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Mount Vernon Gazette

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HomeLifeStyle

Trading Spaces

Two retirees swap Old Town Alexandria digs for an RV

BY MARILYN CAMPBELL
THE GAZETTE

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 MCEARNEY 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 McEneaney 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.



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.

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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.

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Diversification Could Help Real Estate Market

Home sales have increased, particularly in Fairfax County, which saw a 22 percent uptick.

BY ANDREA WORKER
THE GAZETTE

Vienna-based realtor Craig Lilly with Long and Foster agreed with how Ken Harney, the moderator for the 2015 Northern Virginia Association of Realtors (NVAR) Economic Summit, described the current year's market trends at the gathering earlier this month at the Fairview Park Marriott.

"His assessment of 2015 is on target with what I am experiencing," said Lilly. "So far, so good."

Harney, a nationally-syndicated columnist, categorized 2013 as the "rebound year" when sales and house prices seemed to be back on a roll after years of post-recession doldrums. Then 2014 started out impressively strong as well, but mid-year the market became more "restrained."

"Last Spring things were rocking," said Lilly. "I think that caused some sellers to price too aggressively too quickly in a market that was changing. That certainly had an effect on the slowdown we saw for the rest of the year."

The data for 2015 is on Harney's side. Home sales have increased, particularly in Fairfax County, which saw a 22 percent uptick in sales. Figures just released by Real Estate Business Intelligence report the second-highest level of August sales since 2006, with inventories remaining fairly healthy and time-on-the-market about equal with the same period last year. The August report also showed the average sales price of single-family homes down slightly (.02 percent), while the average price of attached homes and condominiums rose slightly.

But even those positive numbers didn't keep the summit's panellists from making presentations that leaned decidedly towards the cautionary, for both short-term real estate transactions, and the future economic health of the region.

LOOMING ON THE HORIZON is the spectre of another potential government shutdown if Congress fails to pass even a temporary budget by the end of the month. Describing the region as a "company town," and as such, somewhat "vulnerable" to Congressional activity, panellist Dr. Terry Clower, director of George Mason University's Center for Regional Analysis, said he wouldn't discount the possibility of a shutdown, despite the insistence of others that neither political party would tolerate that turn of events. Additional sequestration during a Presidential election year is also possible, he said. With a laughing



From left — Jonathan Aberman of TandemNSI, Jill Landsman, NVAR VP of Communications, and summit moderator Ken Harney at the 19th Northern Virginia Association of Realtors Economic Summit.

PHOTOS BY ANDREA WORKER/THE GAZETTE



Dr. Terry Clower, director of George Mason University's Center for Regional Analysis, provided detailed data on area employment figures, income, job sector changes and more during the Economic Summit. There was considerable note taking during his presentation.

acknowledgement of his "slight accent — I am from Texas," Clower reminded the audience that for a "good lump of the rest of the country, a government shutdown is not seen as such a bad thing."

But for a region where almost 40 percent of the economy is directly related to federal wages and salaries, procurement and other federal activity, Clower's analogy of the "company town's" vulnerability seems right on target.

The seemingly endless "Federal Reserve Watch" for interest rate hikes was also discussed by Clower, and by Dr. Lawrence Yun, chief economist with the National Association of Realtors.

"A rate increase is coming, probably sooner rather than later, before the end of the year," predicted Yun, but he also believes that any increase will not have an immediate impact on mortgage rates.

That's an opinion that Weichert Realtors Fair Oaks managing director Lorraine Arora

for awhile," said Arora.

Lilly was more struck by Yun's powerpoints showing homeownership at a 50-year low combined with rental vacancies at a 30-year low and rents at a seven-year high. "There's some things to be thinking about as a Realtor, and really as anyone living and working in this area," he added.

In Yun's research, millennials — who currently represent a large portion of the renters — are actually the most confident about the housing situation, and despite the many obstacles to their entering the market, the majority want to eventually become homeowners. Their achievement of that goal is crucial, according to Yun, who noted that the net worth of homeowners tends to exceed that of renters.

One positive note on real estate trends by Yun that the Realtor attendees appreciated was his belief that the "trade-up" market would probably see an improvement, with potential buyers having more cash-in-hand from their current homes' sales with which to make the move. The figures show that many homes that had fallen below their original purchase price have at the least returned to parity, and in many cases even seen a modest increase in value.

Back on the subject of the "company town" dependency, Clower and Yun both argued that diversification of job sectors is critical to the region's future economic success, requiring greater regional cooperation.

SPEAKING OF ROBOTS, drones, artificial intelligence, virtual reality and the "We Work" models of sharing work, living spaces and resources, Jonathan Aberman, chairman of TandemNSI, focused on technological trends and how they would affect our daily lives. Aberman said that any region that doesn't prepare for these changes with an emphasis on affordably "educating people on how to think, rather than just how to do" will be quickly left behind.

Aberman said that more effort is needed to keep the federal dollars spent on technology and related research here at home. "We need to be encouraging our next generation of 'gazelles,' what we call our fast-growth companies and entrepreneurs. And we need to consider that these people will be more interested in data-ways than high-ways when considering their work options."

To Aberman, that includes rethinking the number of "trophy offices" under construction and in the pipeline. He worries about over-building in commercial properties that sit empty for so long that they cease to be Class A buildings. Before they can be occupied, many are already not up to par for the next wave of change, either technologically, or culturally speaking, he said.

Lorraine Arora tends to agree with Aberman's concerns. "Look at the commercial vacancy rates in Arlington, as just one example," she said. She was also fascinated by Aberman's predictions on technology's influence on society in the very near future.

"It's a little concerning," she said. Technology is good, but I hope we don't get to the point where people just don't leave their homes."



Rob Whitfield, a member of several regional transportation citizens' groups including the Dulles Corridor Users Group, asks a question of the panellists.

shares. "People will still be buying and selling. I think the current situation continues to make people a bit cautious, as Yun suggests, but I agree that we probably won't see much impact on mortgage rates, at least

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.



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3 7631 ESSEX MANOR PL	4	..	3	.	1	ALEXANDRIA ..	\$1,075,000	Detached	0.66	22308	FENWICK ESTATES	07/15/15
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9 7411 PARK TERRACE DR	4	..	3	.	0	ALEXANDRIA ..	\$800,000	Detached	0.41	22307	VILLAMAY	07/10/15

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