

Spa bath wins 'Contractor of the Year' for remodeler Michael Nash

■ **Innovative Reston solution named area's best residential bath in \$50k to \$75k category**

By JOHN BYRD
SPECIAL TO THE FAIRFAX COUNTY TIMES

A spacious master bath renovation in a circa 1970s center hall Colonial in Reston has won a "Contractor of the Year" (COTY) award for Michael Nash Design Build and Homes.

The recently-completed makeover was named the Washington-area's best residential bathroom in the \$50,000 to \$75,000 category by the National Association of the Remodeling Industry metro DC chapter.

The winning solution successfully converts a 270-square-foot production-house master bathroom into an open spa bath with many cutting-edge amenities. The remodel features a roll-in shower and freestanding pedestal tub, a custom-designed double sink vanity with flanking wardrobe closets and a separate commode - all smoothly integrated into a "transitional style" interior that balances textured surfaces, glass walls and a subtle interplay of colors and tones.

Acknowledging the prize, Michael Nash president and founder Sonny Nazemian, credited his high performance design and production team:

"The 'COTY' is a peer group award conferred by professionals who have determined which remodeling projects in a given year have delivered the most value to homeowners. Budget is always a key consideration, and achiev-



PHOTOS BY JUNE STANICH

By removing a seldom-used platform tub and reconfiguring the existing footprint, remodeler Michael Nash's plan created square footage needed for a roll-in shower, a soaking tub, a separate commode, and a custom-designed 'his' and 'hers' vanity. The project won the 'Contractor of the Year' (COTY) grand award for metro Washington's best bathroom in the \$50,000 to \$75,000 range.

ing budget out-performance has always been our goal as a company. The award tells me we are doing our job well."

For homeowners Stephen and Marguerite Ragone, who have occupied the four-bedroom Colonial for 37 years, the prize is also a gratifying acknowledgment of a whole series of design and budget decisions.

"Ironically, we had designed our previous master bath ourselves in the late '90s," Marguerite says. "The main feature was a platform tub under two windows; unfortunately, it took up so much space we only had room for a small shower, which is what we mostly used for bathing. The plat-

form was so oversized we couldn't even walk to the windows and look out. After seeing several spa baths in our travels, we decided we were ready for a change."

The Ragon's research process entailed years of clipping home improvement articles and studying interiors online. But it was a visit to the Michael Nash showroom on Lee Highway last year that started the ball rolling.

"Most of the relevant ideas I had gained from my research were already on display in the Michael Nash showroom," Marguerite says. "The staff was really helpful when I asked for input, however...which made all the difference. I may have visited

five or six times. The professional guidance kept [the] design process focused on what really worked."

On this point, Sonny Nazemian says that there are more "decision points" in a bathroom than any other part of the house.

"We've built our company on the strengths of an interior design staff skilled at helping homeowners discover their personal style," he says. "The collaboration between owners and designers is the critical juncture that makes everything possible. In the end, it's our breadth of experience with both housing styles and diverse personal tastes that enables us to effectively meet such wide-ranging client requirements."



In order to improve its Aging-In-Place usefulness to owners Marguerite and Stephen Ragone (now in their 70s), Michael Nash widened the hallway (right) linking the new master bath to the sleeping quarters. An old closet (formerly in the hall) was re-designed as open-shelf linen closet.



Ragone notes that a Michael Nash carpenter suggested the open-shelf linen closets. The master bath is zoned for key activities yet avoids intersecting traffic patterns. Here, tub-to-towel-to-vanity relationship is a self-contained triangle, much to the relief of anyone in need of a relaxing, private bath.

The larger question for the Ragon's, however, was: Can a dated floor plan be transformed into a free-flowing, postmodern design that precisely conforms to the bathroom's existing footprint?

"We wanted many interior design and personal-use improvements," Marguerite recalls, "but we were especially keen

See HOMES PAGE B-5

Join The Kensington Falls Church at a Job Fair

Thursday, August 3, 2017 • 11am-1pm

700 West Broad Street, Falls Church, VA 22046



Now Open

Have you been searching for an organization with heart? Where you can make a difference in many lives? Where you can grow professionally and personally? Kensington Senior Living has been built upon two key values: a Love for Seniors and a Spirit to Serve. We are looking for individuals who share these values and would like to join our team in Falls Church, where we love and care for our residents as we do our own families.

Now hiring qualified full-time (starting at 30 hours/week) and part-time team members

(Health insurance, life insurance, other benefits and generous paid time off for full-time positions.)

Care Managers (CNAs)
Care Supervisors (CNAs)
Licensed Professional Nurses (LPNs)
Wellness Nurses (LPNs and RNs)
Activities Coordinators
Concierges
Dining Coordinators
Utility Staff

Cooks
Prep Cooks
Servers
Maintenance Assistant
Housekeepers
Porters
Drivers
Laundry Attendants



THE KENSINGTON
An Assisted Living Community

FALLS CHURCH

703.992.9868

700 West Broad Street, Falls Church, VA 22046

www.TheKensingtonFallsChurch.com



For immediate consideration or more details, email FallsChurchCareers@KensingtonSL.com or call 703-992-9868.

HOMES

Continued from Page B-4

on an Aging-in-Place solution that would allow us to comfortably continue living in our house. Among other improvements, we pictured a roll-in shower that wouldn't require a built-in curb to keep the water in, but weren't sure if this was even possible."

To meet the new shower requirements, the Michael Nash team removed the platform tub and introduced a subfloor that raised the floor about an inch.

The shower is now lower than before, and the sub floor bevels slightly toward a linear drain, so there's no need for a built-in lip around the shower."

"This kind of change requires angles that are absolutely precise," Nazemian says. "Water is always the judge of whether a shower design works well."

Tucked behind two 3-foot glass walls, the new 5'-by-5' open shower occupies a corner opposite the entrance from the bedroom. There's a small bench at one end, the hand-held shower nozzle within easy reach. Overhead, the stainless steel "waterfalls" rain shower head features a range of water pressure options and sprays.

To improve access, the hallway leading into the suite has been widened from 32 inches to 36 inches (ADA wheel-

chair clearance requirements). The doorless shower is likewise ADA compliant.

For a more leisurely bathing experience, however, the classic claw foot tub - positioned catty-corner below two windows - presents a restful view of the tree tops.

The tub is also zoned for maximum privacy. It is steps from the vanity and towels and away from traffic to the shower and commode.

To accommodate the couple's personal bathing needs, the design team replaced a single sink vanity with a double vanity flanked by personal wardrobe closets that occupies 10 linear feet of wall space.

Constructed of Cherry wood and featuring Cambridge style cabinet facings and exotic granite surfaces, the vanities present a clean, linear elegance in a room that is now refreshingly simplified and spacious.

"All of our interior work including plumbing and electrical is executed by our employees," says Sonny Nazemian. "This gave us [the] ability to deliver more for the money. Also, we don't charge for unknown contingencies, and avoid change orders."

All in all: a very pretty, very restful personal space.

"This is really a kind of sanctuary now," Marguerite says. "We look forward to our years ahead in this house with much

THE TOP TEN SALES IN FAIRFAX COUNTY



MCLEAN
1842 BALDWIN DR,
MCLEAN, VA 22101
\$846,000
4 bed, 2 bath



MCLEAN
1103 TOWLSTON RD,
MCLEAN, VA 22102
\$3,875,000
6 bed, 6 bath



VIENNA
2808 YEONAS DR,
VIENNA, VA 22180
\$575,000
4 bed, 2 bath



VIENNA
438 DRUID HILL RD NE,
VIENNA, VA 22180
\$2,050,000
5 bed, 5 bath



RESTON
2220 SANIBEL DR,
RESTON, VA 20191
\$387,000
3 bed, 2 bath



RESTON
1800 PEPPERRIDGE LN,
RESTON, VA 20191
\$970,000
4 bed, 4 bath



FAIRFAX
10825 SCOTT DR,
FAIRFAX, VA 22030
\$379,000
2 bed, 1 bath



FAIRFAX
5781 ROBEYS MEADOW LN,
FAIRFAX, VA 22030
\$1,150,000
5 bed, 4 bath



CENTREVILLE
5407 OVERLAND CT,
CENTREVILLE, VA 20120
\$435,000
2 bed, 2 bath



CENTREVILLE
5412 CHANDLEY FARM CIR,
CENTREVILLE, VA 20120
\$850,000
4 bed, 3 bath

greater confidence."

For information call (703) 641-9800 or visit MichaelNash-Kitchens.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

Beautiful 2 BR/1 BA Single Family Home For Sale

\$69,900



Location:
Meadows of Chantilly

Beautiful 3 bedrooms/2 full baths Single Family Home in Chantilly for sales \$69,900 (Palm Harbor). Yes, the price is right!!! Built in 2006, 1,680 sq. ft., high ceilings and in great conditions, MUST SEE!!! Fairfax County schools, personal driveway to park three cars, pool, fitness center, clubhouse, playground.

myMHcommunity.com

Please call for more information
(703) 378 - 5677

Home Address
14511 Lake Central Drive
Chantilly, VA 20151

Clubhouse Address
4200 Airline Parkway
Chantilly, VA 20151



The wheel-chair friendly roll-in-shower anticipates life-style options the couple don't currently require, but might someday. 'We've been in the house for 37 years and have no plans to move,' Marguerite says. 'Still, it's nice to know these conveniences are already in place...should we need them.'



The walk-in shower features hand-held nozzles, an overhead rainfall shower head, and cubbies for personal bathing items.

King Crossword

ACROSS

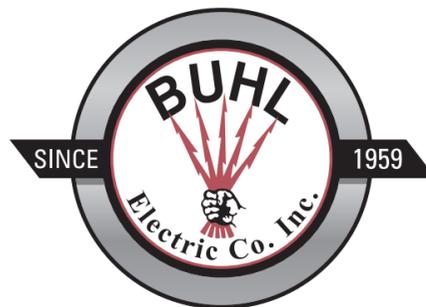
- 1 Speedometer stat
- 4 Puncturing tools
- 8 Into the sunset
- 12 Savings plan acronym
- 13 Biblical boatwright
- 14 Eastern potentate
- 15 Wanting company
- 17 One of the Jackson 5
- 18 Margery of nursery-rhyme fame
- 19 Played aloud, as a TV
- 21 Without a cent
- 24 Winter woe
- 25 Year, in Uruguay
- 26 Snitch
- 28 Square dance group
- 32 Rickey flavoring
- 34 Shrill bark
- 36 Genealogy chart
- 37 Put forth
- 39 Cookie holder
- 41 Coffee vessel
- 42 U.K. flyers
- 44 Burns or Browning
- 46 Serving piece

| | | | | | | | | | | | | |
|----|----|----|----|----|----|----|----|----|----|----|----|----|
| 1 | 2 | 3 | | 4 | 5 | 6 | 7 | | 8 | 9 | 10 | 11 |
| 12 | | | | 13 | | | | | 14 | | | |
| 15 | | | 16 | | | | | | 17 | | | |
| | | | 18 | | | | 19 | | 20 | | | |
| 21 | 22 | | | | 23 | | 24 | | | | | |
| 25 | | | | 26 | | 27 | | 28 | | 29 | 30 | 31 |
| 32 | | | 33 | | 34 | | 35 | | 36 | | | |
| 37 | | | | 38 | | 39 | | 40 | | 41 | | |
| | | | 42 | | 43 | | 44 | | 45 | | | |
| 46 | 47 | 48 | | | | 49 | | 50 | | | | |
| 51 | | | | | 52 | | 53 | | | | 54 | 55 |
| 56 | | | | | 57 | | | | | 58 | | |
| 59 | | | | | 60 | | | | | 61 | | |

- 50 Astronaut
- 51 Floater
- 52 Boring
- 56 Con
- 57 Culture
- 58 Scratch
- 59 Uncategor-ized (abbr.)
- 60 Legislations
- 61 Early bird?
- 6 Mary's follower
- 7 Ledge
- 8 Diving garb
- 9 Send forth
- 10 Location
- 11 Walked (on)
- 16 Corrode
- 20 Hearty brew
- 21 Hay bundle
- 22 Alternative to Windows
- 23 Rotation duration
- 27 - Mahal
- 29 Macabre
- 30 Frau's mate
- 31 Camp shelter
- 33 Unsteady
- 35 Standard
- 38 Highlander's hat
- 40 Astaire's frequent partner
- 43 Of the unborn
- 45 Urban transport
- 46 Pull an all-nighter
- 47 Hindu princess
- 48 Little salamanders
- 49 Latvia's capital
- 53 Uncooked
- 54 Periodical, briefly
- 55 Work measure

© 2017 King Features Synd., Inc.

CONGRATULATIONS & THANK YOU!



For the last nine years, Buhl Electric Co., Inc. has invested over \$100,000 worth of their time, expertise, resources, and materials to the renovation and construction of local homeless shelters and housing for the homeless. The Trade Partner of the Year Award was announced at the 8th Annual Builders & Friends BBQ on June 22, 2017 and will be presented at the 16th Annual HomeAid Northern Virginia Gala & Auction on November 4, 2017.

8th Annual Builders & Friends BBQ Sponsors



BBQ MASTER SPONSORS



SMOKEHOUSE SPONSOR



GRILL KING SPONSORS



BBQ CHEF SPONSORS

- Airtron
- Builders Fire Solutions
- Capital Mechanical
- Century Tile
- Choice Stairways
- Howard Katz
- Metro Stone Works
- Metro Tile
- Model Home Interiors
- Mosaic Tile
- Sandy Springs Bank
- Sight & Sound Systems, Inc.
- Steve Gray
- Suntrust Mortgage
- Thompson Greenspoon
- Wetland Studies & Solutions

571-283-6300 • info@homeaidnova.org • www.homeaidnova.org



We are grateful to our partners for helping to end homelessness in our community.