



BY JENNIFER BARGER  
& MARISA M. KASHINO

OCTOBER 2021  
WASHINGTONIAN

81

ILLUSTRATIONS BY  
CLAIRE McCracken

AN INSIDER'S GUIDE TO  
**RENOVATING**  
IN WASHINGTON

So you're finally ready to finish the basement or gut the kitchen or expand the bathroom or tackle whatever other problem has become impossible to ignore since you've been spending so much more time in your house. But where to even start? Herewith, a look inside dream-home remodels to get you inspired, followed by insight from the pros on whom to hire, what it'll cost, where to save, and how to avoid a major headache.



# DOUBLING THE BUDGET IN THE BURBS



Jim Rill prefers dark exterior paint in woody settings because deeper hues “meld with nature.”

PREVIOUS SPREAD: PHOTOGRAPH OF PAINTER BY JAMIE CHUNG/TRUNGARCHIVE.COM; ILLUSTRATIONS BY CLAIRE MACROCKEN

THIS SPREAD: PHOTOGRAPHS BY STACY ZARIN GOLDBERG



YEAR BUILT: 1978

TEAM: Jim Rill, architect; Lauren Liess, interior designer; Woodhaven Contractors, builder

TIMELINE: One and a half years

When empty-nesters Art and Leslie Richer bought their house on Reston's Lake Thoreau, it almost seemed to be hiding from its waterfront location. “You had all these little rooms with no view,” says Art. That floor plan wound up undergoing a major reconfiguration; upstairs and downstairs additions totaled about 300 square feet.

The Richers chose architect Jim Rill because his portfolio included projects with the modern but warm vibe they loved. He referred them to a contractor. The couple didn't plan on involving an interior designer, but once the drawings were done and they started considering materials, they realized they needed help. Lauren Liess developed the industrial, schoolhouse-inspired aesthetic they were envisioning but couldn't quite articulate.

Though the Richers spent nearly twice their initial budget, it was mostly by choice—higher-end finishes, adding luxuries such as a heated bathroom floor—and not due to unforeseen problems. They say it was all worth it. “Our pet name for the house is ‘the retreat,’” says Art. “It is incredibly relaxing.”





Lauren Liess's advice for anyone planning a remodel? "Add as much light and as many windows as you can fit and afford. Natural light is one of the most important things."

The original floor plan was designed around a tree, cutting a swath of square-footage out of the main level. The tree was relocated and the space claimed for the living-and-dining-room addition.



An unexpected challenge (and expense) was finding the right stain for the wood ceilings. "We did it over and over," says Leslie Richer. "If you want what's out there on the shelf, that's one thing. If you want it just a little bit warmer, you'd think that could be easily done, but no."

Rill created a larger primary suite by adding over an existing open deck.

The old galley kitchen was reoriented and expanded to run the length of the former kitchen and dining room combined. Liess designed it with unusual details, such as a soapstone sink surround set into a wooden island and backsplash tile visible through glass cabinet doors.



PHOTOGRAPHS BY HELEN NORDMAN

CASE STUDY: ROWHOUSE, REINVENTED

## RECONFIGURING IN THE CITY

**YEAR BUILT:** 1927  
(last updated in the '90s)

**TEAM:** Liz Marchant Ourston, interior designer; Paragon Construction, builder; Limonata Creative, styling

**TIMELINE:** Nine months (including Covid-related delays)

Mike Heenan and Charlie Kindermann originally planned to downsize. Instead, they fell for a Mount Pleasant rowhouse nearly twice as big as their old home and in need of remodeling. "The backyard is spectacular," says Heenan, who's in media. "We could recognize the potential."

They vetted a half dozen contractors but found Paragon in the simplest of ways: They saw the firm's sign at another job in their neighborhood. A colleague of Heenan's introduced them to Liz Marchant Ourston, who designed the layout.

An architect was minimally involved to handle structural drawings and permits. The couple say assembling their own team, rather than using a design/build firm, saved tens of thousands. "The difference [meant] we were able to add furniture," says Kindermann, who works for a software company.

Last February, Heenan proposed to Kindermann in the middle of the construction site. They and their new dog moved in the next month. "It's incredible," says Heenan. "We pinch ourselves daily."



The formal dining room took the place of a living room. "As we were working through the layout, it made a lot of sense because they love to entertain," says Liz Marchant Ourston. The fireplace mantle was refinished.



The double-height living room came from a prior 1990s renovation. Ourston added the floor-to-ceiling built-in, which showcases an original stained-glass window.



The main bedroom looks out over the living room. Ourston devised the glass-backed shelving to add privacy without sacrificing natural light.



By incorporating a former linen closet into the bathroom layout, Ourston was able to add a wider vanity.



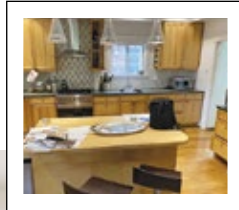
The homeowners chose to splurge on beige quartzite countertops and appliances paneled in the same blue as the perimeter cabinets.

## SPACIOUS AND SERENE

TEAM: Nadia Subaran, designer; Johnson Construction, builder

TIMELINE: Three months

This Tenleytown kitchen used to be an “Ikea special,” according to its owner. Thanks to a reimagining by kitchen designer Nadia Subaran, it now has the minimal European look the homeowner desired, while packing in all the functionality that an American family expects. Cleverly designed cabinetry conceals a coffee station, pet bowls, trash bins, a pantry’s worth of food, and more. “I gave Nadia a road map of everything I had that I wanted space for,” the homeowner says. “She came back with a drawing and literally placed everything.”



The homeowner was adamant that there be no upper cabinets: “I wanted it to feel more like a room where you could put up art.” And yet the new cabinetry is so much more efficient than the old stuff that she says some cupboards are still partially empty.

Knobs and handles came from Push Pull Decorative Hardware in North Bethesda.

Nadia Subaran talked the owner out of solid black granite, which shows every water spot. Instead, they went for a pebbled, black-brown version.



The refrigerator was shifted about 18 inches to accommodate a bank of tall pantry cabinets.

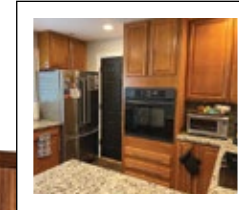
PHOTOGRAPHS BY ROBERT RADIFERA

## BOLD AND COMPACT

TEAM: Allie Mann and Jim Wrenn, Case Architects & Remodelers

TIMELINE: Five months (including Covid-related delays)

Jolene Lowry and Rollie Miller lived in their midcentury ranch in McLean for a decade before remodeling the kitchen, so they weren’t about to cut corners. “We wanted really good quality, and we wanted the look that we had in our heads,” says Miller. The couple, both federal employees, considered only design/build firms, meaning everything from drawings to construction would be handled by one company. “We just have a busy lifestyle,” says Lowry. “We liked the idea of a project manager that would be overseeing all the trades and doing all the scheduling.” Though compact, the couple’s new kitchen is big on functionality, style, and color.

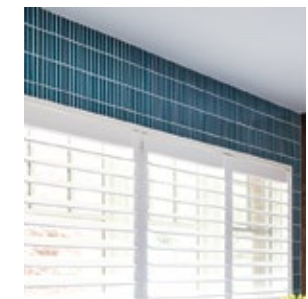


The backsplash is from Fireclay Tile. Though the color (“Bora Bora”) is the same throughout the space, the wall with the sink is done in one-by-four-inch rectangles, while the stove alcove features the line’s “Chaine Homme” pattern.

The owners opted to splurge on hand-selected walnut for the cabinets so the grain would be consistent.



The couple initially wanted handmade terra-cotta floors, but Case talked them into Pennsylvania slate—a savings of about \$15,000.



Baseboard heaters previously limited counter space. Case got rid of those and installed heat under the floor instead.

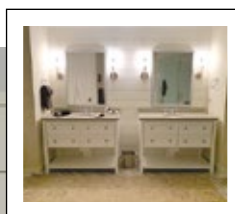
PHOTOGRAPHS BY STACY ZARIN GOLDBERG

## TWO TAKES ON A LIGHT

## AND BRIGHT PRIMARY BATH

### TIMELESS AND GLAM

Though her McLean house was brand-new, Tracy Morris wasn't quite satisfied with the main bathroom. And, as an interior designer, she knew that a few relatively small upgrades could make a big difference. She kept the same footprint and stayed true to the transitional vibe. In ten days, with a budget of just over \$10,000, she gave the bathroom an easy—but high-impact—makeover.



New light fixtures added a dose of personality. The sconces are from Circa Lighting.

Countertops are Calacatta Bella marble from Marble Systems.

Cabinet hardware was previously chrome. Switching to unlacquered brass added warmth.

The bathroom came with two smaller vanities, offering minimal storage. Owner Tracy Morris had the new one custom-made by Lobkovich Kitchen Designs. At 114 inches wide, it has tons of room for toiletries. At about \$7,500, it was her biggest expense.

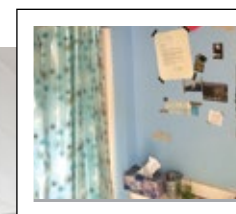
Morris kept the existing floor—a huge savings. It's a herringbone porcelain tile from Architessa.

PHOTOGRAPH BY GREG POWERS

PHOTOGRAPH BY JENN VERRIER

### EARTHY AND MINIMAL

This serene space on Capitol Hill was part of a whole-house renovation. But architect Catherine Fowlkes estimates that the primary bath alone would have taken at least three months. It involved totally reworking the layout and stealing square-footage from a bedroom, hall bath, and closet. Pulling off such a project requires coordinating a number of different trades—plumbing, electric, carpentry, etc.—which, Fowlkes explains, gets time-consuming. But the clients, a young family, are thrilled with the result, which nods to the mom's Japanese heritage.



The shower skylight can open and close.

Vanity lights are Mori sconces from Rich Brilliant Living. Architect Catherine Fowlkes stresses that great lighting in a bathroom is always worth the investment.

A floating vanity gives the illusion of more space.

The wood soaking tub inside the shower is from Zen Bathworks.

The flooring is an inexpensive quarry tile, commonly found on terraces. A cost saving, it adds to the design's down-to-earth, unfussy sensibility.

THE WOW FACTOR:  
WHAT SAYS "2021"

## FIVE TRENDS TO TRY

### 1. SAY IT WITH TILE

Using small-scale hex or penny tile to spell out a phrase or create a design is an especially fun choice for powder rooms, mudrooms, or kids' bathrooms. Fowlkes Studio used one-inch hex tile for this DC-flag floor in an AU Park mudroom.

### 2. LAYER YOUR KITCHEN LIGHTING

Multiple fixtures create more visual interest than recessed lights and make the kitchen feel more like a living space. Designer Lori Anderson Wier also added table lamps to the countertops in this Maryland home.

### 3. WALLPAPER A BATHROOM

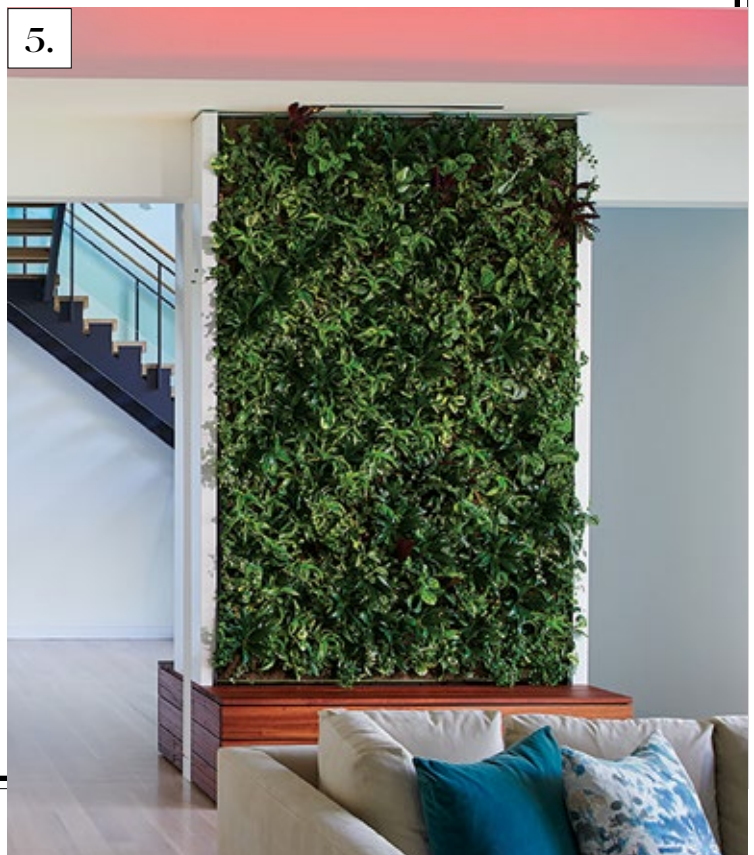
Sure, you've seen it in powder rooms, but don't be afraid to try wallpaper in a full bath, too. Many brands carry water-resistant options. Designer Lindsay Boudreaux used a Schumacher paper in this Alexandria space. A glass shower door, rather than a curtain, mitigates splashing.

### 4. PAIR OPEN SHELVES WITH A GRAPHIC BACKSPLASH

Open shelving is usually reserved for the prettiest items, so why not give it an equally stunning backdrop? Designer Julie Riggin chose a Moroccan-inspired pattern for this Arlington kitchen.

### 5. BRING LIFE TO YOUR WALLS

"Living walls" are an eye-catching option. Just be prepared for a commitment: An installation of live plants—such as this one in McLean by designer Martha Viccas—requires built-in irrigation and regular upkeep. Preserved moss is a lower-maintenance choice.



REQUIRED READING: THE BIG QUESTIONS

With

people spending more time in their houses than ever, and the local real-estate market soaring, it's no wonder the Washington remodeling industry is booming. "I'm booked into next year," says Arlington interior decorator Nicole Lanteri. "I think people have looked at the insides of their homes for months and they're ready to make them exactly what they want them to be."

In a survey released this past June, the online home-design hub Houzz polled more than 75,000 readers and found that renovation spending had grown by 15 percent since last year. "Our lag time to begin design work has moved from three to four weeks to three to four months," says Stephen Gordon, president of Bethesda's Insite Builders & Remodeling. "We're seeing so many requests for home offices, screened-in porches, and home gyms."

But whether you want to add a new powder room to your Logan Circle rowhouse or put a two-story addition on your Arlington Colonial, knowing who to call, how the process works, how long it'll take, and what it'll cost can be as difficult as choosing a backsplash tile from thousands of options.

To make things clearer, we asked area professionals to help us decode some of the most daunting questions about renovating.

DECODER: DESIGN PROS, BY TITLE



WHO SHOULD I HIRE?

There are many different kinds of design professionals, and figuring out which type you need can get pretty confusing. We'll start with **general contractor**, the most fundamental option. Let's say your remodel doesn't require major structural changes and you want to choose finishes and appliances yourself. A GC is probably all you need. They can pull the appropriate permits and perform the bulk of the construction. If there are tasks they can't undertake themselves—such as plumbing, electrical work, or tile-setting—they can hire subcontractors

to help with the project.

Reputable general contractors will present a detailed budget before beginning work, and they typically charge a percentage of the total remodeling cost as their fee—usually 10 to 25 percent, depending on the extent of the job. In some cases, you'll pay as you go, initially covering supplies to get started and then making installments as work proceeds. "We fix our fee on top of labor and materials, generally about 15 percent of the project costs," says general contractor Dean Turner of Reston's Evolution Design + Build.

"Then I bill on a biweekly or monthly basis for costs as they are incurred."

If you go this route, you may need to do much of the designing yourself, including visiting stores and showrooms to pick all the details. The choices can get overwhelming, so committing requires a certain degree of confidence. If you're not sure you'll be comfortable picking between a dozen shades of white paint without an expert opinion, this might not be the best path for you.

Which brings us to another type of pro: the **interior designer**. If selecting things such as tile and lighting sounds like too much to handle alone, you'll want a designer on your team. In fact, if you know from the jump that you'll want an expert to pick finishes, you may need to make one of these pros your first call, because they often have contractors they prefer working with and can steer you toward one they trust.

An interior designer will come up with a budget, renderings, and a mood board before helping you order (or ordering for you) everything from drawer pulls to flooring to end tables. A designer can also act as a go-between

with your contractor and liaise with other pros (architects, engineers) needed for a larger project.

Bringing on an interior designer will, of course, add to the tab. Most charge 20 to 30 percent of the total cost of the project as their fee. Once you agree to let them craft a proposal for your project, the meter starts running—it's not as if you can refuse to pay if you don't like the plan they present. They may ask for an upfront retainer, then bill monthly or bimonthly as the project proceeds, an agreement known as a "draw schedule." Lanteri works this way but also sees clients by the hour (\$525) to consult on things like furniture layout.

There are **design firms that specialize just in kitchens**, too. If it's the only room you're renovating and you want someone who knows all about the latest, greatest appliances and cabinet options, one of these companies might be your best bet. Some have in-house contractors who can build your project; others can refer you to a GC. Many kitchen firms have preferred suppliers for cabinets and other big-ticket items. Depending on your preferences, that can be either helpful or limiting.

Like an interior designer, these businesses will charge a design fee. Nadia Subaran, co-owner of one of the area's best-known kitchen firms, Aidan Design, explains that her company's fee for kitchens ranges from \$5,000 to \$8,000, which includes a full set of drawings, a detailed budget, recommended finishes and colors, and two rounds of revisions. If clients order their cabinetry from her firm, most or all of the fee is applied to that cost.

If your remodel involves quite a bit more than aesthetic updates—let's say you want to transform your cramped primary suite into a showplace by removing walls, expanding the bathroom, and maybe tacking on an addition—don't do anything before hiring an **architect**.

"You need an architect every time you open a floor, ceiling, or wall," says Catherine Fowlkes, principal at the architecture firm Fowlkes Studio. "Whenever work has spatial implications, whether that's rearranging the room or how the walls and ceilings are supported, that's where we come in."

ILLUSTRATIONS BY CLAIRE MCCrackEN

2021 AUTUMN TREND  
5" Bainbridge White Oak

DISTRICT FLOOR DEPOT  
Quality Hardwood Discounters

• Large In Stock Inventory • Special Financing • Installation Services - Refinish & Restore

888-953-5667

2021 Star of Excellence AWARD 2020

Visit our website to request a consultation and find your local store  
www.districtfloordepot.com

THE BEST OUTDOOR SPACE IS YOURS®

LANDED designs, builds, and maintains luxury landscapes in the DC Metro area.

→ 703.965.6565  
→ Alexandria, VA  
→ LandedLandscapes.com  
→ Hello@LandedLandscapes.com



An architecture firm will come up with plans that detail every aspect of your project, from how thick a new wall is to suggested materials for bathroom floors and countertops. Homeowners can then shop those plans around to general contractors (architects can usually recommend GCs) and retain the architect to check in throughout construction. The payment structure for architects varies widely. Some will just make a design plan for you for a fixed fee; others are involved throughout the building process and charge a percentage of the project's total cost.

Some architects are happy to choose finishing touches such as light fixtures and furniture, but others aren't. If you're looking for that type of help, you may still need to hire an interior designer, too.

The other option if you're planning a major structural remodel is a **design/build firm**. Think of this as a one-stop shop in which contractors, interior designers, architects, and tradespeople such as carpenters and plumbers all work for the same company. The advantages for homeowners are ease—you have to manage only one entity—and possibly speed, because a single team devoted to your project can mean better communication and quicker turnaround. "You don't end up with finger-pointing, with the plumber blaming something on the contractor or vice versa," says Dennis Gehman, president of the National Association of the Remodeling Industry.

With a design/build firm, you'll probably have one project manager who supervises your entire remodel. That person will bring in colleagues—say, a staff designer to help you find cabinets and an architect to plot your kitchen layout. The firm then orders the materials and builds the project. Design/build firms bill in a variety of ways, from hourly to by the project. Gordon, with Insite Builders & Remodeling, says his company asks for a small deposit upfront, then takes periodic payments throughout the construction process.

But the convenience of a design/build firm often doesn't come cheap. It can be significantly pricier than other options. For instance, DC homeowners Mike Heenan and Charlie Kindermann (see their renovation on page 86) interviewed both general contractors and design/build firms to redo their Mount Pleasant rowhouse. Choosing a GC combined with an interior designer instead of a design/build company, they say, saved them tens of thousands.

#### THE STRATEGY: DEFENSE



## WHAT CAN I DO TO AVOID A RENOVATION NIGHTMARE?

- If you don't like the design your architect or interior designer presents—and they're not flexible about changing it to your liking—sever ties prior to construction. You'll probably lose whatever you paid for the initial plan, but it'll likely save you stress and money down the road. Also helpful: Before you pay for a design plan, get clarity about how many revisions, if any, are included in the fee.
- Avoid problems by setting up a payment schedule that releases funds to your contractor at various stages, as work is completed—for example, an initial payment to begin construction, another after the framing is done, another as tile or drywall goes in, etc. "That way, if something goes wrong or you need to find another contractor to finish or redo the work, you don't have to fight about getting a refund for the price of the entire job," says Kevin Brasler, executive editor of Consumers' Checkbook.
- In any contract, insist on language that allows for holding back a small amount (usually 10 percent) of a project's final price—called a "retainage"—until you're sure the work was done well.

#### THE CHALLENGE: HIRING



## HOW CAN I FIND GOOD HELP?

- Word of mouth—ask friends and colleagues the names of people they've used and if they were happy with the work.
- Look around your neighborhood. If you see a recent renovation you love or a project in progress, ask the homeowner who did it.
- Experienced real-estate agents often know designers, architects, and builders. If you trust your agent, ask for recommendations.
- Consult a reputable website that lists professionals, such as Washington Consumers' Checkbook, which is a nonprofit. The American Institute of Architects has a directory of licensed members. Commercial sites like Angi, Houzz, and Remodelista can also be useful—just bear in mind that companies can pay extra for higher visibility on those sites.
- Once you have some names, consult their websites for photos of projects and begin narrowing down the aesthetic you want for your own. Set up meetings with several companies, and get at least three to five bids.
- Ask your final contenders for references, then call them—or better yet, check out the work in person.

#### THE DAMAGE: COSTS



## HOW MUCH WILL IT SET ME BACK?

- The only truly accurate answer: It depends. Pricing varies dramatically based on the types of pros you hire and your choice of materials, among other factors. The only way to know for sure how much your specific project will cost is by talking to professionals and getting bids.
- However, *Remodeling Magazine* gives estimated prices specific to Washington, finding that a typical range for bathroom redos here is \$25,000 to \$76,000, kitchens are \$26,500 to \$148,000, and main bedroom-suite additions are \$161,000 to \$332,000.
- Keep in mind that you can exert some control by setting a clear budget upfront and asking the pros to stick to it. "I could do a powder room for \$25,000 or \$100,000," explains designer Joseph Ireland. "It depends on so many factors."
- Be sure to budget 10 to 20 percent extra for unexpected problems—i.e., plumbing or electrical issues hidden behind walls.





**Celebrating**  
**28 years**

7001 Wisconsin Avenue, Chevy Chase, MD  
www.KitchenBathStudios.com ■ 301-657-1636

Nancy Kotarski, NCIDQ ■ Karen Hourgian, CKD ■ Jerry Weed, CKD ■ Fred Grenfell ■ Peggy Jaeger, CKD, ABD ■ Jordan Weed  
Call for a free consultation in our spacious showroom. Monday-Friday 9-5, Saturday 10-3



## WHEN EVERY DETAIL MATTERS

A WONDERFUL REMODELING EXPERIENCE IS ALWAYS OUR TOP PRIORITY. THAT'S WHY WE HAVE CHOSEN TO COMBINE BOTH DESIGN AND CONSTRUCTION INTO A SEAMLESS PROCESS, ENSURING EVERY DETAIL IS PERFECT. WHEN SOLVING CHALLENGES, QUALITY CRAFTSMANSHIP, AESTHETIC AND FUNCTIONALITY ARE KEY. LET US HELP YOU CREATE YOUR DREAM HOME.



CALL US AT 301-840-9121  
WWW.HOPKINSANDPORTER.COM

DISCOVER YOUR HOME'S  
POSSIBILITIES

SCHEDULE A VIRTUAL OR IN-PERSON  
CONSULTATION NOW

Washingtonian's  
"Most Powerful Women"

## MELANIE ADAMS

Under Melanie's leadership, the Anacostia Community Museum pioneered new approaches to being accessible and relevant during the pandemic. Through online and outdoor initiatives on contemporary issues of concern, she has broadened the view about how museums can support the community.

**Congratulations on your  
well-deserved recognition.**

**The Smithsonian's  
Anacostia Community Museum  
family**



### THE TRICKS: WATCHING PENNIES



## WHERE CAN I SAVE?

- For kitchens and bathrooms, Ikea's cabinet options come in a number of designs, all very budget-friendly. Or, if your existing cabinets are in good shape, consider refacing them or replacing just the doors for about half the price of entirely new ones. According to Home Depot, it usually costs about \$13,500 to reface a midsize kitchen, while brand-new cabinets could easily cost twice that.

- Forgo status appliances. Consumer Reports, a nonprofit, regularly tests major kitchen appliances and routinely finds that mid-to-lower-priced models perform as well as or better than fancier options.

- Direct-to-consumer websites, such as Marble Warehouse and Boxi by Semihandmade, that sell tile, cabinets, and other materials are often 20 to 50 percent cheaper than similar items purchased at a showroom or big-box store.

- Going for the popular modern farmhouse look with wide-plank white-oak floors? Contractor Dean Turner steers clients toward plain-sawn boards versus rift-sawn (the latter has more even grain-ing) for a savings of 25 to 40 percent.

- If you want graphic encaustic tile, consider porcelain options instead of the traditional cement. Porcelain is cheaper and easier to maintain.

- For quirky art, furnishings, and fixtures, interior decorator Nicole Lanteri recommends vintage sites such as Chairish or auctions such as Weschler's in Rockville.

- Check out Etsy for stylish light fixtures. Vendors such as ModcreationStudio can help you achieve the same look as pricier suppliers.

THE CALCULATION: COST-BENEFIT

Is improving resale value one of your renovation goals? We surveyed nearly 200 of Washington's top-producing real-estate agents to ask what local buyers prefer in newly remodeled homes. Here's what they said.

**PREFERRED OVERALL DESIGN STYLE OF MOST BUYERS:**

Transitional: 42% (82)  
 Traditional: 27% (52)  
 Contemporary: 23% (45)  
 Midcentury modern: 3.5% (7)  
 Other: 3.5% (7)  
 Coastal: 1.5% (3)

**PREFERRED KITCHEN CABINET COLOR:**

White: 87% (170)  
 Gray: 5% (10)  
 Other: 5% (10)  
 Natural wood: 2.5% (5)  
 Blue: 0.5% (1)  
 Black: 0% (0)

**PREFERRED BATHROOM CABINET COLOR:**

White: 62% (122)  
 Gray: 16% (31)  
 Natural wood: 11% (21)  
 Other: 6% (12)

Blue: 2% (4)  
 Black: 2% (4)  
 No response: 1% (2)

**PREFERRED KITCHEN COUNTERTOP MATERIAL:**

Quartz: 79% (154)  
 Granite: 12% (24)  
 Other: 5% (10)  
 Marble: 3.5% (7)  
 No response: 0.5% (1)

**PREFERRED BATHROOM COUNTERTOP MATERIAL:**

Quartz: 62% (121)  
 Granite: 18% (36)  
 Marble: 15% (30)  
 Other: 4% (8)  
 No response: 0.5% (1)

**WHICH IS THE BETTER USE OF EXTRA SQUARE-FOOTAGE IN A PRIMARY BATHROOM?**

Double-headed shower: 59% (115)

Soaking tub: 40% (79)  
 No response: 1% (2)

**PREFERRED FINISH FOR FIXTURES AND HARDWARE:**

Nickel: 53% (103)  
 Matte black: 27% (53)  
 Bronze: 10% (20)  
 Brass: 9% (17)  
 No response: 1.5% (3)

**IN THE KITCHEN, DO MOST BUYERS PREFER . . .**

**SHAKER OR SLAB-FRONT CABINETS?**

Shaker: 70% (137)  
 Slab-front: 29% (57)  
 No response: 1% (2)

**ISLAND OR PENINSULA?**

Island: 97% (190)  
 Peninsula: 3% (6)

**APRON-FRONT OR UNDER-MOUNT SINK?**

Under-mount: 59% (116)  
 Apron-front: 41% (80)

**STAINLESS-STEEL OR WHITE APPLIANCES?**

Stainless: 96% (188)  
 White: 3.5% (7)  
 No response: 0.5% (1)

**MOST DESIRED FEATURE IN A FINISHED BASEMENT:**

Guest suite: 56% (109)  
 Playroom: 14% (28)  
 Gym: 11% (21)  
 Other: 10% (19)  
 Second home office: 9% (18)  
 No response: 0.5% (1)



Photo by Rich Frasier

# Every Rye Smile Has a Story

**D. Gordon Rye, DDS**

Master and Clinical Instructor, Las Vegas Institute for Advanced Dental Studies  
 Master, American Dental Implant Association  
 Master, Academy of General Dentistry



Scan to learn about Ingrid's smile story!



RyeSmilesForLife.com | 703-884-2413  
 10614 Warwick Ave, Ste A | Fairfax, VA 22030

8/21