

Spring 2015 HomeLifeStyle



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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

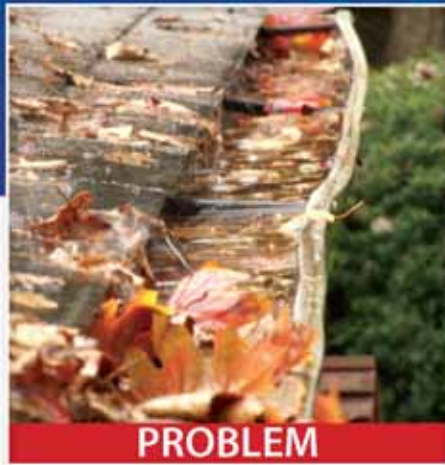
Luxury apartments buildings like The Harrison at Reston Town Center in Reston, offer 28,000 square feet of luxury, resort-style living and an easy commute to downtown Washington, D.C.

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

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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.

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Historic Virginia in Gardens

Tour includes a rare private look at special properties in Fairfax County, Old Town Alexandria and Leesburg.

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 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.

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

Clifton and Fairfax Station, Tuesday, 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. Visit www.gardencluboffairfax.blogspot.com for a list of local retailers selling tickets.

Old Town 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



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. An immaculate two-stall stable is home to a beloved horse and a pony. The wife is an accomplished equestrian as evidenced by a tack room filled with trophies and ribbons.

Virginia Historic Garden Tour in Clifton and Fairfax Station

❖ 7014 Redlac Drive, Clifton Located in a pastoral setting with grazing horses nearby, this graceful 1987 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

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

Leesburg, Sunday and Monday, 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.

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. The dining room features a silver meat dome on the hunt board as well as a mahogany tea cart handmade in Honduras. The large oak table in the gour-

SEE HISTORIC GARDENS, PAGE 6



PHOTO COURTESY OF GARDEN CLUB OF FAIRFAX

The self-drive garden tour in Fairfax Station and Clifton in Fairfax County features stables, vineyards, a world-class garden, Georgian-revival architecture, and a stunning 10,000 square-foot contemporary home with a vanishing edge swimming pool – four private homes with gardens and two stables in all.

HOME SALES

In January 2015, 61 homes sold between \$2,391,677-\$199,900 in the Vienna and Oakton area. This week's list represents those homes sold in the \$2,391,677-\$418,000 range. For the complete list, visit www.ConnectionNewspapers.com

Address	BR	FB	HB	Postal City	Sold Price	Type	Lot AC	Postal Code	Subdivision
1351 BLAIRSTONE DR	5	6	1	VIENNA	\$2,391,677	Detached	0.57	22182	MAYMONT
1350 BLAIRSTONE DR	5	6	2	VIENNA	\$2,288,836	Detached	0.86	22182	MAYMONT
11212 SORREL RIDGE LN	5	4	2	OAKTON	\$1,700,000	Detached	2.44	22124	FOX LAKE
9604 THISTLE RIDGE LN	5	5	1	VIENNA	\$1,675,000	Detached	0.83	22182	THISTLE RIDGE
9629 MAYMONT DR	5	5	2	VIENNA	\$1,630,000	Detached	0.40	22182	MAYMONT
603 NIBLICK DRIVE, SE	5	4	1	VIENNA	\$1,538,475	Detached	0.50	22180	WESTBRIAR CC MANOR
405 NUTLEY ST NW	5	6	0	VIENNA	\$1,340,000	Detached	0.29	22180	WINDOVER
127 LEWIS ST NW	6	5	0	VIENNA	\$1,336,000	Detached	0.29	22180	WINDOVER HEIGHTS
513 WOODLAND COURT, NW	5	4	1	VIENNA	\$1,325,000	Detached	0.31	22180	VICTORIA WOODS
10310 MYSTIC MEADOW WAY	4	3	1	OAKTON	\$1,280,000	Detached	2.00	22124	HUNTERBROOKE
10516 LAWYERS RD	4	4	0	VIENNA	\$1,115,000	Detached	4.32	22181	HUNTER RIDGE
10205 CASTLEWOOD LN	4	4	1	OAKTON	\$1,090,000	Detached	0.35	22124	WYANT PROPERTY
8394 IDYLWOOD RD	5	5	1	VIENNA	\$1,043,000	Detached	0.22	22182	WEDDERBURN HEIGHTS
9102 QUARTER CT	6	4	0	VIENNA	\$940,000	Detached	0.80	22182	TRAILS THE
10905 WATERMILL CT	4	2	2	OAKTON	\$915,000	Detached	1.05	22124	TWINMILL
1101 PARK ST SE	3	1	6	VIENNA	\$900,000	Detached	0.45	22180	VIENNA ACRES
10280 GREENSPIRE DR	4	3	1	OAKTON	\$875,000	Townhouse	0.07	22124	OAKTON EAST
11302 FULL CRY CT	4	3	1	OAKTON	\$850,000	Detached	1.00	22124	FOX HERITAGE
1851 ABBOTSFORD DR	4	3	1	VIENNA	\$840,900	Detached	0.34	22182	EUDORA
9505 BROOME CT	4	2	1	VIENNA	\$819,000	Detached	0.39	22182	BEULAH TERRACE
1804 BRENTRIDGE ST	3	3	1	VIENNA	\$818,000	Townhouse	0.05	22182	AMBERWOOD
2500 BABCOCK RD	5	2	1	VIENNA	\$814,000	Detached	0.43	22181	LAKEVALE ESTATES
1448 CREEKSIDE CT	4	3	0	VIENNA	\$790,000	Detached	0.37	22182	WOLF TRAP WOODS
2420 LUCKETT AVE	4	3	1	VIENNA	\$774,500	Detached	0.50	22180	OAKDALE PARK
8514 HARVEST OAK DR	3	3	1	VIENNA	\$760,000	Townhouse	0.05	22182	AMBERWOOD
2790 FARIBA CT	4	3	1	VIENNA	\$750,000	Detached	0.26	22181	OAK MANOR
10211 LAWYERS RD	5	2	1	VIENNA	\$750,000	Detached	1.10	22181	HUNTERS VALLEY MINCHEWS
1518 TUBA CT	5	3	1	VIENNA	\$744,000	Detached	0.47	22182	BEAU RIDGE
9934 LAWYERS RD	3	3	1	VIENNA	\$702,000	Detached	1.36	22181	BRUBECK
9405 DELANCEY DR	4	3	1	VIENNA	\$685,000	Detached	0.33	22182	BEULAH TERRACE
432 COUNCIL DR NE	3	3	1	VIENNA	\$683,000	Townhouse	0.09	22180	COUNCIL SQUARE 2
610 DELANO DR SE	3	3	0	VIENNA	\$665,000	Detached	0.30	22180	EAST VIENNA WOODS
2014 GUNNELL FARMS DR	4	2	1	VIENNA	\$665,000	Detached	0.40	22181	GUNNELL FARMS
8100 MADRILLON SPRINGS LN	3	2	2	VIENNA	\$652,500	Townhouse	0.06	22182	MADRILLON SPRINGS
304 EDWIN LN NE	6	2	2	VIENNA	\$652,000	Detached	0.29	22180	MAITARD ESTATES
2981 WILSON AVE	4	2	1	OAKTON	\$650,000	Detached	0.68	22124	MILLERS OAKTON HEIGHTS
206 YEONAS DR SW	4	2	0	VIENNA	\$605,000	Detached	0.25	22180	VIENNA WOODS
105 Moore Avenue SW	3	2	0	VIENNA	\$600,000	Detached	0.24	22180	VIENNA WOODS
2730 BOWLING GREEN DR	4	2	1	VIENNA	\$590,000	Detached	0.28	22180	DUNN LORING WOODS
10526 MARBURY RD	3	2	2	OAKTON	\$588,000	Detached	0.59	22124	OAKTON
600 VALLEY DR SE	3	3	0	VIENNA	\$570,000	Detached	0.41	22180	EAST VIENNA WOODS
2906 JESSICA CT	3	2	2	VIENNA	\$560,000	Townhouse	0.04	22181	FAIRFAX METRO SQUARE
10182 TURNBERRY PL	3	2	1	OAKTON	\$545,000	Townhouse	0.04	22124	TREEBROOKE
2704 BOWLING GREEN DR	3	3	0	VIENNA	\$520,000	Detached	0.25	22180	DUNN LORING WOODS
2729 BOWLING GREEN DR	3	3	0	VIENNA	\$518,500	Detached	0.29	22180	DUNN LORING WOODS
1404 COTTAGE ST SW	3	2	0	VIENNA	\$510,000	Detached	0.25	22180	VIENNA WOODS
3134 BERGE	3	2	2	OAKTON	\$462,000	Townhouse	0.04	22124	ARROWOOD
9818 SWEET MINT DR	3	2	2	VIENNA	\$418,000	Townhouse	0.03	22181	CYRANDALL VALLEY NORTH

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Historic Virginia in Gardens

FROM PAGE 4

met kitchen is the perfect place to cook and share family meals. The bedrooms upstairs are filled with vintage linens and family heirlooms including the family's first-communication dress, and are connected by a central library furnished with an antique parlor set. Balconies overlook a shaded flagstone patio and swimming pool. The lower level contains a recreational area and bar with generous wine racks. An additional guest room and bath with a separate entrance completes the home's amenities for gracious entertaining. Dennis and Cyndy Patrick, owners.

❖ 7810 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 kitchen has mosaic tile backsplashes, a walk-through pantry with etched glass doors and double granite-topped islands where everyone can join the fun cooking and baking. The living area contains a double fireplace and a backlit onyx bar. Large doors open to a long covered veranda fitted with retractable screens where family and friends enjoy dining outside during warm months overlooking the infinity-edge swimming pool. 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. The wife is an accomplished equestrian as evidenced by a tack room filled with trophies and ribbons. Local equestrians will be in the stable to answer horse-related questions. Garth and Heather Viar, owners.

❖ 7607 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 with state-of-the-art appliances, swirling honed grey and white granite counters and a bistro-style espresso coffee station. 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, a relaxing slate tiled guest bath with heated



COURTESY OF GARDEN CLUB OF FAIRFAX

Located in a pastoral setting with grazing horses nearby, this graceful 1987 Georgian Revival house in Clifton draws its inspiration from historic Williamsburg.

towel bar, solid cherry doors throughout, a master suite with his and hers dressing rooms and a sleek bath with heated marble floors. 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 11600 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 warm 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, Poplar Grove Clifton - Fairfax Station 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 for collecting daily eggs. 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 every direction. Another fountain brings wandering guests to an alfresco dining area reminiscent of Charleston. Inside, visitors find grand moldings, sparkling

chandeliers and museum-quality artwork and antiques. This property is a must-see for antiques enthusiasts and avid garden designers alike. Master Gardeners will be available to answer questions in the gardens. Charles Prillaman and Parker Jennings, owners.

Places of Interest:

❖ Clifton Historic District. Well preserved and easy to walk, Clifton maintains the small-town feel of the turn of the twentieth century. Most homes were built in the late 1800s or early 1900s. Adaptive reuse is evident in the homes turned into thriving shops, businesses and restaurants. A stop on Virginia Civil War Trails, most of the buildings have plaques that explain their history. Watch for the commuter trains that still pass daily at the railroad crossing. Clifton-VA.com

❖ St. Mary of Sorrows Catholic Church, Ox Road and Fairfax Station Road. Dedicated in 1860, St. Mary's Catholic Church was built by Irish immigrants who came to work on the railroad. Here, Clara Barton nursed wounded soldiers evacuated from the Battle of Second Manassas. Still in use today, it is now a Historic District and a stop on the Virginia Civil War Trails. The cemetery grounds and grotto garden are open to the public. StMaryofSorrows.org

❖ Fairfax Station Railroad Museum, 11200 Fairfax Station Road. Originally built in 1852, the station was used as a supply base and hospital during the Civil War. The reconstructed station is a replica of the 1903 building including its separate waiting rooms. The museum, now run by Friends of the Fairfax Station volunteers, houses Civil War and railroad memorabilia and is a site on the Virginia Civil War Trails. Free admission to the museum and to the 1968 Norfolk Western cupola model caboose on tour day to HGW ticket holders. A picnic area is available. www.fairfaxstation.org

❖ Mason Neck State Park, 7301 High Point Road, Lorton. Opened to the public in April 1985, the park is celebrating its 30th anniversary this year. On Saturday, April 25, the park will host its annual Eagle Festival, which features music, food, displays by environmental organizations, information about eagles, wildlife shows, hayrides, birding tours and activities for adults and children. In conjunction with Historic Garden Week, a spring wildflower walk Photo courtesy of The Garden Club of Fairfax 68 Fairfax County 69 Clifton - Fairfax Station through the marsh and forest on one of the park's most popular trails is featured on the day of the festival.

Note that the Alexandria tour on April 18 includes a walking tour in Old Town of five row houses with courtyard gardens in this preserved area, and refreshments at St. Paul's Episcopal Church, plus 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.

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.

Local REAL ESTATE

PHOTOS BY CRAIG STERBUTZEL/
THE CONNECTION

January, 2015 Top Sales in Vienna and Oakton

IN JANUARY 2015, 61 HOMES SOLD
BETWEEN \$2,391,677-\$ 199,900
IN THE VIENNA AND OAKTON AREA.

1 1351 Blairstone Drive, Vienna
— \$2,391,677



2 1350
Blairstone
Drive, Vienna
— \$2,288,836



3 11212 Sorrel Ridge Lane,
Oakton — \$1,700,000



4 9604 Thistle Ridge Lane,
Vienna — \$1,675,000



5 9629 Maymont Drive, Vienna — \$1,630,000

Address	BR	FB	HB	Postal	City	Sold Price	Type	Lot AC	PostalCode	Subdivision	Date Sold
1 1351 BLAIRSTONE DR	5	6	1	.....	VIENNA	\$2,391,677	Detached	0.57	.....	MAYMONT	01/29/15
2 1350 BLAIRSTONE DR	5	6	2	.....	VIENNA	\$2,288,836	Detached	0.86	.....	MAYMONT	01/02/15
3 11212 SORREL RIDGE LN	5	4	2	.....	OAKTON	\$1,700,000	Detached	2.44	.....	FOX LAKE	01/23/15
4 9604 THISTLE RIDGE LN	5	5	1	.....	VIENNA	\$1,675,000	Detached	0.83	.....	THISTLE RIDGE	01/15/15
5 9629 MAYMONT DR	5	5	2	.....	VIENNA	\$1,630,000	Detached	0.40	.....	MAYMONT	01/28/15
6 603 NIBLICK DRIVE, SE	5	4	1	.....	VIENNA	\$1,538,475	Detached	0.50	.....	WESTBRIAR CC MANOR	01/15/15
7 405 NUTLEY ST NW	5	6	0	.....	VIENNA	\$1,340,000	Detached	0.29	.....	WINDOVER	01/30/15
8 127 LEWIS ST NW	6	5	0	.....	VIENNA	\$1,336,000	Detached	0.29	.....	WINDOVER HEIGHTS	01/06/15
9 513 WOODLAND COURT, NW	5	4	1	.....	VIENNA	\$1,325,000	Detached	0.31	.....	VICTORIA WOODS	01/29/15
10 10310 MYSTIC MEADOW WAY	4	3	1	.....	OAKTON	\$1,280,000	Detached	2.00	.....	HUNTERBROOKE	01/21/15
11 10516 LAWYERS RD	4	4	0	.....	VIENNA	\$1,115,000	Detached	4.32	.....	HUNTER RIDGE	01/30/15
12 10205 CASTLEWOOD LN	4	4	1	OAKTON	\$1,090,000	Detached	0.35	WYANT PROPERTY	01/23/15

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