

DREAM TEAM

BY DANIELLE BIRKIN

+ PHOTOGRAPH BY FRANCIS GEORGE

“Bigger is better” isn’t exactly a new philosophy for

Las Vegas’ high-end architects. However Pinnacle Architectural Studio, Inc., headed by Quinn Boesenecker, is a true leader in taking that out-sized approach to residential design in Southern Nevada to the next level.

“In our six years of business, Pinnacle has designed more than 100 homes ranging from 5,000- to 35,000-square-feet, with prices anywhere from \$1 million to \$15 million,” says Boesenecker. “People talk about the Vegas slowdown, but we have yet to see it—we’re slammed. Vegas is like its own little planet and seems to have its own driving force.”

For instance, the company is currently designing a Southern Highlands home for an athlete that includes a full-sized professional regulation basketball court complete with spectator stands, certainly a step up from having a single hoop nailed up in the driveway.

Today, Pinnacle is taking strategic and lucrative advantage of the escalating demand for luxury custom residential design, with projects in some of Las Vegas’ most prestigious neighborhoods, including MacDonald Highlands, Anthem Country Club, Seven Hills, Southern Highlands and Lake Las Vegas. Boesenecker believes that the work is what draws in new projects—“Our client base is 100 percent word-of-mouth.”

With a staff of 12, including two licensed architects and two licensed residential designers, Boesenecker, with his partner, Ping To, do all the design work and have fulfilled requests for homes with bowling alleys, shooting ranges, arcades and, of course, basketball courts. Pinnacle has even completed a home in The Ridges with a moat, accessible only by bridge.

Many custom homes, most which are pushing 10,000-square-feet, feature unusual outdoor designs,



Quinn Boesenecker, standing, and Ping To in the Pinnacle Architectural Studio location on West Charleston Boulevard.

PINNACLE
ARCHITECTURAL
STUDIO

LOCATION: 9755 WEST
CHARLESTON BOULEVARD

CONTACT: 702/940-6920

WEBSITE: lvpas.com

like the moat in The Ridges, to accommodate the indoor/outdoor lifestyle popular among Las Vegas. “We’ve done courtyards with fire pits, water features, Jacuzzis and even areas for outdoor games like horseshoes,” says Boesenecker. Outdoor loggias, often built onto roofs, are another trademark Pinnacle look.

Creating lavish courtyards is only part of the fun. Unusual water features add to the custom designs. One Pinnacle-designed home has an enclosed atrium where the water runs from the atrium, into the house, and then back outside. Another residence includes a three-story wall of water in the interior of the house. Boesenecker’s own home has a two-story fireplace with two water features running down the face of it. The water collects in the mantle with lights that shine back up on it.

Pinnacle puts their own unique twist on houses with basements, creating indoor/outdoor living spaces that are beyond your typical rec room. These spaces open up to the outdoors, often with a built-in wall water feature that flows with water from the ground-level pool outside.

“We do patios that are below ground, and there may be a pool spilling down,” Boesenecker explains. “The best way to describe it is a patio on the basement level, but it’s open to the outside. You don’t feel like you’re in a basement, or even Las Vegas—you’re in the tropics.”

Pinnacle’s designers always aim high, whether creating an indoor bowling alley or a tranquil courtyard. “We always tell clients they will probably have to hold us back because we will go overboard,” says Boesenecker. “But when you go into one of our houses, we want it to be just a never-ending journey of ‘wow!’” **HD**



LOFT LIVING

C2 Lofts in Summerlin is selling briskly, with just a handful of residences available in the first of two five-story buildings, which has 40 upscale, urban units slated for completion in the second quarter of 2007.

“C2 has authentic lofts for authentic people, with exposed ductwork, piping and electrical, but also has very high-end finishes that are standard,” says Erika Geiser, C2’s vice president of marketing.

Units range from 1,400-square-foot to 2,700-square-foot and are priced from \$600,000 to more than \$1 million, a figure that also includes a golf membership at Red Rock Country Club. Twenty of the 60 residences in the second tower have also been released. At build-out C2 will include 800 lofts.



LEANING TOWERS

City Center, MGM Mirage’s dazzling \$7 billion development on Las Vegas Boulevard South, opened its 30,000-square-foot Residential Sales Pavilion in January. According to Tony Dennis, executive vice president of the company’s residential division, the pavilion showcases models, floor plans and interior design options for three of CityCenter’s offerings, including the two 37-story Veer Towers condominiums.

“Veer Towers will each feature 350 residences rising out of the hub of CityCenter,” says Dennis, adding that prices start in the \$500,000s and top out close to \$3 million. “The response has been overwhelming for Veer Towers, which has luxury amenities for the highly-serviced condo lifestyle.”

Designed by world-renowned architect Helmut Jahn as two leaning glass towers, units in Veer range from 500-square-foot to 2,600-square-foot and go on sale mid-March.