

# 2014 PACE Awards

## Winners - Judge's Choice - Distinguished Winners

### Affordable DC

Mayfair Mansions I  
The Summit at St Martin's  
**3 Tree Flats**  
Savannah Heights  
Royal Courts  
King Towers  
32 Thirty-Two Apts

### Senior DC

Vida Senior Residences  
Carver Senior  
Allen House  
Asbury Dwellings

### Market Rate DC

Under \$2100  
Walden Commons  
Gables Takoma Park  
Columbia Uptown  
**Gables City Vista**

Over \$2300  
Flats 130 at Constitution Square  
Yale West  
The Loree Grand at Union Place  
Gables Woodley Park  
The Ellington  
**Westbrooke Place**  
Gables Dupont Circle

### Affordable VA

Under \$1000  
Hopkins Glen  
Marywood Apts  
Gum Springs Glen  
**Tysons Towers**  
Morris Glen  
Herndon Harbor House  
**Cedar Ridge Apts**

Over \$1000  
Wingler House East  
Stonegate Village East  
vPoint Apts  
**Evergreen House**  
Island Walk

### Senior VA

**Potomac Woods Senior**  
Madison House

### Affordable MD

Under \$800  
Gallagher Mansion  
**Clare Court**  
The Willows  
Community Homes

\$801 to \$1000  
Georgian Court  
**Ellicott Gardens**  
Gregory Estates/Pleasant Home Apts  
Bywater Mutual Homes

\$1001 to \$1200  
Admiral Oaks  
**Tanglewood Apts**  
Central Gardens I  
7610 Maple Towers  
Shady Grove  
Quebec Arms  
**Stewartown Homes**

Over \$1300  
**Paddington Square**  
Millwood Townhouses

### Senior MD

Under \$800  
The Greens at Irvington Mews  
John Manley House  
The Greens at Liberty Road  
Cove Point  
**The Greens at Rolling Road**  
Evergreen Senior Apts  
**Ednor II Apts**  
**The Greens at Hammonds Lane**

\$801 to \$1000  
**Ednor I Apts**  
Wiley H Bates  
The Oaks at Four Corners  
Waverly Gardens  
Laurel Lakes Senior Housing

Over \$1000  
Covenant Village  
Londonderry Towers  
Mrs. Philippines Home  
**Jericho Residences**  
**Arbor Crest**

### Market Rate VA

Under \$1500  
Whitestone at Landmark  
Barrington Park  
**Bellemeade Farms**  
Park View of Alexandria  
**Rolling Brook Village**  
Tuscarora Creek  
**Ravens Crest**  
**Colvin Woods**  
Reid's Prospect  
**Woodbridge Station**

\$1501 to \$1700  
Fair Oaks at Pender Creek  
Dulles Glen  
**The Elms at Centreville**  
Lincoln at Fair Oaks  
Cascade at Landmark  
**Somerhill Farms**  
The Commons Of  
McLean  
**Ridgeleigh at Van Dorn Metro**  
Broadlands  
**Woodland Park**  
**Halstead Dulles**

\$1701 to \$2000  
Ashford Meadows  
**The Elms at Oakton**  
**The Park at Arlington Ridge**  
**Gables Centerpointe**  
Fairfax Square  
The Residences of Springfield Station  
Saratoga Square  
BLVD2801  
**Halstead Square - Dunn Loring**

\$2001 to \$2200  
**The Buchanan**  
Park Georgetown  
**Gables 12 Twenty One**  
Crystal Plaza  
**Halstead Arlington**

Over \$2200  
**Penrose Square on Columbia Pike**  
**The Ashby at McLean**  
**Rosslyn Heights**  
**The Clayborne**  
Bennett Park  
North Tract Lofts

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### Market Rate MD

#### Under \$1000

Morningside Park  
Addison Chapel

#### \$1001 to \$1200

Kent Village  
Oakcrest Towers  
University City Apts  
Avondale  
Fox Hills North  
Harbour Manor

#### \$1201 to \$1400

Takoma Landing  
Parke Crescent  
Southfield Apartments  
Heather Hill  
Kings Crossing

#### \$1401 to \$1600

The Regency Club  
The Evergreens at Laurel  
Cherry Knoll  
Aspen Hill  
Halpine View  
Courts of Madison  
Montgomery Paint Branch  
Montclair Apt Homes  
Yorkshire  
Winexburg Manor  
Island Club

### Market Rate MD Cont

#### \$1601 to \$1800

The Elms at Clarksburg Village  
Heather Ridge  
Keswick Park  
Berkshires Annapolis Bay  
The Point at Silver Spring  
Columbia Town Center  
The 615 at Odenton Gateway  
The Enclave  
Highland House  
Monarch Mills

#### \$1801 to \$2000

Gables Upper Rock  
The Warwick  
The Wentworth House  
Courts of Devon  
Kentlands Manor  
Huntington at King Farm  
The Evergreens at  
Columbia Town Center

#### Over \$2000

Jefferson at Inigo's Crossing  
Bethesda Hill  
Hidden Creek  
The Eden  
Berkshires at Rock Spring  
Highland House West

### Lease-Up MD

#### Victory Court

3350 at Alterra  
The Exchange at Wheaton Station  
Solaire Wheaton  
The Premier  
Gallery Bethesda



## Participating Management Companies

Allen & Rocks, Inc.  
B.M. Smith  
Bainbridge Mid-Atlantic, LLC  
Berkshire Communities  
Bozzuto Management Company  
CIH Properties  
Community Realty Company, Inc.  
Edgewood Management Corporation  
Equity Management II, LLC  
Foulger-Pratt Management  
Gables Residential

Gates Hudson  
Grady Management, Inc.  
Greystar  
Habitat America, LLC  
Kettler Management Corporation  
Klingbeil Capital Management  
LCOR Incorporated  
Legend Management  
Lincoln Property Company  
PANCO Management  
Polinger Shannon & Luchs  
Quantum Property Management

ROSS Management Services  
Scott Management, Inc.  
Southern Management Corporation  
The Donaldson Group  
The Shelter Group  
The Tower Companies  
Van Metre Companies  
Vantage Management  
WRIT  
Waterton Residential