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E FLOYD



## HOME REMODELING

# Making Bright Usable Space

NARI CAPITAL COTY WINNER SHOWS HOW GOOD DESIGN  
CAN TRANSFORM A LIVING ENVIRONMENT

When we take on a project, we're looking to create a living space that can grow with the homeowner," says Sonny Nazemian, master designer/remodeler and founder and CEO of Michael Nash Design Build & Homes. "This process requires feedback and learning about the end goal. Then we go to work to create the perfect renovation that is both usable and beautiful."

With older homes, this often means doing structural work, so in order to achieve this design, three bearing

walls separating kitchen and dining room, kitchen and storage area, and the kitchen and living room were taken down, and new structural supports were added. This completely opened up the first floor. A major amount of plumbing and duct work were also relocated to allow for this open space. A new double window was cut to bring light into the kitchen.

The ceiling was raised over the unused old storage area. Then the space was converted into a mudroom,

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—Sonny Nazemian  
Master Designer/Remodeler



*“Since most of our projects are executed by Michael Nash employees, we’re able to offer fixed price contracts. This is one of the reasons we’ve won more NARI awards that recognize outstanding achievements in professional remodeling than any other local firm.”*

*—Sonny Nazemian*





*Page 37: A new modern kitchen with plenty of light and workspace*

*Opposite top: Looking into the new mudroom from the kitchen shows how good design creates a new more usable area; and mudrooms make for great storage and keeps clutter out of the main living area.*

*This page: A new powder room is a beautiful addition to the first floor. A wine chiller and glass cabinets were installed just steps away from new dining and living room space.*



closet space with tile floor, and a much-needed powder room, which was decorated with flowered-design floor tiles and a restored furniture-style vanity cabinet. Back windows were installed to bring even more light.

“If the bones are there, all we need is a vision and we can make it all work,” says Nazemian. “Often space is unused for a reason and it is our job to create a home that works for the owners.”

To complete the new kitchen space, a large island with prep sink was placed in the center of the kitchen and old dining room, and a butler area with wine chiller and glass cabinets were installed just steps away from new dining and living room space. The old wood burning fireplace was converted to gas log with new marble heart to add heat and a cozy focal point. Upscale stainless steel appliances, exotic soapstone counter tops and subway tiles add more pizzazz to this comfortable yet welcoming kitchen.

Another great feature of this design is the new sliding barn door that connects the kitchen to the adjacent study. Such a large, glass door serves to create openness and light while giving privacy in the office.

“I am more than pleased with the decision to open up and renovate our first floor and kitchen,” says the homeowner. “I can’t wait to throw more parties in my home as it is such a more welcoming space.”