

HOMES

Spa bath with Asian influences is multi-award winner



Contrast lights and darks are essential in an aesthetic the prizes order and balance.



PHOTOS BY GREG HADLEY

■ Small space solution stresses balanced floor plan and textured, yet understated interior

BY JOHN BYRD
SPECIAL TO THE FAIRFAX COUNTY TIMES

An impeccably articulated master bath renovation in a circa-1980s center hall Colonial has won several peer awards for Michael Nash Design Build and Homes.

The recently-completed Fairfax makeover was named a Bronze award winner in the residential bathrooms category (\$30,000.00-\$60,000.00) by Professional Remodeler Magazine. The project previously garnered a "Contractor of the Year" (COTY) Grand award (first place ranking) from the National Association of the Remodeling Industry's (NARI) metro D.C. Chapter.

The winning design successfully converts a 145-square-foot builder-grade utility bath into an open and free-flowing spa with distinctive Asian accents. The remodel features a walk-in shower and several strategically placed built-ins. A custom-designed vanity and a window seat provide functional accommodations smoothly integrated into an interior that balances textured surfaces, glass-tiled walls and a subtle interplay of colors and tones.

Acknowledging the honor, Michael Nash president and CEO

Sonny Nazemian, credited his design and production team:

"We have a very diverse talent pool, so the call to outperform the perceived limits of budget inspires us," Nazemian said. "In the end, it's our collaboration with our client, coupled with experience and creativity, that yields a stand-out result. To me, the prizes simply confirm that our values are in the right place."

For homeowners Bruce Tran and Teri Lin who have occupied the six bedroom 4,500-square-foot home for 19 years, the award is also an acknowledgment of their committed research into their own cultural forbearance.

"We wanted a better space plan, but also an interior design that would express Asian sensibilities," Tran explained. "We had grown tired of our bathroom's basic vanilla décor, the narrow shower; the cramped quarters. As a practical consideration, we knew we could gain floor space by eliminating our mostly unused Jacuzzi. But then what?"

It wasn't, in fact, until Tran's sister hired Michael Nash last year to execute a distinctly Asian-influenced interior for her home that Tran and Lin began to push forward with their own makeover.

"Design is critical to Asian cultural heritage," Tran observes. "It's easy to forget that living in Northern Virginia, but the shapes and designs that are part of your past can be very reassuring in a personal space."

It was during this revelatory phase that Tran and Lin began wandering into the Michael Nash

showroom on Lee Highway, exploring its network of rooms filled with fully assembled bathrooms, cutting edge accessories and finishwork options.

Having already spoken to a number of bathroom specialists, Tran was impressed with the on-site staff, many of whom hold certifications in kitchen and bath design (CKBR).

"We had certain ideas when the research began, but needed professional guidance," Tran recalls. "The show room became the place where we could stretch out and explore; compare and contrast colors, texture and styles at our own pace. Since the facility seems to offer every finish work option, you take your time uncovering the ideas that you really want to live

with. It's a very personal experience in that way." In describing the challenges, Nazemian pointed out that there are "more decision points" in a bathroom than in any other part of the house.

"Owners who do their homework get the best results," Nazemian said. "Knowing the details you're looking for can be a big advantage." The overarching question for Tran was: "how do you transform a dated "tract house" plan into something relevantly personalized while staying within the bathroom's existing footprint?"

"For starters, we wanted to replace the pedestal Jacuzzi with a walk-in shower that wouldn't require a built-in curb to keep the water in," Tran/Lin recalled. "I wasn't sure if this was even feasible."

Fortunately, in bathroom design, inches can make a difference. "We raised the floor about an inch, so that the shower is lower than before," Nazemian said.

"The floor bevels slightly toward the drain, so there's no need for a built-in lip around the shower. These angles must be precise, of course. Water is the ultimate judge of whether a design works well."

Ensclosed behind two floor-to-ceiling glass walls, the 8.5-by-4 open shower sits on multicolor tile flooring that connects it visually to the ceiling and to the brown and tan wall tiling in its soft, grass-weave pattern.

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The master bedroom links to the spa bath through a pair of solid mahogany doors mounted on a mahogany frame that closes over a marble sill; these materials are in-play throughout the suite.

THE TOP TEN SALES IN FAIRFAX COUNTY

 MCLEAN 6925 PINE CREST AVE, MCLEAN, VA 22101 \$650,000 4 bed, 2 bath	 MCLEAN 6020 ORRIS ST, MCLEAN, VA 22101 \$1,750,000 9 bed, 10 bath	 VIENNA 903 COTTAGE ST SW, VIENNA, VA 22180 \$575,000 4 bed, 2 bath	 VIENNA 2417 STRYKER AVE, VI- ENNA, VA 22181 \$1,255,000 5 bed, 4 bath	 RESTON 1201 BISHOPSGATE WAY, RESTON, VA 20194 \$654,750 3 bed, 2 bath
 RESTON 2130 OWLS COVE LN, RESTON, VA 20191 \$1,200,000 5 bed, 4 bath	 FAIRFAX 11017 BYRD DR, FAIRFAX, VA 22030 \$449,500 5 bed, 2 bath	 FAIRFAX 5109 MYRTLE LEAF DR, FAIRFAX, VA 22030 \$780,000 6 bed, 4 bath	 CENTREVILLE 14724 JARNIGAN ST, CEN- TREVILLE, VA 20120 \$400,000 3 bed, 2 bath	 CENTREVILLE 5213 ROSALIE RIDGE DR, CENTREVILLE, VA 20120 \$975,000 5 bed, 7 bath

High-tech homes one of most requested changes

CONTENT PROVIDED BY HOUSE PROPERTIES

Powered by convenience, houses are turning high-tech and wired with the latest options for contemporary living. Many homeowners are requesting the ability to access their homes' security and services from a tablet or smartphone, even when they are miles away.

There are a number of ways to turn your home today into the house of the future:

Connect everything. The first step to a high-tech home takes place behind the scenes by adding low-voltage wiring. Telephone, intercom, alarm systems, audio, video, data, HVAC and networking capabilities can all be connected through wiring and cabling infrastructure within the home.

Enhance security. Many high-tech homeowners are replacing costly security systems and monitoring services with surveillance cameras that can be controlled, along with entry and garage doors, with a single system via smartphone.

Lighten up. LED lights are extremely energy efficient and a great product for a great price. Many companies have created cool lighting systems that provide solutions, such as geofencing technology, to provide lighting control with just a tap on a smartphone screen.

Control the kitchen. A number of appliance manufacturers have joined the wireless trend by providing apps that allow for wireless control, one of which a homeowner can use to start and pre-heat the oven. Another recently announced technology can even check the contents of the refrigerator while the homeowner is still at the grocery store.

Take it outside. Smartphone-operated flat-screen televisions and surround-sound systems continue to be popular outdoor living upgrades. Embellish it all with a fire table or an outdoor fireplace.

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There are recessed "cubbies" for personal items. The shower is also equipped with a digital regulator that allows each bather to program their preferred water pressure and temperature.

Nearby, there's a custom-designed window seat for towels. Morning light enters here through the half-opened slats of a louvered window shade.

As a primary color theme, 12-by-24 inch planks of light beige porcelain tile cover the floor and the rising 12-foot cathedral ceiling, presenting a soft, neutral backdrop that perfectly equalizes a wall of blue-green glass tile.

"It's a kind of sand-color. But

water is also very important to Asian culture," Bruce explained. "We were looking for an interior design that would present the effect of water cascading, and the blue-green glass tile around the shower window seat accomplishes this. Everything is pleasingly accentuated, yet well-ordered and tranquil. A beautiful place to relax."

Other stand-out features include:

Entryway. One enters the suite through a pair of doors carved out of solid mahogany mounted on a mahogany frame that closes over a marble sill; these materials are in-play throughout the suite.

The custom vanity is also mahogany with a marble surface and was custom designed to independently store Bruce and Teri's personal effects. A custom-designed medicine cabinet with a

frosted glass door provides a partition between his and her sinks.

The water closet is now the only enclosed room in an otherwise open plan. A cabinet mounted above the toilet presents an economical way to store essentials without over-crowding a tight space.

A rainforest shower with many adjustable fixtures, including a 6-inch chrome finish shower head at the ceiling and several hand-held body spray options.

Michael Nash Kitchen and Homes periodically offers workshops on home remodeling topics. For information: 703-641-9800 or MichaelNashKitchens.com

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The vanity was designed to accommodate Bruce and Teri's personal effects. A medicine cabinet with a frosted glass door provides a partition between his and her sinks.



In an effective small space solution, all of the essentials are logically sequenced. The two window seats provide storage for towels; the narrow door on the right is the water closet. At 8-by-4, the shower has many advanced features.

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