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# picks of the parade



## Best of Show

30 Park Place, Tiffin  
6,114 square feet  
5 bedrooms, 3.5 baths  
Builder: Hochstedler Building & Development, Iowa City  
Pre-sold

This pre-sold home at 30 Park Place, Tiffin, was named Best of Show of the ICAHBA Parade of Homes by a group of builders, developers, real estate agents and designers from across Iowa. PHOTO/EMILY BETTRIDGE

## Iowa City Parade of Homes showcases region's rebounding housing market

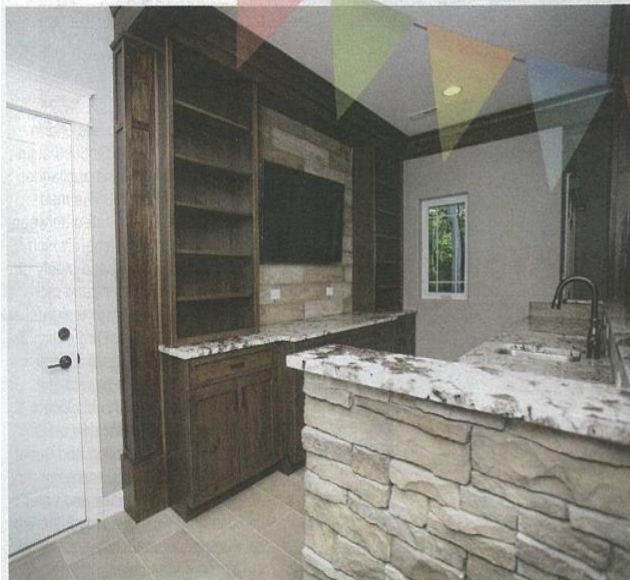
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Judging by the number of spec homes with high-end features built for this spring's Iowa City Parade of Homes – not to mention the crowds of people who toured them – the Corridor's housing market is back in a good spot.

"The current housing market looks strong," said Karyl Bohnsack, executive officer of the Greater Iowa City Area Home Builders Association (ICAHBA), which hosted the Parade of Homes over the first few weeks of June. "Home theater rooms were popular before the bubble; now we're seeing them again."

Builders were also more cautious during the recession, building primarily pre-sold homes rather than spec houses, she added.

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The lower level of the Tiffin home features a home theater, right, with an adjacent kitchenette and bar with a flat screen television. PHOTOS / SHUVA RAHIM



# PARADE

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The 49th-annual ICAHBA Parade of Homes featured 27 new properties – only one of which was pre-sold – and six remodels. About 2,500 tickets were sold to the event, which generated around 28,000 total visits to the houses, Ms. Bohnsack said.

While all of the homes were beautifully appointed, six stood out as being the best. Builders, developers, real estate agents and designers from across the state traveled to the Iowa City area on June 2 to judge the Parade Homes on their exteriors, interiors, livability and functionality. Entrants were divided into categories based on price, ranging from \$290,000-\$800,999.

Winning Best of Show honors was 30 Park Place, Tiffin, built by Hochstedler Building & Development, of Iowa City. The custom, pre-sold home with an undisclosed price is in one of Tiffin's newest subdivisions, Park Ridge.

Located on a cul-de-sac and nestled in the woods, the 6,114-square-foot, five-bedroom home features a concrete deck off the main floor, a large concrete patio off the walkout lower level, a master suite on the main floor and a bonus room above the garage.



The master bathroom at 30 Park Place, Tiffin, features a double sink area with granite countertops. The reflection in the mirror shows the windows above the bathtub. At the end of the bathroom is a full-size closet. PHOTO / SHUVA RAHIM

"It has a fabulous back yard, perfectly situated for a pool in the near future," builder Kevin Hochstedler wrote in an email to the CBJ. "The hidden pantry drew many gasps and 'OMG' statements. The door was perfectly disguised, and the window allowed light to flow into the room, inviting all to come inside."

Other features include a home theater room, stone fireplace, a 'garage under garage,' a huge wet bar, a tiled-in shower and a 2.86-acre lot. CBJ