

JULY 2021

# LEESBURG

LIFESTYLE™

**EDUCATION**

*RECONCILING HISTORY  
AT OATLANDS*

**LIFE + CULTURE**

*TAKING A REED  
FAMILY VACATION*

**TRAVEL**

*EXPLORING OUR  
NATIONAL PARKS*

THE  
**SUMMER**  
ISSUE



CityLifestyle.com

ARTICLE HANN LIVINGSTON



**an award  
winning  
outdoor-living  
remodel of  
your dreams**

MICHAEL NASH DESIGN  
BUILD WINS 2020 CAPITAL  
COTY MERIT AWARD



“Often homeowners build and don’t consider the outdoor living spaces in the initial project. We are able to come in and essentially expand the home with completely new areas to enjoy all year round.”

- Sonny Nazemian, master designer/remodeler

**AFTER HAVING THEIR DREAM HOME BUILT ON A FIVE-ACRE LOT IN CENTREVILLE, THE HOMEOWNERS IMMEDIATELY STARTED THINKING OF EXPANDING THEIR OUTDOOR LIVING SPACE INTO A TWO-STORY BACKYARD ADDITION.**

“Often homeowners build and don’t consider the outdoor living space in the initial project,” says Sonny Nazemian, master designer/remodeler with Michael Nash Design Build. “After residing in the space for some time they realize they are missing out on fully using their new property. We are able to come in and essentially expand the home with completely new areas to enjoy all year round.”

The first level is now a large multi-level flagstone patio with a circular setting, surrounded with seating walls, a built-in kitchen and grill. One of the highlights of this space is a wood burning stone fireplace and four columns with post lights, allowing for excellent night and day use. The second part of the patio was covered with beaded cedar paneling facing a linear gas fireplace covered in split face stone, with four recessed infrared ceiling heaters giving them the option of four-season use.

“The homeowners wanted to use this covered area for entertaining,” says Sonny. “Because it is lit with plenty of recess lights and fitted with a large-scale granite-topped bar, it is big

CONTINUED >

## OPEN HOUSE (CONTINUED)

*The lower level is perfect for entertaining.*



*The patio includes an outdoor fireplace.*



enough for family use and to serve as a gathering spot for good size parties. We left some covered area next to this open for gaming or socializing.”

A lead walk covered in matching stones guides guests from the front yard into the new outdoor space to make parties more accessible and provide a grand entrance.

The second floor is home to a large scale 21' x 56' porcelain “faux wood” floored deck that connects to the lower level with a new staircase. The 18' x 18' covered area on this level is completely glassed in and furnished with its own linear gas fireplace, a large flat-screen TV, and infrared

heaters making it usable all year around. A wrought iron bronze French belly railing system enhanced with LED column lights makes this deck perfectly suited for day and night entertainment. The dark bronze metal roof is the cap on a picture-perfect design.

“Our view of our wooded lot from the second floor of the deck is simply breathtaking,” says the homeowner. “This area has given us a new appreciation of our home, how we live and how we entertain. We put it to good use throughout the year and it brings us a lot of joy. It is hard to imagine our home without it.”