

Design solution satisfies busy family's broad agenda

■ Lower level entertainment suite judged Washington area's Best Basement Remodel in \$50k to \$100k range

BY JOHN BYRD
SPECIAL TO THE FAIRFAX COUNTY TIMES

A comprehensive family-entertainment suite introduced into a previously unfinished 2,200-square-foot basement has won a "Contractor of the Year" (COTY) award for Michael Nash Design, Build and Homes.

The design solution, which integrates an open floor plan with several independent activity and gaming rooms, was executed in the Lorton home of Angelo and Eleni Linardakis. The project was named "Best Basement Remodel between \$50,000 and \$100,000" by the metro D.C. chapter of the National Association of the Remodeling Industry last month.

In accepting the prize, Michael Nash president and founder Sonny Nazemian pointed to the many ways in which the American home is being radically changed by new requirements.

"Owners are increasingly interested in more personalized, longer-term uses for their homes," he said. "The remodeler has to satisfy a broad agenda of needs - often arising within the same family - which may require more engineering and interior design skill than was typically available from a single source in years past. The focus of this firm has always been to stay ahead of evolving needs, and to provide customers with an informed awareness of what is possible."

For the Lindardakis family, the remodeling process began last year with a simple assessment of goals and priorities.

"We purchased the house with the unfinished lower level - before our first child was born," says Angelo. "As the children grew - they are now nine, six and four - I knew it was time to convert the lower level into a place the entire family could enjoy. We had lot of ideas, but no real clarity about how to put it all together."

A news article about a Michael Nash project, however,



BEFORE: The home's previously unfinished basement was also uninsulated, with exposed rafters, concrete floors and bare brick walls. Its only use to the family was for back-up storage.



Embedded in the interior's signature ledgerstone is a 5-foot linear fireplace parallel to a flat screen TV presents a strikingly geometric image. The slider window (left) was installed to allow parents to look in on the kids when they're in the exercise room on the other side of the wall.

followed by a visit to their Lee Highway showroom soon started the research process in earnest.

"The show room is comprehensive," Angelo recalls. "I was getting a lot of ideas by just walking around. Then one of the designers began sketching out a floor plan almost as soon as I asked for input. Before I left, I had an estimate based on cost-per-square foot which I found reasonable. I didn't look elsewhere after that."

But the core problem with redoing the lower level was struc-

tural: the two upper floors were supported by beams attached to solid steel vertical supports which were situated in the middle of spaces the owners wanted to convert into an open floor plan.

To make the proposed build-out feasible, Nazemian and team would have to install a 30-foot horizontal support beam balanced on new vertical supports flanked to either side of the nearly 800-square-foot open area. Two of

See HOMES PAGE B-5

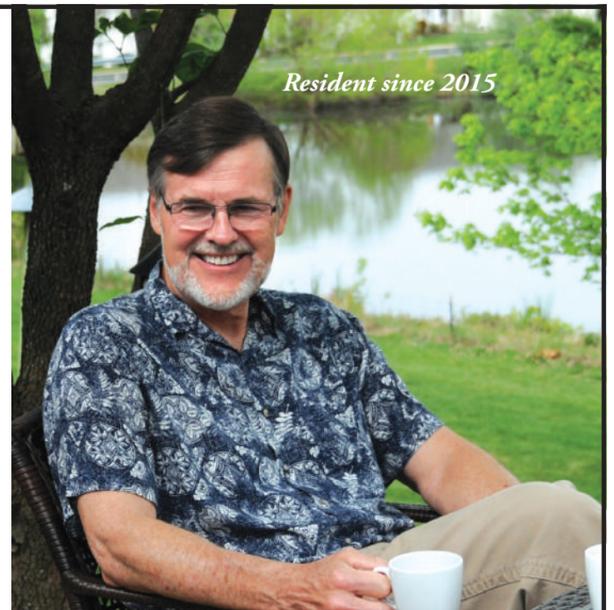


PHOTOS BY GREG HADLEY

A comprehensive family-use plan for a previously unfinished 2,200-square-foot basement has won a "Contractor of the Year" (COTY) award for Michael Nash Design, Build and Homes. The design solution in the home of Angelo Linardakis of Lorton combines an open floor plan featuring a bar and media zone with private guest suite, an exercise facility, and a 15-by-14 home theater.



To create a countertop for the bar large enough to accommodate five, designers fabricated a kidney-shaped surface top out of black galaxy granite. The backsplash and counter base are faced with Golden Honey ledgerstone. The flooring is almond-colored porcelain tile set in a diagonal pattern. Pendant lights from the Equinox collection have an antique bronze finish.



A COMMUNITY IS **MORE** THAN JUST A PLACE YOU LIVE. The heartbeat of any community is created by the people who call it home. At Westminster at Lake Ridge, that heartbeat remains strong and vital through the diversity of our members and staff, and their collective commitment to wellness for the whole person, lifelong learning and community connection. With open spaces throughout, spacious residences and inviting common areas, you'll discover a fulfilling and engaged life—plus the peace of mind that comes with maintenance-free living and a full continuum of extraordinary health services.

WESTMINSTER
AT LAKE RIDGE
ENGAGED LIVING
An Ingleside Community

Westminster at Lake Ridge is a CARF accredited, not-for-profit, continuing care retirement community.

Now accepting wait list deposits.
Call 703-496-5914 or visit us today!

www.wlrva.org

12191 Clipper Drive, Lake Ridge, VA 22192



THE TOP TEN SALES IN FAIRFAX COUNTY



MCLEAN
6812 WEAVER AVE,
MCLEAN, VA 22101
\$798,000
4 bed, 3 bath



MCLEAN
1029 SAVILE LN, MCLEAN,
VA 22101
\$2,396,000
5 bed, 6 bath



VIENNA
408 ONONDIO CIR SE,
VIENNA, VA 22180
\$640,000
5 bed, 3 bath



VIENNA
113 PATRICK ST SW,
VIENNA, VA 22180
\$1,350,000
5 bed, 6 bath



RESTON
1647 YORK MILLS LN,
RESTON, VA 20194
\$680,000
5 bed, 3 bath



RESTON
2314 TODDSBURY PL,
RESTON, VA 20191
\$713,000
4 bed, 3 bath



FAIRFAX
10927 OAKWOOD DR,
FAIRFAX, VA 22030
\$342,000
4 bed, 1 bath



FAIRFAX
3724 BROADRUN DR,
FAIRFAX, VA 22033
\$800,000
4 bed, 3 bath



CENTREVILLE
15009 PONDERLAY DR,
CENTREVILLE, VA 20120
\$375,000
3 bed, 1 bath



CENTREVILLE
14718 CRENSHAW DR,
CENTREVILLE, VA 20120
\$459,000
5 bed, 2 bath



To accommodate six reclining leather chairs, Michael Nash designed a "tiered" floor for the home theater. In addition to playing movies, the HD projector screen is hooked up to a video gaming station and Amazon TV.



An elliptical bike, treadmill, bench press and bar bells are available in the family's exercise room. A wall-sized mirror on the left provides a visual means to track work-out progress. The rubber floor absorbs sound.



With a 15-square-foot walk-in shower and many luxury fixtures, the full bath can also be used for cooling off after a session in the exercise room.

HOMES

Continued from Page B-4

the existing support beams were then eliminated.

With the structural requirements resolved, attention turned to the satellite private-use components - exercise studio, home theater and guest quarters - and to developing an interior design scheme that would work for the whole.

"The only source of natural light in the lower level came from a course of windows on the west-facing rear elevation which looked out into the backyard," Nazemian says. "When a lack of available light is an issue, we have found that interior design that emphasizes lighter, neutral colors and textures can generate a great deal

of warmth in rooms that are appreciably below grade. This is partly psychological, yet enormously effective - the very essence of what good interior design requires."

These goals in mind, 150 square feet on the west side of the new stair case was designated for the bar and refreshments area. As a zoning solution, the space is within easy reach of a corner spot designated for a fireplace and TV viewing zone, and a few steps from floor space near the windows allocated for Foosball, ping pong and other games.

To set the tone for the interior design scheme, Nazemian and team designed an eye-catching counter space and back bar that percolates with soft tones and textures.

The backsplash and counter base are faced with Golden Honey ledgerstone. Almond-colored porcelain flooring tiles are laid out diagonally.

To form a bar countertop large

Historic home for sale in Annandale



Pre-Civil War home listed through Long & Foster Real Estate

CONTENT PROVIDED BY LONG & FOSTER REAL ESTATE

Long & Foster Real Estate, the No. 1 privately owned residential real estate company in the United States and the exclusive affiliate of Christie's International Real Estate in the

Mid-Atlantic, is now selling a magnificent historic home on Wakefield Chapel Road in Annandale, Virginia. The property is listed by Lisa Patton, a sales associate with Long & Foster's Woodbridge, Va. office and is being offered for \$1.55 million. It includes six bedrooms, five full and one half bathrooms, and nearly 4,500 square feet on over two and a half acres of property.

"This is a rare opportunity to own a slice of American history," said Patton. "The home

See ANNANDALE PAGE B-6

enough to accommodate five, Michael Nash designers fabricated a kidney-shaped surface out of black galaxy granite.

Overhead, pendant lights with an antique bronze finish provide a golden glow.

The suite's ceiling and walls are off-white, but the wall on the inside staircase is taupe. Throughout, a subtle checker-board interplay of lights and darks softens the angularity of bulkheads; support posts paneled in duotone wood facings are, likewise, capped with crown molding.

The ledgerstone motif is repeated in the media viewing zone where a 5-foot linear fireplace parallel to a flat screen TV presents a striking postmodern image.

In all, the primary gathering concourse is over 1,000 square feet - enough for gatherings of 80 to 100, Angelo says.

But the suite also provides well-differentiated accommodations for quieter pursuits, and in these aims the plan succeeds admirably, as follows:

Home Theater: turn left at the bottom of the stairway and left again, and one comes to a pair of double French doors that access a 15-by-14 home theater featuring an HD projector screen and six reclining leather chairs on two tiers raked for optimal viewing. In addition to playing movies, the HD projector screen is hooked up to a video gaming station and Amazon TV. Borrowing appropriate interior design detail, the black ceiling, burgundy walls and white pilasters adorned with

period lighting sconces evoke a classic pre-1930s movie house ambiance, yet the room is thoroughly sound proofed.

Exercise area: immediately across the hall a second pair of French doors open into an exercise salon complete with an elliptical bike, treadmill, bench press and bar bells. A wall-sized mirror on the outside wall provides visual means to track work-out progress. The rubber floor absorbs sound.

Guest quarters: Situated away from of entertainment zones, a 13-by-12 guest quarter offers an en suite full bath. An egress window added to satisfy Fairfax County code requirements provides a pleasant view of the backyard; a useful addendum for a large family with out-of-town relatives.

Looking back, Angelo Linardakis is particularly pleased with the "flexible process" engineered by Michael Nash:

"His approach allowed us to move forward quickly, while making some adjustments without extra costs," he says. "We are now considering building out a dedicated wine storage room, and adding a grilling area just outside the new lower level. It all makes good sense for us at this stage in our lives."

For information call (703)641-9800 or MichaelNashKitchens.com.

John Byrd has been writing about home improvement for 30 years. He can be reached at (703)715-8006, www.HomeFrontsNews.com or byrdmatx@gmail.com.

LINTON HALL REALTORS (703) 485-HOME NORTHERN VIRGINIA'S #1 REAL ESTATE SOLUTION

SINGLE FAMILY HOME ON PRIVATE DRIVE



CENTREVILLE

This one has it all! Michael Nash custom kitchen, large master bedroom with sitting room, newly updated master bath with soaking tub! Easy access to shopping, restaurants and Route 66!

5 bedrooms, 4.5 baths on over 1/2 acre private lot surrounded by parkland on three sides! Beautiful Michael Nash custom kitchen! Updated master bath! Fresh paint throughout! Walk-in custom closets! Beautiful fully finished basement with wet bar and walk-out! Backs to woods with large private deck and custom stone patio!

2 car garage, in-ground basketball hoop, playground & more!

Move-in ready in great neighborhood!

Listing Price - \$735,000

To schedule a viewing, please call Scott Corbett at Linton Hall Realtors 703-303-3035.