

LAS VEGAS REVIEW-JOURNAL

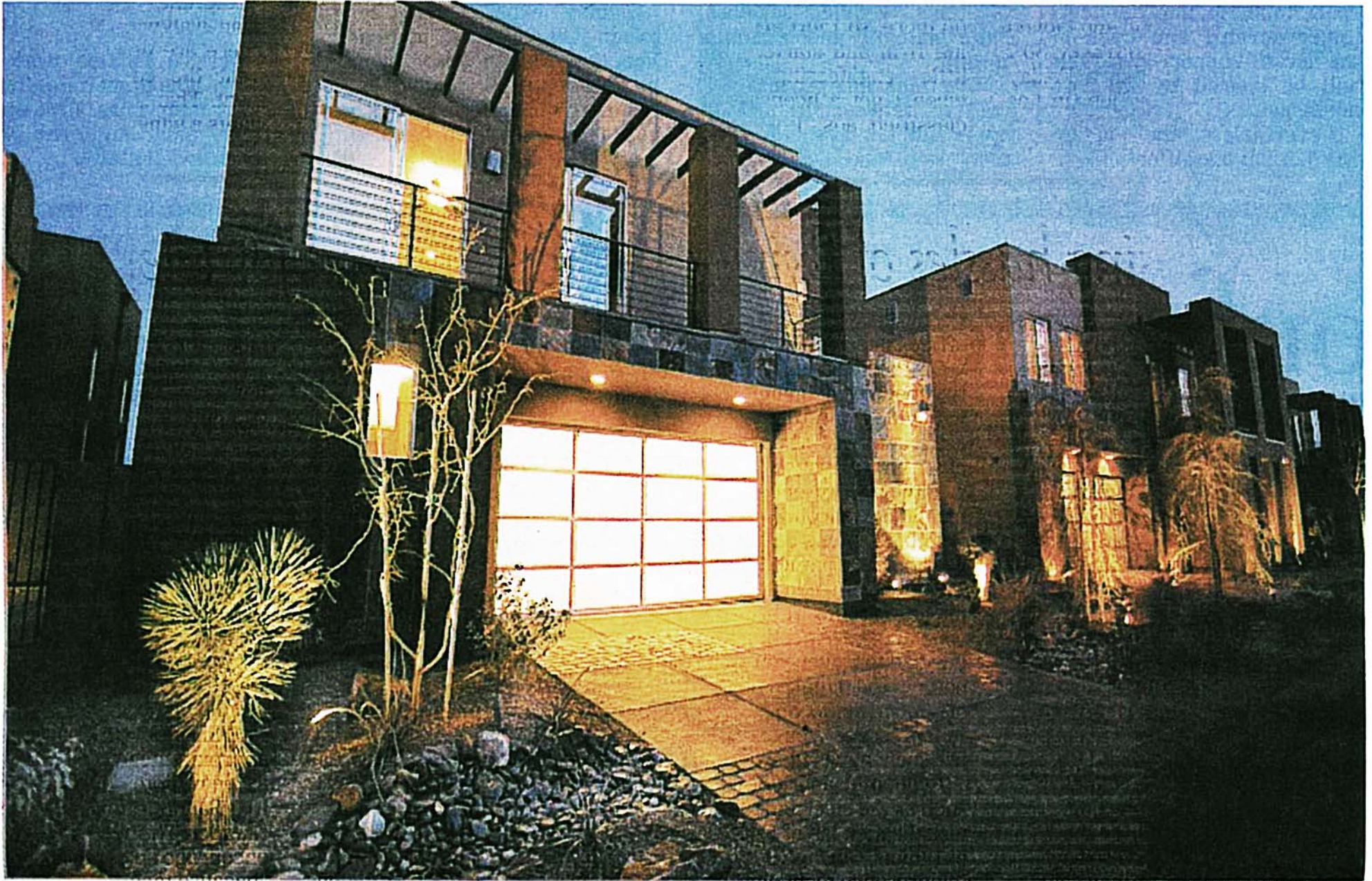
NEVADA'S LARGEST NEWSPAPER

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SECTION **D**



RENDERING COURTESY BLUE HERON LIVING

Blue Heron Living built 22 Parkside, a \$20 million community featuring loft-style homes on five acres at Cimarron Road and Laredo Street.

Indoors meets outdoors at 22 Parkside

Loft homes feature rooftop skydecks

By **HUBBLE SMITH**

REVIEW-JOURNAL

Blue Heron Living has sold eight lots at 22 Parkside, a \$20 million gated community of loft-style homes on five acres at Cimarron Road and Laredo Street in western Las Vegas.

Lot premiums started from \$20,000 and go up to \$100,000. Base price for the 3,479-square-foot Sage model at 22 Parkside is \$695,000; base price for the 3,820-square-foot Indigo model is and \$740,000.

Blue Heron principal Tyler Jones said flexible floor plans integrate both indoor and outdoor living areas, including rooftop skydecks that offer views of the Strip and Red Rock Canyon. A private footpath leads to neighboring Old Spanish Trail Park.

The 22 single-family loft homes feature 20-foot ceilings, eight-foot doors, ceramic tile floors and showers, Kohler plumbing fixtures and GE Profile appliances.

Blue Heron is committed to green building, incorporating energy efficiency, passive solar design, building materials and color selections into design and construction.

The company successfully completed its first project, Stone Canyon luxury lofts, at Buffalo Drive and Del Rey Avenue. Construction on the \$22 million project began in October 2005. Dax Contracting was the general contractor.

Blue Heron recently re-

ceived a Gold Nugget Award of Merit for its Sage model at Stone Canyon. The award, sponsored by Pacific Coast Builders Conference and Builder magazine, recognizes creative achievements in architectural design and land use planning.

Jones said 22 Parkside offers the same design that was so popular at Stone Canyon along with improved options such as elevators, basements, extended lofts and landscaped backyards.

"Just a few more things that differentiate us from the rest of the market, things that are rarely found in other communities," he said. "Elevators, basements. They're tough. Builders stay away from them because they slow down the production schedule."

Blue Heron is also developing Stone Canyon South, eight loft-style homes at St. Rose Parkway and Las Vegas Boulevard. The project is scheduled for completion in March.

TOWER TOPPED: Turnberry Towers reached a construction milestone with the topping off of the 45-story west tower on Karen Avenue. Completion is scheduled for spring 2008.

The east tower is finished and residents will begin moving into their condos in July. Upon buildout, Turnberry Towers will have 636 units on 10 acres. Estimated construction cost is \$231 million. Prices range from \$550,000 to more than \$1.3 million.

It's the ninth high-rise residential tower developed by Aventura, Fla.-based Turnberry Associates in Las Vegas. The company also built Turnberry Place and The Resi-

MILLION DOLLAR HOME SALES

Luxury Homes of Las Vegas reported the following million-dollar home sales last week:

- \$1.26 million, 5 bedroom, 3.5 bath, 4,658 square feet, Strip views, casita, game room, gourmet kitchen, Seven Hills.
- \$1.23 million, 4 bedroom, 4.5 bath, 3,601 square feet, Strip, golf and mountain views, interior stone walls, Red Rock Country Club.
- \$1.04 million, 4 bedroom, 4.5 bath, 3,663 square feet, golf view, Canyon Gate Country Club.
- \$1.75 million, 4 bedroom, 4.5 bath, 4,501 square feet, lake front, marble floors, first-floor master bedroom, Desert Shores.
- \$2.35 million, 3 bedroom, 4.5 bath, 5,610 square feet, Strip view, two E units ready for designer touches, Turnberry Place.
- \$2.19 million, 4 bedroom, 4.5 bath, 4,103 square feet, walnut flooring, plasma televisions, stone fireplace, Turnberry Place.
- \$1.55 million, 3 bedroom, 2.5 bath, 2,805 square feet, finished unit, valley and mountain views, Turnberry Place.

dences at MGM Grand.

MIXED-USE REQUEST: Focus Property Group is requesting a tentative map from the city of Las Vegas Planning Commission for a 218-unit, mixed-use subdivision with one commercial lot on 12 acres at Elkhorn Road and Hualapai Way.

LOT SALES: Lincoln Estates, a 1,000-acre residential development 150 miles north of Las Vegas in Nevada's Pioneer Territory, has begun selling 1.2-acre lots for \$16,500. Lots have access to water, electric power, telephone service and high-speed digital Internet service, with septic tank sewer.

"There really aren't too many places left on the West Coast where you can get land at this price," Lincoln Estates developer Jim Toreson said. A limited number of lots will be sold in the first phase. Remaining lots will range from a half-acre to 2.5 acres.

The development, about six miles west of Rachel, is ideal

for retirees, Nevada Test Site workers, telecommuters, home-business owners and "anyone that wants to escape the heat and congestion of Las Vegas," Toreson said.

STATE COLLEGE: Core Construction was contracted to build the 42,000-square-foot, two-story building for Nevada State College at 1021 E. Paradise Hills Drive in Henderson. First planned as a liberal arts building, the new facility will have laboratories and general education classrooms. Carpenter Sellers Associates is the architect of record. Completion is scheduled for June 2008.

CASHMAN FACILITY: Burke & Associates has been awarded a contract to build new corporate headquarters for Cashman Equipment on 53 acres at 3300 St. Rose Parkway in Henderson. Six buildings will total 290,000 square feet, including administration offices, equipment rental and sales, service department and warehouse.