



**BANN-ER  
AWARDS**

2019



*Silks & Suits*

The 23rd Annual BANN-ER Awards are brought to you by the Builders Association of Northern Nevada





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## LETTER FROM THE CEO:

*Welcome!*

We hope to see all our members at our 23rd annual BANN-ER awards. This showcase event will celebrate the achievements of the association in 2019, install our board of directors, and recognize the great accomplishments of individual projects from the over 530 members and their contributions to our community.

On November 15th, we will award projects that showcase the best of the building and development community, recognize those who have worked selflessly to enhance our region, and our successful advocacy efforts on the local, state, and national spheres that will protect and improve the industry.

Finally, James Tobin, the National Association of Homebuilders EVP, Government Affairs & Chief Lobbyist, will join us to discuss how your membership in our organization is helping to improve the legislative, regulatory, and legal landscape in Washington, D.C.

Sincerely,

**Don Taturo**

*CEO, Builders Association of Northern Nevada*



## ABOUT THE BUILDERS ASSOCIATION OF NORTHERN NEVADA

The Builders Association of Northern Nevada is a local association chartered in 1956 that is part of the National Association of Home Builders. Our 3-in-1 membership means that we are working for our members locally, partnering with the Southern Nevada Chapter to form the NVHBA State Association, and being involved on a national level with the National Association of Home Builders. BANN, NVHBA, and NAHB strive to protect the American Dream of housing opportunities for all while working to achieve professional success for its members who build communities, create jobs, and strengthen our economy.

The Builders Association represents the collective interests of the construction industry in Northern Nevada. Our focus lies in providing our members with networking opportunities to grow their business, advocating on the behalf of the building and development community, giving back to the community we build through the Builders Association Charity, and providing educational resources and forums for our members, public, and of course the elected officials and regulators.

We are working every day to enhance the building climate in Northern Nevada, a primary factor in housing attainability. To facilitate our ability to educate those who regulate our industry, the Builders Association maintains an ongoing dialogue with decision-makers and legislators at the local, state, and national levels.

With our help, our members stay on top of industry trends, gain invaluable knowledge, and make the connections they need to stay competitive.



Learn more:  
**[thebuilders.com](http://thebuilders.com)**

## 23<sup>RD</sup> ANNUAL BANN-ER AWARDS

**FRIDAY, NOV. 15**  
**6:30-9:30 p.m.**  
**Grand Sierra Resort**

### SCHEDULE OF EVENTS:

- Cocktail Hour
- Presentation of the Colors / National Anthem
- Welcome
- NAHB Update
- President's Awards
- BANN-ER Awards
- Tribute to Bob Jones
- Builders Association Charity
- 2020 Board Induction
- More BANN-ER Awards
- BEST IN SHOW AWARD
- Thank you, and goodnight


**Best New Home Product — Custom Home under \$1 million**
***Innovative Custom Homes — Krutz***

Corten metal siding accents the craftsman architecture of this home. Wood floors, granite counters, and dark cabinets decorate the interior. The stainless steel backsplash creates a clean professional looking kitchen.


**Best New Home Product — Custom Home under \$1 million**
***Innovative Custom Homes — Russell***

The impressive 12:12 pitch roof and extensive masonry gives this golf course home a lavish curbside appeal. Long hallways, large windows, and the open floor plan create the perfect spaces for entertaining. The modern finishes complete this elegant home.


**Best New Home Product — Custom Home \$1 million to \$2 million**
***JK Architecture Engineering — Creekside***

This mountain modern residence is organized to maximize creek frontage views throughout, along with focused view portals of Castle Peak and Donner Summit. The home is designed with simplistic elegance celebrating eloquent design with affordable economics.


**Best New Home Product — Custom Home \$1 million to \$2 million**
***Tanamera Construction — Whispering Pine***

Clean modern design infused with natural materials has come together to create a unique new built custom home. The natural modern two-story 4,477 square foot home is located in the community of Caughlin Ranch. The recently completed custom home is perched on a hill that offers panoramic views of the mountains, the entire valley, and unobstructed views of downtown Reno. The home features 3 bedrooms, 5 baths, a study, fitness studio, formal dining room, laundry/ mudroom, ample storage areas, Smart Home technology, his and her closets, safe room, and seamless indoor/outdoor living.


**Best New Home Product — Custom Home \$2 million to \$4 million**
***Architectural Design Group — Diamond J***

This site challenging residence located at the base of the Sierra Nevada's was conceptualized around views and sustainability. The location offered a chance to create a formal expression by responding to the climate (macro) and site conditions (micro). An intuitive reaction, not a set look. The study of climatic condition overlays helped create the building framework and layout. The design techniques and building practices are used to express a sensitive and responsible built environment in an ever-changing natural environment.



## Best New Home Product — Production Home under \$600,000 by a Private Builder

### *Bates Homes — Quest Plan 1*

A welcoming 2,185-square-foot single-story home, Quest Plan 1 offers high-quality exterior designs that are sure to impress upon arrival. Featuring three different elevation options — Modern, Farmhouse, and Prairie — the sophisticated architectural detailing stands out among the competition in the Reno market. Upon entry, the home opens to dramatic 10-foot ceilings leading into the expansive Great Room. The open-floor plan connects the Great Room with the Dining Room and Kitchen, providing a convenient flow throughout the common space of the home. The home also features an abundance of vinyl windows to take advantage of the surrounding views and connectivity to the outdoors, and a mudroom entry from the spacious two-car garage offers convenient access to the entryway.



## Best New Home Product — Production Home under \$600,000 by a Private Builder

### *Bates Homes — Quest Plan 2*

Featuring modern exterior designs that attract today's traditional buyer, the overall design of Plan Two was crafted with a fresh perspective. Upon arrival to the home, residents are met by an elegant entryway with 10-foot ceilings. The entryway continues to the back of the house, where residents find the Master Suite, Gourmet Kitchen, Dining Room, Great Room, and doorway to the backyard oasis. The floorplan's design accommodates all of a family's daily activities comfortably, with room to grow. Whether home to an expanding family or couple looking to downsize, Plan Two offers an ideal layout for entertaining guests with additional space upstairs for an extended family visit. The entire home is designed with an abundance of windows, allowing residents to enjoy the mountainous views that surround the community.



## Best New Home Product — Production Home under \$600,000 by a Private Builder

### *Bates Homes — Quest Plan 3*

Featuring a sophisticated exterior design welcoming to all upon first impression, Plan Three features 2,784 square feet, three-to-four bedrooms, and two-and-a-half to three-and-a-half bathrooms. The design also offers buyers an optional space to be used as a fifth bedroom or loft space. This plan is perfect for growing or mature families, as well as working professionals, with a fourth bedroom that can also be used as a den or office space. The home's elegant entryway opens to 10-foot ceilings throughout the ground floor, leading residents and visitors through to the heart of the home. The Plan Three kitchen also features a spacious walk-in pantry and an abundance of windows allowing residents to enjoy beautiful views that surround the community. The two-car garage provides entry into the home through a highly functional mudroom, leading into the kitchen.



## Best New Home Product — Production Home under \$600,000 by a Private Builder

### *Bates Homes — Quest Plan 4*

The largest, most accommodating of Quest products, Plan Four features three bedrooms, with an optional den and fifth bedroom. The two-story homes begin at 2,982 square feet and are perfect for a family looking for room to grow. The optional den also allows for optimal functional space for working professionals, or those looking to have additional room for overnight guests. Upon entry to the home, the Plan Four entryway is elegantly designed to greet visitors with 10-foot ceilings that carry you to the Great Room or upstairs. Plan Four features an abundance of windows throughout the home, allowing residents to enjoy the surrounding views at any time of day.



## Best New Home Product — Production Home over \$600,000 by a Private Builder

### *Ryder Homes — The Meadows - Plan 3*

The entry features soaring 20-foot ceilings that conveys an overwhelmingly spacious feeling that sets the tone for the rest of the home. Both the standard Office and Bedroom 4 are adjacent to the entry, and on the other side of the home's first level, you'll find the secluded Master Suite with five large windows providing the perfect amount of natural lighting. The Dining Area opens to the covered 214-square-foot Outdoor Living Space that features the option to add an outdoor fireplace. Travel up to the second floor to find the open Loft area and two additional Bedrooms. Plan 3 also includes the option to convert the Office and Bedroom 4 into a Multi-Gen living space with a separate entrance and direct access garage. Additionally, there are thousands of Builder & Design Center options and upgrades to choose from so that you can make your new Ryder home uniquely yours.



## Best New Home Product — Production Home by a Public Builder

***Toll Brothers — Diamond Crest — Brighton — \$595,995***

The Brighton's inviting covered entry and foyer open to a bright two-story hall overlooking a spacious private courtyard, the expansive great room, and desirable covered patio beyond. The well-appointed kitchen overlooks the bright dining room and is equipped with a large center island with breakfast bar, plenty of counter and cabinet space, and sizable walk-in pantry. The beautiful master bedroom is highlighted by a king-sized walk-in closet and deluxe master bath with dual-sink vanity, luxe glass-enclosed shower with drying area, and private water closet. Central to a bright bonus room, the generous secondary bedrooms feature roomy closets, one with private full bath, two with shared full hall bath with dual-sink vanity.



## Best New Home Product — Production Home by a Public Builder

***Toll Brothers — Diamond Crest — Portillo — \$608,995***

The Portillo's inviting covered entry opens to a soaring two-story foyer, with views to the spacious great room, dining room, and desirable covered patio beyond. The well-equipped kitchen offers a large center island with breakfast bar, plenty of counter and cabinet space, and sizable walk-in pantry. The secluded master bedroom is complete with generous walk-in closet and deluxe master bath with dual-sink vanity, luxe large glass-enclosed shower with dual drying areas, and private water closet. Central to a bright bonus room, the secondary bedrooms each feature roomy closets, one with private full bath, two with shared full hall bath with dual-sink vanity.



## Best New Home Product — Production Home by a Public Builder

***Toll Brothers — Diamond Crest — Timberline — \$618,995***

The Timberline's inviting covered entry and foyer afford alluring views of the beautiful turned stairs, great room and dining room, and desirable covered patio beyond. The well-appointed kitchen is highlighted by a large center island with breakfast bar, ample counter and cabinet space, thoughtful prep area, and roomy walk-in pantry. The luxurious master bedroom is complete with massive walk-in closet and deluxe master bath with dual-sink vanity, large glass-enclosed shower with dual drying areas and benches, linen storage, and private water closet. Secluded secondary bedrooms each feature sizable closets and share a full hall bath with dual-sink vanity.



## Best New Home Product — Production Home by a Public Builder

***Toll Brothers — Mason Ridge — Bryce — \$529,995***

The Bryce's inviting covered entry and foyer are open to the private courtyard, spacious great room, bright dining room, and covered patio beyond. The well-equipped kitchen is complete with large center island with breakfast bar, ample counter and cabinet space, and generous walk-in pantry. The beautiful master bedroom is enhanced by dual walk-in closets and spa-like master bath with dual-sink vanity, luxe glass-enclosed shower with seat and drying area, and private water closet. Central to a sizable loft, the spacious secondary bedrooms each feature roomy closets and share a full hall bath.



## Best New Home Product — Production Home by a Public Builder

***Toll Brothers — Mason Ridge — Laramie — \$545,995***

Convenient comforts, deluxe touches. The Laramie's grand two-story foyer welcomes guests to the expansive den, great room, and bright dining room, with views to the desirable covered patio beyond. The well-equipped kitchen overlooks the main living areas and features a large center island with breakfast bar, ample counter and cabinet space, and generous walk-in pantry. The serene master bedroom is complete with sizable walk-in closet and spa-like master bath with dual vanities, luxe glass-enclosed shower with a seat and drying area, and private water closet. Central to a spacious bonus room, the secondary bedrooms feature roomy closets and shared full hall bath.



## Best New Home Product — Production Home by a Public Builder

***Toll Brothers — Mason Ridge — Saguaro — \$561,995***

Appealing contemporary appointments. The Saguaro's gracious covered entry opens onto a welcoming foyer and spacious great room, with views to the desirable covered patio beyond. The well-equipped kitchen is complete with large center island with breakfast bar, plenty of counter and cabinet space, roomy walk-in pantry, and adjoining sunny breakfast area. The lovely master bedroom offers dual walk-in closets and deluxe master bath with dual-sink vanity, luxe shower with seat and drying area, linen closet, and private water closet. Central to a sizable bonus room, the secondary bedrooms feature generous closets and shared access to a full hall bath with dual-sink vanity.

## BEST NEW HOME PRODUCT

## PRIVATE BUILDER TOWNHOME



### **Best New Home Product — Production Townhome by a Private Builder**

*Desert Wind Homes — Falcon Ridge — Plan 1736 — \$311,990*

Beautiful townhome community that is very near to all services but feels like a small pocket of tranquility surrounded by mountains. Gated community with 2-car garages.



### **Best New Home Product — Production Townhome by a Private Builder**

*Desert Wind Homes — Falcon Ridge — Plan 1776 — \$318,990*

Beautiful townhome community that is very near to all services but feels like a small pocket of tranquility surrounded by mountains. Gated community with 2-car garages.



### **Best New Home Product — Production Townhome by a Private Builder**

*Desert Wind Homes — Mallard Crossing — Plan 1913 — \$411,990*

Townhome community in Central Reno. Close to Virginia Lake and walkable to coffee shops and restaurants.



### **Best New Home Product — Production Townhome by a Private Builder**

*Desert Wind Homes — Rancho Hills — Plan 1284 — \$264,990*

Adjacent to trails for easy hiking and biking, but close to Downtown and UNR campus. Beautiful floorplans, all with attached garages.



### **Best New Home Product — Production Townhome by a Private Builder**

*Desert Wind Homes — Rancho Hills — Plan 1534 — \$290,990*

Adjacent to trails for easy hiking and biking, but close to Downtown and UNR campus. Beautiful floorplans, all with attached garages.

*Thank You,*



*Wine Sponsor*

## BEST NEW HOME PRODUCT

## PRODUCTION HOME ARCHITECT



### Best New Home Product — Production Home by an Architect

#### *William Hezmalhalch Architects — Quest Plan 1*

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## BEST MULTIFAMILY PROJECT



### Best Multifamily Project

#### *Greensteet Companies — Steamboat By Vintage Affordable Apartments — \$819 - \$1148*

Due to a severe affordable housing shortage in our region, average wage earners can no longer afford market rate housing. This is the largest affordable housing project ever built in Northern Nevada. The 360-unit development provides a state-of-the-art, energy-efficient, high-quality lifestyle, full of social interaction and stimulating indoor and outdoor activities at a price affordable to working families (at or below 60% of area median income). Every aspect of the buildings, floor plans, community facilities, and outdoor spaces, as well as this ideal South Reno location, are designed to specifically fill a gap of housing needs not being met for moderate-income households in Northern Nevada.

## BEST NEW HOME COMMUNITY

## BY A PRIVATE BUILDER



### Best New Home Community — Under \$500,000 by a Private Builder

#### *Bates Homes — Quest at Meridian*

Nestled in an untouched oasis among the area's natural landscape, with views to compliment the community's location, Quest at Meridian 120 offers the highest degree of luxury and greatest value in the Reno market for those seeking the perfect home. Providing an upscale lifestyle opportunity surrounded by the area's best schools, shopping, dining, and recreation, this community offers the best of both worlds. Designed to stand apart against the typical Reno architecture, Quest includes elegant details in three elevations — Farmhouse, Modern, and Prairie — with corresponding designer-selected color palettes. Homes in this community feature beautiful outdoor living spaces, dramatic volume ceilings, offering a look not typically seen in this market. Built with families in mind, these homes allow room to grow with many flexible living space options.



### Best New Home Community – Over \$500,000 by a Private Builder

#### *Ryder Homes — The Meadows*

The Meadows features the most progressive new production home design to hit Northern Nevada. With modern exterior elevations and 12 eye-catching color schemes, The Meadows offers homeowners with a semi-custom home building experience in one of Reno's most desirable zip codes. The Meadows allows young families to move-up to a larger and more modern new home, while also providing South Reno homeowners to downsize to a more manageable/efficient home.

## BEST NEW HOME COMMUNITY

## BY A PUBLIC BUILDER



### Best New Home Community by a Public Builder

#### *Toll Brothers — Diamond Crest*

The "Wow" factor was imperative in the design of these homes. The large lots allow for ample entertaining spaces. Gourmet kitchens with sizeable walk-in pantry, planning areas, and drop zones. Large secondary bedrooms and walk-in closets plus upstairs bonus rooms. Plus, the amazing Amenity Center. The ability to walk to both the Amenity Center and new elementary school has separated this community from its competition. The Community Clubhouse includes demonstration kitchen, ample indoor and outdoor gathering spaces, fitness center, pool, spa, outdoor fireplace, playscape, and event lawn.



### Best New Home Community by a Public Builder

#### *Toll Brothers — Mason Ridge*

The homes were designed for a growing family with open floorplans, large secondary bedrooms, and plenty of bonus spaces both inside and out. The standard 3 car garage (with optional 4th bay) provides plenty of storage for cars and lots of family "toys." The community features an amenity center for neighbors to gather. There is an on-site elementary school which has been a differentiating factor between Mason Ridge and its competitors. The Community Clubhouse includes demonstration kitchen, ample indoor and outdoor gathering spaces, fitness center, pool, spa, outdoor fireplace, playscape and event lawn.

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## BEST COMMERCIAL PRODUCT

## NEW



### Best Commercial Project — New Construction

#### *Tanamera Construction — Cancer Care Specialists*

This building blends the perfect combination of wood tones, rich greens, and warm paint colors, to make this a welcoming environment for those who must receive care. With the functional layout, private exam rooms, and offices, these doctors can offer highly personalized and exceptional care. Changing and helping lives in this functional environment has helped the oncologists and staff at this establishment make a difference in so many lives.



### Best Commercial Project — New Construction

#### *Frame Architecture — GNCU Eagle Station*

Our client wanted their new branch building to serve as a contemporary expression of the company's mission to provide their customers with an elevated banking experience. The exterior of the new branch is defined by its contemporary lines. Stacked bond CMU walls bisect exterior masses of corrugated metal paneling and glazing. The interior features a central, open zone flanked by private offices and rooms. Freestanding banking kiosks are situated at the center of the space, eliminating the need for the customers to wait in a single, long line.

## BEST COMMERCIAL PRODUCT

## RENOVATION



### Best Commercial Project — Renovation

#### *Group West Construction — The Jesse & Estella*

The renovation of this historic building, originally built in 1907, included in depth structural work, stabilizing the original unenforced masonry building. The remodel transformed the former 14 room Royal Hotel & Bar to a 6-room boutique Hotel/Bar and Restaurant. Restoration of the wood flooring and reclaimed brick brought back to life the ambiance of this 112-year-old structure. A new concept and design for the project that included; over-size restrooms with large walk in showers, customer tile work, and specialty lighting gave the rooms a modern appeal. The bar's terrazzo top and colorful accents contrast the vibrant feel of the downtown area, providing a welcoming and playful atmosphere. The Hub coffee roasting building on the complex was converted to a beautiful little taco shop and mezcal bar that is accessed through the private reclaimed brick courtyard with a large ivy-covered pergola completing the calm, luxurious setting.



### Best Commercial Project — Renovation

#### *S3 Development — 295 Holcomb Ave*

A noteworthy transformation of the building, from an old chalet feel to an iconic piece of art, creating a new centerpiece for Reno.

Thank You,  
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LANDSCAPES  
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## BEST REMODELS

## ENTIRE HOME



### Best Remodel of an Entire Home

#### *King Bee Construction — Campen*

King Bee remodeled every room in this condominium. We removed the soffit and heightened the kitchen ceiling. By removing walls and adding faux beams to match existing beams, it created a new look. All materials were updated throughout the home. There is tile throughout. All doors have been replaced. Almost all of the closets are now custom closets. The bathroom has a freestanding tub and its own fireplace. With the newly opened kitchen space to the living room, we maximized the look by installing special order, tongue-and-groove cedar planking to the ceiling.



### Best Remodel of an Entire Home

#### *Kirby Construction — Gibbs*

A new front door welcomes both family and friends into this house. New windows throughout bring the beauty of the land into the home and new wood flooring in communal areas brings continuity to the fresh face. This renovation's largest transformation began with the removal of multiple walls to open the kitchen and living rooms. From the original, small enclosed kitchen, a large welcoming space was crafted. Beside the kitchen space, a welcoming window seat offers both a comfortable spot to relax and visit as well as gorgeous views of the Sierra. The bathrooms were remodeled to share the same freshness of the larger communal areas. A new floor plan was crafted in the master bath to create a spa-like sanctuary. Heated floors, a frameless shower and a beautifully sophisticated freestanding tub contribute to this calming retreat.

## BEST REMODELS

## SINGLE ROOM



### Best Remodel of a Single Room under \$100,000

#### *King Bee Construction — Albrecht*

We removed many of the 1st floor interior non-bearing walls to create an open space, and we raised the sunken living room to be flush with the dining room and kitchen. The 1st floor received all new laminate flooring and base. We replaced all the 1st floor windows. We enlarged some and added a slider. Kitchen floorplan was modified to open the space. Non-bearing walls were removed. All new materials were installed. Fireplace cabinets and tile mantle backsplash was installed. Custom pantry shelving was installed.



### Best Remodel of a Single Room over \$100,000

#### *Kirby Construction — Dwyer*

The attention to detail begins unassumingly with a base of heated porcelain tile floors. Clean lines build upward with flat panel doors in the European style, maple cabinets. Nothing less than Meile appliances, including double ovens and a plumbed coffee maker, would be appropriate for this project. To draw from the larger split-level space, bar seating at the island and bench seating leading into the entertainment spaces were thoughtfully included. True craftsman intricacies are found hidden in plain sight. Upon close inspection, one might note that the cabinet boxes are individually encased in Dekton, not only framing the beauty of the cabinetry but also mirroring the Dekton countertops and toe kick. Rare obtuse angles are rampant in both the island and bench. Custom metal brackets were created to support the irregularly shaped butcher block bar, which waterfalls onto the Dekton counter, which then waterfalls to the floor.

*Thank You,*  
**MC**  
**MASONRY LLC**  
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## BEST ON THE BOARDS PROJECT

## COMMERCIAL



### Best on Boards — Commercial by an Architect

#### *Frame Architecture — Reno Rodeo Master Plan*

The new master plan for the Reno Rodeo centers on movement — that of spectators, participants, and animals. The cornerstone of the master plan is a new 15,000-seat arena. The project also calls for a new parking garage and two new buildings — an exhibit hall and an indoor riding arena to the main arena, via a series of elevated walkway promenades.

## BEST ON THE BOARDS PROJECT

## CUSTOM HOME



### Best on Boards — Custom Home by an Architect

#### *Frame Architecture — Rancharrah Private Residence*

This custom home aims to present a unique, contemporary design for the market's luxury buyer. The plan hugs two central courtyards, with pivoting and pocketing doors to the exterior that beg to introduce the outside in. CorTen, blackened steel, and thermally modified wood plank cladding provide an eclectic and lively mix of materials on the exterior. Angled rooflines provide the primary living areas with sweeping, sloped ceilings. Estimated date of completion is summer of 2020.



### Best on Boards — Custom Home by an Architect

#### *Frame Architecture — Private Residence*

This high desert custom home features abundant indoor and outdoor spaces, all of which embrace the surrounding mountain views. The residence is orientated on the site to maximize the potential for passive heating and cooling. The varied plaster volumes of the exterior emulate the surrounding foothills in both their abstract nature and materialization. The project will begin construction September 2019.

## BEST ON THE BOARDS PROJECT

## MIXED USE BY A PRIVATE BUILDER



### Best on Boards — Mixed Use by a Private Builder

#### *Desert Wind Homes — Riverside*

Mixed-use project along Truckee River adjacent to current Riverside area. The new project will consist of 35 apartment units and 3,000 square feet of commercial.

## BEST ON THE BOARDS PROJECT

## MIXED USE BY A PUBLIC BUILDER



### Best on Boards — Mixed Use by a Public Builder

#### *Jacobs Entertainment — Neon Line*

Reno's 4th Street is transforming into a cultural epicenter for the arts, entertainment, hospitality and lodging that will become known as the Reno Neon Line, creating a streetscape that will change perceptions of what the downtown Reno experience is all about. The New Long will be a half-mile-long ribbon of color, light, sound, art, entertainment, and experiences that will focus national attention on a revitalized urban environment. The south side of West 4th Street is our canvas. The project will add public space to the existing sidewalk (10- to 20-foot additional width), and it will also add three-dimensional ribbons of color and light from West Street to Keystone. A master "brain" will control all color and sound along the Reno Neon Line.

## BEST ON THE BOARDS PROJECT

## MULTIFAMILY



### **Best on Boards — Multifamily by a Private Builder**

#### ***Desert Wind Homes — Ridge Street Apartments***

Project consists of 14 apartments on Ridge Street in Downtown Reno. Walkable to bars and restaurants.



### **Best on Boards — Multifamily by a Private Builder**

#### ***Desert Wind Homes — Summit Ridge Luxury Townhomes***

Project consists of 57 luxury apartment townhomes. All units (mix between 2 and 3 bedrooms) have a 2-car attached garage. Close to services and easy access to the entire Reno/Sparks Valley.

## BEST ON THE BOARDS PROJECT

## PRODUCTION HOMES



### **Best on Boards — Production Homes under \$500,000 by a Private Builder**

#### ***Jenuane Communities - Blackstone Estates***

Blackstone Estates offers a unique, contemporary take on outdoor living. Space to breathe. Open skies for stargazing. Room for recreational toys. Miles of hiking and ATV trails at both Spanish Springs Peak and Pyramid Lake within a 20-minute drive. Blackstone's architecture blends seamlessly with the natural beauty of its desert setting. Property features include: seven distinct floor plans with upscale standard interiors, oversized home sites with RV parking and extra storage space, and easy access to Highway 445, dining, and area retail.



### **Best on Boards — Production Homes under \$500,000 by a Private Builder**

#### ***Ryder Homes — Lompa Ranch***

Lompa Ranch has been designed to provide affordable luxury to the underserved Carson City market.



### **Best on Boards — Production Homes over \$500,000 by a Private Builder**

#### ***BUILT. — Elements at Coldstream***

Welcome to Elements at Coldstream, where nature and nurture seamlessly connect to offer a lifestyle rich in beauty, comfort, and outdoor living. The community's namesake is born from all the natural elements that make up this region in Truckee — earth, water, air, as well as the elements we embrace in our lives — family, community, home. All of which play an integral role in your journey to find a place where you can live your best life. Each Elements home is a true testament of attention to detail, careful planning, and thoughtful design. Our homes are built to coexist with their environment and your way of life, blending modern and natural materials to offer unparalleled craftsmanship with indoor and outdoor amenities to offer endless opportunity.

## OUTDOOR LIFESTYLES

### COMMERCIAL



#### **Outdoor Lifestyles — Commercial**

##### ***Signature Landscapes — Hyatt Wedding Venue***

This is a wedding venue at Hyatt — very unique and intimate gathering space.

### MODEL COMPLEX



#### **Outdoor Lifestyles — Model Home Complex**

##### ***Signature Landscapes — Sunset Bluffs***

Unique grading with strategic planting.

### MULTIFAMILY



#### **Outdoor Lifestyles — Multifamily under \$100,000**

##### ***Equip Fitness / Total Patio — Lyfe at the Marina***

First large resort style pool deck in Northern Nevada for Total Patio Accessories — focus on function, comfort, and budget.



#### **Outdoor Lifestyles — Multifamily over \$100,000**

##### ***Signature Landscapes — Boulder Bay***

Elaborate paving with attention to detail is a noteworthy feature.

### PUBLIC



#### **Outdoor Lifestyles — Public**

##### ***Signature Landscapes — Esplande Community***

Ability to utilize a relatively small space in a commodious manner.

*Thank You,*  
**Skydance**

## OUTDOOR LIFESTYLES

## SINGLE FAMILY RESIDENCE



### Outdoor Lifestyles — Private Residence

#### *Signature Landscapes — Ferrari*

Blending the new modern look of the house remodel with a new exciting landscape.

## OUTDOOR LIFESTYLES

## WATER CONSERVATION



### Outdoor Lifestyles — Water Conservation

#### *Signature Landscapes — Bell Residence*

Creating a park/resort like landscape, playing off of the surrounding native landscape.

## BEST OVERALL MARKETING CAMPAIGN

## ASSOCIATE



### Best Overall Marketing by an Associate Member

#### *The Abbi Agency — Jacobs Entertainment*

Casino and entertainment conglomerate Jacobs plans to revitalize the blighted 4th Street Corridor. To establish Reno's Neon Line District within the downtown 4th Street Corridor, Jacobs Entertainment faced an awareness and education challenge among the local community, its stakeholders, and media. The media landscape of the region had become more complex as community blogs and social media influencers report on various issues around the community as it relates to housing, development, and the city's revitalization. Nationally, Reno's Neon Line District did not have a presence. This created an opportunity to pitch a story to national reporters, bloggers, and social media influencers about the impact of Reno's Neon Line District to the community as well as positioning Reno as a travel destination. Jacobs Entertainment hired The Abbi Agency (TAA) to raise awareness and build excitement for the plans for Reno's Neon Line District in 2019.



## BEST OVERALL MARKETING CAMPAIGN

### BUILDER



#### Best Overall Marketing by a Builder Member

##### *Bates Homes – Quest*

The objective of the Quest at Meridian 120 Grand Opening campaign was to drive qualified traffic/real estate leads and key stakeholders and influencers to the April 27-28, 2019, Grand Opening of the 176-home community and to continue to drive traffic and sales post grand opening.



#### Best Overall Marketing by a Builder Member

##### *Ryder Homes — Trade Up Program*

To date, we can attribute 15% of our sales in Northern Nevada directly to the Ryder Trade-Up Program. This is equivalent to just over \$9M in sales revenue. We have also hired a full-time sales agent to focus solely on facilitating the Trade-Up Program.

## BEST INTERIOR DESIGN TEAM



#### Design Team

##### *Jenuane Design Team & Delray Designs*

Melinda Brown, Jenuane Design Manager; Cariann Nesler, Design Coordinator; and Jody Sigstad, Owner/Designer of Delray Designs. The Jenuane Design Team brings a combined 35 years of design experience in both production and custom homes to Jenuane Communities/KDH Builders. The team helps to create all new and upcoming company projects and designs all of the models for Jenuane Communities.



#### New Home Interior Design — Custom Home by a Private Builder

##### *Tanamera Construction — Whispering Pine*

Clean modern design infused with natural materials has come together to create a unique new built custom home. The natural modern two-story 4,437-square-foot home is located in the community of Caughlin Ranch. The recently completed custom home is perched on a hill that offers panoramic views of the mountains, the entire valley, and unobstructed views of downtown Reno. The home features 3 bedrooms, 5 baths, a study, fitness studio, formal dining room, laundry / mudroom, ample storage areas, Smart Home technology, his and her closets, safe room, and seamless indoor/outdoor living.

*Thank You,*

JERAMIE LU  
PHOTOGRAPHY

## NEW HOME INTERIOR DESIGN

## PRIVATE BUILDER PRODUCTION HOME



### **New Home Interior Design — Production Home by a Private Builder**

#### ***Jenuane Communities — Sunset Bluffs 23***

Hacienda themed interiors, leathered granite countertops, hand scraped wood floors, handmade tile designs throughout, wood lighting fixtures, natural stone, upper balcony with mountain views.



### **New Home Interior Design — Production Home by a Private Builder**

#### ***Jenuane Communities — Sunset Bluffs 25***

Farmhouse themed interiors, monochromatic color scheme throughout, decorative tile designs, matte black finishes, downstairs guest quarters, game room, and kitchenette.



# SUNSTATE

C O M P A N I E S





### New Home Interior Design — Production Home by Public Builder

#### *Toll Brothers — Diamond Crest Brighton*

Relaxed yet sophisticated. This is home to a first-time, move-up buyer with younger kids. This plan is a shout out to the gypsy dreamer, the eclectic curator, and the boho chic — layers upon layers of texture, intentional pops of color, collectible furnishings, and a fresh perspective on luxury (with a definite touch of whimsy). Entertaining is important to these buyers, as they have a full bar on the other side of their living room. They are still young and hip, edgy, and not afraid to take a design risk.



### New Home Interior Design — Production Home by Public Builder

#### *Toll Brothers — Diamond Crest Portillo*

Inspired by the beautiful, surrounding environs, this home showcases a color scheme of soft blues, subtle verdant tones, crisp white, and dove. The home has an emphasis on clean lined furnishings in rich wood tones and is highly contrasted by crisp white accents throughout. A curated approach to art selection further speaks to this homebuyer's refined expectations. The focus here is on family and living with multiple generations who enjoy tranquility and a relaxing atmosphere.



### New Home Interior Design — Production Home by Public Builder

#### *Toll Brothers — Diamond Crest Timberline*

Swanky. This family is the largest of the community with three kids all settling in to becoming themselves. They enjoy high-end everything and want the luxe life. This home is loaded with high-brow design that is sleek and edgy. The buyer doesn't settle — they have expectations. With a clean palette of smoke, greige, and accents of brass, we wanted to speak to a move-up buyer looking for a contemporary interpretation of a family home.



### New Home Interior Design — Production Home by Public Builder

#### *Toll Brothers — Mason Ridge Bryce*

The primary design goal was to achieve aesthetic harmony with varying ceiling heights and a narrow central hallway. Key merchandising strategies were used to connect and activate each area for a growing family. The neutral color palette with hints of blue along with modern farmhouse-inspired materials — warm wood beams, iron details, wallpaper treatments, upscale furnishings, decorative lighting, and gallery halls, along with custom artwork and accessories — capture the modern farmhouse theme. Selecting options such as large multi-sliding doors and expansive windows open up the back of the house to enjoy extended living spaces. This private guest suite for visiting family and friends to enjoy an extended stay also has a flex room for the kids to hang out and watch their favorite sports.



### New Home Interior Design — Production Home by Public Builder

#### *Toll Brothers — Mason Ridge Saguaro*

This two-story plan celebrates the marriage of traditional architecture and modern interiors — a seamless merger of an open plan, contemporary aesthetic, and elegance coming together to celebrate a whole new level of entertaining. The key merchandising strategy was to create the ultimate lifestyle experience, to design a home wherein the established family can envision their dynamic lifestyle in a refined and subtly glamorous space. The expansive back kitchen adds optimal function to an active family with a social agenda, and the upstairs loft option completes the ultimate kids' wing. We focused in on defined areas by strategically space planning to optimize sociability.



### New Home Interior Design — Production Home by Public Builder

#### *Toll Brothers — Mason Ridge Laramie*

The design objective for this home was to create inviting and exclusive personal spaces within this generous open two-story floor plan. The use of warm, earthy, and sophisticated materials offers the perfect palette for an active growing family. The contemporary rustic theme of the home was achieved by selecting industrial materials rich in color and texture, such as saddle, iron, and glass. Clean line natural woods and organic elements in the furniture enhance the architectural design. The cutting-edge architecture along with blended interior and exterior design create an inviting home with a seamless flow from the inside to the outside entertaining spaces. The color scheme is a perfect compliment to the nature that surrounds.

# MILLION DOLLAR SALES AWARDS

New home sales agents who have reached  
\$1.5 million in sales for 2018, ranked by dollar amount sold:

<b>Debra Stolpman</b>	<i>Toll Brothers</i> .....	<b>\$67,676,273</b>
<b>Natalee Mowbray</b>	<i>Toll Brothers</i> .....	<b>\$62,654,616</b>
<b>Malalai Aarsalai</b>	<i>Toll Brothers</i> .....	<b>\$62,328,326</b>
<b>Sheree Strang</b>	<i>Toll Brothers</i> .....	<b>\$51,841,082</b>
<b>Diana Dixon</b>	<i>Toll Brothers</i> .....	<b>\$49,977,969</b>
<b>Lavive Pordon</b>	<i>Toll Brothers</i> .....	<b>\$47,745,483</b>
<b>Kelly Nichols</b>	<i>Jenuane Communities</i> .....	<b>\$33,747,379</b>
<b>Heather Houston</b>	<i>Toll Brothers</i> .....	<b>\$30,251,074</b>
<b>Katie Leydecker</b>	<i>Toll Brothers</i> .....	<b>\$27,742,904</b>
<b>Dan Gearhart</b>	<i>Ryder Homes</i> .....	<b>\$27,311,034</b>
<b>Melissa McCain</b>	<i>Ryder Homes</i> .....	<b>\$27,311,034</b>
<b>Bill Stemmler</b>	<i>Jenuane Communities</i> .....	<b>\$27,244,310</b>
<b>Kristina Thyer</b>	<i>Toll Brothers</i> .....	<b>\$26,824,429</b>
<b>Nicole Casci</b>	<i>Ryder Homes</i> .....	<b>\$26,740,961</b>
<b>Rita Kerivan</b>	<i>Jenuane Communities</i> .....	<b>\$23,013,297</b>
<b>Nancy Johns</b>	<i>Ryder Homes</i> .....	<b>\$22,633,679</b>
<b>Shawn Jagers</b>	<i>Toll Brothers</i> .....	<b>\$17,391,197</b>
<b>Deanna Wiseman</b>	<i>Desert Wind Homes / Pacific Wind Realty</i> .....	<b>\$14,058,221</b>
<b>Jessica Hunter</b>	<i>Desert Wind Homes / Pacific Wind Realty</i> .....	<b>\$14,058,221</b>
<b>Roni Vela</b>	<i>Toll Brothers</i> .....	<b>\$11,968,523</b>
<b>Jen Schiffman</b>	<i>Toll Brothers</i> .....	<b>\$10,063,503</b>
<b>Katie Green</b>	<i>Jenuane Communities</i> .....	<b>\$7,226,004</b>
<b>Gaven Holcomb</b>	<i>Desert Wind Homes / Pacific Wind Realty</i> .....	<b>\$6,616,900</b>
<b>Valorie Holcomb</b>	<i>Desert Wind Homes / Pacific Wind Realty</i> .....	<b>\$6,616,900</b>
<b>Dianne Granata</b>	<i>Ryder Homes</i> .....	<b>\$6,492,187</b>
<b>Blake Williams</b>	<i>Ryder Homes</i> .....	<b>\$6,492,187</b>
<b>John Wolf</b>	<i>Northern NV Homes</i> .....	<b>\$6,179,613</b>
<b>Theresa Farah</b>	<i>Toll Brothers</i> .....	<b>\$2,279,300</b>
<b>Tony Izzarelli</b>	<i>Jenuane Communities</i> .....	<b>\$2,029,525</b>
<b>Rhonda Ramin</b>	<i>Toll Brothers</i> .....	<b>\$1,708,985</b>

*Thank You*



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