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# LEESBURG

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# A WHOLE HOME RENOVATION *FOR THE ENTIRE FAMILY*

MICHAEL NASH DESIGN BUILD'S 2020 NARI CAPITAL COTY MERIT  
AWARD WINNING PROJECT MAKES WISHES COME TRUE



1

*Family life is better with an open space that connects the kitchen to the living room. In this case, adding a large french door also connects the back screened porch.*

*A new, modern kitchen with a lot of light.*



ARTICLE HANN LIVINGSTON

*Transforming the curb appeal of the home not only adds value, but it makes coming home all the better. Simply adding some eye-catching distinctions like stone, columns, and a bright paint job can do wonders for a home's exterior.*

2





3

**AS WE SPEND MORE TIME AT HOME DURING THE PANDEMIC, MAKING OUR SPACE WORK FOR THE ENTIRE FAMILY IS TOP OF MIND.**

After living in a small colonial home for 15 years, it became clear to one McLean family that a complete aesthetic and utilitarian transformation was needed to stay in the home instead of moving. Each family member had a specific wish. For the wife it was losing the flat elevation and brick look of the exterior. The husband didn't like the cramped kitchen and lack of an open living area. Their teenage daughter wanted her own space.

Enter Sonny Nazemian, master designer/remodeler of Michael Nash Design Build.

"The big challenge of this job was opening up the 30-foot-long solid brick bearing wall that separated the kitchen/dining room from the family room," Sonny says. "We had to implant a steel beam across the entire width to allow us to open up to the cathedral ceiling family room. This completely changed the first floor of the home."

The kitchen also got an island, large new window and all new work space, cabinets and appliances.

*Attic storage space is often wasted. By adding dormers and raising the ceilings of an existing area, you can create a completely new living space.*

New wood floors kept the spaces connected and voila...dad's wish granted.

With a new front porch, stone front water table, flagstone walkway, roof and three dormers, the exterior of the home turned from drab colonial to light, craftsman-style beauty, making mom happy.

The second floor went from a small master and three bedrooms to a large master suite and two bedrooms by opening up a wall and turning the fourth bedroom into a new modern master bath and walk-in closet. A third bathroom was also added for the growing family.

New dormers allowed a complete transformation of the attic into a teenage girl's dream bedroom and loft area complete with new flooring and built-in closet.

"With a good design and complete plan, we can take everyone's dreams into account and make a house work for the long term for modern family living," says Sonny.

**CONTINUED >**



A New Master Bath  
Double Vanity

4

This large master bedroom  
is a serene get-away.