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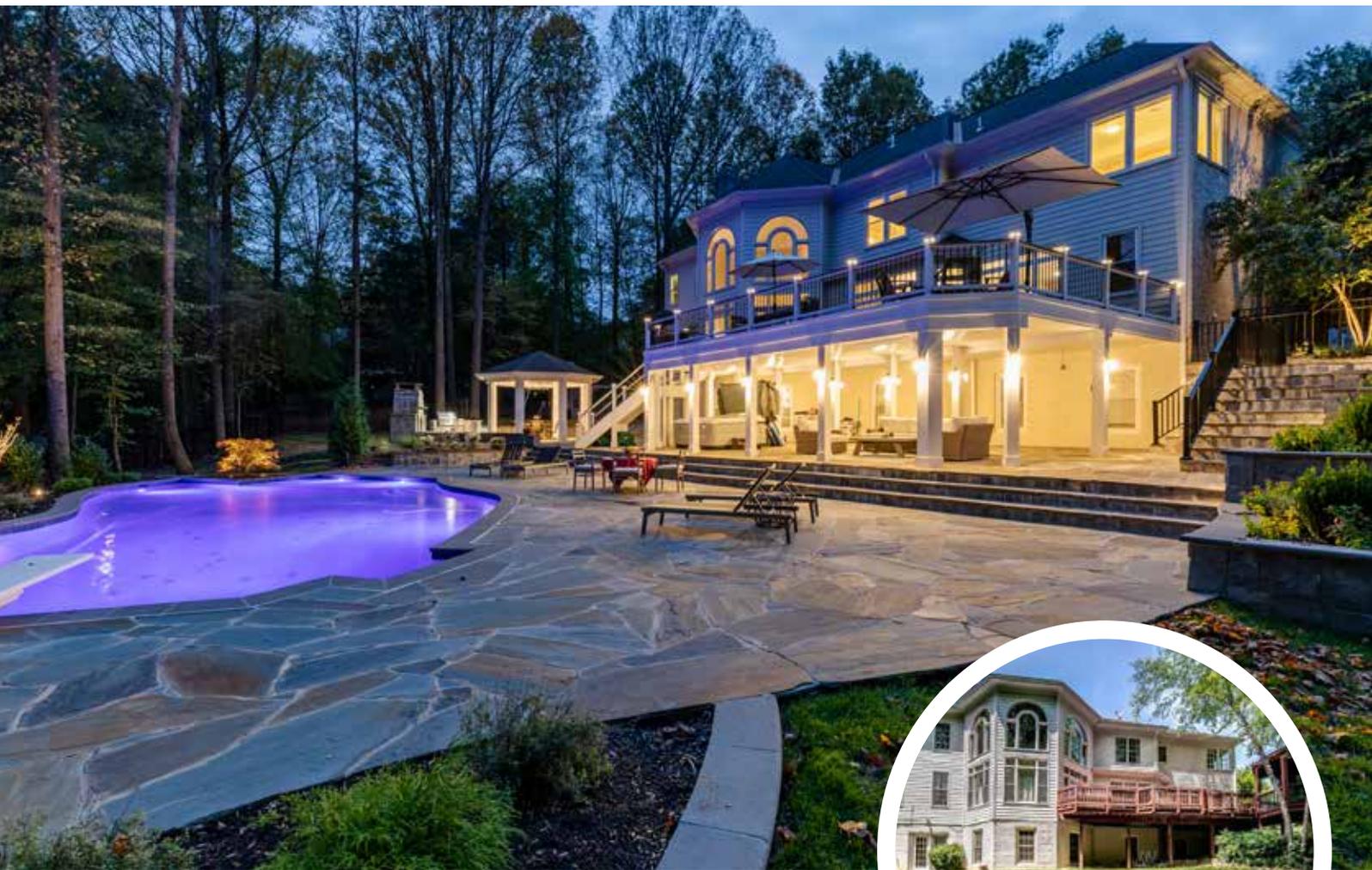
*Our
Summer
Issue*

*HOW THE WORLD'S BEST WINES
GET TO LOUDOUN COUNTY*

EXPLORING RAPPAHANNOCK

OUTDOOR LIVING IN STYLE

JULY 2022
CITYLIFESTYLE.COM



Creating an Outdoor Oasis

ARTICLE BY HANN LIVINGSTON

MICHAEL NASH DESIGN BUILD DELIVERS ANOTHER AWARD WINNING DESIGN JUST IN TIME FOR SUMMER FUN!

Summertime always has us in the mood for outdoor living...floating in the pool with your favorite beverage, waiting out the heat and humidity then having a cookout to end the day.

A family in Vienna had the same aspirations for their 2-acre property and decided to do something about it after realizing during the pandemic that they were missing out on a huge opportunity at home.

"Many families realized during the pandemic that their homes could be transformed into a perfect playground," says Sonny Nazemian, master designer/builder at Michael Nash Design Build. "In this case, the kids wanted a pool, the father wanted a large deck,

gazebo and fireplace, and the mother wanted a jacuzzi and large patio. Fortunately, we were able to make them all happy!"

The property was full of trees and was very hilly, so plans included lot clearing, relocating utility lines, and excavating a five foot slope to grade. Then a lead walk with stairs covered in stone, retaining wall and stone bedded landscaping were created, bringing you down from the driveway and side entrance into backyard.

The main showcase of the backyard is a large multi-level irregular flagstone patio that leads you to secluded octagonal gazebo in front of stone fireplace and outdoor kitchenette, wrapped with stone walls for seating. The gazebo is covered with cypress stain grade ceiling panels, contains a large ceiling fan, recess lights and infrared heating elements, making this space suitable for all seasons.

The team worked with a partner pool company to create a heated pool and waterfall rock with a surrounding pool deck wrapped with flagstone and contrasting stone retaining walls. This lower patio runs under the covered deck, creating space for a jacuzzi and a seating area. A waterproof 8-inch beaded ceiling was designed to keep the area dry and comfortable.

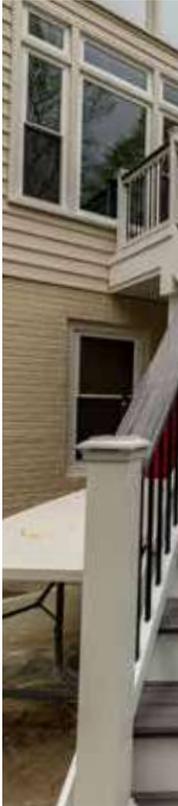
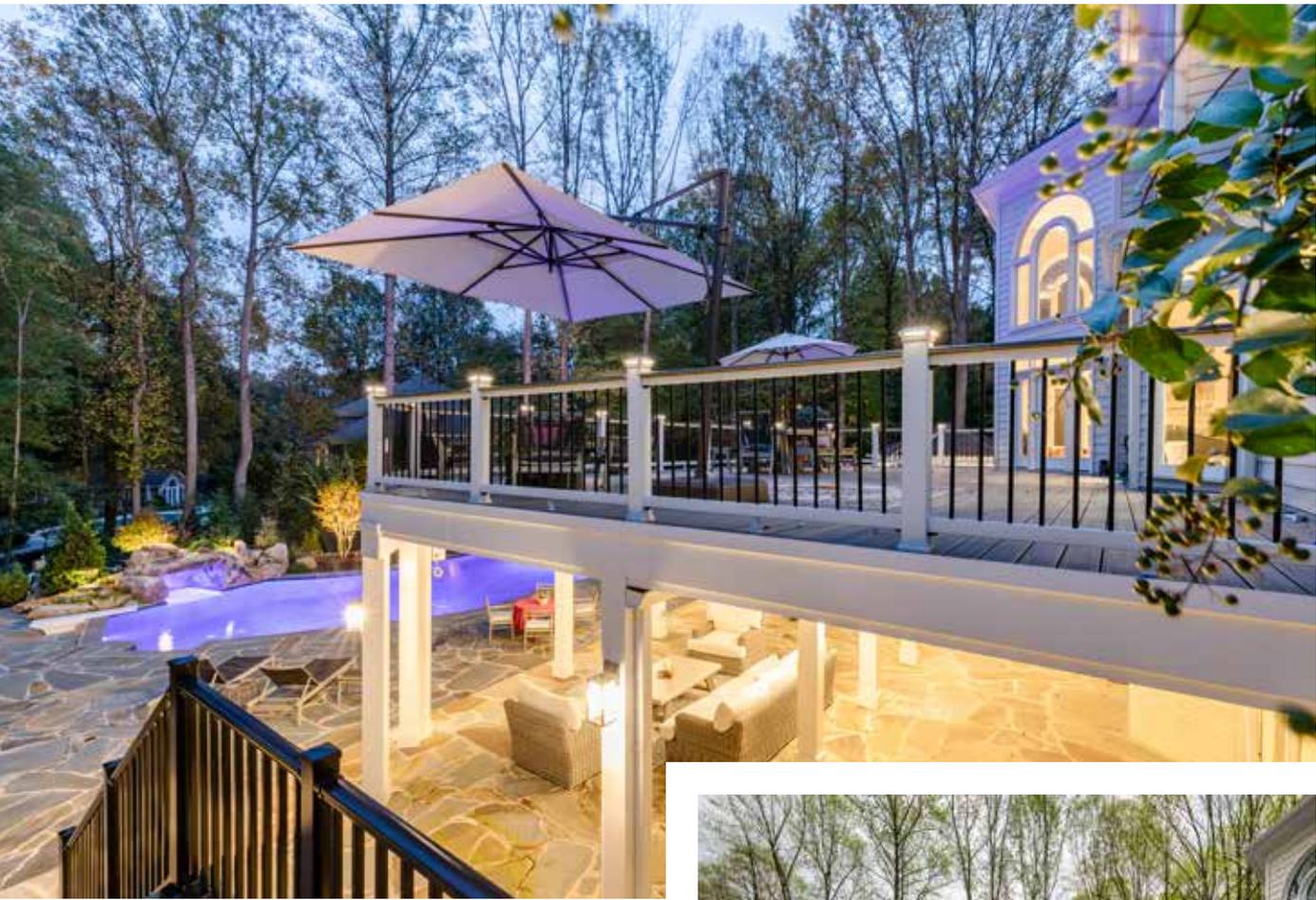
"Our next step was to build out a new deck space connected to the patio with a long staircase," says Sonny. "We encourage building multi-level living spaces that can be accessed from different areas of the home. Now this upper-level Trex deck area sits just outside of kitchen and family room and the space gives the family the opportunity to entertain off the house's main level and overlook the beautiful backyard and pool. When the sun is going down and all of the lights are on, the area is just stunning."

The area is not just utilitarian...the choice of irregular flagstone, grey tigerwood decking with contrasting rails and trims and the lighting component, also bring a stylish design that makes this backyard the envy of the neighborhood.

TOP LEFT: The lighting component is spectacular. | CIRCLE: The Before. TOP RIGHT: The entire space works seamlessly. | MIDDLE RIGHT: The outdoor kitchen and fireplace are great for family gatherings. | BOTTOM: The gazebo is built for all seasons.

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**2022 National NARI, Regional CotY
Award Winner, for Region 2 Southeast,
Residential Landscape Design/Outdoor
Living Over \$250,000**

**2022 PRO Mid Atlantic Remodeler
of the Year, Finalist Award**

**Residential Landscape
Design/Outdoor Living Over \$250,000**





TOP LEFT:
Multi-level living outdoors.

MIDDLE LEFT:
The upstairs deck is accessible from the home and patio.

BOTTOM LEFT:
The covered deck allows for a jacuzzi and seating area to watch the pool activity.

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