

# 2015 PACE Awards

## Winners - Judge's Choice - Distinguished Winners

### Affordable DC

Under \$1000  
Victory Square  
The Overlook  
Mayfair Mansions

### \$1100 to \$1300

Justice Park  
St. Dennis  
Monsenor Romero  
The Nannie Helen at 4800  
3 Tree Flats

### Over \$1300

Allen House  
32 Thirty-Two Apts  
Asbury Dwellings

### Affordable MD

Under \$1000  
Pikeswood Park Apts  
Ellicott Gardens  
Laurel Lakes Apts  
Admiral Oaks Apts

### \$1001 to \$1400

Central Gardens I  
Tanglewood Apts  
Covenant Village  
Central Gardens II  
Paddington Square  
Millwood Townhouses

### Over \$1900

Pleasant Homes  
Rock Creek Terrace

### Affordable VA

Wingler House Apts  
Cedar Ridge Apts  
Evergreen House  
Madison House Apts  
Island Walk  
Alexandria Station Apts

### Senior MD

Under \$900  
The Greens at English Consul  
The Greens at Logan Field  
St. Paul Senior Living

### \$1000 to \$1300

Wiley H Bates  
Fort Washington Manor  
Senior Community  
Mrs. Philippines Home

### Over \$1400

Jericho Residences  
Victory Court  
Inwood House  
Morningside Park

### Senior VA

Under \$900  
Lockwood House  
Elmwood House  
Marywood Apts

### Over \$900

Moris Glen Apts  
Herndon Harbor House I&II  
Gum Springs Glen  
Potomac Woods Senior

### Lease-Up MD

Prospect Hall  
East of Market  
Aurora at North Bethesda Center  
The Metropolitan  
Downtown Columbia  
Mallory Square

### Lease-Up DC

2M Street  
450K

### Lease-Up VA

Kensington Place Apts  
Virginia Square Towers  
Ovation at Park Crest  
Harrison at Reston Town  
Center  
Vita

### Market Rate DC

Under \$1800  
Walden Commons  
Gables Takoma Park  
  
\$2000 to \$2500  
Columbia Uptown  
Gables City Vista  
Gables Woodley Park

### Over \$2600

City Market at O Street  
Westbrooke Place  
WestEnd 25  
Gables Dupont Circle

### Market Rate MD

Under \$1100  
Seneca Bay  
Laurel Manor  
Middletown Valley Apts  
Addison Chapel  
Quail Hollow

### \$1101 to \$1300

North Pointe  
Parkland Station Apts  
Villages at Montpelier  
Briarwood Place  
Lighthouse at Twinlakes  
Langely Terrace  
Parke Laurel Apts  
Harbour Manor

### \$1301 to \$1400

**The Ivy Club - BEST IN SHOW**  
White Oak Park  
Harbor Place Apts  
Cherry Knoll Apts  
Heather Hill Apts  
Montgomery Trace

### \$1401 to \$1500

Heather Ridge  
Beech's Farm  
Aspen Hill  
Regency Club  
Glenmont Forest  
Halpine View  
The Elms at Germantown  
Knights Bridge I  
Montgomery Paint Branch  
The Point at Silver Spring  
The Evergreens at Laurel  
Northhampton Apts

### \$1501 to \$1600

The Glendale  
Island Club  
Arbor Crest  
The Enclave  
Courts of Madison  
The Chateau Apts

### \$1601 to \$1800

Kentlands Manor  
Kings Crossing Apts  
Winexburg Manor  
The 615 at Odenton Gateway  
Rothbury

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### \$1601 to \$1800 Continued

The Elms at Stoney Run Village  
Columbia Town Center  
The Elms at Clarksburg Village  
Gables Upper Rock

### \$1801 to \$2000

The Elms at Montjoy  
3350 at Alterra  
The Huntington at King Farm  
Metro 710  
Wentworth House Apts  
Flats at Wheaton Station  
Berkshires at Rock Spring  
Solair Wheaton  
The Gunther

### Over \$2000

The Bennington  
The Evergreens at Columbia  
Town Center  
Highland House  
Jefferson at Inigo's Crossing  
Bainbridge Bethesda  
Highland House West

### Market Rate VA

#### Under \$1500

Tuscarora Creek  
Rolling Brook Village  
Loudoun Heights  
Barrington Park  
Reid's Prospect  
Bellemeade Farms  
Woodbridge Station Apts

### \$1501 to \$1700

Monticello Lee  
South Port  
Somershill Farms  
Halstead Dulles  
The Elms at Centreville  
Woodland Park  
Waverly Village  
Dulles Glen  
Lincoln at Fair Oaks  
Broadlands Apts  
The Park at Arlington Ridge  
The Elms at Oakton

### \$1701 to \$2000

RiverHouse  
The Metropolitan at Village  
at Leesburg  
Gables Centerpointe  
Bainbridge Fair Lakes  
The Commons Of McLean  
Fairfax Square  
Ridgeleigh at Van Dorn Metro  
2121 Columbia Pike  
Saratoga Square

### \$2001 to \$2300

BLVD2801  
800 Carlyle  
Gables 12 Twenty One  
Prosperity Flats  
Park Georgetown  
Crystal Square  
Penrose Square on Columbia Pike  
North Tract Lofts  
Halstead Arlington

### Over \$2400

Bennett Park  
Ravens Crest  
Rosslyn Heights  
220 Twentieth Street  
Normandy House  
Crystal Plaza  
Halstead Square - Dunn Loring



## Participating Management Companies

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

Gates Hudson  
Grady Management, Inc.  
Greystar Management, Inc.  
Habitat America, LLC  
Kettler Management Corporation  
Klingbeil Capital Management  
LCOR Incorporated  
Legend Management  
Lincoln Property Company  
Morgan Properties  
PANCO Management

Polinger Shannon & Luchs  
Quantum Property Management  
Residential One (Equity)  
ROSS Management Services  
Scott Management, Inc.  
Southern Management Corporation  
The Donaldson Group  
Van Metre Companies  
Vornado/Charles E. Smith  
Waterton Residential  
William C. Smith Company, Inc.