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LIVING
AWARDS

2023 WINNERS PORTFOLIO

YEARS OF DESIGN EXCELLENCE

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Jim Sattler Custom Homes

Lita Dirks & Company



Possibilities for Design

Visbeen Architects

Wellness Within Your Walls

Thank you to the 2023 Best in American Living™ Award Judges

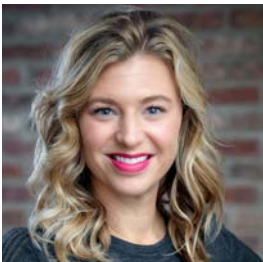


Seth Hart

Judging Chair

Seth'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 and community design, Seth's passion for creativity, collaboration and raising the bar have manifested in numerous award-winning projects. He brings a forward-thinking approach to residential architecture, and as an ongoing

contributor to Pro Builder magazine, is on the leading edge of design trends. His 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, helping staff and clients experience creativity.



Angela Visbeen

Judging Vice Chair

As the director of sales and marketing at Visbeen Architects, Inc. since 2003, Angela is a key driver of the company's operations, growth and national brand. Her creative energy and focused approach maximize the firm's talents, leading to new business opportunities. Angela oversees projects, cultivates client relationships, and innovates to expand

the firm's reach. She has promoted the firm's design expertise through various media outlets and managed partnerships in multiple states, including international collaborations. Angela's role also includes creating a transformative video series, overseeing design awards, and engaging in community involvement.



Rich Binsacca

Rich is the editorial director of Pro Builder, the leading B2B media brand for the U.S. housing industry and the official media partner of the National Association of Home Builders (NAHB) and the exclusive media sponsor of

BALA. A graduate of the University of Missouri School of Journalism, Rich has been involved in the housing industry since 1987 as an award-winning journalist, editor, producer, and marketing/communications professional.



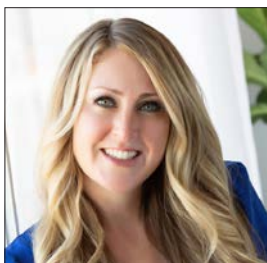
Louis Bretaña

Louis Bretaña is committed to meaningful, innovative solutions in all aspects of design and architecture. His expertise spans a vast range of award-winning residential construction types and communities, featuring clubhouses and amenities structures, luxury custom estates, production housing, senior and age-targeted communities, affordable housing, high-density multifamily housing, resort communities, as well as mixed-use developments with commercial components. In addition to numerous projects across the United States, Louis has extensive international experience, including residential projects in China, Africa, and the Middle East.

Over the course of his 20-year tenure with Danielian Associates, Louis has played

an integral role in helping shape design philosophy and studio culture. In addition to responsibilities as director of design, he facilitates R&D efforts and enhances communication and processes throughout each of the different design studios.

Louis received his Bachelor of Architecture degree from University of Southern California and is a licensed architect with NCARB certification. He has served as a judge for multiple architectural awards programs and maintains active involvement in several building industry organizations, including Habitat for Humanity, National Association of Home Builders, American Institute of Architects (AIA) and the USC Architectural Guild.



Erin Hurley

Erin blends her passion for involvement in the home building industry, building personal relationships and giving back to the community with her love of design at LD & Co. She's dedicated to continuously growing in wellness, design and construction, and bringing the feeling of home to so many others.

She was the 2022 chair for the HBA of Metro Denver's Professional Women in Building, the 2022 HBA of Metro

Denver's Associate Partner of the Year, and a board member for the Sales and Marketing Council. She's also active with HomeAid, the Home Builders Foundation and the American Heart Association. She's a master at project management, successfully coordinating 11 nationally known designers for the 2020 Whole Home for House Beautiful while designing two spaces of her own! And she juggles it all with her two boys and trusty yellow lab.



Paul Lanni

Paul is president and CEO of the Averton Group of Companies, a family-owned Canadian real estate developer with long-standing operations in Toronto and Edmonton. Averton uses design thinking in the creation and development of award-winning homes and communities in a variety of contexts, from greenfield to infill, and from low rise to high rise. In addition to being awarded a Platinum Award at the 2019 Best in American Living

Awards, Averton was the winner of the Canadian Builder of the Year in 2019 and Alberta Builder of the Year in 2021.

A fellow of the Chartered Professional Accountants of Alberta, Paul has paired financial expertise with his lifelong interest in real estate development and is passionate about understanding the ways that cities grow and change across North America, with a keen interest in land-use planning and architecture.

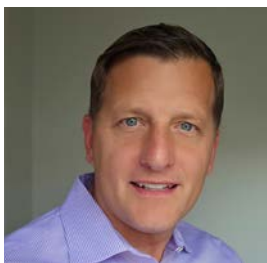


Lesley McCarthy

With more than 25 years experience in the home building industry overseeing model merchandising and design studio operations, Lesley is currently the senior vice president of models managing builder relationships and design integrity for Builders Design. Lesley—a former, valued trade partner (most recently, the corporate vice president of interior design for John Wieland Homes for 16 years)—has spent her career “raising the bar” and receiving national industry accolades for her innovations in model merchandising. Lesley possesses an in-depth knowledge

of interior design trends and their influence on generational divides and buyer behavior.

In addition to building successful relationships and expanding the company’s footprint in the progressive and vast Southeast, Southwest and Midwest markets, Lesley is versed in new home marketing trends and has educated others at multiple local and national home builder associations and builder shows, including the ECBC, SEBC and International Builders’ Show. She will serve as the 2024 NAHB Design Education Subcommittee chair.



Justin Schopp

Justin has more than two decades of experience as a principal with the largest full-service design build firm in the metropolitan Washington, D.C. residential remodeling market. His energy is focused on enriching people’s lives through thoughtful remodeling and design. The cornerstone of his success lies in prioritizing customer satisfaction to

guide transformative projects that enhance homes in various ways—from bathroom makeovers to expansive interior remodels and additions. He sees the relationships made with the families extend to the local community, having supported hundreds of charities and events. Justin earned an MBA from James Madison University.

HALL OF FAME

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 2023 Best in American Living Awards Hall of Fame Inductees, and thank you for your continued contributions to design excellence in the residential building industry.



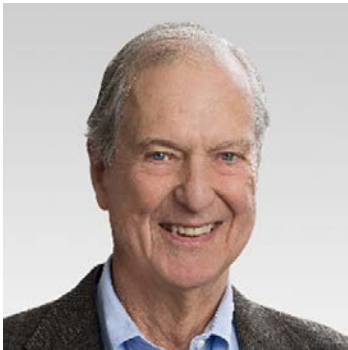
Judy Brociek

Director of Events, Building & Construction Groups, SGC Horizon LLC

Judy Brociek is the director of events at SGC Horizon. Judy has been actively involved in the residential construction field since 1982, when she joined *Pro Builder* magazine.

She is an expert in event planning, custom publishing and conference programs in the U.S. residential architectural design and construction industry. She has had a key role in the execution of *Pro Builder's* Show Village, The New American Home and The New American Remodeled Home at the annual NAHB International Builders' Show®.

Judy was a key leader in the development and execution of the Best of American Living Awards and led the transformation from a breakfast to an evening gala. Judy has also been a key member of SGC Horizon since 2010.



Terry Eakin

Co-Founder and Chairman Emeritus EYA, LLC

Le Roy Eakin, III (Terry) is a co-founder and current chairman emeritus of EYA, LLC, a builder of urban for sale housing in the Washington, D.C., metro region. The company started in 1992 as Eakin/Youngentob Associates, Inc. and has delivered more than 6,000 new homes with a brand promise of "life within walking distance®."

EYA was selected America's Best Builder in both 2000 and 2009 by the National Association of Home Builders and has won more than 300 design and other awards. In the early growth stages of EYA, Terry and his partner, Bob Youngentob, received the Ernst & Young Entrepreneur of the Year award, and in 2009, they received the Lifetime Achievement Grand Award from the combined D.C., Virginia and Maryland Building Industry Associations.

Among numerous community involvements, Terry has served as a board member or chair for several public education reform organizations, including the Washington D.C. Committee on Public Education, the DC Charter School Resource Center and The Learning Alliance in Vero Beach, Fla.

Terry's main education reform focus has been DC Prep Public Charter Schools (DCPrep.org) in Washington, D.C. He began as the founding chair of DC Prep in 2002. Since that time, Terry has helped DC Prep expand to six campuses serving 2,100 urban students and become the highest performing public education organization in Washington, D.C. He remains active on the board and currently serves as the Finance Committee chair.

Terry graduated from Princeton University and received an MBA from Stanford Graduate School of Business. Terry and his wife, Lindsay, have four grown children and nine grandchildren. Terry enjoys being with his grandchildren and playing golf, tennis, pickleball and bridge.



Manny Gonzalez, FAIA

Founder and President, Lifestyle Design Consulting, LLC

Manny Gonzalez, FAIA, is the founder and president of Lifestyle Design Consulting, LLC, where he continues his legacy of creating vibrant residential communities across the country. With more than 40 years in residential development practice, Gonzalez has received numerous awards for his innovative designs, including Gold Nugget, Best in American Living and Multifamily Pillars of Industry awards. He has earned 44 NAHB Best of 55+ Housing Gold Awards, including 28 Gold Awards. Manny is a much sought-after speaker for local, regional and national conferences, as well as international conferences in Mexico City and Qingdao, China.

Manny was the architect for Habitat for Humanity's 1995 Jimmy Carter Work Project in Watts, Calif. More recently, he continued his charitable work designing the Gary Sinise Foundation Specially Adapted Smart Home. Manny led the effort to renovate Hope Gardens for Union Rescue Mission and rebuild the San Fernando Rescue Mission after their fire. This passion for giving back earned him the inaugural Building Industry Association (BIA) Los Angeles/Ventura Chapter TED Humanitarian Award.

In 2016, Manny was elected to The College of Fellows of the American Institute of Architects. His fellowship recognition acknowledges not only his individual architectural achievements but also his significant contributions to national architecture and society. An eighth-generation native of Los Angeles, Manny—when not engrossed in new designs—enjoys traveling with his wife, painting, golfing, fly-fishing and spending time with his grandchildren.



Bob Youngentob

Executive Chairman and Co-Founder, EYA, LLC

Bob Youngentob is the executive chairman and one of the co-founders of EYA, LLC. EYA is a developer specializing in residential communities offering "life within walking distance®."

Since 1992, EYA has delivered more than 6,000 homes throughout the Washington, D.C., metro region, including townhomes, multifamily and mixed-income neighborhoods. EYA is a two-time winner of America's Best Builder and has won numerous national awards, including the ULI Award for Excellence, ULI's Jack Kemp Award for excellence in affordable and workforce housing, and The National Housing Quality Award.

Bob's responsibilities at EYA include mentoring current and future leaders, strategy and project visioning. He has more than 35 years of real estate experience.

Bob currently serves on the National Advisory Board of ULI's Terwilliger Foundation for Workforce Housing and on the Board of Advisors for The Universities at Shady Grove. Bob is a former chair of the Washington D.C. District Council of the Urban Land Institute (ULI) and member of the Governance Committee. In 2023, Bob received ULI Washington's Trailblazer Award. He has been a guest lecturer on real estate at the Harvard Business School, University of Maryland and Johns Hopkins University, and has spoken at numerous conferences sponsored by the Urban Land Institute and Builder Magazine. Bob has been recognized as an "Entrepreneur of the Year" for real estate and was inducted into the W.H. Marvin Hall of Fame for Design Excellence.

Bob grew up in the Washington D.C. area, graduated from Lehigh University, and received an MBA from the Harvard Business School. Bob is married to Linda Youngentob, who is a professor at Montgomery College. Together they have three daughters.

HOME OF THE YEAR



PLATINUM

★ Best in Region—Mountain

★ Home of the Year

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

The Burch Creek Home

South Ogden, Utah

Architect/Designer: EDA Architects

Builder: Peterson Builders Inc.

Interior Designer: A/Typical Design

Landscape Architect/Designer:
Valley Design Build

📷 NICK NEUBERGER

In a nod to existing neighbors, the facade of the Burch Creek Home embraces a mid-century flare, with a concealed garage door and sleek modern features. You enter the courtyard through a custom sculptural gateway. Nature focused with a babbling brook and circulation flowing

through, this space offers a moment of pause before entering the home.

Within the home, floor-to-ceiling windows blur the separation between indoor and outdoor space. Exterior materials, including handmade bricks and traditional Japanese Shou Sugi Ban siding, show a dedication to craft and quality. The exposed cross-laminated timber (CLT) roof stretches throughout the main floor. This structural and natural material provides a sense of tranquility and protection.

With the same enthusiasm, there is an effort to embrace environmental sustainable practices. Radiant heated and cooled floors regulate the interior climate (whole house fan).

Through nature-centric design, quality craftsmanship and sustainable practices, the Burch Creek Home stands as reflection of contemporary residential ideals and time resilient design.



FROM THE JUDGES

“It’s bold. When you go really contemporary like this, less is more. It’s so simple and elegant. The garage is well disguised—it basically disappears within the paneling—and the wood over the entry walkway and unexpected water element are great exterior features as well. Inside, the staircase is awesome, as are details such as the warm touches in the primary bathroom and the dark weathered brick, with almost gold flecks, throughout the home.”



MULTIFAMILY COMMUNITY OF THE YEAR



PLATINUM

★ Best in Region—Mid-Atlantic

★ Multifamily Community of the Year

Adaptive Reuse, Multifamily

Chronicle Mill

Belmont, North Carolina

Architect/Designer: BB+M Architecture

Builder: Armada Hoffer Construction

Developer: Armada Hoffer

Interior Designer: BB+M Architecture

Interior Merchandiser: BB+M Architecture

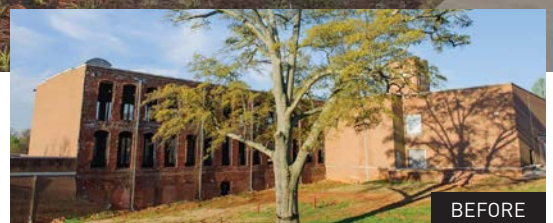
Landscape Architect/Designer: Site Solutions, LLC

📷 TIM BUCHMAN / EASTERDAY CREATIVE

Constructed in 1901, Chronicle Mill was the first textile mill in Belmont, N.C., that eventually was abandoned in 2010. When it was finally targeted for reuse as a multifamily building, an insurmountable list of hurdles nearly throttled the project.

The site contained some problems, mainly the structure being a conglomeration of tacked-on ancillary spaces overrun with decay. To make workable unit depths, the first and last structural bays of the newer sections were removed while a fourth level was added onto the roof. Remnant sections of the existing facade were preserved to signify where the mill once stood. The new facade is a modern interpretation of the mill that retains the simple rhythm of the existing facade's fenestration and sloped roofline without being an exact replica.

The interior design concept pays homage to the original purpose of the mill. Design elements such as the handwoven art panels and rope ceiling in the clubhouse represent obvious ties to the textile industry. Many FF&E pieces feature salvaged and repurposed items from the original mill. The newly developed retail, F+B space and large outdoor gathering areas encourage the public to take part in reclaiming Chronicle Mill as the social hub of Belmont.



BEFORE

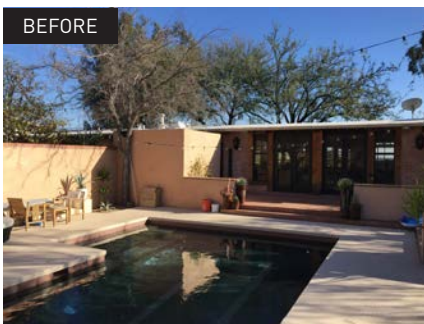


FROM THE JUDGES

“This transformation highlights a remarkable recovery. The before pictures show a blown out, dead building. And even though they may not have been able to use everything, they paid homage to what was there initially and recreated it in a way that it’s not overly different. The tie-in to the textile history is evident—really elegant and well done. And the interiors are colorful and rich, providing such a soft balance against the harsh industrial elements.”



REMODEL OF THE YEAR



FROM THE JUDGES

“The architecture of this home is historic, yet modern, and creates a beautiful update for the homeowners. The outdoor spaces and landscape feel like an extension of the architecture, especially with the application of the wood beams outside. Luxurious details inside as well, such as the stunning shower in the primary suite, really elevate the home.”

PLATINUM

★ Remodel of the Year

Entire Home, Over \$750,000

Saguaro Serenity

Tucson, Arizona

Architect/Designer: Soloway Designs

Builder: Wilson Builders

Interior Designer: Jaimeee Rose Interiors

Landscape Architect/Designer: Soloway Designs

📷 JM REAL ESTATE MEDIA

The home underwent a remarkable transformation, expanding from 2,485 to 7,560 square feet, that blends modern luxury with the charm of its 1949 roots.

A new two-level addition reimagines living spaces into a great room anchored by a 10-foot island. The entrance features mullion-style double glass doors framed in black trim, expansive front windows, and a sliding glass patio wall leading to the backyard. Exposed wooden beams establish a rustic warmth. The second level includes a primary suite with an awe-inspiring primary bath wet room, including a freestanding tub, two guest rooms, and a balcony overlooking the landscape.

The exterior's red adobe charm accents are tastefully refreshed. The original pool is joined by an integrated built-in spa with newly introduced palm trees that evoke a resort-like atmosphere. While embracing contemporary luxury, efforts were directed toward safeguarding cherished saguaro cacti and mesquite trees.

By thoughtfully integrating the flora that has thrived for decades, the project became more than an addition and remodel; it evolved into a harmonious tribute to the land's legacy. This endeavor serves as a testament to the thoughtful fusion of design innovation and ecological mindfulness, a stunning showcase of how modern luxury can be interwoven with the reverence for nature's timeless beauty.



COMMUNITY OF THE YEAR



PLATINUM

★ Community of the Year

Mixed-Use Community, Multifamily

LC Germantown

Nashville, Tennessee

Architect/Designer: LRK

Builder: Lifestyle Communities Construction, LLC

Developer: Lifestyle Communities

Interior Designer: Lifestyle Communities

Land Planner: LRK

📷 SARA BILL PHOTOGRAPHY/MCGINN PHOTOGRAPHY

The developer requested something different for this project—"not another conventional multifamily development." The result is a mixed-use infill project that introduces a new piece of urban fabric with a composition of buildings that draw upon the warehouse precedents from the site's history.

The 4.5-acre site is in Nashville's historic Germantown neighborhood, just off the banks of the Cumberland River in an area historically known for industrial and early manufacturing. The new street plan allows the internal streets to become an amenity—providing easy access for the public, as well as the residents, to the mixed-use commercial tenants both on the internal street as well as the perimeter edges.

The community delivers 450 units ranging from 560 to 1,446 square feet, with both on-street and structured parking with package facilities within all the buildings. A restaurant, bar, wellness and coworking venues are open to all, in lieu of traditional multifamily development amenities. These services serve to activate the streetscape.

Each four- or five-story wood framed mixed-use building offers unique architecture that supports a variety of unit plan types, interior design personalities as well as outdoor living options.





FROM THE JUDGES

“This is what we all want to see in our infill and developing communities. It showcases a successful way to achieve more integrate uses and a focus on the residential experience.”



ROOM OF THE YEAR



PLATINUM

★ Room of the Year

Specialty Room/Project in a Custom Home Priced over \$2,000,000

Island Breeze—Cabana

Sarasota, Florida

Architect/Designer: Zobrist Design Group

Builder: Nautilus Homes

Interior Designer: Jett Thompson Interiors

Landscape Architect/Designer: Michael A. Gilkey, Inc.

📷 JESSICA GLYNN

The Cabana offers an enchanting guest experience as an adjoined but separate quarters. With its own patio, wet bar, bedroom, living room, bathroom, bunk loft, its 850-plus square feet of space is designed to cater to young families during extended stays.

Bright colors and shiplap-clad walls create a vibrant coastal ambiance that is more exaggerated than the main home. The motif is enhanced by unique lighting features such as the chandelier and wall sconce.

The dill-colored wet bar supports a countertop that discreetly houses a beverage drawer.

A gracefully curved staircase with solid white oak treads and handrail swoops gently to meet the dormer window seat adjacent custom bunk beds. With hidden storage seamlessly blended into the shiplap, the guests have plenty of space to store their luggage under the stairs.

The bathroom is modestly sized, yet does not lack in refinement: the hexagonal floor tile and subway wall tiles are artfully arranged to create a sublimely beautiful space.

This room's charm isn't just in its individuality but subtly reflects the sophistication of the "Island Breeze," offering guests a personalized living experience without overstating its connection to the main residence.

FROM THE JUDGES

“This is a cool bunkroom that is well executed, from its efficient use of space to the complex details and materials chosen for the space. The covered patio is a nice transition to the main space as well.”



WOW!



FROM THE JUDGES

“This house is an experience. In a category of unique homes, it stands out. It celebrates the fantasy of what can be dreamed up and really shows where innovative design can go. The concept is worth applauding, especially in being able to communicate your vision in a succinct and clear way.”

PLATINUM

★ WOW Award

On-the-Boards Single-Family Custom Home

The Viharas Villa Upekka

Malibu, California

Architect/Designer: LUNO Design Studio

Interior Designer: LUNO Design Studio

Landscape Architect/Designer: Pamela Burton & Company

📷 LUNO DESIGN STUDIO

The request for this small-scale development was to conceive of these homes as wellness retreats where the overall experience of the community would be focused on meditation and personal spiritual practices. The site, at a macro level, was imagined as a zen garden where the round pools of each home are the focus of

each individual residential experience. The homes radiate around each pool, drawing focus to the constant center.

The branding of the site references the Buddhist Brahmvihara as a means to help set the tone for the development and give the individual homes a point of inspiration to promote individuality within the community. The characteristics of each Vihara helped inform the siting of each home as well as the massing strategy and allocation of programmatic elements.

The spiritual color story of each Vihara carries through the interiors of each home and into the selection of the planting palette. Each home is given a specific tree species. This tree greets the owners at the center of each motor court. It exists in solitude in the rear yard as a green meditation pavilion, and it lines its own meditative path that meanders the extent of the property along the coastline.



PLATINUM

★ Best in Region—North Atlantic

*Innovative Housing Solution***7INK***Boston, Massachusetts***Architect/Designer:** Elkus Manfredi Architects**Builder:** Cranshaw Construction**Developer:** National Development**Interior Designer:** Elkus Manfredi Architects**Landscape Architect/Designer:** Copley Wolff Design Group**Marketing Firm:** Ten Feet Tall**Green Verifier/Rater Company:** ICO Engineering

RAJ DAS PHOTOGRAPHY

7INK is the newest addition to Ink Block, an award-winning development including six multifamily buildings, a hotel and 82,000 square feet of retail. 7INK debuts a new residential product to Boston, designed to meet challenges in the rental market by making high-quality housing financially more accessible, including multiple components within monthly rent and building not just a structure but a community.

7INK is Boston's first Inclusive Living residence, bringing together a highly diverse group of residents. The LEED Gold building includes 353 rentable units in 180 apartments. Residents can choose a traditional apartment or individual bedroom (convertible to a living area) in a three- or four-bedroom suite where common areas are shared. Everything is included in the monthly rent, from furniture to utilities to internet/cable to a robust activities program.

Inclusive Living reduces the price point by approximately one-third for those who want to live in a first-class building with more than 15,000 square feet of amenities. Common spaces include multiple work-from-home spaces ranging from individual offices to "group think" conference spaces to the Great Room with beverage bar offering complimentary cold brew and kombucha on tap.



FROM THE JUDGES

“This innovative solution addresses so many housing issues that young people have, while keeping it architecturally interesting. We love the fun exterior and efficient use of common living.”



PLATINUM

★ Best in Region—Mountain

★ Home of the Year

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

The Burch Creek Home

*South Ogden, Utah***Architect/Designer:** EDA Architects**Builder:** Peterson Builders Inc.**Interior Designer:** A/Typical Design**Landscape Architect/Designer:** Valley Design Build

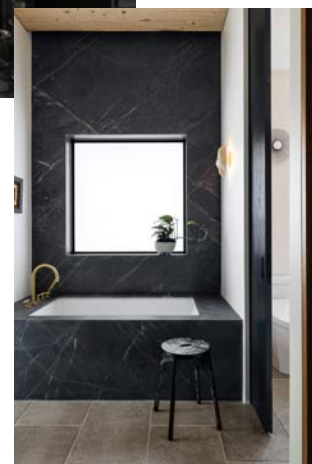
📷 NICK NEUBERGER

In a nod to existing neighbors, the facade of the Burch Creek Home embraces a mid-century flare, with a concealed garage door and sleek modern features. You enter the courtyard through a custom sculptural gateway. Nature focused with a babbling brook and circulation flowing through, this space offers a moment of pause before entering the home.

Within the home, floor-to-ceiling windows blur the separation between indoor and outdoor space. Exterior materials, including handmade bricks and traditional Japanese Shou Sugi Ban siding, show a dedication to craft and quality. The exposed cross-laminated timber (CLT) roof stretches throughout the main floor. This structural and natural material provides a sense of tranquility and protection.

With the same enthusiasm, there is an effort to embrace environmental sustainable practices. Radiant heated and cooled floors regulate the interior climate [whole house fan].

Through nature-centric design, quality craftsmanship and sustainable practices, the Burch Creek Home stands as reflection of contemporary residential ideals and time resilient design.



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PLATINUM

★ Best in Region—Midwest

Adaptive Reuse, Multifamily

Tribune Tower Conversion

*Chicago, Illinois***Architect/Designer:** Solomon Cordwell Buenz**Builder:** Walsh Group**Developer:** Golub & Company**Interior Designer:** The Gettys Group**Landscape Architect/Designer:** Site Design Group

DAVE BURK PHOTOGRAPHY

The Tribune Tower is one of Chicago's most treasured historic landmarks. Originally constructed in 1925, the tower was located adjacent to an existing printing plant. In 1935, the Radio Building was added to the site, followed by the Television Building in 1950. In 2018, the Chicago Tribune vacated the building, and the conversion of the landmark tower into 162 luxury condominium units began.

The tower's historic facade was preserved and restored, ensuring its continued architectural stature. Historically sensitive enhancements to the Radio and TV buildings support flagship retail and provide a new entry for the residences. The original entry and lobby were preserved and remain open to the public. The retail frontage of the original printing plant was redeveloped, activating a reimagined Pioneer Court and public plaza.

Four additional floors were added to the northeast side, providing a modern, glass complement to the existing limestone facades. This addition frames a new elevated, landscaped courtyard. A unique luxury amenity program is dispersed throughout the building. A pool and terrace is nestled behind the original Chicago Tribune sign, while a lounge and a wraparound terrace at the Tower's crown gives residents a one-of-a-kind experience beneath the iconic, gothic buttresses.



FROM THE JUDGES

“These opportunities are so few and far between. It's so hard not to look at the scale of this project and not be blown away. The way they carved out the courtyard is impressive and makes the building more modern. The glass addition behind the historic sign is a great update as well. It pushes the needle and makes a statement on the evolution of downtowns, especially when our downtowns are suffering tremendously.”





PLATINUM

★ Best in Region—Pacific

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

Galatea Residence

Corona Del Mar, California

Architect/Designer: Brandon Architects

Builder: Spinnaker Development

Interior Designer: Details a Design Firm

Landscape Architect/Designer: Timothy John LA

📷 LANGO WORKS

The Galatea Residence embraces Southern Californian living by maximizing the indoor/outdoor connection through a central courtyard that connects two levels of the home with a swimming pool that waterfalls to the sunken courtyard below. The central courtyard separates the home into two wings and maximizes access to natural light and views throughout.

The exterior of the home is defined by a hierarchy of roof lines that define different programmatic elements such as living spaces and secondary spaces. The front elevation is defined by clean, modern lines with a primary roofline floating above two flat roof elements below. This composition creates tension between the elements and draws the user into the entryway that overlooks the courtyard and Pacific Ocean beyond.

At the rear of the home, clerestory windows separate the roof lines from the pocketing doors/windows to provide an intimate scale to the living rooms while still providing abundant natural light.



FROM THE JUDGES

“The architecture is beautiful, but what’s really interesting is utilizing that lower level and courtyard. The indoor/outdoor living connection, with all the big open corners on the rear, and the floating components in the water are well done. The symmetry and lighter colors on the interiors are inspiring and make the space seem a lot seem bigger in the way they played with values. The upper transoms and open ceiling skylight in the entry are really nice to let light in. The garage is also well balanced with the exterior on the front of the home.”





PLATINUM

★ Best in Region—Pacific Northwest

Development 4-7 Stories, For Rent

Alta Arlo

Seattle, Washington

Architect/Designer: Johnston Architects**Builder:** Exxel Pacific**Developer:** Wood Partners**Interior Designer:** Vida Design**Landscape Architect/Designer:** Karen Kiest Landscape Architects

ANAM MEDIA

Drawing inspiration from the surrounding historic neighborhood and Carnegie Library across the street, Alta Arlo's designers prioritized the use of brick and focused on the pedestrian scale along arterial Rainier Avenue South. Complementing the existing outdoor open space surrounding the library, Alta Arlo includes two inviting public plazas along its Rainier frontage, offering southwest sun exposure, excellent sidewalk visibility, and three activating retail spaces.

The Columbia City neighborhood is extremely walkable and embraces informal, through-block short cuts that reduce the scale of the streets' blocks. This is incorporated in Alta Arlo's design, encouraging public circulation between Rainier and the nearby parks and community center while keeping private residential amenity spaces secure.

The residential core of the project is arranged around a generously proportioned interior courtyard, a private common open space for residents but visually connected to the public Rainier retail plazas above. Ringing the edges of the courtyard are private balconies and patios cleverly shielded by lush landscaping. The open space progresses seamlessly from public plaza to residential courtyard, to private outdoor patios.

Alta Arlo is a welcoming and comfortable place to call home, embedded within a community, and connected to the neighborhood at large.

FROM THE JUDGES

“The designers of this development took advantage of the topography and created a focal point with the corner exterior, with the balconies slowly disintegrating toward the ends. The massing is simple, with strategic placement of balconies and materials to add interest. It also helps break down scale and makes it feel more neighborly. It also celebrates community connections, with pedestrian access right through the buildings to the courtyard. The cool retaining walls in the courtyard also address the topography.”





PLATINUM

★ Best in Region—Mid-Atlantic

★ Multifamily Community of the Year

*Adaptive Reuse, Multifamily***Chronicle Mill***Belmont, North Carolina***Architect/Designer:** BB+M Architecture**Builder:** Armada Hoffer Construction**Developer:** Armada Hoffer**Interior Designer:** BB+M Architecture**Interior Merchandiser:** BB+M Architecture**Landscape Architect/Designer:** Site Solutions, LLC

📷 TIM BUCHMAN / EASTERDAY CREATIVE

Constructed in 1901, Chronicle Mill was the first textile mill in Belmont, N.C., that eventually was abandoned in 2010. When it was finally targeted for reuse as a multifamily building, an insurmountable list of hurdles nearly throttled the project.

The site contained some problems, mainly the structure being a conglomeration of tacked-on ancillary spaces overrun with decay. To make workable unit depths, the first and last structural bays of the newer sections were removed while a fourth level was added onto the roof. Remnant sections of the existing facade were preserved to signify where the mill once stood. The new facade is a modern interpretation of the mill that retains the simple rhythm of the existing facade's fenestration and sloped roofline without being an exact replica.

The interior design concept pays homage to the original purpose of the mill. Design elements such as the handwoven art panels and rope ceiling in the clubhouse represent obvious ties to the textile industry. Many FF&E pieces feature salvaged and repurposed items from the original mill. The newly developed retail, F+B space and large outdoor gathering areas encourage the public to take part in reclaiming Chronicle Mill as the social hub of Belmont.

FROM THE JUDGES

“This transformation highlights a remarkable recovery. The before pictures show a blown out, dead building. And even though they may not have been able to use everything, they paid homage to what was there initially and recreated it in a way that it's not overly different. The tie-in to the textile history is evident—really elegant and well done. And the interiors are colorful and rich, providing such a soft balance against the harsh industrial elements.”

PLATINUM

★ Best in Region—South Atlantic

Student Housing

Whistler

Atlanta, Georgia

Architect/Designer: Niles Bolton Associates**Builder:** JE Dunn Construction**Developer:** LV Collective**Interior Designer:** Variant Collaborative**Land Planner:** Niles Bolton Associates**Landscape Architect/Designer:**
Ironwood Design Group

📷 CHASE DANIEL

When you can't build out, build up. This thoughtfully considered tower rises 25 stories to take full advantage of its half-acre footprint within walking distance to Georgia Tech's campus in the heart of Tech Square, Midtown Atlanta's hub for startups and research centers.

Whistler offers 565 beds in 168 units and features more than 17,300 square feet of boutique-style amenities. Students can treat themselves to craft coffee and artisan pastries at the on-site Daydreamer cafe, exercise in the expansive fitness center with yoga and spin studios, or lounge poolside on the rooftop deck while enjoying panoramic skyline views.

The 284,839-square-foot property is served with one level of basement parking totaling 25 spaces to encourage a continued reliance on biking, walking, scooters and public transportation with proximity to Atlanta's MARTA lines. The dynamic design of mid-gray tones starts with a stacked base of amenities to activate the street, and draws the eye up with slender, mini towers and rhythmically shifting balconies slightly offset from each other to create a dynamic facade instead of a static block.

Whistler accomplishes the city's initiative to create a more pedestrian-friendly environment, while providing students unmatched amenity spaces and views of the city and campus.



FROM THE JUDGES

“It's hard to believe this gorgeous development is for students. The architecture is absolutely stunning, with an amazing entryway and streetscape. The balconies provide a sexy exterior look. Inside, the abundance of biophilia speaks to current student generation, with plenty of community amenities for them to utilize.”





PLATINUM

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

L'Aube at Solis Park—Plan 1

Irvine, California

Architect/Designer: KTG
Builder: Trumark Homes
Developer: Trumark Homes
Interior Designer: CDC Designs

TSUTSUMIDA PICTURES | THOMAS PELLICER

This home is one of a collection that offers five plans of three-story single-family homes. The designs balance elegance and comfort, and in this location, they're a perfect fit for dynamic families. Each detached home can be designed to the buyer's aesthetic preferences within one of three styles: modern farmhouse, prairie or contemporary.

This three-story design maximizes the tight lot. Off the front of the home is a charming porch that welcomes guests. A secondary bedroom with an ensuite bathroom located on the ground floor and separate from all other sleeping rooms

is ideal for rental income, visitors, live-in relatives or a home office.

Upstairs, a gourmet kitchen—complete with a center preparation island—flows into the great room, which connects to an expansive outdoor space serving to extend the living area and bring light into the small footprint to give it an open and airy feel. The top floor features a secondary bedroom, bathroom, laundry room, and a contemporary primary suite with a spa-like bathroom and a spacious walk-in closet to create a resident retreat separate from the entertaining space below.

FROM THE JUDGES

“This is a great execution of a true production home. It has a nice streetscape with good context. The outdoor living components live well, especially the comfortable interaction with neighbors in the ground-level outdoor spaces. It also features great interior design.”

PLATINUM

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

Modern Courtyard House

Mill Valley, California

Architect/Designer: Richardson Pribuss Architects
Builder: Hildebrand Renovation
Developer: Hildebrand Renovation
Interior Designer: Richardson Pribuss Architects
Marketing Firm: WAGNER CREATIVE

ERIC RORER PHOTOGRAPHY

Situated on a quarter acre, the flat lot was home to an existing tract house in disrepair, with nondescript apartment complexes just to the rear. Despite this, the charm of the lot—combined with a lucent exposure and dramatic views to the west—made the distinctive architectural possibilities apparent. The land was cleared of the existing structure, opening the mountain views and sun, and making way for a new home that brings light and drama into the house's core.

The design strategy is centered on a dramatic western-facing central courtyard, surrounded on three sides and overlooked by a primary bedroom. The overarching second-story bedroom level also



serves as a shield, creating privacy from adjacent buildings. Broad sliding glass doors enhance a sense of openness that throws light and breezes throughout and captures moments within this courtyard nexus—a distinct indoor-outdoor flow constructed for the Northern California climate.

Flat roof lines with deep overhangs delicately shade and protect the building. The architects' use natural batted strips of cedar were chosen to develop a bleached patina over the years. The mix of timber, with matte black metal and glass, allows the pavilion-like structure to sit lightly in the unbroken grassy landscape.

FROM THE JUDGES

“This home is phenomenally executed. It packed so much in under 2,000 square feet that it blows our mind. It's richly detailed, and the texture and visual interest on the exterior feel very intentional. It features a lot of great indoor/outdoor connections, and the way the kitchen is pulled out is hard to do with a floor plan and not have it feel awkward.”

**PLATINUM**

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

Toll Cottages— Dailey Model

Superior, Colorado

Architect/Designer: DTJ Design

Builder: Toll Brothers

Developer: Toll Brothers

Interior Designer: Possibilities for Design

Interior Merchandiser: Possibilities for Design

Land Planner: DTJ Design

Landscape Architect/Designer: DTJ Design

Green Verifier/Rater Company: Burgess

DAVIES IMAGING GROUP; ERIC LUCERO PHOTOGRAPHY

The Dailey model is an inviting home offered in three distinct elevations—Farmhouse, Craftsman, and Prairie—to cater to various tastes. Nestled in downtown Superior, this neighborhood blends single-family homes and townhomes, and provides

easy access to the downtown hub while being surrounded by numerous trails and open spaces just steps from your front door.

Walking from the front porch inside to the foyer, you are greeted by a spacious great room, casual dining area, well-appointed kitchen, and a charming courtyard. The kitchen is an entertainer's dream, with a large center island, ample counter space, and plenty of cabinets. The expansive 24-foot-wide footprint bathes the home in natural light, further enhanced by a side yard.

The primary bedroom suite is a true sanctuary, showcasing a spa-like primary bath with dual vanities, a luxurious shower with a seat, private water closet, and an enormous walk-in closet. A roomy loft connects the secondary bedrooms, which share a hall bath with a separate vanity area. Other notable features include a secluded office overlooking the courtyard, a convenient powder room, centrally located laundry room, and thoughtful mudroom.

FROM THE JUDGES

“This is a big house for a skinny footprint. Standout details include the exposed beams, which add warmth, and the creative patio outlet on side yard. It does a nice job of celebrating both facades as a corner lot.”

PLATINUM

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

Stratus at Solis Park

Irvine, California

Architect/Designer: SDK Atelier

Builder: Taylor Morrison

CHAD DAVIES IMAGING

Deliberately planned for its purpose to be plotted on corner lots and end rows, this home's greatest attribute lies in the attention given to its three-sided exposure. Rarely has such a challenge been more properly applied or an outcome more perfectly executed.

Each and every primary room in this home has exposure, orientation and view to the front, where neighborhood paseos connect the community, as well as to the left or entry side of the home. The front left corner of the home is given further importance with the inclusion of a covered patio on the first floor and corresponding open deck on the second floor.

The third floor is carefully restrained and thoughtfully positioned to allow for a second deck to take advantage of the overlook and distant vistas of this strategic location. This intrinsic and fundamental characteristic contributes greatly to the satisfying massing expressed in the exterior of this home. Where many three-story homes exhibit a straight-up verticality, this home is layered at each level, with varying textures and colors being applied to each separate building mass for variety and character.

FROM THE JUDGES

“In looking at the street scene, this home fits well and you can see the attempts to differentiate it among other homes within the tight lot constraints. It also utilizes great outdoor spaces on multiple levels, including a killer upstairs bonus room.”





PLATINUM

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

Midland

Midland, Indiana

Architect/Designer: DTJ Design

Builder: Estridge Homes

Developer: Estridge Homes

THE HOME AESTHETIC

Midland is a charming suburban community comprising single-family detached homes in Midland, Ind. This well-thought-out plan offers a comfortable and versatile living space bathed

in natural light to live larger than the square footage suggests.

The client sought fresh, innovative designs for this new collection of homes, emphasizing open floor layouts, seamless indoor-outdoor living, and vibrant front yard spaces. Given that the homes in Midland are alley-loaded, it was crucial to ensure that the designs encouraged active front living and provided ample outdoor areas. This was achieved by incorporating sizable front porches and convenient side lanai spaces, effectively maximizing the homes' potential within their compact footprints.

The community of Midland boasts a host of amenities within a short distance, including a spacious grand lawn, scenic walking trails, and a prominent amenity structure designed for concerts, farmers markets, and various outdoor events. Additionally, select homes offer picturesque views of a neighborhood water feature. Midland's prime location places it near the vibrant Maret District, the scenic Monon Loop Trail, the Grand Park Sports Complex, and the bustling Grand Junction Plaza—highlights of living in Midland, Ind.

FROM THE JUDGES

“The single use of material on the exterior creates a simple elevation, with an unexpected twist in the Juliet balcony on the bedroom. The outdoor space is very unified and lives well.”



PLATINUM

Detached Home 3,501–4,500 sq. ft., Built for Sale

Blue River Spec Home

Blue River, Colorado

Architect/Designer: TKP Architects

Builder: MEIZ Development Co.

Interior Designer: Studio-4-D

Land Planner: Theobald Engineering & Construction Services

Landscape Architect/Designer:

Consilium Design

Marketing Firm: Thomas Ellis Photo LLC

Green Verifier/Rater Company: JVC & KB Mechanical Contractors

TG IMAGE

Atop a mountain peak, nearly two miles above sea level, sits a pair of non-identical, yet related, twins.

Intentionally designed to evoke emotions of awe and connection with the spectacular surrounding peaks, as well as serenity and relaxation, these homes eschew typical spec-home tropes in favor of a direct appeal to the senses. Their forms are inspired by intersecting jagged peaks, not popular style, and they are wrapped in soft dark colors, rich textural exterior stone, and patinaed Shou SugiBan siding, allowing them to integrate quietly into the surrounding landscape, and to visually complete the natural ridgeline.

Based on biophilic design principles, these homes are appointed with elegant, organically inspired details that work to seamlessly blend their interior and exterior living spaces. The simple, yet elegant, interior palette includes slate floors, tongue-and-groove ash ceilings and walls, ribbed glass handrails, and stone or oxidized metal fireplace surrounds.

The massive multi-slide door blurs the line between living inside or out, and window placement throughout the open space was

designed to view the motion of the sun and moon throughout the year. Every room opens to an outside space, and most are naturally lit from multiple sides.



FROM THE JUDGES

“This home is really appropriate for its setting, utilizing gable and glass to take advantage of the surrounding views. It also features great material usage, including charred wood siding on the exterior and interesting wall treatments on the interior. The primary bathroom is luxurious, especially the tub.”



PLATINUM

Detached Home 3,501–4,500 sq. ft., Built for Sale

Stone Crest Plan 2

Gilbert, Arizona

Architect/Designer: Robert Hidey Architects

Builder: Camelot Homes

Developer: Camelot Homes

Interior Designer: Pacific Dimensions

Land Planner: Robert Hidey Architects

Landscape Architect/Designer: Creative Environments

📷 JASON ROEHNER PHOTOGRAPHS

Designed to complement the beauty of the southeast valley in Gilbert, Ariz., the gated project is a haven for families seeking an exceptional living experience. Situated on a minimum quarter-acre lot, the stunning single-story residence boasts soaring ceilings and a versatile floor plan, meticulously crafted to accommodate modern lifestyles while catering to the needs of discerning buyers.

The seamless integration of indoor and outdoor living is maximized with pocket sliding glass doors to effortlessly extend the living space to the beautiful surroundings. Traditional detailing strengthens the single-story design with gabled massing and careful use of stone. The distinctive landscape ties

to the modern ranch elevation with complementary features and compatible materials.

One of the project goals was to provide an adaptable design that allows buyers to customize their plan to meet their needs and priorities. This standard four-bedroom plan flexes with multiple buyer options to accommodate a variety of lifestyles. Included is a lock-off casita for a multigenerational buyer, along with additional opportunities to increase bed count, square footage and garage space.

While offering the ultimate single-level home for a family, all variations offer a spacious great room, bonus room, and den.

FROM THE JUDGES

“The elevation of this home is really inviting, especially with the stunning outdoor spaces. The tasteful use and blend of materials definitely feels like luxury production. And the front courtyard is a nice touch. There are also really cool interior spaces, with impressive light fixtures throughout.”



FROM THE JUDGES

“The siting of this home is particularly interesting, because it made this house integrate on what could have been a boring lot. The slanted angle is more impactful, and really maximizes and creates interesting spaces. It also allows for more views from the corners. And the home itself is very tasteful and stunning.”



PLATINUM

Detached Home Over 4,500 sq. ft., Built for Sale

White Box No. 5

Paradise Valley, Arizona

Architect/Designer: Drewett Works

Builder: Bedbrock Developers

Interior Designer: Ownby Design

Interior Merchandiser: Laura Kehoe Design

📷 LAURA MOSS PHOTOGRAPHY

Capturing the magnificent views of nearby Camelback Mountain was of primary importance in this speculative design, followed closely by considerations of a desert climate. Because of its positioning, White Box No. 5 is designed to minimize heat gain during the hottest months and maximize it during the coldest. Because most rooms are recessed and protected from the blazing sun by deep overhangs, the interiors stay comfortable and the views intact.

The undulating nature of the architecture is evident on the home's exterior, where thick travertine massing walls define and separate the interior spaces. Gorgeous hemlock ceilings and zinc fascia are standout design elements.

Inside, black and white dominates, with wood accents adding a masculine vibe. The bright and airy kitchen, dining room and living room meld into one open space that connects to the outdoors via floor-to-ceiling pocketing glass doors. The primary suite is a gracious blend of sophistication and comfort, exemplifying the homeowner's style.

Highlighting the property is a luxurious backyard that connects the main house and guest casita. With the mountain as its backdrop, a sleek pool that doubles as a water feature, and integrated planting beds filled with greenery, it's the perfect spot to enjoy Mother Nature.

PLATINUM

Attached Homes/Townhomes, Built for Sale

Amalyn Origin Collection

Bethesda, Maryland

Architect/Designer: KTG Y

Developer: TriPointe Homes

STUDIO TREJO

This new townhome community in Bethesda, Md., delivers a contemporary take on traditional brownstone design, creating an urban aesthetic in a highly suburban market. These contemporary townhomes comprise large translucent spans of glass, wood-textured materials, metal panels and a stone base. The elevations emphasizing a more urban brownstone design are highlighted by dark contrasting bays, casement windows and precast brick.

These three-story townhomes offer an optional fourth-floor penthouse that opens onto an open roof terrace bringing vitality and visual connections to the neighborhood. The townhomes provide multigenerational living options by delivering a



ground-floor bedroom with options to expand into a multiten suite.

The first-floor grand foyer paves the way to a dedicated mudroom, flowing to a flex space that can be used as a hobby or recreation room with an optional wet bar. The second level of the home features an open layout with mid-kitchen, dining area, great room and large covered outdoor terrace with an optional outdoor fireplace and kitchen, ideal for entertaining. The in-home elevator establishes ease of movement between the floors offering fluidity for multigenerational living.

FROM THE JUDGES

“These homes feature nice movement to keep the exteriors interesting instead of boxy. The segregation of each unit makes it feel individual. The front courtyard walls also help soften the view from the street. The homes feature great details as well, such as the interior stairs and the rooftop paneling.”



FROM THE JUDGES

“This concept nails the indoor-outdoor relationships of the home. The outside translates fully and transitions really well to the interiors. The home is balanced and proportionate, and features classic lines with modern touches. The entry drive also gives it an Old World feel.”

PLATINUM

On-the-Boards Single-Family Spec

Nova Residence

Paradise Valley, Arizona

Architect/Designer: Stratton Architects

Builder: Arcadia Custom Homes

Developer: Silver Sky

Interior Designer: Holly Wright Design

Landscape Architect/Designer: Berghoff Design



Nova Residence is a very unique style blending the aesthetics and livability of the modern owner with the charm and character of a historic estate. This contemporary European blend breaks the traditional mold with an abundance of glass and outdoor living yet still instills timeless charm with limestone, steel windows and slate roofs.



GOLD

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

Clifford Lake Low Country

Stanton, Michigan

Architect/Designer: 42 North—Architecture + Design**Builder:** Clossen Construction**Interior Designer:** Christine DiMaria Design

📷 JOHNATHAN THRASHER PHOTOGRAPHY



GOLD

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

L'Aube at Solis Park—Plan 2

Irvine, California

Architect/Designer: KTGy**Builder:** Trumark Homes**Developer:** Trumark Homes**Interior Designer:** CDC Designs

📷 TSUTSUMIDA PICTURES | THOMAS PELLICER



GOLD

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

Mid Century Revival

Midland, Michigan

Architect/Designer: TR Design Group**Builder:** Cobblestone Homes**Interior Designer:** Cobblestone Homes

📷 OHNO DESIGN



GOLD

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

Slate House

Ada, Michigan

Architect/Designer: Chad Gould**Builder:** Hygge Design+Build**Interior Designer:** Hygge Design+Build

📷 ASHLEY AVILA PHOTOGRAPHY



GOLD

Detached Home 3,501–4,500 sq. ft., Built for Sale

Rosewood at Camden Park—Plan 3

San Jose, California

Architect/Designer: Robert Hidey Architects**Builder:** Robson Homes**Developer:** Santa Clara Development**Interior Designer:** Design Line Interiors**Land Planner:** Robert Hidey Architects**Landscape Architect/Designer:** Design Focus📷 AGNIESZKA JAKUBOWICZ PHOTOGRAPHY;
BRAD KNIPSTEIN PHOTOGRAPHY

GOLD

Detached Home Over 4,500 sq. ft., Built for Sale

Kaalawai Place

Honolulu, Hawaii

Architect/Designer: Andrade Architects, Inc.**Builder:** Nicholson Companies**Developer:** Nicholson Companies**Interior Designer:** Lisa McDennon Design**Landscape Architect/Designer:** Dreamscapes

📷 360PRODUCTIONS



GOLD

On-the-Boards Single-Family Production Home

Ridgeview Estates

Lakeway, Texas

Architect/Designer: DTJ Design

Builder: Ledgestone Development Group

Developer: Ledgestone Development Group

Interior Designer: Brewer Design Studio

Marketing Firm: Brewer Design Studio

 DTJ DESIGN



GOLD

On-the-Boards Single-Family Spec

Turquoise in Crown Canyon

Paradise Valley, Arizona

Architect/Designer: Swaback Architects + Planners

Builder: BedBrock Developers

Developer: BedBrock Developers

Interior Designer: Mara Interior Design

Landscape Architect/Designer: Kleski and Associates

 BEDBRock DEVELOPERS



SILVER

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

Rosewood at Camden Park—Plan 1

San Jose, California

Architect/Designer: Robert Hidey Architects

Builder: Robson Homes

Developer: Santa Clara Development

Interior Designer: Design Line Interiors

Land Planner: Robert Hidey Architects

Landscape Architect/Designer: Design Focus

 AGNIESZKA JAKUBOWICZ PHOTOGRAPHY;
BRAD KNIPSTEIN PHOTOGRAPHY



SILVER

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

Daybreak at Solis Park—Plan 3

Irvine, California

Architect/Designer: DAHLIN Architecture | Planning | Interiors

Builder: Pulte Homes

 TSUTSUMIDA PICTURES



SILVER

Detached Home Over 4,500 sq. ft., Built for Sale

SkyVu

Henderson, Nevada

Architect/Designer: KTGy Architect & Planning

Builder: Christopher Homes

Developer: Christopher Homes

Interior Designer: Design Tec Inc.

Interior Merchandiser: Design Tec Inc.

Land Planner: Christopher Homes

Landscape Architect/Designer: Nuvis

Marketing Firm: Greenhaus Agency

Green Verifier/Rater Company: Arcxis

 STUDIO J. INC



SILVER

Attached Homes/Townhomes, Built for Sale

Heights at Downtown Superior Townhomes

Superior, Colorado

Architect/Designer: DTJ Design

Builder: Toll Brothers

Developer: Toll Brothers


Interior Designer: TRIO Design

Interior Merchandiser: TRIO Design

Land Planner: DTJ Design

Landscape Architect/Designer: DTJ Design

Green Verifier/Rater Company: Burgess

 DAVIES IMAGING GROUP; ERIC LUCERO PHOTOGRAPHY



SILVER

Attached Homes/Townhomes, Built for Sale

Rabbit Run Creek

*New Hope, Pennsylvania***Architect/Designer:** Minno & Wasko**Builder:** Barley Custom Homes**Developer:** Scannapieco Development**Interior Designer:** Espenshade Interiors

📷 DON PEARSE



SILVER

Single-Family, Detached or Attached, For Rent

BB Living Harvest

*Argyle, Texas***Architect/Designer:** KTGy**Builder:** BB Living**Developer:** Hillwood**Landscape Architect/Designer:** TBG

📷 MIXED MEDIA CREATIONS



SILVER

On-the-Boards Single-Family Production Home

Siena Valley Club—Plan 6

*Gypsum, Colorado***Architect/Designer:** DAHLIN Architecture | Planning
| Interiors**Developer:** Vela Consulting

📷 DAHLIN ARCHITECTURE | PLANNING | INTERIORS



TECHNOLOGY WITH STYLE

SMEG is an acronym comprised of four Italian words: Smalterie (enameling factory), Metallurgiche (metal), Emiliane (Emilia Romagna), Guastalla (Guastalla). SMEG originated as an enameling and metalworking company based in Guastalla, Italy's Emilia Romagna region. Founded in 1948 by Vittorio Bertazzoni - 70 plus years later, SMEG remains a family-owned and operated company that produces stylish home appliances recognized worldwide. SMEG USA offers an extensive line of kitchen appliances, including their iconic countertop appliances.

SMEG's certified laboratories strive to develop solutions that respond to the demands of contemporary living, drawing on the company's experience and the most advanced technology. Moreover, SMEG pays particular attention to the usability of all its products to ensure that they are easy to use and intelligently manage energy consumption - thanks to cutting-edge interfaces and programming solutions.

Right from the development stage, SMEG products are designed to meet the most stringent environmental requirements, for example by favoring the use of materials such as steel or glass, which are easier to dispose of. In addition, during 2021, SMEG obtained ISCC certification for the use of Tritan™ Renew, a recycled copolyester material, which SMEG will use for a gradual replacement of certain plastic components in small appliances. Teaming technology with style has made it possible to create timeless products that have become genuine global icons.



Vittorio Bertazzoni
(3rd generation)

Please contact your SMEG USA Sales Representative or email mda.sales@smegusa.com with any questions.

KBIS Booth #W1801

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The SMEG Professional Range Series is where attractive, Italian styling merges with exceptional raw materials and state-of-the-art technology. The Professional line is an efficient choice in any size, designed to accommodate your preferred fuel source: all gas, dual fuel, or induction. Regardless of the model selected, versatility and serviceability are automatically built in. Robust knobs and logical setting indicators make SMEG ranges very easy to use. In addition, because enameling is a core competency of the brand, EverClean, our proprietary, nonporous enamel that coats the oven cavity and rangetop surface, makes these surfaces easy to clean.

Made in Italy

SMEG (Smalterie Metallurgiche Emiliane Guastalla)

 *A family company since 1948*



SPR24UGGX



SPR36UGGX

PLATINUM

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

Bay Front Residence

Newport Beach, California

Architect/Designer: Brandon Architects

Builder: Tony Valentine Construction

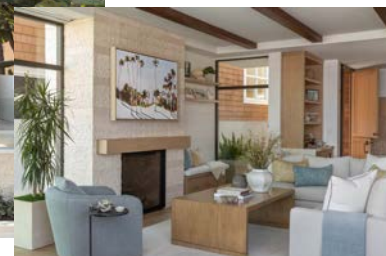
Interior Designer: Jodi Fleming Design

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

📷 LISA ROMEREIN

The project design is a solution to the challenging site constraints, vehicle access, zoning limitations and the desired program. With the narrow portion of the site at the alley, vehicle and pedestrian access are contained at the rear of the property. This allowed for the majority of the living space on the first floor to move toward the front of the property and enjoy the boardwalk and harbor views.

The setbacks and height limitations create a unique buildable area. Utilizing a stepped approach in the façade's voids were created for areas such as the entry to the home as well as balcony areas for the primary and secondary bedrooms.



The desired program, and necessity for many of the homes in this area, included a roof top patio for enjoying access to natural light and views. With the envelop limitations, the access to the roof top and main vertical circulation within the home were centralized. This allowed for the third floor and covered portion of the roof top patios extend from the covered core of the property for basking in that Southern California sunshine or enjoying those picturesque West Coast sunsets.

FROM THE JUDGES

“This home has a nice coastal feel, with great outdoor living space. It's very well detailed, with cute intimate details throughout. The kitchen in particular is gorgeous—the stonework in the counter and backsplash is fantastic.”



FROM THE JUDGES

“The beautiful detailing on this home solidifies its classic look. It's a nice nod to fit within the 1930s homes that surround it. The breezeway in the rear of the home works well to connect to the detached garage and living space above. The floor plan has creativity to it, with lots of cool, unique, intricate features inside, such as the stairs and the dining nook.”

PLATINUM

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

119 Winslow Rd

Franklin, Tennessee

Architect/Designer: MK Studio

Builder: Majors Construction

Landscape Architect/Designer: Addison Group

📷 YIOTA KATSAITIS PHOTOGRAPHY

In the picturesque town of Franklin, Tenn., there's a charming storybook home that captures the

essence of modern living within a historical context. This whimsical modern Tudor home stands proudly in the Historic Overlay District of Franklin, where the past and present intertwine seamlessly.

Despite the challenges posed by its small lot, this remarkable home pays homage to the design sensibilities of the surrounding 1930s homes while showcasing a fresh and contemporary perspective. The exterior features steeply pitched roofs, Tennessee grey limestone, exposed timber beams, decorative exposed scrolled rafter tails, and limestone headers, creating a sense of timelessness. These elements not only tell a story of enduring style but also symbolize the resilience of this home.

The modern interior seamlessly blends with the Tudor exterior. High vaulted ceilings, large windows, and an open floor plan flood the home with natural light, providing a stark contrast to the perceived coziness of Tudor homes. This fresh frame of reference ensures that this dwelling feels both inviting and contemporary.

This home, on a challenging lot, exemplifies the perfect blend of Old World charm and contemporary living. It tells a story of timelessness and ruggedness, making it a remarkable place to call home.



PLATINUM

★ Best in Region—Mountain

★ Home of the Year

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

The Burch Creek Home

*South Ogden, Utah***Architect/Designer:** EDA Architects**Builder:** Peterson Builders Inc.**Interior Designer:** A/Typical Design**Landscape Architect/Designer:** Valley Design Build

📷 NICK NEUBERGER

In a nod to existing neighbors, the facade of the Burch Creek Home embraces a mid-century flare, with a concealed garage door and sleek modern features. You enter the courtyard through a custom sculptural gateway. Nature focused with a babbling

brook and circulation flowing through, this space offers a moment of pause before entering the home.

Within the home, floor-to-ceiling windows blur the separation between indoor and outdoor space. Exterior materials, including handmade bricks and traditional Japanese Shou Sugi Ban siding, show a dedication to craft and quality. The exposed cross-laminated timber (CLT) roof stretches throughout the main floor. This structural and natural material provides a sense of tranquility and protection.

With the same enthusiasm, there is an effort to embrace environmental sustainable practices. Radiant heated and cooled floors regulate the interior climate (whole house fan).

Through nature-centric design, quality craftsmanship and sustainable practices, the Burch Creek Home stands as reflection of contemporary residential ideals and time resilient design.

FROM THE JUDGES

“It’s bold. When you go really contemporary like this, less is more. It’s so simple and elegant. The garage is well disguised—it basically disappears within the paneling—and the wood over the entry walkway and unexpected water element are great exterior features as well. Inside, the staircase is awesome, as are details such as the warm touches in the primary bathroom and the dark weathered brick, with almost gold flecks, throughout the home.”

FROM THE JUDGES

“This home is architecturally flawless. From a detail standpoint, it’s gorgeous. The attention to trim and millwork stands out, and it respects the style without seeming repetitive. It’s a really genuine, classic home.”

PLATINUM

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

Island Breeze

*Sarasota, Florida***Architect/Designer:** Zobrist Design Group**Builder:** Nautilus Homes**Interior Designer:** Jett Thompson Interiors**Landscape Architect/Designer:** Michael A. Gilkey, Inc.

📷 JESSICA GLYNN

Island Breeze, situated on the bayfront of Siesta Key Beach in Sarasota, FL, epitomizes an unparalleled balance of style, craftsmanship, sustainability and low maintenance. Drawing inspiration from the Abaco Islands, the home

gracefully unites historical elegance and modern simplicity to create a luxurious waterfront retreat.

The exterior’s radius roof lines, adorned with cedar shake, hand-bent copper roofs, and Carolina brick, resonate with timeless craftsmanship and a family’s cherished memories. Inside, spaces such as the great room, with a soaring fireplace and hand-carved coral mantel, exude elegance. The kitchen stands as a beacon of sophistication, adorned with Calcutta gold marble countertops and custom cabinetry.

Environmental stewardship interweaves throughout, with features such as a geothermal HVAC system, sustainably sourced cedar shake

roof, spray foam insulation, certified green framing lumber and windows/doors, and a community solar program. These elements synergize to create a high-performance, low-maintenance and stunningly beautiful home.

Every detail, from the light blue louvered shutters to the antique mirrors and brass lattice, reflects a meticulous focus on design and functionality. Island Breeze transcends traditional home building, embodies a perfect blend of luxurious aesthetics, innovative design, unmatched craftsmanship and responsible sustainability, and sets a new benchmark in custom home design.



PLATINUM

★ Best in Region—Pacific

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

Galatea Residence

Corona Del Mar, California

Architect/Designer: Brandon Architects

Builder: Spinnaker Development

Interior Designer: Details a Design Firm

Landscape Architect/Designer: Timothy John LA

📷 LANGO WORKS

The Galatea Residence embraces Southern Californian living by maximizing the indoor/outdoor connection through a central courtyard that connects two levels of the home with a swimming pool that waterfalls to the sunken courtyard below. The central courtyard separates the home into two wings and maximizes access to natural light and views throughout.

The exterior of the home is defined by a hierarchy of roof lines that define different programmatic elements such as living spaces and secondary

spaces. The front elevation is defined by clean, modern lines with a primary roofline floating above two flat roof elements below. This composition creates tension between the elements and draws the user into the entryway that overlooks the courtyard and Pacific Ocean beyond.

At the rear of the home, clerestory windows separate the roof lines from the pocketing doors/windows to provide an intimate scale to the living rooms while still providing abundant natural light.

FROM THE JUDGES

“The architecture is beautiful, but what’s really interesting is utilizing that lower level and courtyard. The indoor/outdoor living connection, with all the big open corners on the rear, and the floating components in the water are well done. The symmetry and lighter colors on the interiors are inspiring and make the space seem a lot bigger in the way they played with values. The upper transoms and open ceiling skylight in the entry are really nice to let light in. The garage is also well balanced with the exterior on the front of the home.”



FROM THE JUDGES

“The outside of this home fits the inside perfectly. It feels like part of a whole community. There’s good detailing inside, including a standout shower. And the ADU is cute.”

PLATINUM

Accessory Dwelling Unit (ADU)

Rosewood at Camden Park

San Jose, California

Architect/Designer: Robert Hidey Architects

Builder: Robson Homes

Developer: Santa Clara Development

Interior Designer: Design Line Interiors

Land Planner: Robert Hidey Architects

Landscape Architect/Designer: Design Focus

📷 AGNIESZKA JAKUBOWICZ PHOTOGRAPHY;
BRAD KNIPSTEIN PHOTOGRAPHY

Tucked away near a lush neighborhood park, this two-story plan captures the charm of the idyllic surroundings with a cottage aesthetic and a modern touch. The timeless architectural design is set within tree-lined streets and white picket fences, with rich custom details including recessed windows, wood trim, siding, shingles and brick. A thoughtful use of materials and colors enhances a sense of warmth, comfort and coziness, while the strong proportions are anchored by a front porch as a charming first impression.

The interiors are designed to maximize comfort and provide all the amenities of contemporary living, with custom-built quality. The plan delivers flexible use of space, including home offices, lofts, and ample storage, in addition to the four bedrooms and 4.5 baths. Separate living and family rooms, formal dining room spaces, eat-in nooks and sloping ceilings are a nod to traditional living and capture the essence of the surrounding neighborhood.

Abundant natural light fills the rooms and highlights the attention to detail at every turn. An efficient and comfortable accessory dwelling unit (ADU) responds to the state’s housing initiatives with opportunities for flexible living or additional income.



PLATINUM

On-the-Boards Single-Family Custom Home

Encino Residence

Encino, California

Architect/Designer: LUNO Design Studio

Interior Designer: LUNO Design Studio

 LUNO DESIGN STUDIO

This traditional Spanish Revival estate brings the charm of Montecito to Los Angeles. Nestled into lush landscaping, the soft plaster pavilions

that make up this estate are scattered about the property to give a village-like feel. Handcrafted wood details appear in the gates, shutters, doors and eaves to add to the charm of the property. Steel doors and painted wood windows add to the timeless character of this enchanting Spanish-style compound.

Driving through antique wood gates into the cobblestone motor court, the goal was to make one feel transported into a Bougainvillea-draped square of an old Spanish village. The guard house and guest house flank the driveway, and frame

the entry to the main residence to create a stately threshold to the property. A large custom oak and glass entry door accentuates the entrance and sets the tone for the traditional aesthetic of the interiors of this home.

The backyard was envisioned as an extension of the interior living spaces. Outdoor rooms are created by different groves of trees and several pavilion structures.

FROM THE JUDGES

“This rendering is amazing. It feels like the quintessential California Spanish style—it just feels like it’s been there forever. The courtyard and entrance areas are absolutely beautiful. The balanced proportions and use of material show restraint, while still creating something so unique, so special, so timeless.”

FROM THE JUDGES

“This reimagined barn concept is unexpected and unique. The back elevation is stunning, and the entry is a nice statement on the point of arrival. The wood screening provides great texture on the exterior, and the landscape architecture is also compelling.”

PLATINUM

On-the-Boards Single-Family Custom Home

Rolling View Residence

Hidden Hills, California

Architect/Designer: LUNO Design Studio

Interior Designer: LUNO Design Studio

 LUNO DESIGN STUDIO

The directive was to design a contemporary home that didn’t feel disparate to the traditional ranch-style homes typical of the Hidden Hills neighborhood. The individual forms of this home reference the covered bridge typology, a common site in agrarian communities.



The primitive form of covered bridge bar is repeated, rotated and stacked creating a series of interstitial void spaces. One void delineates the entry procession through the home. A central void delineates an entertainment courtyard at the heart of the home.

A dramatic cantilever at the front of the home creates a porte cochere for the entry and is a signature nod to the typology. The pairs of parallel bars of the residence share similar material characteristics that play off the basic form of a covered bridge: a wood clad structure spanning between parallel stone plinths. The bars are stacked with the wood clad volumes sitting over stone.



The previous development of the site cut away at the natural ridge landform. Our development proposed to return the ridge to its original natural shape, which was applauded by the community. The thoughtfulness of our efforts was used as a benchmark for other developers proposing new work in the community.



FROM THE JUDGES

“This house is an experience. In a category of unique homes, it stands out. It celebrates the fantasy of what can be dreamed up and really shows where innovative design can go. The concept is worth applauding, especially in being able to communicate your vision in a succinct and clear way.”

PLATINUM

★ WOW Award

On-the-Boards Single-Family Custom Home

The Viharas Villa Upekka

Malibu, California

Architect/Designer: LUNO Design Studio

Interior Designer: LUNO Design Studio

Landscape Architect/Designer: Pamela Burton & Company

📷 LUNO DESIGN STUDIO

The request for this small-scale development was to conceive of these homes as wellness retreats where the overall experience of the community would be focused on meditation and personal spiritual practices. The site, at a macro level, was imagined as a zen garden where the round pools of each home are the focus of each individual residential experience. The homes radiate around each pool, drawing focus to the constant center.

The branding of the site references the Buddhist Brahnavihara as a means to help set the tone for the development and give the individual homes a point of inspiration to promote individuality within the community. The characteristics of each Vihara helped inform the siting of each home as well as the massing strategy and allocation of programmatic elements.

The spiritual color story of each Vihara carries through the interiors of each home and into the selection of the planting palette. Each home is given a specific tree species. This tree greets the owners at the center of each motor court. It exists in solitude in the rear yard as a green meditation pavilion, and it lines its own meditative path that meanders the extent of the property along the coastline.



GOLD

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

Seventh Street Residence

Berkeley, California

Architect/Designer: Sidell Pakravan Architects

Builder: FCO Construction

📷 BRUCE DAMONTE



GOLD

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

Water's Edge

Lake Havasu City, Arizona

Architect/Designer: Drewett Works

Builder: Desert Mountain Development

Interior Designer: Mara Interior Design

Landscape Architect/Designer: Desert Mountain Development

📷 DINO TONN ARCHITECTURAL PHOTOGRAPHY



GOLD

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

Elk Mountain Ridge

Asheville, North Carolina

Architect/Designer: Vellum Architecture + Design

Builder: Osada Construction

Interior Designer: Well Appointed Home

Landscape Architect/Designer: Sitework Studios

📷 SKYLER PERRY SMITH PHOTOGRAPHY



GOLD

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

Vineyard Views

St. Helena, California

Architect/Designer: Woodley Architectural Group**Builder:** Celebrity Custom Homes**Interior Designer:** Kimberly Timmons Interiors

DAVIES IMAGING GROUP



GOLD

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

Bloomfield Modern Retreat

Bloomfield Hills, Michigan

Architect/Designer: Martini Samartino Design Group**Builder:** Lamarco Custom Homes**Interior Designer:** Art Harrison Interiors

KARL MOSES PHOTOGRAPHY



GOLD

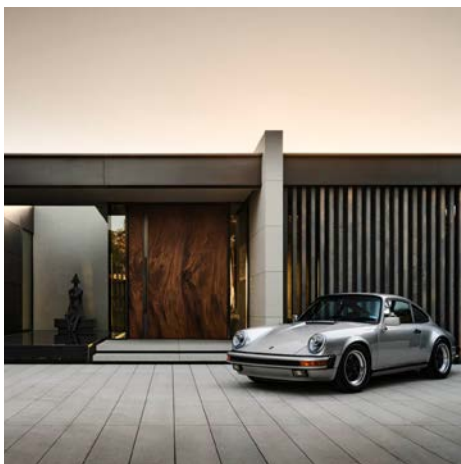
One-of-a-Kind Custom Home 6,001–8,000 sq. ft.

Circle Dr. Residence

Newport Beach, California

Architect/Designer: Brandon Architects**Builder:** Patterson Custom Homes**Interior Designer:** Brooke Wagner Design**Landscape Architect/Designer:** David A Pedersen, Inc.

MELLON STUDIO



GOLD

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

Reflection House

Beverly Hills, California

Architect/Designer: Shubin Donaldson**Builder:** Hill Construction Company**Interior Designer:** Lucas Interior**Landscape Architect/Designer:** Hocker

GOLD

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

Orrington Residence

Corona del Mar, California

Architect/Designer: Brandon Architects**Builder:** Patterson Custom Homes**Interior Designer:** Denise Morrison Interiors**Landscape Architect/Designer:** David A. Pedersen, Inc.

SAM FROST STUDIO



GOLD

Accessory Dwelling Unit (ADU)

Paired Villas—Coventry

South Jordan, Utah

Architect/Designer: UDA**Builder:** Sego Homes**Interior Designer:** Sego Homes**Land Planner:** Daybreak Communities

SIMPLE SHOOT



GOLD

On-the-Boards Single-Family Custom Home

Rancho Residence

Encino, California

Architect/Designer: LUNO Design Studio

Interior Designer: LUNO Design Studio

LUNO DESIGN STUDIO



SILVER

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

Wandering Oak

Asheville, North Carolina

Architect/Designer: Wilson Architects

Builder: Red Tree Builders

Interior Designer: RT Design

TIM BURLESON PHOTOGRAPHY



SILVER

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

Meridian Model at Colvard Farms

Durham, North Carolina

Architect/Designer: AR Homes

Builder: AR Homes

Interior Designer: AR Homes

Marketing Firm: AR Homes

DIANA TODOROVA PHOTOGRAPHY



SILVER

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

A Bucolic Abode in the Peach State

Milton, Georgia

Architect/Designer: Lew Oliver, Inc.

Builder: 1023 Construction

Land Planner: Lew Oliver, Inc.

SUN DOG IMAGERY, LLC

FROM THE JUDGES

“This project is a great execution of contemporary design. Everything—from the materials to the colors to the detailing—is really well done. The designers really focused on the housing and paid attention to the outdoor spaces, too.”



PLATINUM

Development up to 3 Stories, Built for Sale

Terra—The Landing at Tustin Legacy

Tustin, California

Architect/Designer: Robert Hidey Architects

Builder: Brookfield Residential

Developer: Brookfield Residential

Interior Designer: Chameleon Design

Land Planner: Robert Hidey Architects

Landscape Architect/Designer: C2 Collaborative

CHRISTOPHER MAYER

Seven function-forward floor plan designs offer 1,062 to 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. Defined by a neutral color palette, common architectural details and massing create a village atmosphere that will be timeless and complimentary as it ages.



By working closely with the city throughout the design process, the team focused on emphasizing the new wave of modern architecture within the community. 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.

Situated in a thriving neighborhood in California, this modern collection of elevator-served flats and townhomes introduces a harmonious blend of contemporary style, open-concept spaces. 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 complimented by metal elements, varied window patterns and glass railings.

PLATINUM

★ Best in Region—Pacific Northwest

Development 4–7 Stories, For Rent

Alta Arlo

Seattle, Washington

Architect/Designer: Johnston Architects

Builder: Exxel Pacific

Developer: Wood Partners

Interior Designer: Vida Design

Landscape Architect/Designer: Karen Kiest Landscape Architects

ANAM MEDIA

Drawing inspiration from the surrounding historic neighborhood and Carnegie Library across the street,

Alta Arlo's designers prioritized the use of brick and focused on the pedestrian scale along arterial Rainier Avenue South. Complementing the existing outdoor open space surrounding the library, Alta Arlo includes two inviting public plazas along its Rainier frontage, offering southwest sun exposure, excellent sidewalk visibility, and three activating retail spaces.

The Columbia City neighborhood is extremely walkable and embraces informal, through-block



short cuts that reduce the scale of the streets' blocks. This is incorporated in Alta Arlo's design, encouraging public circulation between Rainier and the nearby parks and community center while keeping private residential amenity spaces secure.

The residential core of the project is arranged around a generously proportioned interior courtyard, a private common open space for residents but visually connected to the public Rainier retail plazas above. Ringing the edges of the courtyard are private balconies and patios cleverly shielded by lush landscaping. The open space progresses seamlessly from public plaza to residential courtyard, to private outdoor patios.

Alta Arlo is a welcoming and comfortable place to call home, embedded within a community, and connected to the neighborhood at large.

FROM THE JUDGES

“The designers of this development took advantage of the topography and created a focal point with the corner exterior, with the balconies slowly disintegrating toward the ends. The massing is simple, with strategic placement of balconies and materials to add interest. It also helps break down scale and makes it feel more neighborly. It also celebrates community connections, with pedestrian access right through the buildings to the courtyard. The cool retaining walls in the courtyard also address the topography.”

PLATINUM

Development 4–7 Stories, For Rent

The Edge

Charlotte, North Carolina

Architect/Designer: BB+M Architecture

Builder: Samet Corporation

Developer: Marsh Properties

Interior Designer: BB+M Architecture

Interior Merchandiser: BB+M Architecture

Landscape Architect/Designer: LandDesign

📷 TIM BUCHMAN

The Edge at Sedgefield is in the heart of the South End neighborhood of Charlotte, a young and fast-growing mixed-use district just south of the city center. The project sits at the corner of Haverford Place and Poindexter Drive, one block



off the main thoroughfare of South Blvd, and is part of a large mixed-use development that includes retail, office and residential buildings all within walking distance of each other and the South End neighborhood.



The Midcentury modern design aesthetic of the project includes clean lines and warm materials to create a modern, yet comfortable, living environment. The apartment complex is broken into two smaller buildings and multiple outdoor courtyards with a central spine connecting the buildings to maintain the site's walkability and seamlessly integrate it into the Sedgefield neighborhood.

The design of The Edge extends the modern exterior detailing into all aspects of the interior and creates peaceful escapes that include lounges, game rooms, co-work areas, clubhouse, fitness, bike room, roof terrace, and pool.

FROM THE JUDGES

“The exterior on this project is killer. Changes in appearance occur over the length of the building intentionally to create a rich façade with lots to look at. The catwalk over the entry makes it look like more buildings cohesively built together instead of just one big building. And it has a great treatment for the exterior stair utility. The pool area also enjoys lots of visual interest on the exterior of the building around it. It's really well put together.”

PLATINUM

★ Best in Region—Mid-Atlantic

★ Multifamily Community of the Year

Adaptive Reuse, Multifamily

Chronicle Mill

Belmont, North Carolina

Architect/Designer: BB+M Architecture

Builder: Armada Hoffer Construction

Developer: Armada Hoffer

Interior Designer: BB+M Architecture

Interior Merchandiser: BB+M Architecture

Landscape Architect/Designer: Site Solutions, LLC

📷 TIM BUCHMAN / EASTERDAY CREATIVE

Constructed in 1901, Chronicle Mill was the first textile mill in Belmont, N.C., that eventually was abandoned in 2010. When it was finally targeted for reuse as a multifamily building, an insurmountable list of hurdles nearly throttled the project.

The site contained some problems, mainly the structure being a conglomeration of tacked-on ancillary spaces overrun with decay. To make workable unit depths, the first and last structural bays of the newer sections were removed while a fourth level was added onto the roof. Remnant sections of the existing facade were preserved to signify where the mill once stood. The new facade is a modern interpretation of the mill that retains the



simple rhythm of the existing facade's fenestration and sloped roofline without being an exact replica.

The interior design concept pays homage to the original purpose of the mill. Design elements such as the handwoven art panels and rope ceiling in the clubhouse represent obvious ties

to the textile industry. Many FF&E pieces feature salvaged and repurposed items from the original mill. The newly developed retail, F+B space and large outdoor gathering areas encourage the public to take part in reclaiming Chronicle Mill as the social hub of Belmont.

FROM THE JUDGES

“This transformation highlights a remarkable recovery. The before pictures show a blown out, dead building. And even though they may not have been able to use everything, they paid homage to what was there initially and recreated it in a way that it's not overly different. The tie-in to the textile history is evident—really elegant and well done. And the interiors are colorful and rich, providing such a soft balance against the harsh industrial elements.”

PLATINUM

Adaptive Reuse, Multifamily

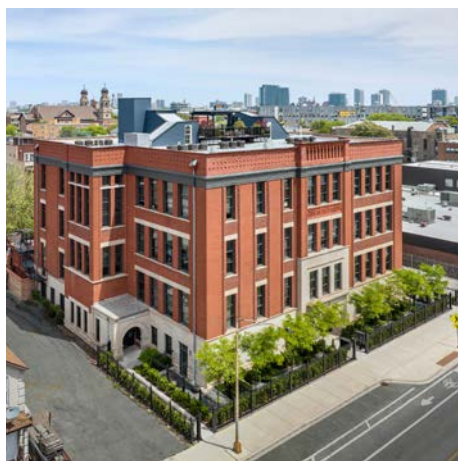
Peabody School Apartments

*Chicago, Illinois***Architect/Designer:** Pappageorge Haymes Partners**Builder:** Svigos Development Inc.**Developer:** Svigos Asset Management

DARRIS LEE HARRIS PHOTOGRAPHY

The Elizabeth Peabody Public School, designed by architect W. August Fiedler in 1894, is a prominent example of late 1800s Chicago public school architecture. The four-story structure features intricate detailing using stone, brick, terra cotta and decorative metal in the Romanesque/Classical Revival style.

After the closure of several Chicago public schools in 2013, the Peabody School was sold through public auction for redevelopment into 23 apartments. Now a city of Chicago historic landmark, this adaptive reuse project successfully blends modern upgrades with the school's original features, and serves as a model for rehabilitation and preservation



of Chicago's architectural heritage.

Preserving the building's historic character was a top priority throughout the project. To meet modern building codes, glazed firewalls were used to enclose the grand staircases at each end of the central hallway while still maintaining continuous sight lines.



FROM THE JUDGES

“This is a great project. Every city has that type of school, but often will find a way to demo it or tear it down. This shows what you can do with it. Creating that character is so hard to do. We love that they used dark stained wood and contrasted it with light floors, and really showcased the existing trim. The schoolhouse lights they used are a nice nod to the former building as well.”

The apartments, each occupying former classrooms, retain original features such as built-in cabinets, trim and chalkboards. Reclaimed building materials, such as brick and wood joists, have been creatively adapted into accent walls and kitchen shelving. Refurbished filing cabinets and cafeteria tables were strategically placed throughout the building to contribute to the building's historical ambiance and add unique character to the common spaces.

PLATINUM

★ Best in Region—Midwest

Adaptive Reuse, Multifamily

Tribune Tower Conversion

*Chicago, Illinois***Architect/Designer:** Solomon Cordwell Buenz**Builder:** Walsh Group**Developer:** Golub & Company**Interior Designer:** The Gettys Group**Landscape Architect/Designer:** Site Design Group

DAVE BURK PHOTOGRAPHY

The Tribune Tower is one of Chicago's most treasured historic landmarks. Originally constructed in 1925, the tower was located adjacent to an existing printing plant. In 1935, the Radio Building was added to the site, followed by the Television Building in 1950. In 2018, the Chicago Tribune vacated the building, and the conversion of the landmark tower into 162 luxury condominium units began.

The tower's historic facade was preserved and restored, ensuring its continued architectural stature. Historically sensitive enhancements to the Radio and TV buildings support flagship



FROM THE JUDGES

“These opportunities are so few and far between. It's so hard not to look at the scale of this project and not be blown away. The way they carved out the courtyard is impressive and makes the building more modern. The glass addition behind the historic sign is a great update as well. It pushes the needle and makes a statement on the evolution of downtowns, especially when our downtowns are suffering tremendously.”



retail and provide a new entry for the residences. The original entry and lobby were preserved and remain open to the public. The retail frontage of the original printing plant was redeveloped, activating a reimagined Pioneer Court and public plaza.

Four additional floors were added to the northeast side, providing a modern, glass complement to the existing limestone facades. This addition frames a new elevated, landscaped courtyard. A unique luxury amenity program is dispersed throughout the building. A pool and terrace is nestled behind the original Chicago Tribune sign, while a lounge and a wraparound terrace at the Tower's crown gives residents a one-of-a-kind experience beneath the iconic, gothic buttresses.



PLATINUM

★ Best in Region—South Atlantic

Student Housing

Whistler

Atlanta, Georgia

Architect/Designer: Niles Bolton Associates

Builder: JE Dunn Construction

Developer: LV Collective

Interior Designer: Variant Collaborative

Land Planner: Niles Bolton Associates

Landscape Architect/Designer:

Ironwood Design Group

CHASE DANIEL

FROM THE JUDGES

“It’s hard to believe this gorgeous development is for students. The architecture is absolutely stunning, with an amazing entryway and streetscape. The balconies provide a sexy exterior look. Inside, the abundance of biophilia speaks to current student generation, with plenty of community amenities for them to utilize.”

When you can’t build out, build up. This thoughtfully considered tower rises 25 stories to take full advantage of its half-acre footprint within walking distance to Georgia Tech’s campus in the heart of Tech Square, Midtown Atlanta’s hub for startups and research centers.

Whistler offers 565 beds in 168 units and features more than 17,300 square feet of boutique-style amenities. Students can treat themselves to craft coffee and artisan pastries at the on-site Daydreamer cafe, exercise in the expansive fitness center with yoga and spin studios, or lounge poolside on the rooftop deck while enjoying panoramic skyline views.

The 284,839-square-foot property is served with one level of basement parking totaling 25 spaces to encourage a continued reliance on biking, walking, scooters and public transportation with proximity to Atlanta’s MARTA lines. The dynamic design of mid-gray tones starts with a stacked base of amenities to activate the street, and draws the eye up with slender, mini towers and rhythmically shifting balconies slightly offset from each other to create a dynamic facade instead of a static block.

Whistler accomplishes the city’s initiative to create a more pedestrian-friendly environment, while providing students unmatched amenity spaces and views of the city and campus.

PLATINUM

On-the-Boards Multifamily Project

Atwell on Spring

Silver Spring, Maryland

Architect/Designer: KTGy

Builder: Bozzuto/Stonebridge Carrass

Developer: Bozzuto/Stonebridge Carrass

Interior Designer: Grizform Design

Landscape Architect/Designer: MPFP

IMERZA

This new mixed-use development is planned for the site of a 60-year-old Montgomery County office building. The development is part of a development agreement wherein this new residential and retail will be built following the construction of a new 12-story headquarters for the Maryland National Capital Parks and Planning Commission, which currently occupies the space.

This building will be two six-story buildings connected below grade by structured parking. The development is planned as a transition from the adjacent single-family townhouse neighborhood and central business district. The development will feature a mews, a pedestrian street that will provide circulation within the building area and connection between adjacent districts.



FROM THE JUDGES

“This is a compelling rendering in how it addresses the street and really draws you in. It embraces the curve of the road into the architectural design to enhance residents’ views. It also features interesting outdoor living components, such as the raised terrace, even with a potentially challenging site. Its street presence hides the rest of it so it doesn’t overpower the existing street. There are also rich common spaces inside. It makes the most out of potentially unused spaces to create little jewels throughout the development.”



GOLD

Development 4–7 Stories, Built for Sale

Villas at Los Coyotes

Buena Park, California

Architect/Designer: Bassenian Lagoni**Builder:** Brookfield Residential

CAMERA CHRIS MAYER PHOTOGRAPHY



GOLD

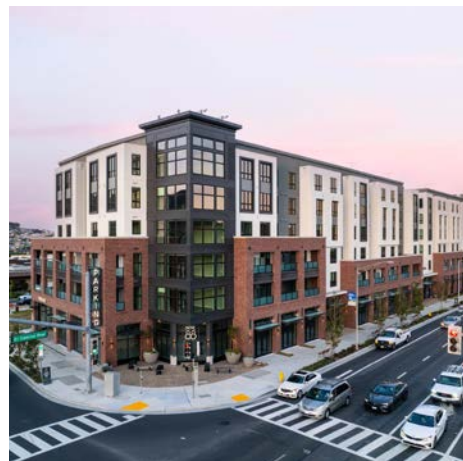
Development up to 3 Stories, For Rent

The Residences at SweetBay

Panama City, Florida

Architect/Designer: Humphreys & Partners**Developer:** HomeFed Corporation**Interior Designer:** Design Environments

CAMERA GREY STREET STUDIO



GOLD

Development 4–7 Stories, For Rent

NINE88

South San Francisco, California

Architect/Designer: KTGy**Builder:** SBI Builders**Developer:** SummerHill Apartment Communities**Interior Designer:** Ryan Young Interiors

CAMERA HALEY LAN PHOTOGRAPHY



GOLD

Development 8 Stories & Over, For Rent

The Hadley

Atlanta, Georgia

Architect/Designer: StreetLights Residential**Builder:** StreetLights Residential**Developer:** StreetLights Residential**Interior Designer:** StreetLights Creative Studio, LLC**Interior Merchandiser:** StreetLights Creative Studio, LLC**Land Planner:** Kimley Horn**Landscape Architect/Designer:** TBG Partners**Marketing Firm:** StreetLights Residential**Green Verifier/Rater Company:** SK Collaborative

CAMERA DAVID CHRISTENSEN



GOLD

Development 8 Stories & Over, For Rent

Verge at Buzzard Point

Washington, District of Columbia

Architect/Designer: SK+I Architecture**Developer:** MRP Realty**Interior Designer:** RD Jones & Associates

CAMERA WHITNEY COX PHOTOGRAPHY



GOLD

Student Housing

Bixby on College

Clemson, South Carolina

Architect/Designer: Humphreys & Partners**Developer:** Gilbane Development Clemson, LLC

CAMERA FIREWATER PHOTOGRAPHY



GOLD

On-the-Boards Multifamily Project

Canvas Academy

Greenville, South Carolina

Architect/Designer: Antunovich Associates

Builder: Brasfield & Gorrie Construction

Developer: The Beach Company

Interior Designer: Antunovich Associates

Landscape Architect/Designer: DesignWorks

Marketing Firm: The Beach Company

 ANTUNOVICH ASSOCIATES



SILVER

Development up to 3 Stories, For Rent

Railway Flats

Loveland, Colorado

Architect/Designer: Craine Architecture

Builder: Bryan Construction

Developer: McWhinney

 AT MEDIA CO LLC



SILVER

Development 4–7 Stories, For Rent

NOVEL Edgehill

Nashville, Tennessee

Architect/Designer: KTGy

Builder: Crescent Communities | Pearl Street Partners

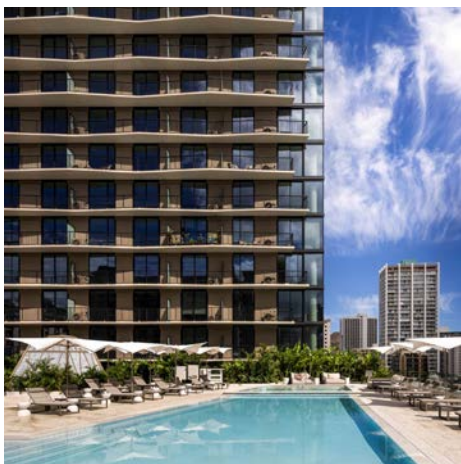
Developer: Crescent Communities | Pearl Street Partners

Interior Designer: CID Design Group

Interior Merchandiser: CID Design Group

Landscape Architect/Designer: Hawkins Partners Inc.

 IRAN WATSON PHOTOGRAPHY



SILVER

Development 8 Stories & Over, For Rent

Lilia Waikiki

Honolulu, Hawaii

Architect/Designer: Benjamin Woo Architects

Builder: Nordic PCL

Developer: Brookfield Properties

Interior Designer: Jules Wilson Design Studio

 ADAM TAYLOR PHOTOS



PLATINUM

Affordable, Multifamily

A & Indiana

Philadelphia, Pennsylvania

Architect/Designer: BartonPartners Architects & Planners

Builder: Clemens Construction Company

Developer: Impact Services Group

Green Verifier/Rater Company: MaGrann Associates

📷 TAYLOR PHOTO

Located in the impoverished Kensington section of Philadelphia, the client wished to provide the area with a much-needed resource: affordable housing.

Utilizing a historic property, a former textile warehouse built in 1893 that has been abandoned and fallen into despair, the project sought to reuse and convert the building as affordable housing, and to become a beacon within the community representing an investment into the betterment of the neighborhood.

By working in tandem with historical architects and funding through government programs such as LIHTC, PHFA and HTC, the architecture was restored including matching original windows, iron and brick work. The interiors were converted into a mix of one-, two- and three-bedroom units, all being offered at a heavily subsidized

FROM THE JUDGES

“Redoing a 130-year-old building is hard, but this is the kind of project that restores a community. The reuse of an empty warehouse was able to provide a facelift and much-needed housing, with one-, two- and three-bedroom options for residents. The fact that it’s fully leased with a waitlist shows a neighborhood that is desperately in need of this kind of project.”

rental rate. A community room and other public amenities, such as a landscaped courtyard, have been included to help reinforce a sense of community amongst the tenants.

The success of the project is already visible, with the building being fully leased and a wait list has been formed. Additionally, those within the community have been interviewed and quoted as saying the project brings a sense of pride to seeing the restoration and investment to a neighborhood so desperate in need.

PLATINUM

Affordable, Multifamily

Avance

Livermore, California

Architect/Designer: DAHLIN Architecture | Planning | Interiors

Builder: Mid State Construction

Developer: MidPen Housing

Interior Designer: DAHLIN Architecture | Planning | Interiors

Landscape Architect/Designer: Gates + Associates

📷 ARGAST PHOTOGRAPHY

Complementing the early California Spanish architectural style of an existing house on the site that is on the historic register, this affordable and supportive residential community for individuals with developmental disabilities is arranged in a village of multiple smaller buildings—five residential, one community and one office—that blends it into the existing neighborhood of single-family homes while offering 44 units in a mix of studios and one bedrooms.

The historic house was renovated, creating additional conference rooms and offices on the first floor and transforming the second floor into a residence for the property manager. Original,



FROM THE JUDGES

“This historic home was reimagined into a really nice low-density, two-story development that blends into context of the surrounding community. The rich detailing and big window groupings are also a nice touch. But more important is the story behind it. The project serves individuals with developmental disabilities and provides nice housing that’s not normally available to people with 30%-40% AMI.”

colorful art pieces by local artisans from the developmentally disabled community are integrated into the interior design of communal spaces.

Additionally, addressing the sensory sensitivities of many residents, the community building incorporates peaceful water blue color elements and a mixture of dining, lounge and sensory adaptive high sided chairs that provide respite from the sensory overload within shared spaces. The community building also houses a commercial kitchen, fitness, game and craft room.

Outdoor amenities include a pickle ball court and community garden. An overlay of onsite activities and services is provided while across the street is a grocery, restaurants, and retail shops.



FROM THE JUDGES

“This project offers highly affordable housing right at near public transit. It does a nice job of incorporating materials and colors to give visual interest and movement without being busy. The stacked parking is amazing, and it also features good operational consistencies and green technologies.”

PLATINUM

Affordable, Multifamily

Canyon Flats & Reilly Station

Fremont, California

Architect/Designer: KTG

Builder: Toll Brothers

Developer: Eden Housing

Landscape Architect/Designer: JETT Landscape Architecture + Design

Patrik Argast Photography

Forward-thinking and progressive architecture reacts to two different frontages. On the urban side, the building is more built up, and on the interior, the courtyards open up to smaller-scale buildings.



Knowing that many of the residents would be commuting for work, the buildings were designed to connect to the local transit stop and promote active mobility. A well-crafted pedestrian paseo, highlight both the walkability of the site and the adjacency to the BART station. Ground-floor retail activates the streetscape.

Although these buildings are affordable, targeting families making 30% to 60% AMI, they needed to feel innovative, align with the vision for the master plan, and meld seamlessly into the surrounding transit-oriented market-rate community. This presented opportunities to increase efficiency. To maximize the site and increase efficiency, both buildings share an above-grade parking structure that features a three-tiered lift system.

A variety of green technologies are included: photovoltaic panels, a solar thermal system, low-flow toilets and showerheads, high-efficiency fixtures and appliances, combined with techniques that naturally limit environmental impact.

FROM THE JUDGES

“This building looks really cool, and the big windows help the interior spaces feel big and airy. The mixed-use component also provides commercial space for pop-up shops for residents, which is a clever add-on for this type of development.”



PLATINUM

Affordable, Multifamily

Caton Flats

Brooklyn, New York

Architect/Designer: Magnusson Architecture and Planning PC (architect on record) / Freeform Deform (design architect)

Builder: Lettice Construction

Developer: BRP Companies

Interior Designer: (Market interior only): Studio397

Green Verifier/Rater Company: Altanova Energy and Sustainability

Ari Burling Photography / Alexander Severin Architectural Photography

Situated on the corner of Caton and Flatbush Avenues, this mixed-use development offers 255 new units of much needed affordable housing (studio, one, two and three bedrooms), attended parking, office space for a local community organization, retail, and the redeveloped and expanded Flatbush Central Caribbean Marketplace. The market provides spaces for vendors selling a variety of goods that celebrate and support the area's Caribbean-American culture. Additionally, a shared commercial kitchen and design studio will focus on opportunities for BIPOC entrepreneurs.

An attended residential lobby with limestone-lined entrance and living greenwall welcomes residents, and apartments balance affordable housing standards and durable, economic materials, with contemporary design and elegant finishes. Large windows fill homes with natural light and views, but few compete with the vista from the communal roof terrace at the 13th floor overlooking Prospect Park and lower Manhattan. Other resident amenities include a 13th floor lounge and a gym on the second floor with adjacent rear yard terrace.

The building is certified LEED-NC and has continuous insulation at roofs and facade, high-performing aluminum windows, hydronic PTACS, an energy-efficient gas-fired boiler for domestic hot water, and a “micro-cogen,” which generates heat and electricity in a single system.





AFTER



BEFORE

PLATINUM

Entire Home, \$250,001–\$750,000

1850 Historic Restoration: Magnolia Cottage On Historic Rope Walk Hill

East Greenwich, Rhode Island

Architect/Designer: Zarrella Development Corp

Developer: East Greenwich Cove Builders LLC

Interior Merchandiser: Salt + Pine

Land Planner: East Greenwich Cove Builders LLC

📷 GEORGE GRAY PHOTOGRAPHY

Situated on a hill looking at the harbor up to the west, this renovation draws inspiration from the workers cottages and the grander homes of the district. Normally deemed a teardown, this 200-year-old New England cottage was reimagined to create an inviting and environmentally conscious home. The renovation solved stairway code issues, introduced an open floor plan, allowed a true primary, resolved asbestos, and restored charm all lost after two mid-century renovations.

The team worked with the historical society to restore the original exterior and reimagined the interior to include modern conveniences with the home's original grandeur. The result is a 19th-century meets sophisticated, modern style with new framing, plumbing, electrical and luxury finishes intermixed with elements saved from the home including exposed beams and the original front door.

FROM THE JUDGES

“This project is a great remodel example that provides a transformation of the space while also respecting the original character of the home. Every space feels more modern, but incorporates detailing that feels true to its original style. The copper downspouts and exposed ceiling beams are a great examples of these nods to the original structure.”

Located on a 3,000-square-foot lot, a high-density site plan was constructed to its pre-existing nonconforming status. A large back deck 3 feet off the town's right of way and tucked-in parking contributed to the project's success. The home remained harmonious in form, material and scale with the challenge of situating a renovation project next to a new construction in a historic neighborhood of single-family cottages.

PLATINUM

Entire Home, Over \$750,000

Engawa House

Los Altos, California

Architect/Designer: Ogawa Fisher

Builder: Coast to Coast Development

Marketing Firm: WAGNER CREATIVE

📷 MIKIKO KIKUYAMA PHOTOGRAPHY



BEFORE



AFTER

The Engawa House is a transformative architectural project in Los Altos, Calif. Surgical design moves allowed the home to flow more freely, breathing new life into a Midcentury home that once lacked the modern amenities and spatial efficiency desired by a growing family. The clients, who own a real estate business in the area and have a profound appreciation for Japanese design, found the property's redeeming feature as a charming remnant of a central Japanese garden.

With a focus on family and accommodating visiting grandparents from Asia, the architect reimagined the entire space. The old garage was converted into an accessory dwelling unit (ADU) while constructing a new garage and expanding other areas. The centerpiece is the garden, serving as a

central organizing element. Inspired by the Japanese “engawa,” expansive, low-slung decks seamlessly blend indoor and outdoor spaces, creating an open yet private environment.

This project marries timeless Japanese aesthetics with sustainability, featuring photovoltaic panels, an energy storage system, electric vehicle chargers, and water-efficient native plants. The result is a harmonious fusion of form and function, where the rich heritage of Japanese design meets the demands of contemporary living.

FROM THE JUDGES

“This peaceful home really is a true remodel/rehabilitation project. The way the remodeled home stuck to the original style of the home makes it feel like a renovation instead of a teardown. It's amazing what they did to it. They took a different approach to the existing home, but it's effective and makes an impact. A great example is the Zen garden.”

PLATINUM

★ Remodel of the Year

Entire Home, Over \$750,000

Saguaro Serenity

Tucson, Arizona

Architect/Designer: Soloway Designs

Builder: Wilson Builders

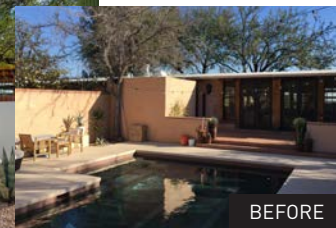
Interior Designer: Jaimee Rose Interiors

Landscape Architect/Designer: Soloway Designs

📷 JM REAL ESTATE MEDIA

The home underwent a remarkable transformation, expanding from 2,485 to 7,560 square feet, that blends modern luxury with the charm of its 1949 roots.

A new two-level addition reimagines living spaces into a great room anchored by a 10-foot island. The entrance features mullion-style double glass doors framed in black trim, expansive front windows, and a sliding glass patio wall leading to the backyard. Exposed wooden beams establish a rustic warmth. The second level includes a primary suite with an awe-inspiring primary bath wet room, including a freestanding tub, two guest rooms, and a balcony overlooking the landscape.



The exterior's red adobe charm accents are tastefully refreshed. The original pool is joined by an integrated built-in spa with newly introduced palm trees that evoke a resort-like atmosphere. While embracing contemporary luxury, efforts were directed toward safeguarding cherished saguaro cacti and mesquite trees.

By thoughtfully integrating the flora that has thrived for decades, the project became more than an addition and remodel; it evolved into a harmonious tribute to the land's legacy. This endeavor serves as a testament to the thoughtful fusion of design innovation and ecological mindfulness, a stunning showcase of how modern luxury can be interwoven with the reverence for nature's timeless beauty.

FROM THE JUDGES

“The architecture of this home is historic, yet modern, and creates a beautiful update for the homeowners. The outdoor spaces and landscape feel like an extension of the architecture, especially with the application of the wood beams outside. Luxurious details inside as well, such as the stunning shower in the primary suite, really elevate the home.”



The Homestead Revival project is a remarkable transformation of a picturesque mountain farmhouse, completely updating the home while artfully preserving the inherent charm and character of the original structure.



This remodel was driven by the vision of seamlessly blending contemporary living with the timeless allure of the farmhouse's heritage. The result is a breathtaking marriage of old-world elegance and modern sophistication. From the harmonious integration of modern amenities to the careful preservation of architectural elements, every decision was made with the goal of honoring the farmhouse's history while creating a comfortable and luxurious living environment.

Built with green, sustainable materials and designed to be Energy Star efficient, this renovated farmhouse not only captivates with its beauty but also demonstrates a commitment to environmental stewardship. Nestled amidst the breathtaking mountain landscape, this sustainable masterpiece stands as a true testament to Living Stone Design + Build's expertise in revitalizing homes while maintaining their unique and captivating essence.

FROM THE JUDGES

“This is a total renovation that also happens to be green. The home has charming moments throughout that make it feel warm, inviting and cozy, such as the drop zone at the stair landing. The bathroom upgrades are a huge improvement, too. It's just smart design.”

PLATINUM

Green Entire Home Remodel

Homestead Revival

Asheville, North Carolina

Builder: Living Stone Design + Build

Interior Designer: ID.ology Interiors & Design

Interior Merchandiser: Atelier Maison & Co.

📷 RYAN THEEDE PHOTOGRAPHY

PLATINUM

Kitchen, up to \$75,000

1850 Historic Restoration: Magnolia Cottage On Rope Walk Hill

East Greenwich, Rhode Island

Architect/Designer: Zarrella Development Corp

Developer: East Greenwich Cove Builders LLC

Interior Merchandiser: Salt + Pine

Land Planner: East Greenwich Cove Builders LLC

GEORGE GRAY PHOTOGRAPHY

Adjustments in the structure of the main living space were needed so that the kitchen was not hidden behind a wall. To enlarge the kitchen space, the wall between the kitchen and dining area were removed, and ceilings were raised to allow volume to create a larger feel. The bathroom and an entry door were relocated. Subway backsplash and a waterfall island countertop contributed to the clean lines to create the feel of a larger space.

The team worked with the historical society to restore the original exterior and reimagine the interior to include modern conveniences with



BEFORE



AFTER

a nod to the home's original grandeur. The end result is a mixture of 19th century-meets-sophisticated modern style, luxury finishes intermixed with elements saved from the home, including exposed beams and supports, the original front door and the relocation of the homes post-and-peg center stick off of the kitchen.

The 9-foot ceilings allowed volume to overcome the 1,400-square-foot floor plan. A colorful kitchen with underlit original 1850 wood beams allow for an interesting ceiling to this kitchen.

FROM THE JUDGES

“This kitchen is a true transformation. The design got a full facelift by getting rid of small powder room that interfered with the pre-existing sink to open up the space and provide more room for appliances. We also love the exposed ceiling—it really creates a bold statement.”

AFTER

PLATINUM

Kitchen, \$75,000–\$125,000

Ada Modern Classic

Ada, Michigan

Architect/Designer: 42 North—Architecture + Design

Builder: Kenowa Builders

STOFFER PHOTOGRAPHY INTERIORS

The transformation from a dated and choppy 1999 home to a fresh, open, modern concept home with a Scandinavian influence is nothing short of amazing. Some original elements were preserved: the windows, living room ceiling rafters, internal transom window, and dining room wainscoting. Everything else is brand new.

Rooms played musical chairs: the sunroom became an open breakfast nook, while the kitchen transformed into a sitting room. Enhancements not in the original floor plan include the addition of a scullery off the kitchen.

By moving the kitchen location, the existing sunroom was able to be opened and converted into a light, bright breakfast nook. The kitchen includes professional-grade appliances with an oversized range nestled under a paneled hood vent with built-in spice nooks. A coffee bar adjacent to the kitchen features a bold splash of color cabinetry with a walnut countertop.

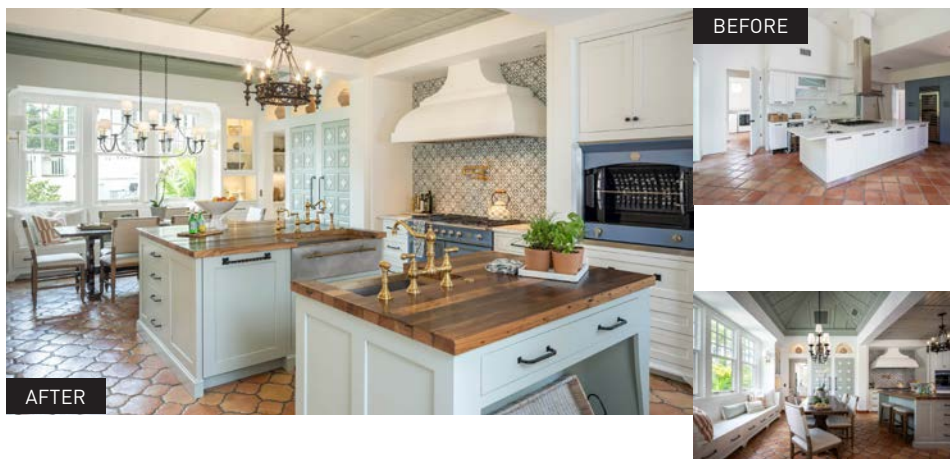
No detail was spared, from dovetail cabinet joinery, custom built drawer organizers, and cabinetry liners this new kitchen has thoughtful functional elements to back up its beauty.

FROM THE JUDGES

“This kitchen underwent quite a transformation. There are plenty of nice details throughout, including the beautiful cabinets, lots of great storage options and the butcher block and backsplash combination. It's also a very accessible design that lends itself to a variety of uses.”



BEFORE


PLATINUM
Kitchen, over \$125,000

Van Wezel Estate

Sarasota, Florida
Architect/Designer: Cooper Johnson Smith

Builder: Ross Built Custom Homes

Interior Designer: HSH Collective

RYAN GAMMA PHOTOGRAPHY

The mission of this project was to resurrect this space, which had previously fallen victim to subpar renovation, while paying homage to the home's historical significance and architectural heritage.

FROM THE JUDGES

“This restoration is thoughtfully done, with good attention to detail to respect the original design. The overall home is stunning, rich and vibrant, with intriguing details everywhere from the wood ceiling in the living room to the updated tile flooring in the kitchen. There is also a strong continuity of design from exterior to interior, and thoughtful uses of space throughout the home. No detail was left unaddressed.”



The design approach skillfully marries the old and the new. The kitchen now boasts state-of-the-art appliances, including a rotisserie, and modern amenities, ensuring functionality for contemporary living. Simultaneously, it retains the charm and elegance befitting this historic residence.

Two islands provide ample workspace and enhance the kitchen's functionality. Intricate panels covering the refrigerator and freezer were seamlessly integrated into the design, adding to the kitchen's visual appeal. An open concept design allows for spacious entertaining, a key requirement of the home owners.

FROM THE JUDGES

“This elegant project did a good job blending the updated kitchen with the existing design, including the implementation and retention of a lot of the arches. The flooring follows a similar shape and texture of existing flooring to maintain continuity. The massive hood is very well done—providing a ‘wow’ factor immediately when you see it—and the ceiling details are great. This kitchen feels very comfortable and casual, creating a welcoming atmosphere.”

Reimagining this kitchen has not only enhanced its utility but also elevated its aesthetic, harmoniously blending modern convenience with timeless allure. The restoration preserves the essence of the Van Wezel Estate while delivering a culinary space that is as functional as it is captivating.


PLATINUM
Historic Preservation/Restoration

Van Wezel Estate

Sarasota, Florida
Architect/Designer: Cooper Johnson Smith Peterson

Builder: Ross Built Custom Homes

Interior Designer: HSH Designs

Landscape Architect/Designer: Michael A. Gilkey, Inc.

RYAN GAMMA PHOTOGRAPHY

Built in 1937 and situated on Lido Key in Sarasota, FL, the Van Wezel Estate stands as a testament to the architectural heritage of the region. The design approach revolved around preserving the original charm of this significant residence while seamlessly integrating modern comforts.

The property's storied history as the first year-round family home on Lido Key, coupled with its ties to renowned architect Thomas Reed Martin, propelled the team to ensure a respectful and

meticulous restoration. The irregularly shaped, one-story structure had seen additions that slightly altered its original U-shaped design. The team skillfully reimagined these alterations, reinstating the home's original layout and courtyard.

The team prioritized capturing the essence of the Van Wezel family's history and character while adapting the residence for modern living. Key features such as the uncovered central courtyard and Mediterranean Revival detailing were meticulously restored, reflecting the grandeur of its time.

The project's success lies not just in its aesthetic appeal but in the synergy of context and contemporary living. This restoration reinvigorates history and celebrates architectural brilliance.



AFTER



BEFORE

PLATINUM

Specialty Project

Bloomfield Hills Residence

Bloomfield Hills, Michigan

Architect/Designer: CBI Design Professionals, Inc.

Builder: Thomas Sebold & Associates, Inc.

Interior Designer: Linda Powers Interiors

JAMES HAEFNER PHOTOGRAPHY

This 100-year-old home needed a new front entry. The owner wanted a modern twist on a classic home. The entry looks over a beautifully manicured landscape nestled quietly in a prominent suburban community. The original entry did not take advantage of this view or the property.

The team was tasked with creating a uniquely modern solution that brought the views inside

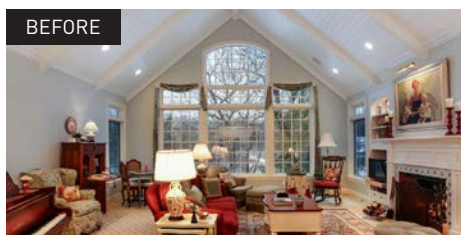
and created an appropriate luxury experience from both inside and outside for guests to the home. The covered wall has a glass roof section to maintain daylighting while still allowing protection from the weather.



The team opened the corner of the foyer with glass to capture the garden views and introduce additional daylighting deep into the home. The result is a spectacular inside out space which makes not only guests, but the home owner feel a part of the natural setting while still experiencing the classic character of the home.

FROM THE JUDGES

“This entryway underwent a huge transformation without messing with the overall aesthetic of the home. It’s incredible how the project opens up a potentially overlooked space and creates such a grand first impression of the home.”



BEFORE



AFTER

GOLD

Entire Home, \$250,001–\$750,000

Ada Modern Classic

Ada, Michigan

Architect/Designer: 42 North—Architecture + Design

Builder: Kenowa Builders

STOFFER PHOTOGRAPHY INTERIORS



BEFORE



AFTER

GOLD

Entire Home, Over \$750,000

Oak Hill

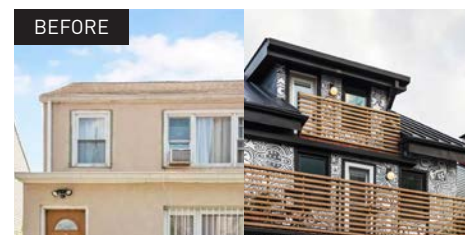
Nashville, Tennessee

Architect/Designer: Shapiro & Company Architects

Builder: Owen Builders

Interior Designer: The Mix Interiors

CAROLINE ALLISON PHOTOGRAPHY



BEFORE



AFTER

GOLD

Green Entire Home Remodel

Welling Court House

Astoria, New York

Architect/Designer: Design

Builder: Rey

Interior Designer: Calas

LEFEVRE



GOLD
Addition, Indoor or Outdoor, up to \$100,000

Sweet Bungalow Alabama

Huntsville, Alabama

Builder: CrossTek Construction

📷 L HURST PHOTOGRAPHY



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

An Artist's Vision Realized

Apex, North Carolina

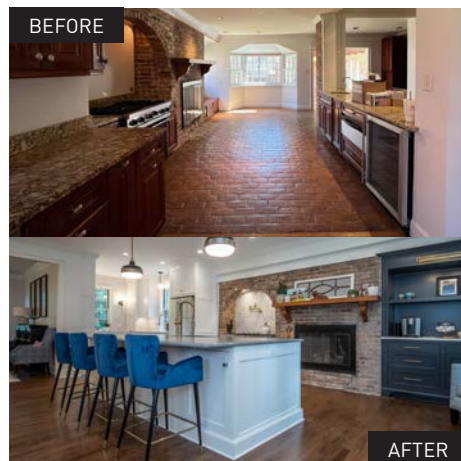
Architect/Designer: Frazier Home Design, LLC

Builder: Ruffy Homes

Interior Designer: Southern Studio

Marketing Firm: FatCat Strategies

📷 TAD DAVIS PHOTOGRAPHY



GOLD
Kitchen, up to \$75,000

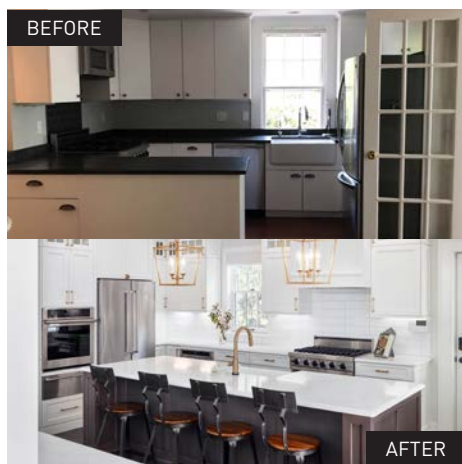
295 Milledge Heights

Athens, Georgia

Architect/Designer: JOMA Construction

Builder: JOMA Construction

📷 JOMA CONSTRUCTION



GOLD
Kitchen, \$75,000–\$125,000

Alluring Alteration

Providence, Rhode Island

Architect/Designer: Brewster Thornton Group Architects

Builder: Pariseault Builders

Interior Designer: Ktopia Home

📷 ROBERT BREWSTER PHOTOGRAPHY



GOLD
Kitchen, over \$125,000

Mediterranean Courtyard House

Mill Valley, California

Architect/Designer: Richardson Pribuss Architects

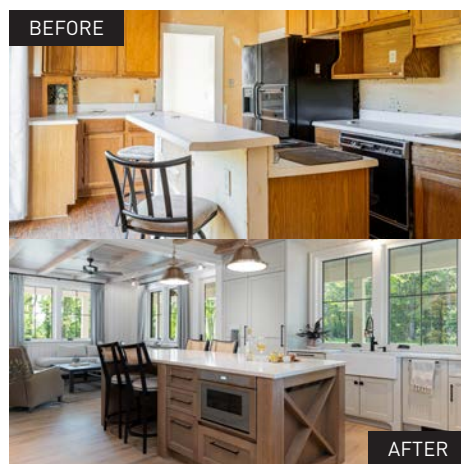
Builder: Abacus

Interior Designer: Richardson Pribuss Architects

Landscape Architect/Designer: Form Landscape Architecture

Marketing Firm: WAGNER CREATIVE

📷 THIBAUT CARTIER PHOTOGRAPHY



SILVER
Kitchen, \$75,000–\$125,000

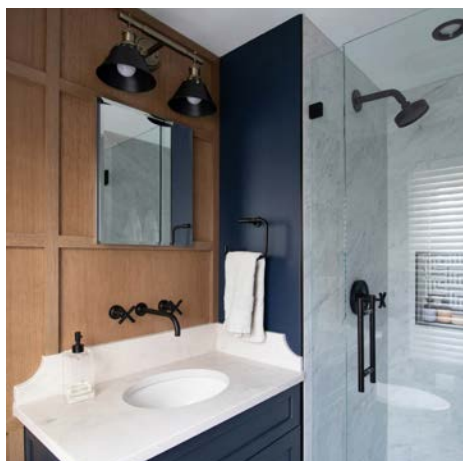
Homestead Revival

Fairview, North Carolina

Interior Designer: ID.ology Interiors & Design

Interior Merchandiser: Atelier Maison & Co.

📷 RYAN THEEDE PHOTOGRAPHY

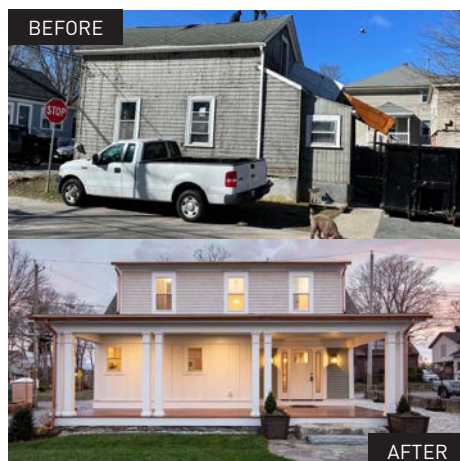


SILVER

Bath, up to \$50,000

Cigar Lounge-Inspired Master Bath

Bloomfield Hills, Michigan
Architect/Designer: KSI Kitchen & Bath

 KSI KITCHEN & BATH


SILVER

Historic Preservation/Restoration

1850 Historic Restoration: Magnolia Cottage On Historic Rope Walk Hill

East Greenwich, Rhode Island
Architect/Designer: Zarrella Development Corp

Developer: East Greenwich Cove Builders LLC

Interior Merchandiser: Salt + Pine

Land Planner: East Greenwich Cove Builders LLC

 GEORGE GRAY PHOTOGRAPHY


SILVER

Historic Preservation/Restoration

Grosse Ile Restoration

Grosse Ile, Michigan
Architect/Designer: CBI Design Professionals, Inc

Builder: Templeton Building Company

Interior Designer: Integrated Architectural Interiors

 JAMES HAEFNER PHOTOGRAPHY



PLATINUM

Single-Family Community, Under 100 Units

Brewster Landing

Brewster, Massachusetts

Architect/Designer: Union Studio Architecture & Community Design

Developer: Cape View Development

PHOTOGRAPHY: NAT REA PHOTOGRAPHY

The design team worked with the developer to design a mixed-income cottage community clustered around a common green in Brewster, Mass. The building types include two carriage house units, 22 detached cottages and four cottage duplexes.

Of the 9.5-acre site, two-thirds are preserved open space. The project was developed under the Massachusetts 40B state statute for affordable housing development and is admired by the local community.

FROM THE JUDGES

“The consistent architecture creates a cohesive community that fits well within the region. The exteriors are adorable, especially with the color contrast of the wood shingle material, and the four-sided architecture takes all viewpoints into consideration. We love how they did green space and executed the walkability. The landscaping is well thought out, and the paver sidewalks and drives add a nice touch.”

FROM THE JUDGES

“The community element is strong in this development—and clearly working. The comprehensive entry includes a host of amenities, including a working farm. The programming around the development definitely goes the extra mile to create the community piece.”



PLATINUM

Single-Family Community, 100 Units & Over

Chickahominy Falls

Hanover County, Virginia

Architect/Designer: Johanna Design Group/GeoBarns LLC/KMM Design

Builder: Cornerstone Homes

Developer: The Crescent Group

Land Planner: VHB

Landscape Architect/Designer: VHB

Marketing Firm: Wordmark Creative

PHOTOGRAPHY: TYLER MAHAL PHOTOGRAPHY

It takes courage to try something new, to take life in a new direction. But for a generation who made social movements mainstream, settling into a lifestyle that meets every day with purpose only seems natural.

The 55+ Agri-Hood at Chickahominy Falls likes to do things differently, too. Tucked just outside of Richmond, Va., this development is a brand-new way to move 55 and forward designed with incredible intention, never thought of before. From the most obvious distinctions, down to the smallest detail, everything has been put into place for good reason.

A working farm and market for fresh produce, prepared meals and local tastes from the on-site Woodside Farms and beyond.

A farmhouse campus with a pool, fitness centers, firepit, Silo Bar and a Lifestyle Coordinator to custom create a sense of belonging that can only come from the place that welcomes everyone in true Southern fashion.

The mix of main-level living options, award-winning amenities, social clubs and packed calendar of events give individuals the freedom to make their match.

PLATINUM

★ Community of the Year

*Mixed-Use Community, Multifamily***LC Germantown***Nashville, Tennessee***Architect/Designer:** LRK**Builder:** Lifestyle Communities Construction, LLC**Developer:** Lifestyle Communities**Interior Designer:** Lifestyle Communities**Land Planner:** LRK

SARA BILL PHOTOGRAPHY/MCGINN PHOTOGRAPHY

The developer requested something different for this project—"not another conventional multifamily development." The result is a mixed-use infill project that introduces a new piece of urban fabric with a composition of buildings that draw upon the warehouse precedents from the site's history.

The 4.5-acre site is in Nashville's historic Germantown neighborhood, just off the banks

FROM THE JUDGES

"This is what we all want to see in our infill and developing communities. It showcases a successful way to achieve more integrated uses and a focus on the residential experience."



of the Cumberland River in an area historically known for industrial and early manufacturing. The new street plan allows the internal streets to become an amenity—providing easy access for the public, as well as the residents, to the mixed-use commercial tenants both on the internal street as well as the perimeter edges.

The community delivers 450 units ranging from 560 to 1,446 square feet, with both on-street and

structured parking with package facilities within all the buildings. A restaurant, bar, wellness and coworking venues are open to all, in lieu of traditional multifamily development amenities. These services serve to activate the streetscape.

Each four- or five-story wood framed mixed-use building offers unique architecture that supports a variety of unit plan types, interior design personalities as well as outdoor living options.



FROM THE JUDGES

"This feels unexpected for a community center. The architecture is interesting and unique—it looks like a hangar. The scale is not overwhelming, and the connection to outdoor amenities is strong. The details are also well done, with a nice mix of materials and contrasting color. And the branding is fun. It really pushes the preconceptions of what a community amenity should be."

PLATINUM

*Community Facility, 1000+ Units***3Roots Wellness Center***San Diego, California***Architect/Designer:** Carlos Architects, Inc.**Builder:** C&S Construction Services**Developer:** Lennar; Shea Homes; California West**Interior Designer:** DAHLIN Architecture | Planning | Interiors

PINK MEDIA PRODUCTIONS

As the social and cultural heart of this 413-acre master-planned community with a mix of condos, townhouses, single-family homes and subsidized rentals, the Wellness Center offers a welcoming

presence that celebrates health, wellness and connectivity. It features a gym with indoor and outdoor community gathering areas, locker rooms, barbecue court and adjoining multi-pool facilities. The Fit Athletic partnership brings its approach to complete mind and body wellness to the residents with personal training, group fitness, and social events.

The building design utilizes a pre-engineered superstructure, clad with an energy-efficient insulated metal panel that provides solar reflectivity and excellent thermal performance. The steel structure offers a more sustainable building with less framing drywall, making the steel part of the finish design.

Walking into the community space, you are welcomed by light pouring through the windows and glistening on the custom chandelier filling the entire expanse of the room. Local artisan murals complement the green walls on the second story and emulate nature into the interior space. The emphasis on nature soothes the soul and allows the residents to sink in, curl up in one of the massive sectionals, have a snack at the kitchen, or use the fitness center.



GOLD

Single-Family Community, 100 Units & Over

Waterston North

Gilbert, Arizona

Architect/Designer: Bassenian Lagoni

Builder: Tri Pointe Homes

Developer: Tri Pointe Homes

Land Planner: C2 Collaborative, Placeworks, Greey Pickett

Green Verifier/Rater Company: JKP Energy Inspections

📷 DUSTIN REVELLA PHOTOGRAPHY



GOLD

Single-Family Community For Rent

The Villas at Nexton

Summerville, South Carolina

Architect/Designer: Nequette Architecture & Design

Builder: CBI Construction Services

Developer: Capstone Communities

Interior Designer: Trove Furnishings

Land Planner: Nequette Architecture & Design

Landscape Architect/Designer: Seamon Whiteside

📷 THOMAS PRODUCTIONS INC.



GOLD

Mixed-Use Community, Multifamily

Waterside Place at Lakewood Ranch

Lakewood Ranch, Tennessee

Architect/Designer: LRK

Builder: Willis Smith Construction

Developer: Lakewood Ranch Commercial

Land Planner: LRK

Landscape Architect/Designer: Kempton Rinard

Marketing Firm: Sparkfire Branding

📷 CHAD BAUMER



GOLD

Infill Community

The Parks at Walter Reed

Washington, District of Columbia

Architect/Designer: Torti Gallas + Partners

Builder: CBG Building Company

Developer: Hines

Land Planner: Oehme van Sweden

📷 TORTI GALLAS + PARTNERS/GREG DOHLER PHOTOGRAPHY



GOLD

Community Facility, 1-250 Units

Summit Sky Ranch Lake House

Silverthorne, Colorado

Architect/Designer: Craine Architecture

Builder: Maryland Creek Ranch Builders

Developer: Summit Sky Ranch

Land Planner: Norris Design

Landscape Architect/Designer: Norris Design

📷 THE UNFOUND DOOR



GOLD

Community Facility, 251-1000 Units

Highline House

Littleton, Colorado

Architect/Designer: DTJ Design

Builder: Shea Homes

Developer: Shea Homes

Land Planner: DTJ Design

Landscape Architect/Designer: DTJ Design

Marketing Firm: Shea Homes

📷 JESS BLACKWELL PHOTOGRAPHY



GOLD

Community Facility, 1000+ Units

Disney Flamingo Crossings Village West

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



GOLD

On-the-Boards Community

Blackwood Groves

Bozeman, Montana

Architect/Designer: KTGy**Builder:** Bridger Builders**Developer:** Bridger Land Group**Land Planner:** Land Planner: Design Workshop | Site Planner: KTGy**Landscape Architect/Designer:** Design5

KTGY



GOLD

On-the-Boards Community

Uplands Colorado

Westminster, Colorado

Architect/Designer: Godden Suddik Architects**Builder:** Dream Finders Homes**Developer:** Oread Capital and Development with Varde Partners**Land Planner:** Norris Design**Landscape Architect/Designer:** Norris Design

SILVER

Single-Family Community, Under 100 Units

Fieldstone Way

Wellesley, Massachusetts

Architect/Designer: Union Studio Architecture & Community Design**Developer:** Wellesley Residential, LLC**Landscape Architect/Designer:** Ryan Associates

UNION STUDIO ARCHITECTURE & COMMUNITY DESIGN



SILVER

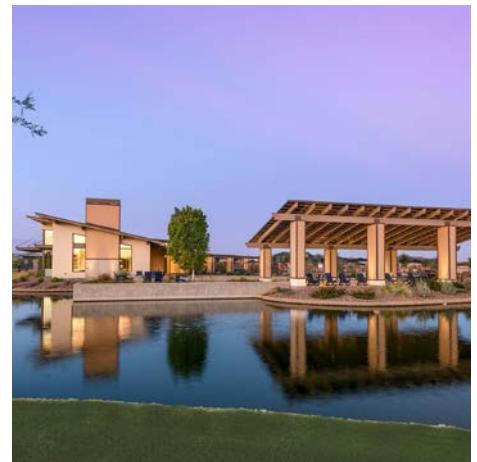
Community Facility, 1-250 Units

Mulberry Farms

Prescott Valley, Arizona

Architect/Designer: Linderoth Associates Architects**Builder:** The Great Street Company**Developer:** The Great Street Company**Interior Designer:** Out West Studio**Land Planner:** Terrascape Consulting**Landscape Architect/Designer:** Sketch Landscape Architecture Studio, LLC

MILE HIGH PHOTO, LLC



SILVER

Community Facility, 251-1000 Units

Waterston North Amenity

Gilbert, Arizona

Architect/Designer: SHJ Studio**Builder:** Tri Pointe Homes**Developer:** Tri Pointe Homes**Interior Designer:** VER Design**Interior Merchandiser:** VER Design**Land Planner:** C2 Collaborative**Landscape Architect/Designer:** Greey Pickett

DUSTIN REVELLA PHOTOGRAPHY



SILVER

Community Facility, 1000+ Units

The Spring House

Johns Island, South Carolina

Architect/Designer: Beau Clowney Architects

Builder: Hood Construction

Developer: The Beach Company

Interior Designer: Melrose Interior Design

Marketing Firm: Lovingood

📷 KEENE EYE PHOTOGRAPHY



SILVER

On-the-Boards Community

Breckenridge Wellness Village

Breckenridge, Colorado

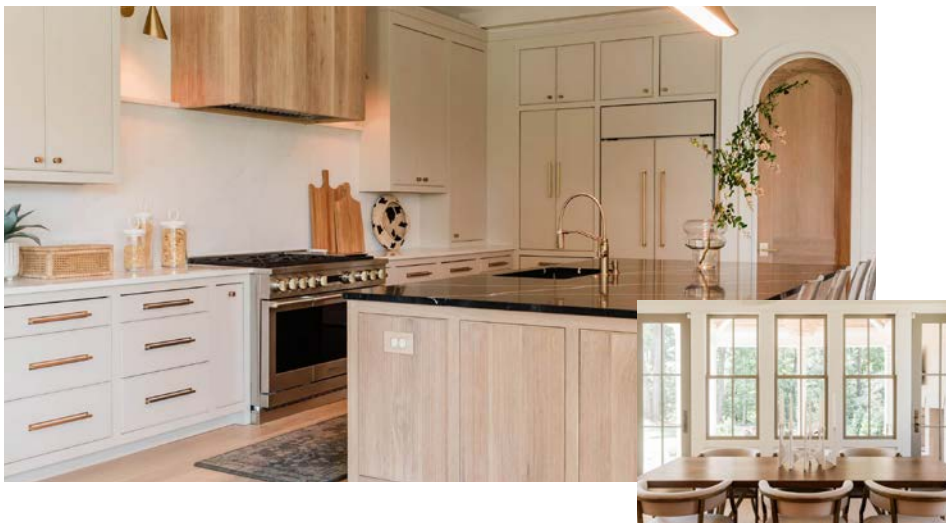
Architect/Designer: DTJ Design

Builder: Peak 8 Construction

Developer: BGV Avon

Landscape Architect/Designer: DTJ Design

📷 DTJ DESIGN



FROM THE JUDGES

“This kitchen incorporates a nice use of materials, details and color selection. The soft palette is very easy on the eyes. The trim in the ceiling integrates well into the hood and the lighting.”

PLATINUM

Kitchen in a Custom Home Priced \$1,000,001-\$2,000,000

Project 229 Kitchen

Huntsville, Alabama

Builder: Jimmy Bryan Construction
Interior Designer: Wilhouse Designs

📷 JAMES AND COMPANY PHOTOGRAPHY

As the saying goes, the kitchen is the heart of the home. And creating a beautiful, functional center for this family home was of the utmost importance to these clients. They chose to forgo a traditional dining room in favor of an open concept kitchen and breakfast room that connected to the main family room, in order to create one large communal space perfect for gatherings.

The clients wanted to maintain subdued, neutral colors that maximized natural lighting and brought their beautiful backyard landscape in; texture and warmth were key in the “organic modern” scheme.

The clients’ other request was to keep kitchen gadgetry and clutter to a minimum to achieve a clean, minimal aesthetic, so the majority of appliances and “kitchen tech” are hidden in inset reeded cabinetry with a focus on more drawers for organization. A white quartz slab on the backsplash and modern white oak range hood keep the range wall light and uncluttered.

The true star is the expansive kitchen island with a contrasting dark quartz countertop that the client and her three small children adore gathering around.

PLATINUM

Kitchen in a Custom Home Priced over \$2,000,000

Vineyard Views

St. Helena, California

Architect/Designer: Woodley Architectural Group
Builder: Celebrity Custom Homes
Interior Designer: Kimberly Timmons Interiors

📷 DAVIES IMAGING GROUP

Crafted with meticulous attention to detail, this culinary masterpiece effortlessly blends classic farmhouse charm with modern elegance. A stunning two-story black hood dominates the space, setting a bold and captivating tone. Timeless white cabinets create a harmonious contrast, while the towering clerestory windows bathe the open kitchen and living space in natural light.

At the heart of the kitchen lies an expansive island, serving as both a functional workspace and a gathering spot for friends and family. The mix of wood, stone and shiplap surrounding the kitchen imparts a warm and rustic allure, harmonizing beautifully with the surrounding vineyards. A



captivating farmhouse-style chandelier illuminates the area beneath the striking black trusses. A farmhouse sink overlooks the pool and vineyard, providing picturesque views.

Adjacent to the kitchen is a charming olive green back kitchen, designed for entertaining and practicality. Its unique floor tile and butcher block island create an inviting space for meal preparation and storage, further elevating the culinary experience.

FROM THE JUDGES

“Everything about this kitchen is stunning. We love the height of this room, with the two-story black hood as the focal point. It has lots of great detailing, including built-in appliances such as the microwave.”



FROM THE JUDGES

“This is such a cool space. It features a great private nook in bedroom that truly offers a vineyard view. The bathroom has a great focal point as well with the outdoor hearth space, which also provides a little privacy. It really has such great details and finishes throughout.”

PLATINUM

Primary Suite in a Custom Home Priced over \$2,000,000

Vineyard Views

St. Helena, California

Architect/Designer: Woodley Architectural Group

Builder: Celebrity Custom Homes

Interior Designer: Kimberly Timmons Interiors

DAVIES IMAGING GROUP

Indulge in the elegant luxury and sophisticated comfort of the Vineyard Views primary suite. Enter through double doors to the bedroom, where vaulted ceilings adorned with rustic wood beams exude a sense of grandeur and warmth. The opulent space features a custom headboard that complements the plush white bedding, inviting you to sink into a realm of absolute relaxation.

The jewel of the space is a glass-enclosed sitting room gracefully protruding from the side of the home, offering a picturesque retreat for two. Savor a glass of wine while overlooking the sprawling vineyard, immersing yourself in nature's embrace.

Step into the adjacent bathroom to be captivated by the charming and timeless touch of white shiplap walls enveloping the space. The allure continues with reclaimed wood ceilings and a luxurious stone floor, seamlessly blending modernity with rustic charm. Warm wood cabinetry and halo-lit vanity mirrors add a touch of glamour.

A magnificent freestanding tub beckons, with a backdrop of a private courtyard, allowing natural light to cascade in while ensuring complete privacy. The exquisite shower, encased by a frameless glass door, boasts a mix of white porcelain tiles and a marble bench, where rejuvenation becomes an art form.

PLATINUM

Specialty Room/Project, Production or Spec in a Home Priced over \$1,000,000

Solstice Bourbon Bar at Star Farms at Lakewood Ranch

Lakewood Ranch, Bradenton, Florida

Architect/Designer: Lee Wetherington Homes

Builder: Lee Wetherington Homes

Developer: Forestar Group

Interior Designer: Builders Design

Interior Merchandiser: Builders Design

BINSTED PHOTOGRAPHY



Nestled in the heart of Star Farms, The Solstice Bourbon Bar epitomizes luxury and comfort, tailored for the discerning active-adult demographic. The bar's design harmoniously blends light and shadow, with moody surfaces and matte metals, creating an aura of opulence.

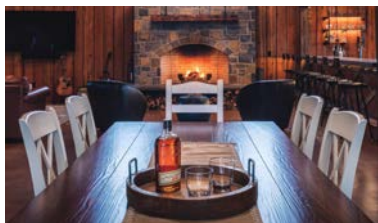
Upon entering, visitors are greeted by a floor-to-ceiling built-in bar that commands attention. The highlight is the dramatic backlit whiskey bar, overlooking the outdoor area, inviting guests to savor fine whiskey while connecting with nature. Large glass doors erase the line between indoors and outdoors to create an inviting space.

Furnishings exude sophistication, with rich textures and indulgent finishes. Vintage car art and brown leather barstools complement the aesthetic, balancing dramatic accents with comfort. Every detail, from the chandelier to the bar glasses, caters to whiskey aficionados. The deep brown quartz waterfall tasting bar serves as a stage for camaraderie.

The Solstice Bourbon Bar is more than a space; it's an invitation to create cherished memories and relish life's finest.

FROM THE JUDGES

“This is a cool room with a strong indoor/outdoor connection to help open up the space. The use of moody colors and materials matches the intention of the space to create a dramatic, luxurious place to enjoy a cocktail.”



PLATINUM

*Specialty Room/Project in a Custom Home
Priced under \$1,000,000*

The Party Barn

South Kingstown, Rhode Island

Architect/Designer: Sweenor Builders

Builder: Sweenor Builders

Interior Designer: Graceke Design

WOLF MATTHEWSON PHOTOGRAPHY

Even a big old horse barn can become an unforgettable space. This property came with a 2,300-square-foot wooden barn, large enough for eight horses. The new home owners had no horses, but they appreciated the unique character of the structure and imagined it could have a new life as an entertainment venue for friends and family.



FROM THE JUDGES

“This is an amazing transformation to create a visually captivating space driven by a host of activities. There’s a lot that can be done in the space—even as an event rental.”



PLATINUM

★ Room of the Year

Specialty Room/Project in a Custom Home Priced over \$2,000,000

Island Breeze—Cabana

Sarasota, Florida

Architect/Designer: Zobrist Design Group

Builder: Nautilus Homes

Interior Designer: Jett Thompson Interiors

Landscape Architect/Designer: Michael A. Gilkey, Inc.

JESSICA GLYNN

The Cabana offers an enchanting guest experience as an adjoined but separate quarters. With its own patio, wet bar, bedroom, living room, bathroom, bunk loft, its 850-plus square feet of space is designed to cater to young families during extended stays.

Bright colors and shiplap-clad walls create a vibrant coastal ambiance that is more exaggerated than the main home. The motif is enhanced by unique lighting features such as the chandelier and wall sconce. The dill-colored wet bar supports a countertop that discreetly houses a beverage drawer.

A gracefully curved staircase with solid white oak treads and handrail swoops gently to meet the dormer window seat adjacent custom bunk beds. With hidden storage seamlessly blended into the shiplap, the guests have plenty of space to store their luggage under the stairs.

The bathroom is modestly sized, yet does not lack in refinement: the hexagonal floor tile and subway wall tiles are artfully arranged to create a sublimely beautiful space.

This room’s charm isn’t just in its individuality but subtly reflects the sophistication of the “Island Breeze,” offering guests a personalized living experience without overstating its connection to the main residence.

FROM THE JUDGES

“This is a cool bunkroom that is well executed, from its efficient use of space to the complex details and materials chosen for the space. The covered patio is a nice transition to the main space as well.”



GOLD

Primary Suite in a Custom Home Priced under \$1,000,000

Ada Modern Classic

Ada, Michigan

Architect/Designer: 42 North—Architecture + Design
Builder: Kenowa Builders

STOFFER PHOTOGRAPHY INTERIORS



GOLD

Kitchen, Production or Builder Spec in a Home Priced over \$1,000,000

White Box No. 5

Paradise Valley, Arizona

Architect/Designer: Drewett Works
Builder: Bedbrock Developers
Interior Designer: Ownby Design
Interior Merchandiser: Laura Kehoe Design

LAURA MOSS PHOTOGRAPHY



GOLD

Kitchen in a Custom Home Priced under \$1,000,000

Timeless and Classic Beauty

Novi, Michigan

Architect/Designer: KSI Kitchen & Bath
Interior Designer: Shannon Lawrason

KSI KITCHEN & BATH



GOLD

Kitchen in a Custom Home Priced \$1,000,001-\$2,000,000

Entertaining with Drama in the Kitchen

West Bloomfield, Michigan

Architect/Designer: KSI Kitchen & Bath
Interior Designer: SLS Designs

MARTIN VECCHIO PHOTOGRAPHY



GOLD

Kitchen in a Custom Home Priced over \$2,000,000

Island Breeze—Kitchen

Sarasota, Florida

Architect/Designer: Zobrist Design Group
Builder: Nautilus Homes
Interior Designer: Jett Thompson Interiors
Landscape Architect/Designer: Michael A Gilkey LLC

JESSICA GLYNN



GOLD

Primary Suite in a Custom Home Priced \$1,000,001-\$2,000,000

125 Project

Boerne, Texas

Builder: Garner Homes

BLUE BRUIN PHOTOGRAPHY



GOLD

Specialty Room/Project, Production or Spec in a Home Priced over \$1,000,000

Lake Front Juice Bar

Lake Oswego, Oregon

Architect/Designer: Renaissance Homes

Builder: Renaissance Homes

Developer: Renaissance Homes

Interior Designer: Renaissance Homes

Interior Merchandiser: Renaissance Homes

Land Planner: Renaissance Homes

Landscape Architect/Designer: All Oregon Landscaping

Marketing Firm: Renaissance Homes

Green Verifier/Rater Company: Moffet Energy Modeling

📷 DIANA SELL PHOTOGRAPHY



GOLD

Specialty Room/Project in a Custom Home Priced over \$2,000,000

Gold Coast Turn-of-the-Centry

Chicago, Illinois

Builder: Middlefork LLC

📷 MIDDLEFORK LLC



SILVER

Kitchen, Production or Builder Spec in a Home Priced under \$600,000

Hilton Head Blufton

Hardeeville, South Carolina

Interior Designer: Possibilities For Design

📷 SHOWCASE HOME PHOTOGRAPHY



SILVER

Kitchen in a Custom Home Priced over \$2,000,000

Up and Away

Paradise Valley, Arizona

Architect/Designer: Drewett Works

Builder: DRRL Construction

Interior Designer: Ownby Design

Landscape Architect/Designer: Refined Gardens

📷 DINO TONN ARCHITECTURAL PHOTOGRAPHY



SILVER

Specialty Room/Project in a Custom Home Priced over \$2,000,000

2785 Project

Boerne, Texas

Builder: Garner Homes

📷 BLUE BRUIN PHOTOGRAPHY

PLATINUM

Outdoor Room

Up and Away

Paradise Valley, Arizona

Architect/Designer: Drewett Works

Builder: DRRL Construction

Interior Designer: Ownby Design

Landscape Architect/Designer: Refined Gardens

📷 DINO TONN ARCHITECTURAL PHOTOGRAPHY

The south side of the house faces Phoenix's most iconic landmark, while its north side offers panoramic beauty with Mummy Mountain and the Phoenix Mountain Preserve spanning the horizon. Because of these distinctive formations, almost every space in the house has a killer view.

To make the best of the front yard, the front of the house incorporates floor-to-ceiling windows that capture Camelback Mountain from the living room, kitchen and office. Because the owners work from home, their shared office space was a priority for a room with a view.

By contrast, the architect went horizontal with the architecture in the back to open it up to the

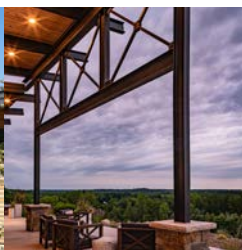


sweeping desert scenery. Pocketing doors and numerous sitting areas, both front and back, enhance the indoor/outdoor experience.

This amenity-rich acre home includes a 2,151-square-foot detached RV garage with a full bath that can double as guest quarters for overflow visitors. A spectacular negative-edge pool, artistic water features and vibrant desert flora provide regional flair.

FROM THE JUDGES

“This epic outdoor space extends all the way through the house from the front to the back to create spectacular outdoor living opportunities. It's flawless. We especially love how the landscape feels like it goes into infinity and beyond.”



Large overhangs with exposed, protruding steel beams also figure into the functional beauty of the steel design. The bracket detail at the rear of the home, above the covered patio, is also fabricated steel.

PLATINUM

Design Detail

Mountain Modern

Grand Rapids, Michigan

Architect/Designer: 42 North—Architecture + Design

Builder: Epique Homes

Interior Designer: Refresh Design

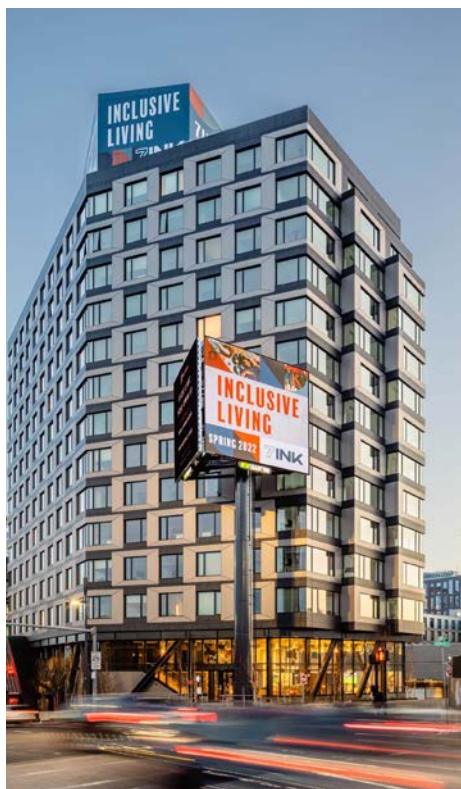
📷 BRIAN KELLY PHOTOGRAPHY AND FILM

Situated on the site of an old stone quarry, Cliffside Mountain Modern sits on 40 acres of land and perches at the edge of a steep cliff. This unique project features a first for the architect: designing a residential home with steel-framed construction.

Extra time and care were taken when designing this home to extrapolate the 6-by-6-foot steel grid. Tight tolerances and exact steel setting was a must to ensure the large glass panes would fit. During construction, the steel erector was tasked with maintaining consistent threading and bolting patterns.

FROM THE JUDGES

“The steel framing in this home is cool. It's an unconventional application in a house that still shows a lot of warmth in a setting that really allows you to have great views. It's true to the category, and definitely shows that the structure and detail can be one. To get the spans that they did shows how this kind of element can allow you to do so much more, especially with how well done the windows are.”



PLATINUM

★ Best in Region—North Atlantic

Innovative Housing Solution

7INK

Boston, Massachusetts

Architect/Designer: Elkus Manfredi Architects

Builder: Cranshaw Construction

Developer: National Development

Interior Designer: Elkus Manfredi Architects

Landscape Architect/Designer: Copley Wolff Design Group

Marketing Firm: Ten Feet Tall

Green Verifier/Rater Company: ICO Engineering

📷 RAJ DAS PHOTOGRAPHY

7INK is the newest addition to Ink Block, an award-winning development including six multifamily buildings, a hotel and 82,000 square feet of retail. 7INK debuts a new residential product to Boston, designed to meet challenges in the rental market by making high-quality housing financially more accessible, including multiple components within monthly rent and building not just a structure but a community.

7INK is Boston's first Inclusive Living residence, bringing together a highly diverse group of

residents. The LEED Gold building includes 353 rentable units in 180 apartments. Residents can choose a traditional apartment or individual bedroom (convertible to a living area) in a three- or four-bedroom suite where common areas are shared. Everything is included in the monthly rent, from furniture to utilities to internet/cable to a robust activities program.

Inclusive Living reduces the price point by approximately one-third for those who want to live in a first-class building with more than 15,000 square feet of amenities. Common spaces include multiple work-from-home spaces ranging from individual offices to "group think" conference spaces to the Great Room with beverage bar offering complimentary cold brew and kombucha on tap.

FROM THE JUDGES

“This innovative solution addresses so many housing issues that young people have, while keeping it architecturally interesting. We love the fun exterior and efficient use of common living.”



GOLD

Outdoor Room

A Bucolic Abode in the Peach State

Milton, Georgia

Architect/Designer: Lew Oliver, Inc.

Builder: 1023 Construction

Land Planner: Lew Oliver, Inc.

📷 SUN DOG IMAGERY, LLC



GOLD

Design Detail

Birmingham Foyer Ceiling

Birmingham, Michigan

Architect/Designer: CBI Design Professionals Inc.

Builder: Thomas Sebold & Associates, Inc.

Interior Designer: Colleen Farrell

📷 BETH SINGER PHOTOGRAPHER



GOLD

Innovative Housing Solution

Hartford Cottages

Fort Collins, Colorado

Architect/Designer: DTJ Design

Builder: Hartford Homes

Land Planner: Norris Design

Landscape Architect/Designer: Norris Design

📷 DTJ DESIGN



GOLD

Healthy Home

Sweet Fern Hideaway

Asheville, North Carolina

Builder: Living Stone Design + Build**Interior Designer:** ID.ology Interiors & Design

📷 RYAN THEEDE PHOTOGRAPHY



SILVER

Outdoor Room

The Pearl

South Orlando (Lake Nona–Kissimmee–
Davenport–Celebration–St. Cloud), 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**Green Verifier/Rater Company:** Two Trails

📷 UNEEK IMAGE



SILVER

Design Detail

Homestead Revival

Asheville, North Carolina

Builder: Living Stone Design + Build**Interior Designer:** ID.ology Interiors & Design**Interior Merchandiser:** Atelier Maison & Co.

📷 RYAN THEEDE PHOTOGRAPHY



SILVER

Healthy Home

The Benton

Ridgefield, Washington

Architect/Designer: E Drafting**Builder:** Urban NW Homes**Developer:** Urban NW Homes**Interior Designer:** Interior Elegance**Interior Merchandiser:** Interior Elegance**Green Verifier/Rater Company:** Swiftsure Energy Services

📷 SAGE AESTHETIC



BALA—Inspiring Creativity and Innovation in Home Design for 40 Years

All homes start with good design. And it touches every facet of home building—whether you're in single family, custom building, multifamily, remodeling, or sales and marketing. That's why, for the past 40 years, NAHB has recognized, honored and promoted the importance of good design through its Best in American Living Awards (BALA) program.

Created in 1984, BALA initially recognized builders who were designing and building homes that best met the needs of home buyers and inspiring those in the industry to take their design game to the next level. The program has since expanded to recognize design excellence in single family, multifamily, community, remodeling, and interior architecture and design. Through its rich history of celebrating creative, innovative, and remarkable designs that inspire others to continue to push the envelope of what good design can achieve, BALA has established itself as the premier residential design awards program in the country.

On BALA's 25th anniversary, NAHB announced the creation of the BALA Hall of Fame. The Hall of Fame recognizes visionary individuals or companies who participated in the creation of BALA and/or whose contributions as housing industry thought leaders and influencers have had a lasting impact on the residential design and construction field. Since 2008, the BALA Hall of Fame has inducted 52 individuals or companies, including many inaugural BALA winners who helped set the stage for today's design creativity and innovation.

BALA awarded seven winning homes in its first year. Forty years later, 135 projects garnered individual awards, with seven selected Best in Region and five receiving coveted "Of the Year" distinctions.

Although trends and best practices in home design have evolved through the years, NAHB's commitment to driving innovation and improving the places where we live, work and play has remained steadfast. NAHB is proud to recognize and honor the architects, builders and designers who have become part of the BALA community over the past 40 years and made their mark in defining excellence in residential design.

BALA could not have reached such a notable milestone without the dedication of NAHB's Design Committee, as well as the numerous applicants, winners, inductees, supporters, and friends. Cheers to another 40 years—and more.



RAJ DAS PHOTOGRAPHY / NICK NEUBERGER / LANGO WORKS / JESSICA GLYNN

CONGRATULATIONS
TO THE 2023 BEST
IN AMERICAN LIVING™
AWARD WINNERS!

The 2024 awards cycle
will open Summer 2024.

bestinamericanliving.com