

Spring 2016
HomeLifeStyle

Alexandria
Gazette Packet 



M&T HOME BUILDERS LLC
CALL (703) 780-1676

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

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

Alexandria—4008 Ronson Drive 22310 \$629,000



Some Locations are much better than others...Especially when your NEW Home sits near Telegraph Road! M&T Home Builders, LLC will design and build a new custom home, approx. 3000 SF, on this beautiful 21,000 SF lot. Pricing includes purchase of the AS-IS house, (which includes a basement), and a construction contract with M&T for a 2-story house with options up to 4 BRs and 3.5 Baths, open-style design, Gourmet kitchen, granite counter tops, great room, separate dining, and more. Many optional features. Financing assistance. See MLS# FX8678885. (Image here is an example.)

Alexandria—9037 Patton Blvd 22309 \$649,000



"As-is" house for sale on 22,000 SF, corner lot—ready to be transformed into a new 2-story, approx. 2800 SF custom home. 4 BRs and 3 Baths. Gourmet kitchen, spacious island, granite tops, SS appliances. 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. (Image here is an example.)

Annandale—7412 Hamilton St 22003 \$649,000



Buy a "as-is" house "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 beautifully designed M&T home—2-story home with approx. 3000SF of living space, 4-5 BRs and 3.5 baths. Must see this property located inside the beltway—close to Fairfax, Tyson's, Alex, Pent, and D.C. See MLS# FX8733393. Free design consulting and financing assistance is available. (Image here is an example.)

See other MLS listings:

Alexandria — FX9546624, FX9528814, and FX9567517

Arlington — AR9555136 and AR8734738

Visit us at MandTHomeBuilders.com

Be a part of our **Wellbeing** pages, the first week of every month.

Delight in our **HomeLifeStyle** sections, the second week of every month. Peek at the top real estate sales, glimpse over-the-top remodeling projects, get practical suggestions for your home.

Celebrate students, camps, schools, enrichment programs, colleges and more in our **A-plus: Education, Learning, Fun** pages, the third week of every month.

Questions? E-mail sales@connectionnewspapers.com or call 703-778-9431

Alexandria
Gazette Packet

Inside or out...



...Tech Painting's got you covered!



Serving:
 VA
 DC
 MD
 OBX

703-684-7702
www.techpainting.com



DOYLE



REALIZE THE VALUE OF YOUR COLLECTION

GEORGETOWN, THURSDAY, MARCH 17

Doyle Specialists will evaluate your Jewelry, Art, Silver and Coins for auction consignment or outright purchase. We invite you to schedule a private appointment.

Samira Farmer, VP, 202-342-6100, DoyleDC@Doyle.com
 3256 Prospect St. NW, Washington, DC 20007

Milton Avery, Woman Drawing, 1942, Signed. Est: \$200,000-400,000

DOYLE.COM

Montebello

Premier Resort-Style Living Overlooking Alexandria

A gated condominium community in a wooded setting near the Potomac. Scenic views, indoor and outdoor pools, a café, market, state of the art fitness center and more, with shuttle service to nearby Huntington Metro Station.



Lois M. Delaney, CRB, CRS
Real Estate Broker
Licensed in Virginia

Montebello Marketing,
Incorporated Realtors®
 128 North Fayette Street
 Alexandria, VA 22314
 (O) 703.548.5958
 (C) 703.216.7313

LoisCRBCRS@aol.com / www.MontebelloMarketing.com



Nanny Suites Add Value

High-end live-in quarters attract au pairs and can increase property values.

BY MARILYN CAMPBELL
THE CONNECTION

When Peggy Delinois Hamilton relocated to the Washington, D.C. area and began working full-time after spending eight years as an at-home mother of two children, childcare was one of her top concerns. She decided that a live-in au pair was the best choice for her family.

"I like the live-in because I don't have to worry about issues with transportation on the caretaker's part," said Hamilton. "I don't have to worry about them having competing obligations."

Finding and keeping a live-in nanny in a competitive childcare market can be a high stakes game. To lure and retain experienced, nurturing caregivers, many families shell out as much as \$100,000 to create stylishly appointed living space for their au pairs. From kitchens with marble countertops and stainless steel appliances to bathrooms with luxury showerheads and rich wood cabinetry, local designers create living quarters so enchanting and thoughtfully designed that a nanny wouldn't dream of leaving.

"If you're a live-in nanny, you want your own space. In fact, nannies won't take a job from a family that won't provide it," said Jackie Wood-Gobuluk, owner of Metropolitan Nannies in Herndon, Virginia.

The spaces most often used for nanny suites are the lower level or attic, says Christopher Dietz of Dietz Development. "We try to create a close mimic of the main house and the primary kitchen and bathrooms of the main house," he said. "We don't do Formica or IKEA cabinets. We generally use ... granite, marble or Silestone. You don't



PHOTO COURTESY OF TRUPLACE

The space serves as a nanny suite in an Alexandria home. Additional living areas can increase a property's value, say real estate agents.

want people to say, 'Wow, we can tell you really cut corners on this space.'"

Maintaining a continuity in quality while being budget conscious requires judicious planning. "We may splurge on custom window treatments and a bedskirt and save on things like furniture using retail pieces," said Marika Meyer, principal of Marika Meyer Interiors in Bethesda.

When an Arlington, Va. family enlisted architect J.P. Ward of Anthony Wilder Design/Build, Inc. to design an au pair suite for their home, they wanted him to maintain continuity in both color and materials. A cathedral ceiling, granite countertops, and under cabinet lighting were key as he blended the rich aesthetic quality of the original home with the new space. "We used

a higher end tile and materials that blended with the rest of the house," said Ward. "It turned out to be like a high-end studio apartment that you could get high rent for."

The au pair's space has a separate entrance, something that offers privacy to both the nanny and the family. "We made it so that the au pair has an independent way of

coming in and so they're not working 24 hours a day," said Ward.

Contractors say the cost of adding a nanny suite can range from \$5,000 on a property where there is an existing bathroom and space for a bedroom to more than \$100,000 on properties where plumbing must be installed or an small addition is required. "[A] bathroom is the biggest expense because of the plumbing," said Ward.

"We try to create a close mimic of the main house and the primary kitchen and bathrooms of the main house."

— Christopher Dietz,
Dietz Development

Because such an addition requires a significant investment, Kai Tong of Hopkins and Porter Construction in Potomac, Md. encourages clients to think long term. "One of the most important and useful realizations

SEE NANNY SUITE, PAGE 4



PHOTO COURTESY OF DIETZ DEVELOPMENT

The colors of this au pair suite bathroom are similar to those used in the rest of the house.

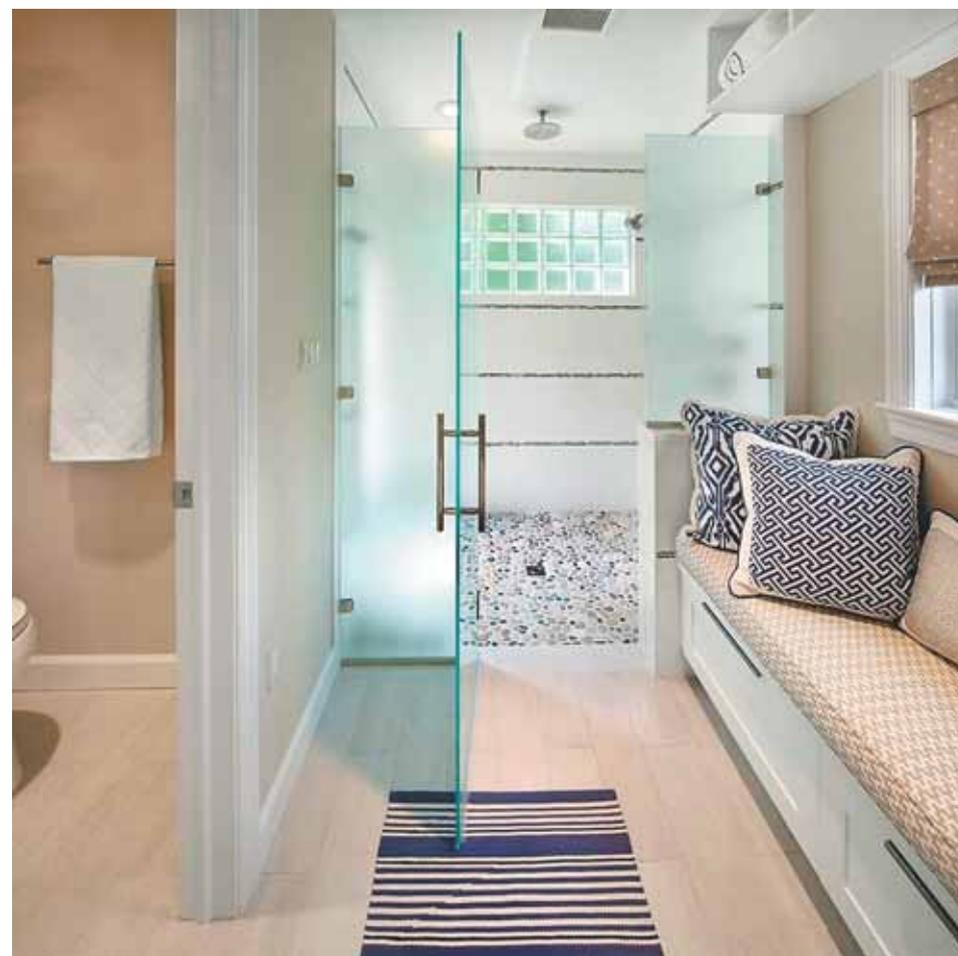


PHOTO BY MORGAN HOWARTH

Families create spa-like living quarters to attract and retain live-in

HomeLifeStyle

Nanny Suites Add Value

FROM PAGE 3

when considering nanny suites is that, unlike your kitchen or bath or bedroom, the nanny suite will only be a nanny suite for a finite amount of time in your lives," he said. "As your children grow, the nanny will move on, and the nanny suite is destined to become

something else."

In the Washington, D.C. area, adding an au pair suite to one's home can make a property more appealing. "Particularly in neighborhoods with lots of young, affluent families, nanny suites are a popular, although not essential, amenity," said David DeSantis, Partner and Managing Broker of

TTR Sotheby's International Realty. "Ideally these suites are somewhat separated from the family sleeping quarters and have their own entrance so the nanny can come and go freely."

A nanny suite can offer a good return on investment. "The fact that it could be used as a nanny suite is a plus, but it's the same



PHOTO COURTESY OF DIETZ DEVELOPMENT

The materials and fixtures used in this nanny suite by Dietz Construction mimic those in the in the main part of the home.

sort of thing as an in-law suite. It offers the ability for multigenerational living with some level of privacy," said David Howell, Executive Vice President and CIO of McEneaney Associates in McLean. "Because these suites are pretty uncommon in this area, it's a real draw for those who really need one."

Having a nanny suite, particularly one with high-end amenities, can increase a property's value.

"I would say that they may make a difference in price from 5 to 10

percent as they ... would count as an additional bedroom," said Nancy Itteilag, of Long and Foster Christie's International Real Estate.

Ann Dozier Michael, an Alexandria-based associate broker with McEneaney Associates, has a current listing that includes a nanny suite.

"When you have a property listed that can serve the various needs of buyers, then that will add value because you have a larger buying pool," she said.

★ Mount Vernon Antique Center ★

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

Follow us on Facebook & Twitter

30 Dealers

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

Alexandria Gazette Packet

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

MAIN-LEVEL REMODELED HOME TOUR
 Saturday, March 12th, 12pm-4pm
 7990 Oak Bridge Lane, Fairfax Station, VA 22039

AFTER

AFTER

REINVENT YOUR HOME TO ENRICH YOUR LIFE

Come see first hand how redesigning existing space created better function, flow, and light in this remodeled home.

THIS IS A MUST-SEE REMODELED HOME!

SUN DESIGN Major Remodels • Additions • Kitchens
 Baths • Basements • Outdoor Spaces
 703.425.5588 SunDesignInc.com

BEFORE

~ 2 Lots Available ~
Alexandria • Clermont Area

1.0 acre \$879,000
 backing to parkland

.4 acre \$849,000

4 bed 3.5 bath, 9-ft. ceilings, granite tile baths, hw floors, 2nd floor loft, smart home tech. Late summer '16 delivery.

Tim Cantwell
Cantwell Construction
703 615 0162