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# The 2015 New American Home Inspires Custom Ideas for Production Floor plans

By Karen LeBlanc

Photography by Trent Bell

Upon entering the side-loaded courtyard, the scene unfolds: a stone platform surrounded by water holds an outdoor living room with a sleek linear fire feature flickering from a black stone table. As a large glass wall opens, the space becomes one with the adjacent media room. I continued my path through the main portico to the front door, greeted by a feature wall of texture and dimension in the foyer where light dances from the linear fire feature.

Such is the experience of making an entrance at the 2015 New American Home, the official show home of the International Builders' Show. It's hard to believe but this home was built from a production home floor plan. Blue Heron Design and Build chose one of its five production floor plans to create the 5,807 sq. ft. show home in the Sky Terrace community of Henderson, Las Vegas.





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"We call this a pre-designed custom home. We wanted the home to feel completely custom so we haven't spared any details including all the energy efficient technology," says Tyler Jones, Owner Blue Heron Design Build.

Each year, The International Builders' Show teams up with the NAHB Leading Suppliers Council and Builder Magazine to create a home that gives us a look inside the minds of modern-day consumers and inspires builders.

The 2015 New American Home engages at every turn. The side-loaded courtyard splits the home into two wings. On one side, the main living space orients in an open layout, with the kitchen, breakfast nook, dining room and great room looking towards an infinity-edge pool and spa with a built-in fire feature and sweeping city views.

The great room opens to the kitchen with its state-of-the-art appliances from Bosch and Thermador. It is a foodie's dream with 30" Professional Series Benchmark Double oven with left side opening doors, 36" Benchmark gas cooktop, 36" glass canopy chimney hood, 30" built-in fresh food column Freedom refrigerator, 18" built-in freezer column and a Benchmark custom panel dishwasher.

DuPont Zodiac quartz surface in Papyrus and Walker Zanger's Calacatta Carrara natural marble on the kitchen islands contrast with a dark wood base and a secret pantry door that seamlessly blends with the kitchen cabinetry by Executive Cabinetry. The kitchen bar extends to the outdoor dining area in one monolithic sweep. "Outdoor living space integrates with all of the home's living areas," adds Jones.

The opposite wing of the home includes a two-story casita with high ceilings, a walk-in closet and a loft with access to a second level balcony. The casita is a growing trend in modern floor plans designed to accommodate multigenerational living, a fact of life in many households. "The casita is secluded but connected to the house so it's great for aging in place or to accommodate older children or even as a guest room, says Jones.





Three bedrooms, four baths, a powder room and a scene-stealing upstairs loft bar and wine room complete the production floor plan. "In terms of products and design ideas, we hope to show off something new and special such as the backlit glowing bars, seamless indoor outdoor relationships, pocket doors and all kinds of automation," says Jones.

The home's interior sense of style matches its desert contemporary exterior clad in stone veneer by Eldorado Stone and punctuated by horizontal lines and grid features such as the Clopay garage door's aluminum grid frame with tempered glass.

Earthy elements, a neutral palette and artful mix of synthetic and natural materials create visual warmth and texture in every room. "We created a seamless transition between the indoor and outdoor spaces by extending materials from inside to the outside," explains interior designer Miquel Hutton of Blue Heron Design Build. Several stylistic techniques tying indoor-outdoor living spaces together caught my eye.

In the main living spaces, woodgrain 18"x 36" Walker Zanger porcelain tile flooring extends out to the pool and courtyard. The Calcatta Carrara natural marble countertop, also by Walker Zanger, reaches from the kitchen to the outdoor dining area. Pocketing multislide doors by Sierra Pacific, some automated, open to the courtyard, pool and city views to seamlessly connect the interiors with the outside.

"In the courtyard, there is a water table with a fire feature in it. The really cool thing about that is we put a piece of glass underneath the water. If you set your glass on top of that, it looks like it's floating," says Hutton.

Other design details that give this pre-designed custom home its one-of-a-kind appeal include a glowing Crystal Quartzite bar top in the upstairs loft and wine room made of a natural stone from Walker Zanger and backlit with LED panels. The multipurpose loft is built for entertaining with a bar, wine storage and a wine tasting area.

The upstairs master suite cantilevers out over the pool with expansive glass opening to views of the Vegas strip. The master bath intrigues with its unusual ceiling mounted tub filler that spills into

a Kohler Escale BubbleMassage freestanding bath, one of my favorite features in the home. The master bath also features Kohler fixtures and faucets, a digital shower interface and Kohler Leaf Lavatory vessel sinks mounted on the countertop.

Sustainability and style coexist with energy-efficient technology that produced a net zero energy-efficiency rating. It's the first show home in the history of the International Builders' Show to achieve such a rating. The home is designed to provide more than \$4,600 in annual energy savings to the homeowner. Green features include photovoltaic panels and closed spray-foam insulation, a weather sensitive irrigation system, tankless water heater, hydronic air handlers, intelligent fireplaces and sustainable building materials.

Two Trails Inc., worked with Blue Heron Design Build as the Green Build and Energy Consultant. The correct design features together with some added features such as LED lighting, energy-efficient appliances and windows and an insulation package drove the energy score down to 51 before adding the photovoltaic panels, which then got us to the negative 13 HERS index," says Drew Smith, President of Two Trails Inc., based in Sarasota, Florida.





Creston provided the infrastructure for whole home automation with TSW touch screens for the operation of lighting, climate, shades, home entertainment and security also controlled by the Creston mobile app from smart devices.

The garage is a stylish extension of the home, outfitted with Gladiator GarageWorks Gearwall and GearTrack products to maximize space and eliminate clutter.

My tour ends with a walk up the stairs to the rooftop sky deck for yet another postcard panoramic view. The sky deck plays host to al fresco entertaining as well with outdoor seating.

The 2015 New American Home strikes an elegant compromise between custom and production budgets— a happy medium for homeowners wanting their own signature style and personalized amenities but at a more affordable price point than a custom home.

For more on the team and suppliers that built the home, go to [www.TNAH.com](http://www.TNAH.com) or [www.blueheron.com](http://www.blueheron.com).

