

Spring 2015 HomeLifeStyle



PHOTO COURTESY OF SUN DESIGN

Reston
CONNECTION

LOCAL MEDIA CONNECTION LLC

ONLINE AT WWW.CONNECTIONNEWSPAPERS.COM

Luxury Apartments Popping Up

Renters want resort-like amenities and access to transportation.

BY MARILYN CAMPBELL
THE CONNECTION

After a long, hard day at work, Jordan Coleman comes home to a large apartment with modern amenities, including a 24-hour concierge, ample living space, a state-of-the-art fitness center and a pool. The apartment features high-end appliances and finishes as well as an open, flowing layout and large walk-in closets. Coleman – a lawyer and Capitol Hill staffer – shares the pricey rent with a friend. The complex is owned by Avalon, which has properties in Arlington, Fairfax, Herndon, Falls Church, Tysons Corner and Vienna, Virginia, as well as Bethesda, Maryland, and Washington.

The demand for high-end apartments in the Washington, D.C., area is high, with rents soaring over the \$7,000 mark. There are some who say the luxurious living spaces and carefree lifestyles are worth the extra money.

“There are two kinds of people who would be inclined to spend that kind of money in

the luxury rental market,” said David Freishtat, who teaches in the Masters in Real Estate Development program at the University of Maryland and practices law in Potomac, Md. “First there are fairly successful, young people who buddy up and share an apartment with two or three friends. They can afford to spend 35-40 percent of take home pay in housing. They don’t spend much on food because they don’t have a family to feed,” he said.

“Empty-nesters who’ve sold their homes and decided to downsize are also inclined to rent high-end apartments. If they bought their house 20-30 years ago and sold it recently, they’re flush with cash,” said Freishtat. “They might be looking to buy a house in Florida or Arizona where there’s no income tax, but for the year and a half until they make that decision they’re going to live in a nice apartment because they’ve always lived in a nice house so they’re adaptable to those kinds of apartments.”

“The trade off in these buildings is that they are in great neighborhoods,” said Coleman. “They’re new construction and



PHOTO COURTESY OF RENAISSANCE CENTRO

Luxury apartments buildings like The Harrison at Reston Town Center in Reston, offer 28,000 square feet of luxury, resort-style living and an easy commute to downtown Washington, D.C.

the layout is like you’re living in the suburbs, but with the convenience of living in the city. There are kitchens, bathrooms, living spaces are fluid and the closets are ridiculously large.”

ONE OF THOSE NEIGHBORHOODS is Reston Town Center in Reston, Va., with restaurants and shops and public transport-

SEE NORTHERN VIRGINIA, PAGE 3

ARE YOUR GUTTERS READY FOR THE RAIN?



PROBLEM - Clogged gutters can damage your roof, foundation, fascia and landscaping. Cleaning out gutters is dangerous — falls are the number one cause of accidental death and injury around the household.

SOLUTION - LeafGuard will never clog, or we will clean them out for you for free, forever — **Guaranteed.**

ENGLERT
LeafGuard
By BELDON HOME SOLUTIONS



SLAM DUNK SALE! LIMITED TIME ONLY

**FREE
DOWNSPOUTS**

**DINNER
FOR 2
GIFT CARD**

CALL BEFORE 4/30/15
AND RECEIVE A
**DINNER FOR TWO
GIFT CARD WITH
IN-HOME ESTIMATE**

\$0 PAYMENTS, 0% INTEREST FOR 1 YEAR

*Free Downspouts up to 100 feet. New orders only. Minimum purchase required. Dinner for two with in-home estimate to homeowner(s). Limit one card per household. Dinner gift card valued at \$25. Loans provided by EnerBank USA (1245 E. Brickyard Rd. Suite 640, Salt Lake City, UT 84106) on approved credit, for a limited time. Repayment terms vary from 24 to 132 months. Interest waived if repaid in 365 days. 16.55% fixed APR, effective as of February 2015, subject to change. Other restrictions may apply. *Not valid with any other offer, or previous job. Exp. 04/30/15

LeafGuardGutters.com **888-896-1374**

VA 2705116122A, DCRA 420214000130, MHIC 121787

HomeLifeStyle

All Over Northern Virginia

FROM PAGE 2

tation. A new, luxury apartment building will have 360 apartments with easy access to such a lifestyle.

The Harrison at Reston Town Center is now open, promising 28,000 square feet of luxury, resort-style living, and an easy trip to downtown Washington, D.C. for work or play.

At The Harrison, where rent runs from just under \$2,000 to as high as \$6,650 a month, residents are offered such amenities as a culinary demonstration kitchen; a private dining room for wine tastings; a gaming area that offers pool, shuffleboard, chess, and card tables, a massage room, a spin studio and a 24-hour gym with state-of-the-art equipment. The pet-friendly property even caters to four-legged friends with a dog park and pet spa.

“People now want to simplify their lives,” said Karen A. Kossow, Vice President of Marketing, Community Realty Company, Inc. which provides leasing and management services for The Harrison. “They want an opportunity for a healthy and enriched lifestyle. For example, with the fitness center and lounge area, there are opportunities for socialization. You can keep your pet here, and there’s even a place to walk your dog or give it a shower. If you work from home there are offices with a printer and fax and conference rooms where you can hold a meeting. These things just make your life easier and simpler and give you more time to enjoy life.”

Also at Reston Town Center is The Metropolitan, owned by Kettler, a real estate development firm based in McLean, Va., and which manages apartments throughout Northern Virginia. Residents at some of the firm’s properties pay more than \$7,000 a month for features such as 17-foot ceilings, floor-to-ceiling windows, wood flooring and ceramic tile bathrooms.

Kettler is also putting the finishing touches on The Acadia, a 411-unit, high-rise luxury apartment building in the Metropolitan Park section of Arlington, Va., and plans to begin leasing units this spring. In October, the firm will begin construction on m.flats Crystal City. It will be Kettler’s sixth property in the Pentagon-Crystal City neighborhood in Arlington.

“Our m.flats apartments are meeting a growing demand for living spaces within walking distance of work, shops and entertainment,” Robert C. Kettler, chairman and chief executive officer of Kettler, said in a

Grand Opening: The Harrison at Reston Town Center

The Harrison at Reston Town Center invites the public to its grand opening weekend, Saturday and Sunday, March 14-15: noon — ribbon cutting; 1-4 p.m. — property tours, cooking demonstrations, wine tasting, fitness class. RSVP for the grand opening events at www.liveharrisonapts.com



PHOTO COURTESY OF RENAISSANCE CENTRO

Easy access to public transportation and close proximity to restaurants and shops attract residents to luxury apartments communities like The Harrison at Reston Town Center in Reston.



PHOTO COURTESY OF KETTLER

Luxury apartment communities like Midtown Alexandria Station offer amenities that help simplify life for busy professionals and empty nesters alike.

statement. “Many young people are forming families later in life. As a result, they not only want to enjoy the vibrancy of city life, but live in an apartment that has many conveniences and amenities.”

At Bent Tree in Centreville, Va., managed by Lincoln Property Company, high-end units include cathedral ceilings, walk-in closets, lighted tennis courts, racquetball courts, a resort-style swimming pool, a

cyber café, a fitness center, bike trails, barbeque and picnic areas and a spacious club house where people can hang out.

Proximity to transportation is another bonus, said Jeremy Feldman of Bent Tree. “You have the Fairfax Connector and we’re near the Metro.”

Luxury apartments that offer residents access to public transportation are doing well. Twenty percent of the units in The Harrison have already been rented, even before its grand opening.

Reston
CONNECTION

HomeLifeStyle

IS PRODUCED BY
CONNECTION NEWSPAPERS
WWW.CONNECTIONNEWSPAPERS.COM
LOCAL MEDIA CONNECTION LLC

FOR MORE INFORMATION,
CALL 703-778-9431 OR EMAIL
SALES@CONNECTIONNEWSPAPERS.COM

His and Hers: Special Spaces

Addition pulls together styles and overcomes challenges.

BY JOHN BYRD

Details

Foster Remodeling Solutions periodically offers workshops on home remodeling topics. Call 703-550-1371 or visit www.fosterm.com



Al Dobson and his new spacious garage to house his sport car, motorcycles and '60s rock memorabilia.

On the face of it, adding a two-level structure to a 30-year-old brick house is not especially difficult. Essentially, Vienna homeowners Al Dobson and his wife Joan Davanzo each have a pet project — a spacious first level garage to house sport cars, motorcycles and '60s rock for him; a lovely sunroom comprised of floor-to-ceiling window walls for her.

Knock out the existing screen porch; slightly expand the footprint for the garage; sun room goes on top embracing the rear deck and pool; and, Bingo, it's done.

Yet as anyone who has lived in the Fairfax County for a while knows, no project is without complications, and add to this the problems of an unlevel grade, set-back restrictions, strict rules on structures with lots of glass and the owner's desire to preserve all the surrounding trees, and suddenly there are the makings of an intricate engineering challenge — the sort of brain-buster most contractors wouldn't attempt to unravel.

That's how it all started with this deceptively understated Vienna addition: several contractors told Dobson and Davanzo they couldn't have the amount of glass in the sunroom they were looking for; county rules regarding glass and where it can be positioned are rigorously enforced; and then, too, the glass must be "braced" to resist winds that otherwise might cause it to implode — a requirement which inevitably reduces sightlines.

"County rules on glass in new construction have been in place for over a decade," said David Foster, president of Foster Remodeling Solutions, the contractor the couple hired to execute the project. "Because of some tricky complications, a lot of contractors stay out of the sunroom arena — so it's become somewhat specialized."

What several contractors plainly told Joan Davanzo, nevertheless, was that her dream project — as she envisioned it — simply couldn't be built.

"We were told the windows couldn't be as low to the floor, nor as close to the corner as we wanted," Davanzo said. "Since I had particularly liked the openness of the old screen porch the sunroom was to replace, this was discouraging."

By contrast, Davanzo said, Foster began addressing the project's technical hurdles from the first meeting.

"His experience was palpable," said Al Dobson, 70, who has had several previous encounters with remodelers. "The first consideration — which he pointed out im-

mediately — was how to develop a site plan that would satisfy the county, but also give us a sustainable result that allows the aesthetic effects we were seeking."

Part of the assignment would also entail a plan for preserving mature trees on the property's eastern side.

THE GARAGE, which would house Dobson's collectible motorized vehicles, needed a footprint of some 400 square feet, the contractor determined; the sunroom, one level up, would be plenty spacious at slightly over 200 square feet. Hence, Foster's "stacked" pyramidal design not only satisfies family "use" requirements, but also allows the "growing room" needed for an entire grove of mature trees bordering the property's perimeter.

The plan was, of course, partly predicated on lowering the lot's existing grade some five feet, enough to carve out a foundation for the garage and create driveway access.

The foundation also figures prominently in an innovative engineering solution that gives the couple the amount of glass they had been seeking in the sunroom.

To meet the county's wind-bracing requirements, Foster and team designed a narrow-gauge, all-steel framework for the sunroom's many large glass panels which is anchored all the way down to the concrete foundation itself.

Though not visible to the naked eye, the infrastructure allowed designers to extend windows to within a few feet of the floor and mere inches from the corner of the room.

"Our dogs can even look out the windows," Joan Davanzo said. "The design gives us a really a stunning view in all directions."

But, surely, a nearly all-glass room must be quite cold in the winter?

"All the windows are Low-E Argon-filled double pane — state of the art thermal resistance," Foster said.

To reinforce the comforting insularity, however, the contractor applied thermally-resistant spray foam behind the wall sur-



PHOTO CONTRIBUTED

The sun porch solution emphasizes views. Windows are insulated and wind-resistant.

faces — and drilled holes in the steel columns to accommodate an added infusion.

"It's all about creating a tight structure," Foster said. "That's what keeps outside temperatures out."

On the other hand, the sunroom feature Davanzo most appreciates this time of year is how fluidly it opens to spring's balmy breezes. All the windows are casement-style which can be independently adjusted to let in cross breezes. Overhead, two skylights open electronically — and individually. The skylights are also equipped with electric blinds and rain sensors.

The room's interior design scheme, which Davanzo developed in conjunction with Foster, reflects a number of favored owner lifestyle preferences. The golden duotone teakwood floor — comprised of a framed rectangular perimeter traversed with diagonal slats — is a pattern the couple came upon in their travels in Italy. The tongue-and-groove ceiling and warm sea-foam green wall color, likewise, were chosen to

highlight a verdant visual continuum that recalls childhood adventures in the country.

The new sunroom is accessible through an adjacent family room separated by three French doors which Davanzo mostly leaves open.

"This is where I spend most of my time when I'm at home," she said.

For Al Dobson, the favored hang-out now is his "man cave" garage which houses a Corvette, his Italian motorcycle and a sound system that plays choice sounds of the '50s and '60s.

A racing enthusiast who participates in time trials at Summit Point, Dobson wanted a room that speaks to his passion for motor sports. Underfoot, PVC tiles in an iconic checkerboard pattern set the tone for a private retreat decorated with '60s movie posters and other period memorabilia.

"It's a really peaceful spot to just relax," Dobson said. "That's what this process was always for, so I'm glad we pursued it."

Historic Virginia in Home and Gardens

The Virginia Historic Garden Tour is an 8-day event that stretches across the Commonwealth. Each spring visitors are welcomed to over 250 of Virginia's most beautiful gardens, homes and historic landmarks. This event provides the opportunity to see unforgettable gardens at the peak of Virginia's springtime color, as well as beautiful houses sparkling with more than 2,000 flower arrangements created by Garden Club of Virginia members.

The Clifton Historic District, registered as a Virginia Historic Landmark, was a Civil War railroad stop and is filled with shops, memorable restaurants and restored homes. Clara Barton, founder of the American Red Cross, tended to soldiers after the Battle of Second Manassas at St. Mary's Church and the historic Fairfax Station, now a Railroad Museum.

A self-drive tour on April 21 features stables, vineyards, a world-class garden, Georgian-revival ar-

chitecture, and a 10,000 square-foot contemporary home with a vanishing edge swimming pool – four private homes with gardens and two stables in all. Tour ticket includes a tea at the Clifton Presbyterian Church.

Tour proceeds fund the restoration and preservation of Virginia's historic gardens, and provide graduate level research fellowships for building comprehensive and ongoing records of historic gardens and landscapes in the Commonwealth, and support the mission of the Garden Club of Virginia.

For a complete list of tours, see www.vagardenweek.org

Virginia Historic Garden Tour in Clifton and Fairfax Station

❖ Redlac Drive, Clifton: Located in a pastoral setting with grazing horses nearby, this graceful 1987

SEE HISTORIC GARDENS. PAGE 7



PHOTO COURTESY OF GARDEN CLUB OF FAIRFAX

Nestled in an equestrian neighborhood, a 10,000 square-foot contemporary home was built in 2013 for an active family with young children, and includes a stable.



Alexandria, Saturday, April 18

Old Town Alexandria was in 1946 the third city in the country to create a historic district to preserve its downtown. Today it has 4,000 buildings with a historic designation. The April 18 walking tour in Old Town includes five row houses with courtyard gardens in this preserved area, and refreshments at St. Paul's Episcopal Church. In addition to the private properties featured, the tour ticket allows access to The Carlyle House Historic Park, Lee- Fendall House Museum and Garden, George

Mason's Gunston Hall and George Washington's Mount Vernon Estate and Gardens. The tour is hosted by The Garden Club of Alexandria and Hunting Creek Garden Club. www.vagardenweek.org

Visit www.gardencluboffairfax.blogspot.com for a list of local retailers selling tickets.

Clifton and Fairfax Station, April 21

This self-drive tour features stables, vineyards, a world-class garden, Georgian-revival architecture, and a 10,000 square-foot contemporary home with a vanishing edge swimming pool – four private homes with gardens and two stables in all. Tour ticket includes a tea at the Clifton Presbyterian Church. Advance Ticket Sales: \$30 at www.vagardenweek.org or email fairfaxtickets@vagardenweek.org.

Leesburg, April 19-20

Leesburg was mapped and recognized by the Council of the Colony in 1758. Most of the 11 featured tour properties are located on two historic roads, Edwards Ferry Road and Cornwall Street. The neighborhoods offer a variety of architectural styles and well established gardens. This two-day Towne and Country tour features 11 properties and coincides with the Leesburg Flower and Garden Festival, which takes place on April 18 and 19.



Grand Opening Event MARCH 14 - 15

The Harrison is the region's most innovative community with 28,000 square feet of amenities and apartments with five finish options. Visit during our Grand Opening to see for yourself how we're changing apartment living forever.

IN OUR CULINARY CENTER

- Head chef Nate Waugaman from José Andrés' America Eats Tavern prepares jambalaya
- Bartenders from Jackson's mix signature cocktails
- The Tasting Room Wine Bar & Shop pairs wine and cheese

IN OUR HEALTH & FITNESS CENTER

- Ferraiolo Fitness conducts a P90X® class and a spin class

Food and beverage stations and tours given every 15 minutes

TOUR FOUR FURNISHED MODELS PLUS...



PENTHOUSE



BUSINESS CENTER



GAME ROOM



INDOOR POOL

RSVP AT LIVEHARRISONAPTS.COM/EVENTS



1800 Jonathan Way, Reston, VA 20190 | 844.607.8514



Home Improvements Earn Awards

Four Sun Design remodeling projects named Washington-area “Contractor of the Year” winners.

BY JOHN BYRD

It’s been a good year for Sun Design Remodeling.

In January, the full-service design/build remodeler won four “Contractor of the Year” awards from the Washington, D.C. chapter of the National Association of the Remodeling Industry (NARI). Then, in February, an already locally-honored gourmet kitchen was named category best (“kitchen above \$150k”) in the 10-state southeastern region.

Winning projects include: a rear elevation poolside recreation solution; a French Country gourmet kitchen (the southeastern regional winner); an open kitchen plan in a traditional interior style; and a lower-level build-out to designed for use by three generations.

French Country Kitchen Is Local and Regional COTY winner: Residential Kitchen Over \$120,000

For Dr. Rick Layfield and his wife Kelly Layfield, the search for their dream kitchen started shortly after they purchased their 3,700-square-foot, four-bedroom home in Clifton eight years ago.

“The kitchen suite was a primary selling point,” Kelly Layfield said of the 400-square-foot room.

But she found the rear of the house dark and dated. Sightlines to the children’s backyard play areas were not well-aligned. And there was a visually obstructive bulkhead over the primary food preparation zone.

Also, the pentagon-shaped food preparation island and dining counter wasn’t well suited for in-kitchen dining. And the corner breakfast area was cramped — making it hard to access a door to the back porch which used to be a pathway to the family’s outdoor grill.

Fortunately, Kelly Layfield’s first meeting with designer John Benson was productive from the start. He proposed a rectangular food preparation island with a granite surface, parallel with the two corners of the cook’s work zones.

Benson also helped Layfield explore the lighter, more textured hues she had been seeking: marble subway tile wall covering; surfaces in Granite Bianco Antico; white cabinets with glass facings; and an oven backsplash in a white quatrefoil tiling. The coffers, likewise, are delineated in a white and grey duotone.

“This is just the balance I was looking for,” Layfield said. “It feels like home.”



PHOTO BY BRYAN BURRIS

With its private entrance, fully operative kitchenette and dining table for four, the new lower level allows Tina’s mother, Kay, to host bridge parties for friends independent of any other household activities.



PHOTO BY MITRO HOOD

BEST RESIDENTIAL KITCHEN: Sun Design’s winning kitchen solution takes full advantage of a 13’ cathedral ceiling with a two-level window wall. Owner Melynda Britt says the space is much better organized, yet more accessible — perfect for entertaining.

Open Floorplan Defines Casual But Elegant Kitchen Residential Kitchen; \$80k to \$120k; COTY Honorable Mention

Steve and Melynda Britt’s four-bedroom colonial in Vienna offered considerable charms when the couple purchased it 10 years ago.

There was a nicely finished library and living room, a formal dining room and a sizable family room in the back half of the house with a 13-foot cathedral ceiling framing a lovely view of mature landscaping.

For Melynda Britt, the larger goal was a kitchen footprint that offered an efficient work space — integrated with the surrounding great room.

“Since the emphasis was on a more intelligent use of limited square footage,” Sun Design’s Durosco said, “we thought custom-built-ins would help create better coordi-

nated work zones.”

Critiquing the kitchen now, Britt is amazed at how much more effectively the solution works on several fronts: The food preparation island protects the cook’s work triangle, and is positioned for easy service to the family room; the beverage station, an effective space divider, is accessible from both the breakfast area and family room; the coffee bar is situated between doors leading to the dining room and the breakfast room, out of the chef’s way; the kitchen’s mosaic tile flooring has been replaced by a refinished hardwood flooring.

“We can now comfortably entertain 20-25 guests,” Britt said. “Better yet, the space is really warm and comfortable.”

Finished Lower Level Offers Multi-Gen Family Solution COTY Honorable Mention

Eric Park and his wife Tina, both physicians, were already quite busy 10 years ago when they purchased a 3,400-square-foot two-level neo-colonial in Falls Church.

“Our plan all along was to create a family home,” Tina Park said. “We saw the lower level eventually playing a part in our daily lives, but were only using it for storage. It wasn’t until my mother began regularly helping us with the girls that we began looking at the house more closely.”

At first Park’s mother, Kay, would stay in the guest room, but gradually everyone started looking at ways to increase available privacy.

It’s at this point that Sun Design Remodeling enters the story.

“A basement conversion is challenging,” said Sun Design’s Liz Lee-Sint, who guided the Park project from concept to completion, “especially when it’s going to be mainstreamed with the rest of the house.”

For Kay, the top priority was a suite with all the features of independent living, including a private entrance, a comfortable master suite and a fully functional kitchenette with dining for four.

On a separate note, the Parks envisioned a 195-square-foot family fitness center and a children’s play zone with custom built-ins.

Describing the finished décor as “modern Asian contemporary,” Tina Park stressed simple lines, soft tones and open visuals.

“It’s really the nicest place in the house now,” Park said. “And it satisfies so many different needs that it’s become our main gathering place.”

House and grounds reconciliation judged this year’s best Exterior Solution/COTY Grand award winner

As Monte Zaben tells it, the rear elevation to his 8,300-square-foot colonial in Fredericksburg was so sun-exposed it was uncomfortable sitting by the pool he had just installed the year before.

After researching several options, however, he stumbled on Sun Design’s portfolio of indoor-outdoor solutions, and set up a meeting.

Combining an extended radius that steps down to the pool with vaulted entrance way, the structure’s architecture is welcoming.

Tapered craftsman-style piers support a seam metal roof. Inside, three distinct activity zones flow together: an open-air lounge; a cozy poolside vista with a pair of wicker chairs; and an outdoor kitchen equipped with a traditional grill, a power burner and refrigerators. A second level grilling deck is now, likewise, under roof.

Happy with the outcome, Zaben said he enjoys the outdoor kitchen so much he was out grilling one of his specialties this past January. “We make regular use of the outdoor space on just about every seasonable day,” he adds. “It’s very much a part of our lives now.”

John Byrd has been writing about home improvement for 30 years. He can be reached at byrdmatx@gmail.com.

Historic Virginia in Gardens

FROM PAGE 5

Georgian Revival house draws its elegant inspiration from historic Williamsburg. Large rooms with arching Palladian windows overlook a formal boxwood knot garden and serene five-acre landscape. The hardwood tree canopy shades a hillside azalea and rhododendron garden with a bridge over a swale. Details inside include formal dining and living rooms with deep crown and base molding and regal blue and gold wallpaper. Antiques and the owners' serendipitous flea market finds abound. The foyer, with Currier and Ives prints, leads to the living room with its 1876 grand piano. Dennis and Cyndy Patrick, owners.

❖ Willowbrook Road, Fairfax Station: Nestled in an equestrian neighborhood, this 10,000-square-foot contemporary home was built in 2013 for an active family with young children on the site of their previous house. A handsome entrance of stone, leaded glass and ironwork leads to a spectacular open-plan living, dining and kitchen area designed by the fun-loving owners with year-round entertaining in mind. The living area contains a double fireplace and a backlit onyx bar. Other thoughtful details include an elevator, a home gymnasium and a separate garage for the children's bikes and toys. The immaculate two-stall stable on the property has attached horse trailer storage and is home to a beloved horse and a pony. Local equestrians will be in the stable to answer horse-related questions. Garth and Heather Viar, owners.

❖ Also Willowbrook Road, Fairfax Station: Serenity awaits visitors at this single-story California-style property. The experience begins on the long drive that winds past a riding

ring and pastures. Slate steps lead to the entrance courtyard, where a koi pond and bamboo fountain set the warm spa-like mood of this wonderful home. The house, purchased in 2003, has been completely renovated by the current owners, and has been personalized with twin studies, an open-plan kitchen. Clean, contemporary and connected to nature, the rooms along the back of the house each open to a series of graceful garden rooms with an entertaining deck, a yoga/meditation deck, an outdoor shower and a seating area surrounding a fire pit. Inside, visitors find delights like a glass conservatory and studio. The eco-friendly, award-winning stable complex contains a four-stall barn, equipment storage, dry lots, round pen, composting system and pastures. Randall and Joan Onders, owners.

❖ Poplar Grove, Lakewood Lane, Fairfax Station: Time stands still at Poplar Grove. A curving driveway leads visitors through towering oaks and flowering cherry and plum trees to a slower, more gentle way of living. The cream-colored Federal-style home was built in 1964 and renovated quite literally from the ground up in 2001.

The owners, one a landscape architect of world-class talent and the other a graduate of DuPage School of Horticulture and a seventh-generation Virginian, carved a paradise of 18th-century grandeur out of what had been seven overgrown acres. The owners' passion and expertise brought to life a two-level Colonial parterre kitchen garden with boxwood topiary, oyster-shell walkways and a climbing-rose-covered chicken coop. Nearby is a vineyard with over 400 Petit Verdot grape vines. Visit the swimming pool garden and follow a shady path that leads to the secret white garden with a pond and splashing fountain. In fact, fountains can be heard bubbling and splashing in ev-



COURTESY OF GARDEN CLUB OF FAIRFAX

This graceful Georgian Revival house in Clifton draws its inspiration from historic Williamsburg.

ery direction. Master Gardeners will be available to answer questions in the gardens. Charles Prillaman and Parker Jennings, owners.

More at www.virginia gardenweek.org.



**HOT WATER.
COOL REFRIGERATOR.**



Café™ Series

The first refrigerator with hot water has arrived!

Choose from four preset options, or set a custom temperature, and enjoy in minutes.

Sterling
21800 Town Center Plaza
Sterling, VA 20164
703-450-5453

Sterling
APPLIANCE

Leesburg
1051 Edwards Ferry Road
Leesburg, VA 20176
703-771-4688

www.sterlingappliance.com

slandf@aol.com | www.gfsandt.com'"/>

Local REAL ESTATE

PHOTOS BY CRAIG STERBUTZEL/THE CONNECTION

January, 2015 Top Sales in Reston, Oak Hill and Herndon

IN JANUARY 2015, 9 50 RESTON HOMES SOLD BETWEEN \$1,700,000-\$120,000, AND 40 HOMES SOLD BETWEEN \$985,000-\$165,000 IN THE HERNDON AND OAK HILL AREA.



4 2078 Beacon Heights Drive, Reston — \$918,000



1 11990 Market Street #2104, Reston — \$1,700,000
10 11990 Market Street #1101, Reston — \$750,000



7 11685 Bennington Woods Road, Reston — \$794,000



6 1503 Stuart Road, Reston — \$825,000



5 11004 Burywood Lane, Reston — \$890,000

Address	BR	FB	HB	Postal	City	Sold Price	Type	Lot AC	PostalCode	Subdivision	Date Sold
1 11990 MARKET ST #2104	2	2	1		RESTON	\$1,700,000	Hi-Rise 9+ Floors		20190	MIDTOWN AT RESTON TOWN	01/30/15
2 3219 NAVY DR	4	4	1		HERNDON	\$985,000	Detached	0.57	20171	DARTMOOR WOODS	01/09/15
3 2702 ROBALEED WAY	6	5	0		HERNDON	\$947,500	Detached	0.55	20171	ROBALEED	01/26/15
4 2078 BEACON HEIGHTS DR	3	2	1		RESTON	\$918,000	Townhouse	0.06	20191	RESTON	01/20/15
5 11004 BURYWOOD LN	4	2	1		RESTON	\$890,000	Detached	1.16	20194	ASCOT	01/16/15
6 1503 STUART RD	5	3	1		RESTON	\$825,000	Detached	0.84	20194	RESTON	01/06/15
7 11685 BENNINGTON WOODS RD	4	3	0		RESTON	\$794,000	Detached	0.27	20194	RESTON	01/23/15
8 12020 CANTER LN	4	4	0		RESTON	\$790,000	Detached	0.56	20191	RESTON	01/16/15
9 2622 MOUNTAIN LAUREL PL	4	3	2		RESTON	\$770,000	Detached	0.36	20191	FOX MILL WOODS	01/20/15
10 11990 MARKET ST #1101	2	2	0		RESTON	\$750,000	Hi-Rise 9+ Floors		20190	MIDTOWN AT RESTON TOWN	01/30/15

COPYRIGHT 2015 REAL ESTATE BUSINESS INTELLIGENCE. SOURCE: MRIS AS OF FEBRUARY 16, 2015.

