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The living area is open and connected.

A NARI/CotY Award Winning Remodel in Old Town Alexandria

MICHAEL NASH DESIGN/BUILD'S
COMPLETE MAKEOVER BRINGS A
HISTORICAL FEEL TO A MODERN REMODEL



In this year's CotY Awards, Michael Nash Design Build & Homes took Grand prizes in Basement; Residential Bath in three categories; and Residential Kitchen; and won either Merit or Finalist honors in three Entire House and two Residential Landscape Design / Outdoor Living categories -- the most of any entrant.

ONE KEY DESIGN TIP WHEN UNDERGOING A HOME RENOVATION IS TO KEEP THE NEIGHBORHOOD IN MIND. It is important to bring modern living into a project, but a remodel can never be done in a bubble.

"The first thing we look at when starting a project is the surrounding area," says Sonny Nazemian, master designer/remodeler at Michael Nash Design/Build. "We look at the age of the neighborhood and the history so we stay consistent and bring in design elements to reflect what we see around the house."

So when a family of four left Ashburn and bought a four-story townhome in the heart of old town Alexandria, the history and beauty of the area played a huge role in the whole-home renovation. Wide plank hardwood floors were brought in throughout the home and brick veneer was added to the East wall to replicate the brick seen throughout Old Town.

The built-in cabinets in the living room, as well as in the new study also give the space a warm, vintage feel.

This doesn't mean that you can't play with modern elements like the glass backsplash in the kitchen, new stainless steel appliances, the beautiful modern stone surrounding the new gas fireplace in the living room and the modern tile and stone master bath...contrasts only add to the interest of the space and lead to award winning projects like this one.

"Any great design will bring a high level of visual interest and bring the outdoors inside," says Sonny. "The contrasting natural elements between the brick and the modern stonework around the fireplace are both focal points and make this high-traffic area more livable and visually interesting."

That being said, the quaint, vintage feel of old homes typically comes with a hurdle for home renovations: smaller rooms and

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OPEN HOUSE (CONTINUED)



The new master bathroom features a gorgeous mix of stone.



Add some charm to a home office with built-in shelving.

unusable spaces aren't ideal for a modern lifestyle. So, the team at Michael Nash had a lot of work to do.

Starting from the top floor, they converted a small bedroom into a master suite, complete with a walk-in closet. By reconfiguring space from an old, smaller closet, the master bath was enlarged to have a large soaking bath tub, a walk-in shower, a double floating vanity and a hidden toilet space.

On the third-level, a new sharable bathroom with walk-in shower was added to the bedroom space by bumping a wall out into the hallway. A stackable laundry space was put in for convenience. And as home offices are now the trend, a study with built-in shelving and French doors was carved out.

The main level was totally revamped: walls taken down, floors built up to add extra insulation, new wide plank hardwood

installed, ceiling raised, new HVAC put in for three levels, and the storage closet under the stairs was converted to a much-needed main-level powder room.

A big island with plumbing for a sink and a dishwasher was placed in the center of the new, open kitchen, and the south wall was filled with floor-to-ceiling cabinetry, a new cooktop and stainless-steel range hood, complete with a glass tile backsplash. To complete this large living space, the dining room wall was taken down to join it with the kitchen, and butler-style cabinetry, a wine cooler and glass cabinets were added next to the dining area.

"Successful remodeling projects of old homes keep the warmth of the past and add the conveniences of modern life," says Sonny. "When we can put that all together we have happy clients."