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A first for the suburbs, this 20-acre site in northwest Las Vegas was developed into two 18-story condominium buildings targeted to upscale buyers who appreciate world-class amenities and a mixed-use building in an unexpected new area.

POSH LIVING

Rising in the Burbs

» MISTY HALEY BOUSE

PROJECT One Queensridge Place

BUILDER Executive Home Builders, one of the valley's premier custom homebuilders, renowned for distinctive design, craftsmanship, high-quality workmanship and stonework.

PROBLEM Custom lots are scarce and expensive. EHB's market research indicated a demand for high-rise lifestyle away from The Strip.

OPPORTUNITY Be the first vertical custom condominium home community in the northwest Las Vegas valley. Build world-class condominium homes, offices and beautifully landscaped public spaces, on a 29-acre development featuring a mix of retailers ranging from luxury brands to one-of-a-kind boutiques, as well as renowned restaurants.

SUCCESS Sales began in September and 80 percent of the homes are now sold. Reports have stated that many of the buyers are from the Las Vegas area. The sales agents have been quoted saying that Queensridge is Vegas' version of "Wisteria Lane," attracting lawyers, doctors or chief executives as residents.

SETTING In close proximity to dining, shopping, live entertainment, golf, resorts and gaming, the Queensridge master-planned community is on the southwest corner of Rampart and Alta.

- » Within an established suburban neighborhood
- » Less than a mile south of Summerlin Parkway, providing easy access to all parts of the valley
- » Close proximity to entertainment, dining, shopping, hotels and casinos, professional offices and medical facilities
- » Within minutes of several public and private golf clubs

ARCHITECTURAL/DESIGN STYLE

Art Nouveau with sophisticated and distinctive European design and architecture. Exquisite finishes with sculptures and the use of various types of stone and inlays

HOME FEATURES

- » Nearly 50 different floor plans: \$2 to \$25 million
- » Homes range in size from approximately 2,000 square feet to more than 16,000 square feet
- » For this "city built in stone," developers are incorporating limestone from Jerusalem, dolomite from Jordan and Alicante marble from Spain
- » Handcrafted detailing and earth tones with bright accents will be featured throughout the community
- » Unique building design, with many homes extending the width of the building, providing residents with many scenic orientations
- » Eight elevators per building, providing many homes with direct elevator access
- » Each home includes enclosed garage(s) within the parking levels
- » Garden residences have private yards, some with casitas
- » Each home enjoys a private terrace, garden or courtyard

AMENITIES

- » 24-hour guard-gated entry
 - » Concierge to assist homeowners
 - » Valet services
 - » European-style spa and fitness center
 - » 25-meter indoor lap pool
 - » Roman spas with treatment facilities and locker rooms
 - » Wine cellar for entertaining
 - » Private dining room with outdoor terrace and full service kitchen
 - » Wine-tasting room with bin storage for each homeowner
 - » Retreat room for reading, cards and computers
 - » Great room for socializing with billiards, bar area, table games, fireplaces, caterer's kitchen and large screen TV
 - » Conference room
 - » 25-seat Media Center
 - » Sun terrace with outdoor kitchen/BBQ area
 - » Outdoor recreation pool
 - » Service road through rear of building for move-in and deliveries
- CONSTRUCTION HIGHLIGHTS**
- » Phase One construction start date: April 2005
 - » Phase One move-in commencement date: September 2007
 - » Site size: approximately 20 acres
 - » Development approved for 385 custom home condominiums
 - » Phase One consists of 219 custom condominiums in two 18-story buildings
- TEAM**
- » Developed by Queensridge Towers LLC, an Executive Home Builders affiliate, a Las Vegas Valley leading custom homebuilder—together with IDB Development Corp. Ltd.—its subsidiary PBC Ltd. and investors
 - » Architecture and design by JMA Architecture Studios
 - » General Contractor—Perini Building Company—ranked by Forbes Magazine as the Nation's Best Managed Construction Company in 2004. 

PHOTOS COURTESY OF EXECUTIVE HOME BUILDERS