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# LEESBURG

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# AN INTERIOR FOR FAMILY LIVING

NARI AWARD WINNING  
RENOVATION ADVICE TO MAKE  
GATHERINGS GREAT

**THIS TIME OF YEAR IS ABOUT TOGETHERNESS AND FAMILY AND SPENDING TIME BEING GRATEFUL.** Having an inviting, open home is important to making this time of year enjoyable and comfortable.

"When people think of the holidays and homes, they think, 'how can we all be together here in a way that makes sense,'" says Sonny Nazemian, from Michael Nash Design Build. "Part of that is having an open plan with a living area that flows."

This was exactly the case when new homeowners in McLean approached Sonny looking for an interior remodel. The old kitchen was small and dated and separated from the living space by a structural brick wall. The bathrooms weren't modern, and the basement needed to be stripped down and completely redesigned.

In order to achieve an open layout around the kitchen, the supporting wall was taken out and replaced with supporting steel. A double sided gas fireplace was added to bring in the breakfast room and a sliding door connected both to the backyard living area. The kitchen was then upgraded with new appliances and cabinetry and a new functional island.

Basements are often overlooked, but can be converted into beautiful and functional family spaces. This basement was challenging, but the end result is a spectacular room with a large bar area, gas fireplace with ledgerstone and a flagstone hearth. A guest bedroom and new bathroom were also added to complete the basement space. Now an entire level is perfect for entertainment and housing family during the holidays. **CONTINUED >**

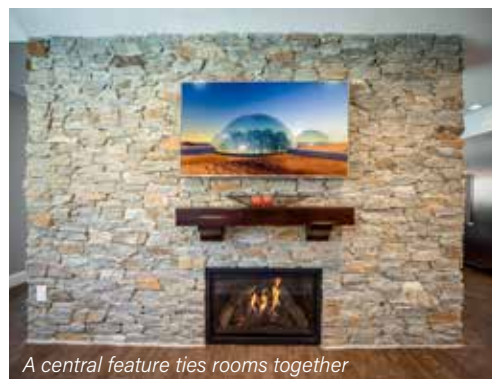
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*The open design begins with the entry*



*An open kitchen with good workspace*



*A central feature ties rooms together*



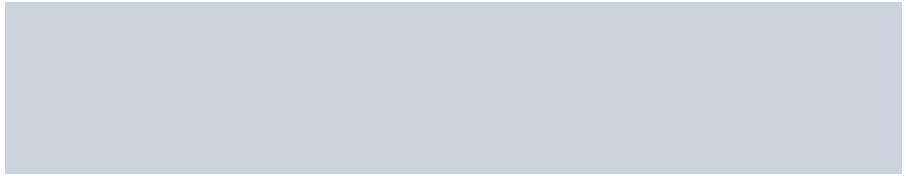
## BRIGHT IDEA

Making an old, separated kitchen into an open area involves bringing in design elements like a beautiful two-sided stone wall and fireplace and a functional island.

## RENOVATE & REFINE (CONTINUED)

A basement can be a great place for entertaining friends and a place where kids can get away and be together.

BRIGHT IDEA



## TIPS FOR INTERIOR RENOVATIONS FROM SONNY NAZEMIAN, MASTER DESIGNER/REMODELER OF MICHAEL NASH DESIGN BUILD:

1. In order to achieve the perfect interior design and renovation, you must define how each room correlates with each other. You can't focus only on one part of the house.
2. For an open flow, look at the playing field of the home you are covering and keep the whole house in mind even if you are only doing a living room. Everything must match any new design.

*New modern bathrooms*

