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**NAHB'S 50+
HOUSING COUNCIL'S
ANNUAL AWARDS**

The Best of 50+



■ Gold Award for Best For-Sale Attached Home Design - 1,701 to 2,400 Square Feet

An Oasis on the Strip

Terra Bella, located only 25 minutes from the Las Vegas strip, is the only multifamily attached project within a golf-oriented master planned community in Henderson, Nev. The age restricted development has a total of 236 condominiums (ranging from 1,423 to 2,200 square feet with five different floor plans) spread among identical 24-unit buildings. Builder Westmark Homes took advantage of the significant grade change on the site by configuring it into two levels to maximize views of downtown Las Vegas.

Project Name: Terra Bella
Location: Henderson, Nev.
Developer/Owner: Westmark Homes, Las Vegas.
Architect: RNM Design, Newport Beach, Calif.
Builder: Westmark Homes, Las Vegas
Interior Designer: Carol Eichen Interiors, Santa Ana, Calif.
Photography: RNM Design

■ Gold Award for Best Attached Home Community (Any Size)

All About the Community

Chestnut Oaks Condominiums embodies a sense of community of high luxury and with a high quality of life. The condos have several strategies to bring together the residents and the community. They throw thematic lunches and events with great food and a chance to socialize. Community activities such as field trips on a free shuttle to local shopping, church services, cultural outings and entertainment cater to active homeowners. A movie theater hosts a weekly movie night with popcorn. And if that wasn't enough, residents reach out to the local community by adopting local groups and networking with the nearby community college; in turn, the groups provide on-site services for residents.

Project Name: Chestnut Oaks Condominiums
Project Location: Fort Washington, Md.
Developer/Owner: Poretzky Building Group, Washington, D.C.
Architect: Grimm + Parker Architects, Calverton, Md.
Builder: Meridian Construction Co., Gaithersburg, Md.
Marketing Firm: Joint Venture, Baltimore
Interior Designer: Peristyle, Baltimore
Photography: Kenneth M. Wyner



■ Gold Award for Best For-Sale Attached Home Design - Up to 1,700 Square Feet

Universal Design

Metropolitan Homes was sensitive when the company designed Vallagio at Inverness, Moscato. The floor plan sets up mainly first-floor living that has several aging-in-place features that can be tapped if needed. Examples include the openness of the floor plan for ease of mobility, a large kitchen island that slows access to all appliances, a walk-in shower in the master bathroom and wide doorways. The developer also partnered with the neighboring Inverness Hotel and Golf Club to give residents access to its luxury amenities. The Moscato provides a maintenance-free, lock-and-leave lifestyle with all the benefits of an urban location.

Project Name: Vallagio at Inverness, Moscato
Project Location: Englewood, Colo.
Developer/Owner: Metropolitan Homes, Denver
Architect: Kephart community :: planning :: architecture, Denver
Builder: Metropolitan Homes, Denver
Interior Designer: Design Works, Denver
Photography: Steve Hinds Inc.

