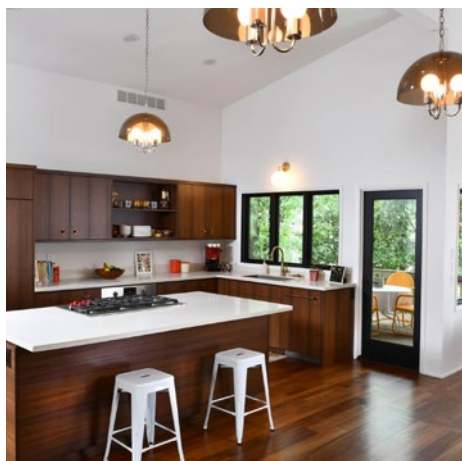
Kitchen, up to \$75,000

Rejuvenating Kitchen Transformation

Marion, North Carolina

Builder | Semper Fi Custom Remodeling
Interior Designer | Home Source Design Center

📷 RYAN THEEDE PHOTOGRAPHY



SILVER

Kitchen, \$75,000 – \$125,000

Midcentury Kitchen: Openness

Ames, Iowa

Architect/Designer | Iowa Home Crafters
Builder | Silent Rivers

📷 PAUL GATES PHOTOGRAPHY



SILVER

Kitchen, over \$125,000

Picture Perfect Kitchen

Shrewsbury, Massachusetts

Builder | Joseph Kupstas, RemodelWerks, LLC

📷 JESSICA CALLAHAN PHOTOGRAPHY



SILVER

Bath, up to \$50,000

Funk it Up

Littleton, Colorado

Architect/Designer | Red Pencil Architecture
Builder | Gruber Construction
Interior Designer | Kimberly Timmons Interiors

📷 KYLIE FITTS PHOTOGRAPHY



SILVER

Aging in Place

River Pointe

North Kingstown, Rhode Island

Builder | SR Fine Home Builders

📷 NAT REA PHOTOGRAPHY



XX RM



NYFW THE SHOWS

Brass & Black

Hot Trends from New York Fashion Week

Café recently partnered with fashion designer Rebecca Minkoff at New York Fashion Week to spot the hottest trends to inspire Café's new hardware finishes. Take a look at what Rebecca had to say.

“*Hardware* is one of the most important ways I show my design aesthetic. It's how the brand is identified.”



“*Brass* is everywhere. It's an incredibly beautiful, rich hardware that only gets better with time.”

“*Flat Black* is core to every collection. It's our most popular color so it's really a classic at this point.”



PRESENTED BY CAFÉ APPLIANCES

C A F É

Inspired by the runway

Kitchen Finish Trends

Café appliances brings trends from the runway into the kitchen space with two new choices of hardware finishes in Brushed Brass and Flat Black.



Brushed Brass

Warm yet striking, this dramatic finish is a rich accent to your appliances.



Flat Black

Sophisticated and inviting, this head turning matte finish is a modern twist on a classic hardware choice.



Complete the Look with new Café hardware which now seamlessly coordinates with KOHLER finishes.



Café
Brushed Brass



KOHLER
Vibrante® Brushed
Moderne Brass



Café
Flat Black



KOHLER
Matte Black



PLATINUM

Single-Family Community, 100 Units and Over

Trilith Community

Fayetteville, Georgia

Architect/Designer | Lew Oliver Inc.

Builder | Builders Guild

Developer | Trilith Development

Green Verifier/Rater Company | SK Collaborative

Land Planner | Lew Oliver inc.

Marketing Firm | Cookerly

📷 AJ PARKER MEDIA



This is a community where makers, entrepreneurs and storytellers can find fulfillment in every way. Sitting at the corner of comfort and possibility, the homes are each individually designed with intention and distinct from the rest. Across the way is a filmmaking destination with 700 acres of studios and the industry's most sought-after creators and craftspeople.

Inspired by Europe's walkable and picturesque villages, the Town at Trilith adds a modern twist and Hollywood luxury to classical architecture to create a harmonious blend of functional and beautiful places to live ranging from multifamily units to micro homes to mansions and more.

“FROM THE JUDGES
Architectural aesthetic of this community is unique and fresh, with a lot of variation in the elevations to make it seem more customized. The parks and green spaces threaded between the community help attract a different lifestyle, with the community catering immediately to the campus nearby. The clubhouse area and retail spaces also add a cool vibe.”

Geothermal at every home and miles of trails augment a community devoted to individual and family health.

Creativity is a tenet of this town, whether in the classroom of its own school or through

experiences in the community. A carefully curated collection of shops and restaurants for the Town Centre provides unexpected cuisine from award-winning local chefs and exciting wares and experiences from local boutiques.



“FROM THE JUDGES
This project features great architecture with clean interiors, peppered with fun pops of color. The design has a strong hospitality drive to its approach, including the adjacent hotel. The roof deck is a nice asset for residents as well.”

PLATINUM

Mixed-Use Community, Multifamily

The Q Topanga

Woodland Hills, California

Architect/Designer | Newman Garrison + Partners

Builder | California Home Builders

Developer | California Home Builders

Interior Designer | CDC Designs

Land Planner | Newman Garrison + Partners

Landscape Architect/Designer | EPT Designs

📷 JUAN TALLO PHOTOGRAPHY

This 347-unit luxury, mixed-use hospitality-oriented development was designed to fulfill the spirit of the Warner Center Specific Plan. It fronts Topanga Canyon Boulevard, directly across from Village at Westfield Topanga shopping mall, with approximately 19,924 square feet of restaurants and office spaces.

Residents enjoy a full complement of amenities, including resort-style pool, courtyards, rooftop deck, and outdoor movie theater with lawn seating. Other amenities include 2,673 square feet of indoor-outdoor club/lounge areas, game room, gourmet teaching kitchen, and a 7,500-square-foot fitness/yoga studio. The project is built on a previously underperforming commercial site and provides the area with a mix of market-rate units in addition to short-term “hotel” units, creative office, and restaurant/café spaces to complement the surrounding community.

The development's primary challenge was the site soils quality, limiting the building height and therefore the potential for maximizing the residential unit count. This challenge was overcome by the implementation of a hybrid podium construction typology, which allowed for an additional level to be constructed above the otherwise maximum building code specified height. This allowed for the residential component to be maximized, meet the project program and satisfy the commercial requirements at the ground level, adjacent to the public streets.



PLATINUM

★ Best in Region—Pacific

Infill Community

SoHay

Hayward, California

Architect/Designer | DAHLIN Architecture | Planning
| Interiors**Builder** | Taylor Morrison

ARGAST PHOTOGRAPHY

The community seamlessly connects disjointed parcels of Caltrans land originally intended to become a freeway into a series of connected neighborhoods.

This plan is achieved through a progressive, holistic approach to walkability, open-space framework, neighborhood character, sustainability and contemporary architectural styles.

As a public/private partnership, this new community was required to meet the needs of both the public and private sector:

Relocating and upgrading a neglected public park into a connected amenity with unique features and amenities, and continuing this connectivity to link the disjointed parcels so both residents and the surrounding neighborhoods have direct walking and biking access to the park amenity, as well as the new retail along Mission Boulevard.

Rather than a homogenous set of buildings, the project provides a wide range of housing opportunities from mixed-use apartments to cluster townhomes to row townhomes. Although all buildings are a fresh contemporary style of architecture, the variety of building forms and scale create a diverse neighborhood with a unique character catering to a wide range of demographics and income range. Unit plans range from one to three bedrooms and one to three-and-a-half bathrooms, with attached garages and private outdoor decks.

FROM THE JUDGES

“The way that the developers took three distinct plots and put them together is impressive. The site plan showcases a lot of detail, including all the walking paths and integration between the plots and their outdoor spaces. The project really transforms the area and provides an affordable, attainable product.”

“For what seems like a relatively small space, this facility was well designed for size and balance, with a number of stylish elements to help it stand out. Edison lights create ambience, while the wall materials help to bring the outdoors in and connect it the pool and other surrounding spaces. The protruding facades create an exterior that is both modern and traditional at the same time.”



PLATINUM

Community Facility, 251-1000 Units

The Cove at Sea Haven

Marina, California

Architect/Designer | DAHLIN Architecture | Planning
| Interiors**Builder** | Wathen Castanos

VANTAGE POINT PHOTOGRAPHY

The community comprises single-level and two-story homes targeted to families, move-up buyers and move-down buyers, so the Clubhouse provides a variety of shared spaces with a focus on social connections and community events to create a sense of belonging and appeal to a broad range of people.

The architectural style was inspired by a Napa Valley winery and reflects a warm, inviting cottage character utilizing a “village of forms” to accommodate a diverse program. The strong stone forms were placed in such a way as to define outdoor “rooms,” creating a variety of entertainment and event spaces important for larger community gatherings.

Inside, the Clubhouse features several bar/lounge areas, prep kitchen, game room and a multi-purpose room leading into an expansive outdoor patio. The west end of the Clubhouse building features an outdoor patio above terraced seating, which overlooks event lawn 1 and an elevated stage for community concerts. A variety of outdoor lounge areas line event lawn 2, leading toward the outdoor pavilion that is complemented by a pre-function gathering space and bocce courts.



FROM THE JUDGES

“This is the perfect gathering spot for a community of this size, all the way down to the details. From smart outlets at the bar to raised garden beds outdoors to the incorporation of greenery and color, this facility provides a fun, welcoming spot that residents can utilize day in and day out.”

PLATINUM

★ **Best in Region—Mountain**

★ **Community or Community Facility of the Year**

Community Facility, 1001 – 3000 Units

The Hub

Loveland, Colorado

Architect/Designer | RHA (Robert Hidey Architects)

Developer | McWhinney

Interior Designer | Creative License International

Interior Merchandiser | Creative License International

Land Planner | McWhinney

Landscape Architect/Designer | DTJ

Marketing Firm | Strada

📷 JONATHAN ALSOBROOK

The Hub is the welcome center for the new Kinston master-planned community—the all-important “third place” for residents and their friends and families. It is situated on a grassy hillside that looks west toward the Front Range mountains of northern Colorado.

Although it is a new build, its design is meant to suggest an adaptive reuse of two older buildings: an agrarian, farmhouse-style structure, and a brick, mercantile structure. Knitted together by a glass entryway, these two components create a warm gathering space and a sense of place in a brand-new development. The design choices reflect the terrain and the origins of the land—including cattle brands in the floorboards, a local artist’s Colorado wildflower mural and framed photos from the original homestead.

The Hub features a family-owned craft brewery and coffee shop called Mountain Cowboy, coworking spaces, a gathering room for community events, outdoor social spaces and a splash pad, indoor and outdoor art, five fireplaces, a community/demonstration garden, and water-wise native landscaping. To take advantage of mountain views, the team elevated the building site by 8 feet.

PLATINUM

Community Facility, 3001– 5000 Units

Harvest Phase II Amenity Buildings

Northlake, Texas

Architect/Designer | LRK

Builder | J. Nichols Construction

Developer | Hillwood Communities

Landscape Architect/Designer | TBG

📷 CHARLES DAVIS SMITH, LLC

Drawing from the community’s farm-to-table theme with modern interpretations of agricultural building forms, Harvest’s newest amenity buildings terminate the linear green axis and amenities that form the spine of the community.

A porch is where a community gathers for events—big, small, and everything in between. The event pavilion, thefrontPORCH, is a large multipurpose, covered outdoor event space with restrooms and storage. The slatted skin and large sliding doors provide air circulation and transparency during the day and become a community beacon when softly lit at night.

Flexibility was critical for the design. ThefrontPorch functions as a stage for large



FROM THE JUDGES

“The icon imagery is outstanding, and the way multiple buildings layer together and are complemented by the landscape architecture is stunning. The open design allows for a lot of natural ventilation, which is very fitting for the climate it’s in, and provides good flow and openness for an effective gathering spot—with almost a Central Park-type feel.”

events on the lawn, shaded space for outdoor fitness, enclosed space for smaller events, and a place for families and friends to gather around picnic tables while kids play on the adjacent playground.

Physical and mental wellness is crucial to every community’s health. The fitBARN is a multifunctional gym and fitness center serving

the Harvest community. fitBARN contains a large indoor equipment space, outdoor lap pool, outdoor exercise area, restrooms and storage. Glazed openings create a connection with the surrounding context, blur interior and exterior space, and form a visual link with the linear green axis.

**PLATINUM**

Community Facility, 5000+ Units

Disney Flamingo Crossings Village East

Winter Garden, Florida

Architect/Designer | Niles Bolton Associates**Builder** | FaverGray**Developer** | American Campus Communities**Interior Designer** | Niles Bolton Associates**Land Planner** | Niles Bolton Associates**Landscape Architect/Designer** | Niles Bolton Associates

PRESTON MACK PHOTOGRAPHY

With a 61-acre site and 3 million square feet of programmed space, Flamingo Crossings Village East—designed as half of Walt Disney World's new home for its College Intern Program—is itself the scale of a small college. The site plan creates a pedestrian-oriented experience for the 5,284 residents by pushing parking and vehicular traffic to the periphery and centering a 4.5-acre Quad in the site, to which all neighborhood pathways lead.

Every aspect of the new live/learn/play community strives to surprise and delight residents while reflecting the client's unique history, culture, brand and commitment to distinctive placemaking. Taking cues from Disney Parks and Resorts, where the entrance is the magical point of immersion into the guest experience, the Education (Apprentice Hall) and Community

**FROM THE JUDGES**

The design really catered to its target audience, from the great use of colors to the incorporation of quiet study spaces. The project is so thoughtful and considerate of the different needs of the student body living there, and in how they used the buildings to frame the space to create almost a mini city.”

Center buildings sit united under one gestural roof. The space between them is transformed into an open threshold “main street” that serves as the passageway into the Disney collegiate experience.

Through the entry portal, amenities are expansive beyond imagination and include a graduation lawn, central outdoor amenity hub with outdoor sports courts and playing fields, courtyard seating in its sheltered bosque and fountain, and two resort-style zero-entry swimming pools.

**FROM THE JUDGES**

This is a strong site plan, with a clear concept and design aesthetic. Well-placed green spaces create an immediate sense of community, and mobility around the community is intentional and scenic. The tower structure in the community gathering areas also provides a strong focal point and anchors the buildings.”

PLATINUM

On-the-Boards Community

Kinston at Centerra

Loveland, Colorado

Developer | McWhinney**Land Planner** | DTJ DESIGN**Landscape Architect/Designer** | DTJ DESIGN**Marketing Firm** | Strada

DTJ DESIGN

Kinston fuses timeless ideas of place with fearless forward-thinking applications. Oriented around

parks, peppered with public areas, and braided with an extensive and connecting trail system, the neighborhoods are reminiscent of classic towns—textured, unique and a bit quirky to appeal to a diversity of residents and encourage spontaneous meetings. Residents gather at the Kinston HUB, a meeting place to explore an extensive trail and open space network, parks and adjacent amenities.

The character at Kinston incorporates contemporary elements within traditional and familiar forms, extending beyond architecture into the landscape and amenities. Strategically planned with 16-plus housing types, this hybrid approach to community design creates variety of character while appealing to the client's business strategy of phasing and construction. Architectural styles embrace the regional character, offering thoughtful design and greater variety than what buyers have come to expect.

Committed to sustainability and redefining beauty to embrace the aesthetic of the Colorado Front Range, Kinston utilizes a water-wise palette of native and adapted plants in a high-desert environment. An extensive set of design guidelines, with input from the partnering High Plains Environmental Center, sets expectations for streetscapes and private yards that adapt to low water use.



GOLD

Single-Family Community, 100 Units and Over

Hartness

Greenville, South Carolina

Architect/Designer | Lew Oliver Inc.

Developer | Hartness Development, LLC

Land Planner | Lew Oliver Inc.

 VENTRESS GROUP



GOLD

Infill Community

Downton Walk

Saratoga Springs, New York

Architect/Designer | Witt Construction

Builder | Witt Construction

Developer | Witt Construction

Land Planner | Witt Construction

Landscape Architect/Designer | The LA Group

 RANDALL PERRY PHOTOGRAPHY



GOLD

Community Facility, 251-1000 Units

Lake Las Vegas

Henderson, Nevada

Architect/Designer | SHJ Studio

Builder | Crisci Builders

Developer | Pulte Del Webb

Interior Designer | Kimberly Timmons Interiors

Land Planner | Slater Hanifan Group

Landscape Architect/Designer | Summers/Murphy & Partners

 DAVIES IMAGING GROUP



GOLD

On-the-Boards Community

TerraSante

Goodyear, Arizona

Developer | Scott Ward

Land Planner | Alan Beaudoin

Landscape Architect/Designer | Mary Estes



SILVER


Single-Family Community, 100 Units and Over

NUVO Parkside

Ontario, California

Architect/Designer | Bassenian Lagoni

Builder | The New Home Company

 ERIC FIGGE PHOTOGRAPHY / WARMFOCUS / BASSENIAN LAGONI



SILVER

Mixed-Use Community, Single-Family

Westhaven

Franklin, Tennessee

Architect/Designer | Southern Land Company

Builder | Southern Land Company

Developer | Southern Land Company

Land Planner | Southern Land Company

Landscape Architect/Designer | Southern Land Company

Marketing Firm | Southern Land Company

 SOUTHERN LAND COMPANY



SILVER

Mixed-Use Community, Multifamily

Avia

Salt Lake City, Utah

Architect/Designer | KTG
Builder | Wadman Corporation
Developer | Domain Companies | Giv Group
Interior Designer | Farouki Farouki

📷 RICHER IMAGES | KELLY MARSHALL PHOTO



SILVER

Green Community

Whisper Valley

Austin, Texas

Architect/Designer | ASD SKY
Developer | Taurus Investment Holdings
Green Verifier/Rater Company | EcoSmart Solution
Interior Merchandiser | Creative License International
Land Planner | SEC Planning
Landscape Architect/Designer | SEC Planning
Marketing Firm | Anderson Hanson Blanton

📷 ANDERSON HANSON BLANTON



SILVER

Community Facility, 251-1000 Units

Regency at Montaine Clubhouse

Castle Rock, Colorado

Architect/Designer | DTJ DESIGN
Builder | Toll Brothers
Developer | Toll Brothers
Land Planner | DTJ DESIGN
Landscape Architect/Designer | DTJ DESIGN

📷 ERIC LUCERO PHOTOGRAPHY



SILVER

On-the-Boards Community

Dellrose

Hockley, Texas

Architect/Designer | KTG
Builder | Empire Communities
Developer | Empire Communities
Landscape Architect/Designer | KGA/DeForest Design

📷 RENDERINGS BY KTG



PLATINUM

Kitchen, Production/Spec

Luxury Home Kitchen

Rochester, Michigan

Builder | Mocer Homes

Interior Designer | KSI Kitchen & Bath

PHOTOGRAPHY | MARTIN VECCHIO PHOTOGRAPHY

The vision for this kitchen was a modern design with warm wood tones and lots of texture and movement. The goal was to be creative with storage and not just fill the space with cabinets.

Designing hidden work areas—such as the coffee bar and smoothie prep station on the fridge wall—brought added function to the kitchen. The pocket door system for the hidden coffee bar and smoothie prep station had to be engineered onsite.

The quartzite shelf above the range adds function and visual interest to the wall of quartzite. The extra-large hood needed support from the surrounding cabinets. A contrasting onyx maple stain for the interior of the glass cabinets and the floating shelf area add visual contrast.

The depth of the front island cabinets was reduced to make room for the full-depth wine fridge, and trim was added above the cabinets to increase the overall height of that counter.



FROM THE JUDGES

The high ceilings in this kitchen add drama and open the space, with a lot of eye-catching details to create a unique space—including the incorporation of exterior materials to complement the adjacent outdoor space. The range hood is strategically hidden under a beautiful marble slab, which is complemented by the island surface. The island also has a creative wine fridge built-in at the edge for easy access.”

PLATINUM

Owner Suite, Custom

Elk Mountain Zen

Asheville, North Carolina

Builder | Living Stone Design + Build

PHOTOGRAPHY | RYAN THEEDE PHOTOGRAPHY

Tucked away in the Blue Ridge Mountains, the private Elk Mountain Zen is an epic vacation home. The clients’ style was modern luxury with a homey twist, and their inspiration was Hollywood Hills style in the Asheville Mountains.

The beautiful custom primary suite was created to have a clean and modern, yet inviting, feel. The contrast between the black concrete, rich wooden bed and white walls makes this space welcoming.

Special features include:

- A custom-built floating bed and nightstands attached to a beautiful room divider,
- Bifold doors to make the exterior an extension of the interior,
- A closet with custom cedar built-ins to optimize organization, and
- A luxurious, window-lined wet room.

This amazing space also includes a floor-to-ceiling concrete tiled accent wall/fireplace. Custom panels prevent overheating and cracking throughout the wall.



FROM THE JUDGES

The accordion walls open up the back of the home to great outdoor spaces and make key living areas live larger. A see-through fireplace also helps connect the owners’ bedroom with the great room. The wet room brings the outdoors in with ample windows, while clever details—such as different tiles for different functions—add to its visual impact.”

PLATINUM

Specialty Room/Project, Production/Spec

Blackacre

Austin, Texas

Architect/Designer | Jauregui Architecture Interiors Construction
Builder | Jauregui Architecture Interiors Construction
Interior Designer | Jauregui Architecture Interiors Construction
Landscape Architect/Designer | Jauregui Architecture Interiors Construction
Marketing Firm | Jauregui Architecture Interiors Construction

PISTON DESIGN

This Santa Barbara modern home has broad appeal for its classic, yet refreshing, style. The open floor plan appeals to the growing affluent family, inviting togetherness, as well as designated activities—such as these his and her office spaces.



FROM THE JUDGES

“His and hers offices are great solutions to the work-from-home needs that have become more prevalent in recent years. Both are well-detailed, with ample built-in storage and functionality, and warm finishes help create a calm work environment. Elegant design features, such as the coffering in his office, add visual interest as well.”

PLATINUM

Specialty Room/Project, Custom

Papillon Residence Foyer

Beverly Hills, California

Architect/Designer | Landry Design Group, Inc.
Builder | Peter McCoy Construction
Interior Designer | Philip Nimmo & Company

MANOLO LANGIS PHOTOGRAPHY

For their residence in Beverly Hills, the clients desired a home that reflects their love for formal French chateaux and contemporary design. A hybrid language was created by taking elements from traditional French architecture and simplifying them to their purest forms.

The front façade recalls the symmetry and balance of this classic style, but the detailed French elements have been simplified and reinterpreted. The hybrid theme continues inside the home, where simple steps and light coves become a contemporary interpretation of traditional moldings and coffered ceilings.

The plan has a strong parti with the foyer rotunda cored from a central block and surrounded by a void that acts as the main circulation for the house. The central axis from the pedestrian gate to the entry draws one inside, through the house and out to the rear yard. The view is framed by the sensuous curves of the double staircase with its handrail carved into the Indiana buff limestone walls.

Seagrass limestone floor with brass inlays complements the space. The sun circles the rotunda, throwing shadows across the invitingly smooth masonry of its walls, and the butterflies of the custom crystal chandelier seem to merge in a sparkling cloud of light.

FROM THE JUDGES

“The dual staircases create a dynamic entry to this contemporary home, with powerful ceiling elements overhead to draw the eye upward. The cascading butterflies and steplighting underneath the treads add elegance to the space, both day and night.”





GOLD

Kitchen, Production/Spec

Marbella

Fort Myers, Florida

Architect/Designer | AR Franchising, Inc.
Builder | AR Homes Ft. Myers (Lyons Housing, LLC)
Interior Designer | AR Franchising, Inc.

📷 ROB-HARRIS PRODUCTIONS



GOLD

Owner Suite, Production/Spec

Stone Radius

Paradise Valley, Arizona

Architect/Designer | Drewett Works
Builder | Bedbrock Developers
Developer | Bedbrock Developers
Interior Designer | Ownby Design

📷 WS PHOTO



GOLD

Owner Suite, Custom

Virginia Elegance

Winter Park, Florida

Architect/Designer | Phil Kean Design Group
Builder | Phil Kean Design Group

📷 UNEEK IMAGE



GOLD

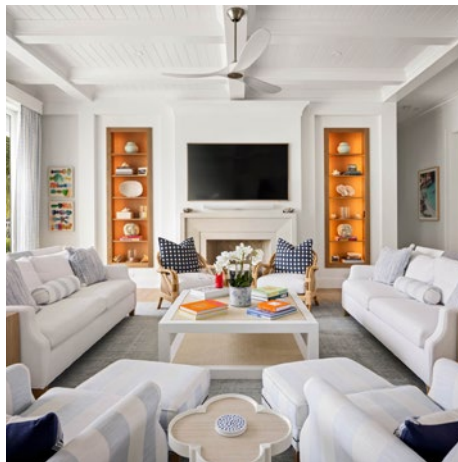
Specialty Room/Project, Production/Spec

Newport

Carmel, Indiana

Architect/Designer | AR Franchising, Inc.
Builder | AR Homes Indianapolis (Christopher Scott Investments, Inc.)
Interior Designer | AR Franchising, Inc.

📷 DIANA TODOROVA PHOTOGRAPHY



SILVER

Kitchen, Production/Spec

Harbor House

Longboat Key, Florida

Builder | Ross Built LLC

📷 RYAN GAMMA PHOTOGRAPHY



SILVER

Kitchen, Production/Spec

Parkstone Kitchen & Scullery at Grand Reserve

Roswell, Georgia

Architect/Designer | Toll Architecture
Builder | Toll Brothers
Developer | Toll Brothers
Interior Designer | Builders Design
Interior Merchandiser | Builders Design

📷 WARREN BOND PHOTOGRAPHY



SILVER

Kitchen, Custom

Virginia Elegance

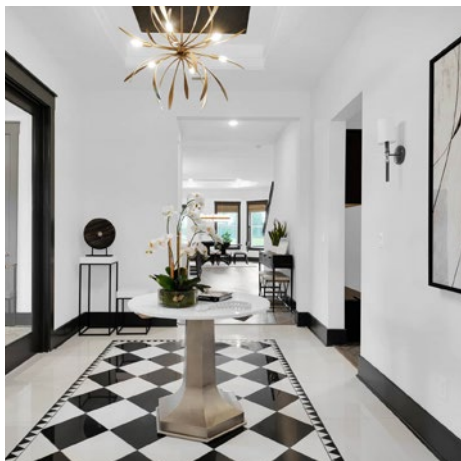
Winter Park, Florida

Architect/Designer | Phil Kean Design Group

Builder | Phil Kean Design Group

Interior Designer | Phil Kean Kitchens

📷 UNEEK IMAGE



SILVER

Specialty Room/Project, Production/Spec

The Ellaville Gallery

Ponte Vedra, Florida

Builder | Providence Homes

Developer | PARC Group

Green Verifier/Rater Company | Jacksonville Building Science

📷 KIM LINDSEY PHOTOGRAPHY



SILVER

Specialty Room/Project, Custom

The Brass Boot

Sedalia, Colorado

Architect/Designer | G.D. Cook & Associates

Builder | Mesa Properties

Interior Designer | Kimberly Timmons Interiors

📷 KYLIE FITTS PHOTOGRAPHY



PLATINUM

Room of the Year

Outdoor Room

Virginia Elegance

Winter Park, Florida

Architect/Designer | Phil Kean Design Group

Builder | Phil Kean Design Group

UNEEK IMAGE

This summer kitchen was designed more as an outdoor room, incorporating a space for a dining table and TV in addition to the typical cook space, sink and bar seating. The pool bath is conveniently adjacent to the summer kitchen, and the TV is viewable from the pool.

Special design elements include a custom hood, niches for hanging plants, wood ceiling and a stylish louvered patio cover. It is a comfortable, functional and beautiful space for relaxing outside in the shade while cooking, entertaining, looking at the lake, or watching TV.

“

FROM THE JUDGES

The outdoor space of this home offers stunning views, with multiple areas around the rear of the home to enjoy them. The variation of options creates a well-balanced exterior and lots of useful options for its residents to relax.”

PLATINUM

The Game Changer

Town at Trilith

Fayetteville, Georgia

Architect/Designer | Lew Oliver Inc.

Builder | Trilith Development

Developer | Trilith Development

Green Verifier/Rater Company | SK Collaborative

Interior Designer | Multiple Designers

Land Planner | Lew Oliver Inc.

Landscape Architect/Designer | HGOR

Marketing Firm | Cookerly

AJ PARKER MEDIA

This is a community where makers, entrepreneurs and storytellers can find fulfillment in every way. Sitting at the corner of comfort and possibility, the homes are each individually designed with intention and distinct from the rest. Across the way is a filmmaking destination with 700 acres of studios and the industry's most sought-after creators and craftspeople.

Inspired by Europe's walkable and picturesque villages, the Town at Trilith adds a modern twist and Hollywood luxury to classical architecture to create a harmonious blend of functional and beautiful places to live ranging from multifamily units to micro homes to mansions and more. Geothermal at every home and miles of trails



augment a community devoted to individual and family health.

Creativity is a tenet of this town, whether in the classroom of its own school or through

experiences in the community. A carefully curated collection of shops and restaurants for the Town Centre provides unexpected cuisine from award-winning local chefs and exciting wares and experiences from local boutiques.

“

FROM THE JUDGES

The architecture is very unique for production homes—it almost looks like a European village—as is the use of geothermal energy for every home. The walking community/lifestyle-oriented approach to the site plan, including its mixed-use elements, creates essentially a microcommunity, and reflects a transition from designing for the baby boomer generation toward younger generations.”



GOLD

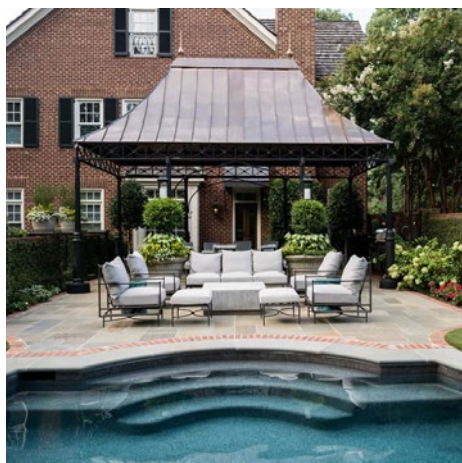
Specialty Room/Project

Cigar Shack

North Kingstown, Rhode Island

Builder | SR Fine Home Builders

NAT REA PHOTOGRAPHY



GOLD

Outdoor Room

Elegant Downtown Courtyard Garden

Greenville, South Carolina

Landscape Architect/Designer | DabneyCollins

AARON GREENE



GOLD

The Game Changer

Whisper Valley

Austin, Texas

Architect/Designer | ASD SKY

Developer | Taurus Investment Holdings

Green Verifier/Rater Company | EcoSmart Solution

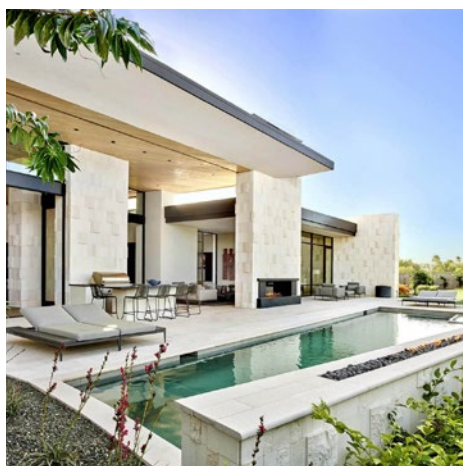
Interior Merchandiser | Creative License International

Land Planner | SEC Planning

Landscape Architect/Designer | SEC Planning

Marketing Firm | Anderson Hanson Blanton

ANDERSON HANSON BLANTON



SILVER

Outdoor Room

Stone Radius

Paradise Valley, Arizona

Architect/Designer | Drewett Works

Builder | Bedrock Developers

Developer | Bedrock Developers

Interior Designer | Ownby Design

WS PHOTO



SILVER

The Game Changer

MOD Hive

Salt Lake City, Utah

Architect/Designer | DAHLIN Architecture | Planning | Interiors

DAHLIN



SILVER

Healthy Home

Sandbar Residence

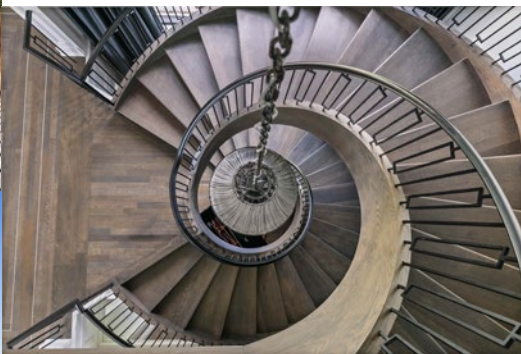
Keego Harbor, Michigan

Architect/Designer | Young & Young Architects

Builder | Sean D Gardella & Associates

Interior Designer | Young & Young Interiors

HAEFNER PHOTOGRAPHY



 CATE BLACK PHOTOGRAPHY / ZACK BENSON PHOTOGRAPHY / UNEEK IMAGE / MATTHEW GALLANT PHOTOGRAPHY

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