

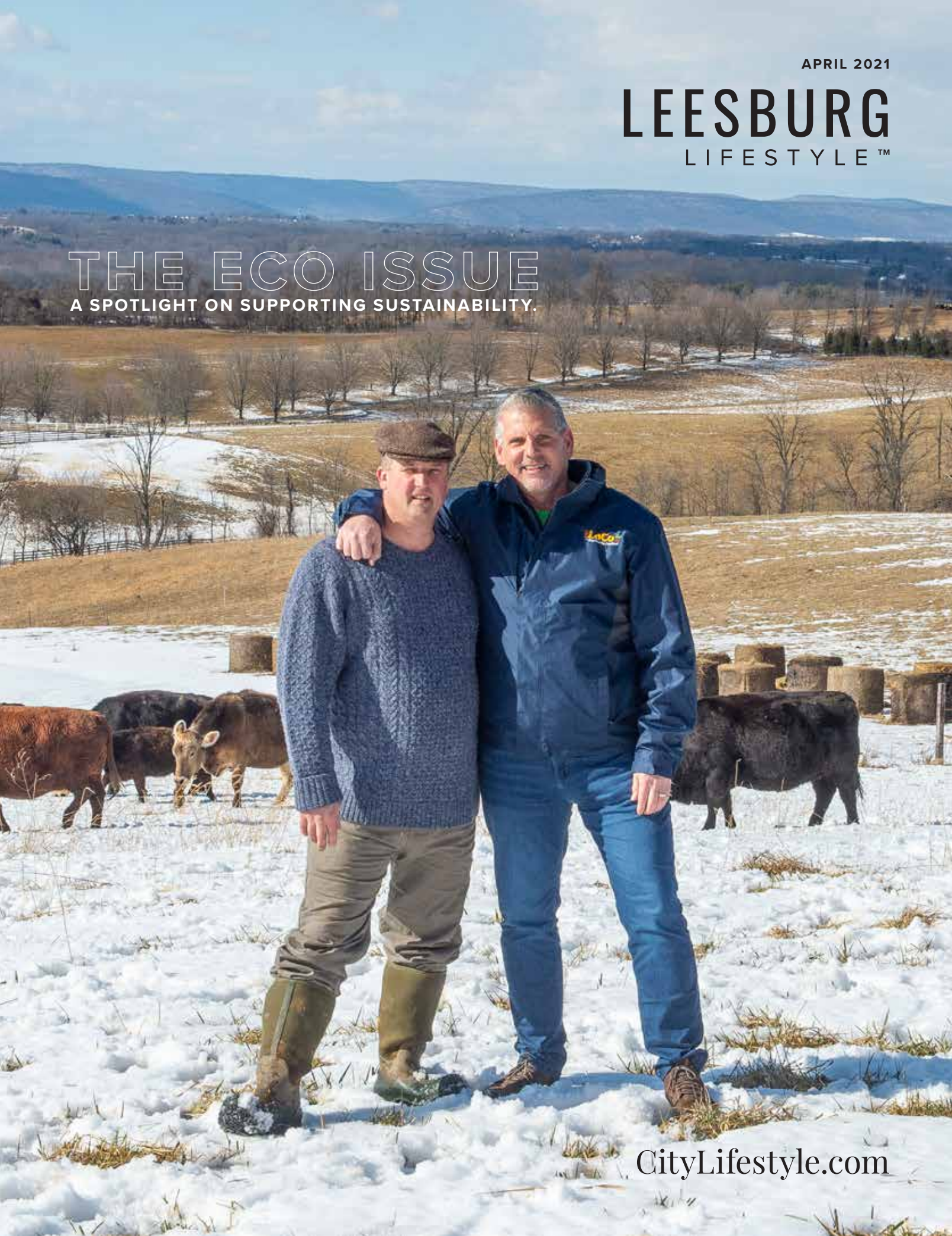
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# LEESBURG

LIFESTYLE™

## THE ECO ISSUE

A SPOTLIGHT ON SUPPORTING SUSTAINABILITY.



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*The homeowner now has views of the lake from the kitchen and living area.*



# Let the Outdoors Shine In

MICHAEL NASH DESIGN  
BUILD'S RENOVATION PUTS  
NATURE ON FULL DISPLAY

*A new wine bar leads out to another patio.*



**“The elegance of this project comes from the upscale stainless steel appliances, exotic quartz countertops and distressed-look porcelain linear floor.”**

**– Sonny Nazemian, master designer/remodeler at Michael Nash**

**CONNECTING THE OUTDOORS AND THE NATURAL ENVIRONMENT WITH OUR LIVING SPACES HAS BECOME A BIG PART OF MODERN HOME DESIGN AND REMODELING.** Whether it is outdoor living spaces that can be enjoyed all year round, or creating open living areas that take advantage of views, we are no longer treating our homes as just protection from the outdoors.

For years, the owners of a townhome on Lake Anne in Reston had a dream of walking through the front door and having a clear view of the scenic lake through an open floor plan that included a modernized kitchen. They met with multiple firms and were turned down due to the complexity of the project, budget constraints and, as the homeowner put it, not “clicking with a design firm that could feel my needs and put them into action.”

Michael Nash Design Build took on the project.

“We enjoy complex projects,” says Sonny Nazemian, master designer/remodeler at Michael Nash. “Our team spent countless hours listening to the homeowner and coming up with a plan to bring her dream to reality. At the end of the day, we have to be creative and come up with solutions to meet each customer’s needs and budget.”

The main constraint was a bearing wall on the corner of the foyer and living room, which had a closet, main duct chase and return ducts, plumbing and a structural load. By re-routing the mechanical chases and reformulating all second floor plumbing and ducts to the back walls and then inserting structural beams to transfer the second floor joists to the front and back walls, the open floor design could be created.

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## OPEN HOUSE (CONTINUED)

*Great designs create connected spaces.*



*The large island also serves as a place to sit.*



Once three bearing walls separating the kitchen from the dining room, foyer and living room were removed and new structural supports inserted, the kitchen was extended into the dining room and connected to the living room. To create even more of an open feel, the ceiling was raised.

"Once we created the space, we could begin the kitchen and living room design," says Sonny. "The homeowner wanted a modern kitchen with lots of storage, upgraded appliances, new counter tops and flooring."

A large island with a cooktop and stainless steel hood, with an overhang for seating, became the centerpiece of the kitchen. A butler area with a wine chiller and glass cabinets was installed as a wine bar for easy access from the new dining and living rooms. New cabinets now line the walls through

the kitchen and wine bar which greatly expands the storage space and made the area much more functional.

"Once we created the space, we moved on to the aesthetics," says Sonny. "The elegance of this project comes from the upscale stainless steel appliances, exotic quartz countertops and distressed-look porcelain linear floor. The contrasting white wall cabinets and grey island storage picks up colors in the countertops and floor, which really creates a modern upscale look."

Now, when you look through the kitchen and living area upon entering the home, the lake can be seen shimmering through the sliding glass doors and it makes for a stunning entrance and living environment.

"I never thought I would see the day that I can cook and entertain in my dream kitchen," the homeowner says almost in tears.