



Fall 2015 HomeLifeStyle

Alexandria
Gazette Market

CALL *Brem* (703) 509-4193
Craig (703) 298-1156



"WE BUY, MARKET, DESIGN, REDEVELOP, & RENOVATE HOMES"

FOR SALE! COMING SOON! FOR SALE! COMING SOON! FOR SALE

Alexandria—1130 Arcturus Lane 22308

\$1,295,000



A new charming, to-be built, contemporary craftsman, open-style home located between Fort Hunt Road and Geo Wash Pkwy. Home is customized to the buyer, ensuring another one-of-a-kind, meticulously designed M&T home on 15,000 SF lot. 3 floors plus full basement, & 2-car garage. 4-5 large bedrooms, 4.5 bathrooms. Gourmet kitchen with granite tops, professional-series SS appliances. All the features and amenities you expect from an M&T quality custom home. See MLS#FX8645595. Financing info available.

Alexandria—8705/8709 Plymouth Road 22308

\$1.449K/\$1.495K



Desired, prestigious location—Plymouth Haven area between Fort Hunt Road and GW Parkway. "As-is" house and side lot—for sale and ready for 2 new, custom homes. Each lot approximately half acre. M&T Home Builder's plans available for 3-story house over a finished basement. 5 BRs/5 Baths. Optional MBR on main floor. Gourmet kitchen, island, granite tops with professional-series SS appliances, walk-in pantry and

butler's pantry. Open-style main floor with great room, screened porch and open deck. 3-car garage and adjacent mud room entry. Mature landscaping. Great schools—Waynewood Elem, Sandburg Middle, and West Potomac HS. Close to churches and shopping. Easy access to DC metro area and Ft Belvoir. Call now for options and floor plans. See MLS #'s FX8720578 (8705) and FX8733561 (8709) for details.

Alexandria—7812 West Blvd 22308

\$1,495,000



Some Locations are much better than others...Especially when your NEW Home sits on the prestigious GW Parkway! M&T Home Builders, LLC will design and build a new custom home on this beautiful 21,000 SF lot. Pricing includes purchase of the "AS-IS" house and a construction contract with M&T for a 5000SF(approx.), 3-story house with options up to 5 BR and 4.5 Baths, open-style design, Gourmet kitchen, great room, separate dining, main floor MBR suite. See MLS#FX8722891. (Image here is an example.)

Alexandria—9037 Patton Blvd 22309

\$799,000



"As-is" house for sale on 22,000 SF, corner lot—ready to be transformed into a new 3-story, 3300 SF custom home. 4 BRs and 3.5 Baths. Optional MBR on main floor. Gourmet kitchen, spacious island, granite tops, SS appliances, walk-in pantry. Open-style main floor with great room, with walk-out to private deck. Optional fireplaces. Mature landscaping. Desired location in the historic Mt Vernon District. Easy access to DC metro area and Ft Belvoir. Call now for options, floor plans and financing to fit your budget. See MLS#FX8724743 for details. (Image here is an example.)

Annandale—7410 and 7412 Hamilton St 22003

Starting at \$599,000



Buy one of these "as-is" houses "For Sale by Owner" and M&T Home Builders will build you a charming, contemporary craftsman home. New single family home will be customized to the buyer, ensuring another luxurious, meticulously designed M&T home—2-story (optional 3-story) home with approx. 3000SF of living space, 5 BRs and 3.5 baths. Must see these properties located inside the beltway—close to Fairfax, Tyson's, Alex, Pent, and D.C. See MLS#FX8733535 and MLS# FX8733393. Image here is an example.

Other New Homes (To Be Built)

\$599,000-\$1,599,000

SEVERAL OTHER LOCATIONS NOW AVAILABLE

Alexandria

- 9003 Patton Blvd (22309) (MLS Pending)
- 4008 Ronson Drive (22310) MLS#FX8678885

Arlington

- 23 Pershing Drive South (22304) MLS#AR8740154
- 713 South Veitch Street (22204) MLS#AR8734738

Visit us at MandTHomeBuilders.com



**Best Prices
Guaranteed**

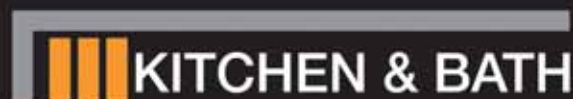
CUSTOM DESIGN



- Kitchens
- Bathrooms
- Counter Tops
- Fireplace
- Custom Floors
- Vanity Tops
- Tile
- Residential & Commercial

GERELI MARBLE & GRANITE

**Free
Estimates**



**Free
Sink &
Install**

8241-I Backlick Road • Lorton, Virginia 22079
Licensed & Insured • 703.339.0300 • Fax: 703.339.0400 • www.gereli.com

**NEW LOCATION SALE
GET 'EM WHILE THEY LAST**

STANTON

Gregory Hirst

Karastan

Masland
CARPETS&RUGS



Assorted Sizes & Styles All One Price

**50% Off Binding
Free Pad with Installation***

* See store for details.

ALEXANDRIA CARPET ONE FLOOR & HOME
851 S. PICKETT STREET, ALEXANDRIA, VA 22304
571.350.8617 | WWW.CARPET1ALEXANDRIA.COM

HomeLifeStyle

Trading Spaces

Two retirees swap Old Town Alexandria digs for an RV

BY MARILYN CAMPBELL
THE CONNECTION

A retired couple is feeling liberated after selling their Old Town Alexandria home and buying a Winnebago. Cathy and Mick Hanratty, who'd been living in their Winnebago at Fort Belvoir, left town earlier this week to see the country.

"We have three greyhounds so we had to have our dogs with us when we travel," said Cathy, a retired nurse. "With the RV, we can go anywhere we want to go and take our dogs with us. ... We don't have to worry about finding a hotel when we travel that accepts animals."

The couple lived in Old Town for 16 years. While they enjoyed the community, they found the winter weather too brutal for their liking. "When winter came, I hated it," said Cathy. "Now we'll be in Florida in winter."

The Hanrattys say the transition wasn't as difficult for them as it might be for some because of their backgrounds. "We are both Army brats so we've been doing this all our lives," said Mick, a retired Army colonel. "It's not like someone who lived in the same place all our lives to all of a sudden move to an RV. We're used to a transient manner."

The Hanrattys say their Winnebago is comfortable. It boasts a living room with a large-screen television, recessed lighting and an electric fireplace. The kitchen is equipped with a convection-microwave oven, an apartment-sized refrigerator in stainless steel and a propane stove. There is a king-size bed in the bedroom and woodwork in a cherry finish.

"One thing that impressed us was all the storage," said Mick. "There's even a lot of overhead storage."

Porcelain flooring throughout "makes it much easier to clean," said Cathy.

The Hanrattys, who have been married for 42 years, say their new lifestyle offers



PHOTOS COURTESY OF MCKENNEY ASSOCIATES

Cathy and Mick Hanratty sold their Old Town Alexandria, Virginia, home and bought a Winnebago.

them flexibility. "It's much more relaxing," said Cathy. "If we go someplace we don't like, we can pick up and go somewhere else. When you own a house in Old Town, you can't just leave if you decide you don't like it."

Their Old Town Alexandria home, which was located in Old Town Village, actually sold before it went on the market. "It's a

really popular area," said Lisa Groover, of McKenney Associates, the couple's real estate agent. "People are always looking for homes there."

"I was thrilled to have an opportunity to work with friends and neighbors," said Groover. "They were open to ideas and suggestions about marketing."

Although the couple have yet to de-

cide on their final destination, they're optimistic.

"We're anxious to travel around the country and to find a place where we feel comfortable enough to settle down," said Mick. "We have to find a place that affords us a home base where we can park our RV. We're thinking about a house with an RV garage, probably in Georgia, Florida or South Carolina."



The living room of Cathy and Mick Hanratty's Winnebago has an electric fireplace and large-screen television.



Cathy and Mick Hanratty's Winnebago has a king-sized bed and an abundance of storage.

HomeLifeStyle

Evolution of a Family Home

BY JOHN BYRD

Starting in the late 1990s, Paul and Laurie Carter began transforming a simple production house into a personal residence.

Collaborating closely with Sun Design Remodeling, the Carters nursed their vision of an exceptional property with a stunning indoor-outdoor continuum.

This past September, the public was invited to see the results.

Paul and Laurie Carter purchased a new production house in a new neighborhood not far from Mount Vernon. At 3,700 square feet, it was a perfect spot to settle down and raise their son. The schools nearby were excellent; the house was just a few miles from Old Town Alexandria. But there were some things about the property Carters thought they might improve — if they were to stay in residence long enough.

Cramped master bathroom; no family play area; dark rear rooms with no visual continuum; cabinet-cluttered kitchen; builder-grade finishes ... Just a few of the perceived shortcomings.

But skip ahead almost two decades, and the whole house remodel that the public was invited to see this past September demonstrates the kinds of improvements and upgrades that can occur when owners continue to occupy, modifying the environment to suit evolving interests.

In fact: it's no longer merely a house. It's

the Carter's long-term residence.

"The ideal of long term ownership is the option to create a home that, over time, becomes more supportive of favored activities and aesthetic preferences," says Bob Gallagher, Sun Design Remodeling's Executive Vice President. "We are finding this kind of on-going commitment to personalizing a residence much more frequently than in decades past."

Gallagher was at the house Sept. 12 to greet neighbors who wanted to learn more about remodeling in phases. Sun Design had guided the Carters throughout nearly every revision over the past decade. Many guests seem surprised at the project's top-to-bottom scope.

The Carters are quick to acknowledge that their periodic home remodeling efforts have been a logical and sequential response to family needs — beginning with an 18-foot-by-36-foot swimming pool installed on their quarter acre lot in 2006.

"We wanted a place where Paul, our son, Austin, and I could enjoy pleasant summers together as a family," recalls Laurie. "Our remodeling changes reflect the different stages of our lives, and the lifestyle options we wanted to pursue in day-to-day living."

As Austin's circle of friends expanded, for instance, the Carters hired Sun Design Remodeling to convert the home's unfinished lower level into a spacious family room and fitness center complete with a billiards table and TV viewing area suitable for guests of all generations.

During this same time period, Paul and Laurie, both working professionals, sought improvements to the second floor master suite, introducing a sizable master bath with a walk-in shower and changing vestibule. The plan was designed so that one partner could shower, dress and slip off to work without rousing the other partner, who might be still sleeping.

"The new master suite made life more comfortable for both of us," Laurie says, "and it still works beautifully today."

More recently, when Austin left for college, the Carters, now empty nesters,



The Carters purchased the original production house in 1998 and have steadily made focused improvements and upgrades.

began considering ways to better integrate the home's rear suite of rooms with its lovely poolside setting.

The landscaping and mature trees confer a lot of backyard privacy, so the Carters were looking for graceful ideas to better integrate indoor and outdoor horizons. "It made no sense not to have a better view and more natural light from the back of the house," she said. "Also, we didn't have a comfortable outdoor dining zone."

Not surprisingly, the core problem was the home's original floor plan.

Unchanged since the late 1990s, the three rooms on the west-facing rear elevation consisted of a central kitchen flanked by a formal dining room to the right and a family room to the left.

The dining room was sequestered from the kitchen by a floor-to-ceiling wall festooned with builder-grade cabinets. There was one small window above the kitchen sink which was, likewise, bordered by cabinets on two sides. To the left, one entered the family room, which provided an exit to a rear veranda partially covered by a shed roof.

"We had talked about a more open floor plan," Laurie recalls. "But how do you tear down the walls that are holding up the cabinets you use every day?"

As it turned out, this was a good question for Sun Design's Jeremy Fleming, who supervised the Carter's most recent remodeling.

"Something as simple as custom-designed cabinets can inspire a completely new, and much more functional, floor plan," Fleming says.

"Once the Carters were satisfied that the wall between the kitchen and dining room

could come down," he adds, "it was clear that innovative storage solutions would make it possible to further develop a special visual continuum from inside the house."

A counter surface with a gas-fueled cooktop range between the kitchen and the formal dining area, thus, provides storage for both the best family china (accessed from the dining room) and everyday cooking necessities (retrievable from the kitchen). A reach-in pantry next to the refrigerator offers supplemental storage. Though the eye-level cabinet clutter has been deleted, Fleming says there's actually been a 35 percent increase in storage capacity.

To improve natural light, the small kitchen

window has been replaced with a three-part glazing solution consisting of a 45-inch picture window flanked by two double hung windows.

Better yet, with its bianco romano granite surfaces, square flat cabinet facings and bright, reflective wall coloring, the new space has acquired a design elegance that was never previously in evidence.

"An open plan that segues to a free-flowing indoor/outdoor component is the very essence of a transitional-style interior design solu-



Eliminating walls initially seemed impossible, but custom cabinets by Sun Design's Jeremy Fleming created the opportunity for a different floorplan.

tion," says Fleming. "The formal elements provide definition and balance, yet the clean lines allow a lively visual continuum."

To provide for outdoor dining, Fleming extended the rear shed roof over the previously sun exposed decking. The former outdoor dining niche now becomes a viewing area adjacent to a recently installed flat screen TV.

With the addition of two overhead rotating fans, the new outdoor space is both intimately connected to the house and visually linked to the pool and well-landscaped setting.

"We couldn't be more pleased with how well the house has evolved over the years," says Laurie. "We look forward to living here long into the future."

John Byrd has been writing about home improvement topics for 30 years. See more stories at www.HomeFrontsNews.com.



Sun Design's Jeremy Fleming extended the shed roof to cover sun-exposed decking. Two overhead rotating fans add comfort.

www.ConnectionNewspapers.com



The home's unfinished lower-level was converted into a spacious family room and fitness center complete with a billiards table and media viewing area.

www.ConnectionNewspapers.com

HOME RENOVATION
VIRTUAL REALITY
Sept 26TH
Do You Want to Stroll the Hallways of Your Remodel?

We Hope You Will Join Us!
Saturday, Sept. 26th, 2015 - 10am-2pm

Where: Sun Design Corporate Office
5795 B Burke Centre Parkway, Burke, VA 22015
(Located behind the Kohl's shopping center)

Seminars run from 10am-12pm. Lunch to follow.
Please arrive at 9:45am for check-in.

Seating is limited!
RSVP: info@sundesigninc.com or call Erin at 703.425.5588

Seminars:
Kitchen + Bath Trends | 10 Tips for a Stress-Free Remodel | From Concept to Completion

SUN DESIGN
Design. Remodel. Relationships.

Major Remodels • Additions • Kitchens & Baths • Basements • Outdoor Spaces
703.425.5588 | SunDesignInc.com

lost (adj): 1. unable to find the way. 2. not appreciated or understood. 3. no longer owned or known

**Adopt
Donate
Volunteer**

Volunteers needed for adoption events, fostering, transportation, adoption center caretaking and more.



lostdogandcatrescue.org

202 King Street
Alexandria, Virginia 22314-3286
703-548-0603

Fall Fabric Sale
20% Off
All in-stock fabrics now through October 31st

INTERIOR DESIGN SERVICES • FABRICS
FURNITURE • LAMPS • ACCESSORIES

ALEXANDRIA GAZETTE PACKET ♦ HomeLifeStyle Fall 2015 ♦ 5



A sizable master bath with a walk-in shower and changing vestibule was designed so that one partner could shower, dress and slip off to work without rousing the other still-sleeping partner.



BOWA kitchen renovation in Arlington features under-counter microwave and beverage center.



BOWA basement renovation includes space for arts & crafts, games and media.

Remodeling in 2015: All about Family

Adapting your home so it tracks your family's development over the years.

BY JOSHUA BAKER
BOWA

Almost every luxury remodel starts with the same question “How can we improve our family’s life at home?” But this answer varies as our families grow, age and evolve. And the best designs consider both current and future needs.

For young families, the focus is almost always child-centric. Kitchens are designed with low drawers for easy access to the most important items, like sippy cups and napkins. Refrigerator drawers installed as beverage stations and below-the-counter microwaves allow the “vertically challenged” to help themselves. Study areas are incorporated into family spaces to allow for parent-child interaction at homework time.

Creative storage solutions and child-friendly finishes, like washable wall paint, chalk-board paint in play areas, and custom ceramic tiles featuring kids’ artwork in their bath, all lend to a successful design.

In the teen years, the question asked most often is, “How do I create the house where all the kids and their friends want to hang out?” For this age group, creative basement remodels with game areas are most popular, and perhaps not surprisingly, basement bars are often minimized or omitted completely. As opposed to the closed-off theaters of the past, media viewing rooms are now open and designed as multi-purpose spaces that also facilitate informal gatherings and entertaining. For the ambitious, outdoor features, such as pools, patios and fire pits, can create a neighborhood destination. (Though pools and water features are of-

ten delayed until kids are old enough to be safe around water.)

Teen-friendly designs often include a family foyer, an entrance from the garage with plenty of storage for sports equipment, coats, backpacks, etc. Other potential opportunities for teens include creating small, fun spaces like lofts in bedrooms, themed bedrooms, and making sure that there are plenty of USB charging stations.

For empty nesters, remodeling typically involves “downsizing” within the home by planning to use the space more efficiently. Often, one-level living is designed for convenience and to reduce energy use. Heating and cooling systems are zoned so only the inhabited areas are fully conditioned when in use. Apartment-style washer and dryers are right sized for a couple. Smaller, drawer-style dishwashers are also available. And, perhaps now is the time to discuss repurposing spaces that were previously used as game rooms or homework stations into areas to accommodate hobbies and interests.

Almost all design discussions should at least contemplate the potential for boomerang kids (children coming home after college), in-laws, or elderly family members who might join the home. For those wanting more independence and privacy, in-law suites sometimes include private entrances and even a small kitchenette. Sometimes kids’ rooms are moved to the basement to add more privacy.

For all of us as we get older, a house that incorporates the principles of universal design, which allow us to live comfortably and safely in the homes we love, is a critical conversation. Design considerations include creating accessibility-friendly baths, kitchens, entrances and passageways and

perhaps reconfiguring to minimize steps. Often, a strategy that comes up is the consideration of the installation of an elevator to facilitate long-time use.

The design priorities for each remodel are unique to the family, but thinking about all the different phases of family life is critical to long-term success.

Josh Baker is the founder and co-chairman of BOWA, an award-winning design and construction company specializing in luxury renovations, remodels and additions in the greater Washington, D.C. area. BOWA has more than 25 years of experience and has been honored with 170 local and national awards. Visit www.bowa.com or call 703-734-9050.



Renovated home office by BOWA features space for the whole family.



Custom designed cabinetry in this renovated family foyer in Great Falls keeps a busy family organized.

Notes

Mary Bayat, owner of Bayat Realty Inc. in Alexandria, was installed as the 2015 chair of the Board of Northern Virginia Association of Realtors. As a director for the National Association of Realtors, Bayat has supported the implementation of core standards for local associations to ensure industry professionalism. Bayat has also been involved with the Northern Virginia Association of Realtors Global Forum.

Harry Braswell, Inc., of Alexandria, which has served the Northern Virginia area for more than 30 years, is introducing Concierge Home Services for homeowners in Northern Virginia. The members-only services include home maintenance plans, snow removal, off-site storage and à la carte consultation.

The headquarters of the **Transportation Security Administration (TSA)** will relocate to the Victory Center in Alexandria with a 15-year lease.

Weichert, Realtors' Alexandria/Old Town Office was recognized for outstanding performance in May. The office led both the company and the region, which is comprised of offices throughout Fairfax, Loudoun, Fauquier and Delaware counties, for resale dollar volume.

Ruppert Landscape promoted Joshua Araujo and Mike Lopes in its Alexandria Landscape Management Branch. Araujo has been promoted to area manager. Lopes has been promoted to enhancement manager.

Morgan Price has joined the Alexandria office of BB&T Scott & Stringfellow as vice president and financial advisor. Price has more than seven years of experience in the financial services industry, most recently with SunTrust Investment Services.

Managing Director at Speck-Caudron Investment Group of Wells Fargo Advisors, **David Speck**, was recognized in the 2015 edition of the Financial Times 400 Top Advisers in the United States.

Michael Ormonde has been named the new area president for Wells Fargo's South Potomac Region. Ormonde has worked for Wells Fargo since 1998 when he became a teller at a San Francisco branch. Most recently he served as a district manager. Ormonde replaces **Ravi Chandra**, named regional president for Western Virginia.



★ Mount Vernon Antique Center ★

8101 Richmond Hwy., Alexandria
703-619-5100
www.mtvantiques.com



Follow us on Facebook & Twitter

Discover the secret source of many collectors, dealers, decorators and shoppers with "good eyes" and great taste.

Lohan Construction
The Original House Surgeons
Licensed - Insured - References

All Exterior and Interior Work
Residential and Commercial
Lee Lohan
(703)400-5005
leelohan94@gmail.com

Contact us for a free estimate
No job too small.....No job too BIG.....

There's a new lender in town.
Come see how We Can Help You!®

Stearns Home Loans is open for business in Northern Virginia and we're ready to welcome you to our new office.

LEE WILLIAMS
Mortgage Loan Originator
NMLS# 266952
11350 Random Hills Road Suite 800
Fairfax, VA 22030
Branch NMLS# 1313206
571-420-3116
leewilliams@stearns.com
www.Williams1003.com

We look forward to meeting you!

This is not a commitment to lend. Program restrictions apply. Stearns Lending, LLC also operates under the trade name Stearns Home Loans in all states except for Arizona, Illinois, Massachusetts, Minnesota, Missouri, and New York. Stearns Lending, LLC offers many loan products. Stearns Lending, LLC is a California Limited Liability Company headquartered at 4 Hutton Centre Drive, 10th Floor, Santa Ana, California 92707. (800) 360-LEND (5363) Company NMLS# 1854 (www.nmlsconsumeraccess.org). Stearns Lending, LLC is licensed, registered, or exempt from licensing to conduct business in the following states which require license disclosure on advertising materials: Massachusetts Mortgage Lender/Broker License #MC1854; Licensed by the New Hampshire Banking Department; Licensed by the N.J. Department of Banking and Insurance; Rhode Island Licensed Lender; Virginia State Corporation Commission Lender/Broker License #MC-2194; This information is accurate as of September 14, 2015. © 2015 Stearns Lending, LLC All Rights Reserved. SHL 1032.

The Potomack Company
AUCTIONS ~ APPRAISALS ~ ESTATE SALES
1120 N. FAIRFAX STREET, OLD TOWN ALEXANDRIA, VA 22314
www.potomackcompany.com ~ 703.684.4550 ~ VA#0704

Welcoming Consignments
Live and Design Online Auctions
Email images to consign@potomackco.com
or call 703.684.4550 for more information

Juan Montoya Interior: Fall 2015 Auctions

Collection of Kittinger Colonial Williamsburg Furnishings: Fall 2015 Design Online Auction

Inside or out...

...Tech Painting's got you covered!

Serving: VA DC MD OBX



703-684-7702
www.techpainting.com

Alexandria REAL ESTATE


July, 2015 Top Sales

IN JULY 2015, 236 ALEXANDRIA HOMES SOLD BETWEEN \$2,495,000-\$120,000.


PHOTOS BY HAL VERNON/THE CONNECTION




1 410 Prince Street — \$2,495,000




10 325 Pitt Street North — \$1,145,000



2 212 Royal Street South — \$1,515,000



3 208 Wolfe Street — \$1,317,000



8 106 Wolfe Street — \$1,165,000

Address	BR	FB	HB	Postal City	Sold Price	Type	Lot AC	Postal Code	Subdivision	Date Sold
1 410 PRINCE ST	4	3	1	ALEXANDRIA	\$2,495,000	Townhouse	0.07	22314	OLD TOWN	07/02/15
2 212 ROYAL ST S	3	3	0	ALEXANDRIA	\$1,515,000	Townhouse	0.06	22314	OLD TOWN	07/30/15
3 208 WOLFE ST	3	2	1	ALEXANDRIA	\$1,317,000	Townhouse	0.06	22314	OLD TOWN	07/17/15
4 3309 RUSSELL RD	5	4	1	ALEXANDRIA	\$1,280,000	Detached	0.23	22305	MOUNT IDA	07/31/15
5 331 MANSION DR	4	2	2	ALEXANDRIA	\$1,278,000	Detached	0.23	22302	JEFFERSON PARK	07/30/15
6 2710 FARM RD	5	5	0	ALEXANDRIA	\$1,249,500	Detached	0.20	22302	BRADDOCK HEIGHTS	07/28/15
7 319 KENTUCKY AVE	4	4	1	ALEXANDRIA	\$1,202,500	Detached	0.21	22305	BEVERLY HILLS	07/10/15
8 106 WOLFE ST	4	3	1	ALEXANDRIA	\$1,165,000	Townhouse	0.06	22314	OLD TOWN	07/17/15
9 4875 MAURY LN	3	3	0	ALEXANDRIA	\$1,150,000	Detached	1.79	22304	MOORE HILL ESTATES	07/24/15
10 325 PITT ST N	4	3	1	ALEXANDRIA	\$1,145,000	Townhouse	0.03	22314	PITT MEWS	07/08/15

COPYRIGHT 2015 REAL ESTATE BUSINESS INTELLIGENCE. SOURCE: MRIS AS OF AUGUST 14, 2015.