

Readers' Favorites 2023

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HOME DECOR

Illustration by GRACE MANNO AND DASHIELL KIRKE

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MOVING, CLEANING & ORGANIZING

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CURB APPEAL

From landscaping to furniture shopping, OUR READERS share their favorite providers and stores in our ANNUAL SURVEY

by JULIANA LEWIS, MADISON MCCALLUM, VALERIE D. PARKER, COSIMA PELLIS, JOAN TUPPENCE

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Readers' Favorites 2023

Moving, Cleaning & Organizing

Home Cleaning Service
TERR MAIDE
7401 Forest Hill Ave., 804-393-9000, terrmaide.com

A family-owned business, The Maide's has over 30 years of professional cleaning company in the Richmond area. In addition to its residential cleaning services, the family-owned company in 2021 added an indoor air quality department that provides air quality and mold testing, duct cleaning and encapsulation. "We can investigate and test your home," says company owner and president Courtney Gregory. "We take pride in doing the trade well and properly according to code."
1. Heaman W. Allen Plumbing Heating & Cooling
2. Niccolò Plumbing & Gas LLC

Mover
MOXIE MOVERS
804 Clay St., Suite C, 804-498-0000, moxiemoovers.com

"Service is the only thing that matters," says Moxie Movers owner Jesse Whitacre. This small yet mighty team takes pride in meeting the relocation needs of their clients. The company is expanding in 2023 with packing services. Whitacre says this will "make life much easier when you're able to knock out a project in two days versus weeks."
1. The Two Men and a Truck/Stewart Moving and Storage

Real Estate Agent
CABELL CHILDRESS GROUP
4004 W. Clay St., 804-991-7000, cabellchildress.com

Finding a property that fits your family or business's needs can be daunting. The team of experienced real estate professionals at The Cabell Childress Group provide guidance, market research and unparalleled dedication, whether you are buying or selling. "We use the most cutting-edge products and technology to stay current in training, advertising and finding the most suitable estate for your home," says associate broker Mar Kolze.
1. Liz Moore & Associates
2. Eliza Connor Realtor

Home Organizer
CUT THE CLUTTER RVA
307 Mainland Blvd., 804-491-4415, cutthecutter.com

At this all-woman, locally owned company, "we pride ourselves on leading with love, patience and kindness." "We sell our most cutting-edge products and technology to stay current in training, advertising and finding the most suitable estate for your home," says associate broker Mar Kolze.
1. Liz Moore & Associates
2. Eliza Connor Realtor

Estate Specialist/ Auction House
VIRGINIA BODDER AUCTION CO. LLC
12009 Ridgely Pkwy., Henrico, 804-497-9000, virginiaauction.com

Virginia Bidder Auction Co. owner Jane Headover, wants to make consignments easy. "To sell an item quickly and responsibly for as much as possible," the company offers a bi-weekly pickup window instead of the usual one-day pickup. Interesting items have included military collections and pieces of a NASCAR automobile. Meadows owners have included a large building where she can stage more in-person auctions.
1. Gates Estates
2. Estates by Angela
3. In Good Order

Closet Designer/Installer
CLOSET FACTORY
1001 Lakeside Pkwy., Suite A, Ashland, 804-938-7995, closetfactory.com/closets/rva.html

Closet Factory is a true custom cabinet maker. "We manufacture everything locally in our factory in Ashland," says Megan Underwood. In Richmond for 24 years, the company has grown tremendously, especially over the last few years. No project is too small or too big. The company can work with a customer's budget to deliver anything from simple to spectacular.
1. Inspired Closets
2. Closets of Virginia

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Readers' Favorites 2023

Building & Home Improvement

Plumber
CARROLL PLUMBING & HEATING INC.
2008 Maywell St., 804-358-4322, carrollplumbing.com

In business since 1968, Carroll Plumbing & Heating Inc. helps make customers' homes more livable. In addition to its plumbing and heating services, the family-owned company in 2021 added an indoor air quality department that provides air quality and mold testing, duct cleaning and encapsulation. "We can investigate and test your home," says company owner and president Courtney Gregory. "We take pride in doing the trade well and properly according to code."
1. Heaman W. Allen Plumbing Heating & Cooling
2. Niccolò Plumbing & Gas LLC

Electrician
CRAYVEN ELECTRICAL SERVICES
404 Southlake Blvd., North Chesterfield, 804-266-7000, crayvenelectrical.com

Craven Electrical Services has more than 30 years of experience providing electrical services for residential, commercial and industrial customers in the Richmond metropolitan area. Staffed by journeymen and master electricians, the company offers 24-hour services and takes on jobs from the smallest to the most complex.
1. Davis & Green
2. Seven Hills Electric LLC

Air Conditioning and Heating Contractor
JAMES RIVER AIR CONDITIONING CO.
5005 Woodmontwood St., 804-389-1800, jamesriverair.com

James River Air Conditioning Co. has built its business on quality service since 1967. Growing from a one-person operation to one with more than 150 employees, James River offers HVAC, plumbing, electrical and appliance needs. The company is divided into three divisions: residential, commercial and design/build. They take pride in a mission that's focused on "delighting" their customer base.
1. Woodfin
2. Delta Temp Inc.

Lumber/Millwork
SIEMERS LUMBER & MILLWORK
8004 Ellis Road, 804-357-2000, siemers.com

Siemers specializes in continuing education about its products and conducting thorough conversations with customers to ensure that they understand the process from start to finish. They are constantly searching for the best products at the best prices and are always open to "new products on the horizon." Customers can expect a more hands-on experience. In 2023 with more in-person product reviews and demonstrations.
1. 24 Lumber Inc. The Masonry Builders Supply
2. Moore Manufacturing Inc./Duffin & Payne Inc.

Architectural Salvage
CASABLANCA INC.
1001 Lakeside Pkwy., Suite A, Ashland, 804-938-7995, casablanca.com

The more than 80-year history of Casablanca Inc. sets the company apart from its competitors. The family-owned business, started by Lewis Casablanca, is now run by husband-and-wife, Jimmy and Elaine Kastenberg and their son Dan. The shop is filled with architectural salvage of all kinds, from bookcases to doors. "We share the history of the items with our customers," says Elaine Kastenberg.
1. Paul's Pines Antiques and Architectural Salvage
2. Governor's Architectural Antiques

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Readers' Favorites 2023

Building & Home Improvement

(CONTINUED)

Waterproofing
THE DRYING CO.
3000 John Dorn Road, 703-462-1000, thedryingco.com

Offering free estimates for all types of home insulation, ranging from spray foam insulation to sealing and repairing barriers, The Drying Co. has earned a reputation for its energy-efficient practices. With over 30 years of experience in the field, owner Steve Trebut has an extensive background in building science and has provided service throughout Newport News, West Kent County, Williamsburg and Richmond.
1. JES Foundation Repair

COSTEN FLOORS
8840 Mayland Drive, Henrico, 804-251-2988, costenfloors.com

Costen Floor's work can be found in thousands of homes in the Richmond area as well as in the Virginia Museum of Fine Arts, Quirk Hotel and the VCU Sigel Center. In business for over 70 years, Costen does quality work for a fair price and stands behind its products. The company provides products and services that range from interior decorating to home installation and floor refinishing.
Flooring
1. Procurement of Richmond
3. Floor & Decor
Floor Refinishing
2. Heritage Floors of Hanover
3. Builder Decor

Basement
CLARK-WATSON POOLS & SPA'S
804-393-7733, clark-watsonpools.com

The company's three retail locations offer a variety of Dimension One and HydroPool hot tubs as well as above-ground pools. "In 2015 when we opened our third location, we became the first company in Richmond to sell and deliver South Spa's 1-year-round pool alternative, as well as offering many hydrotherapy and aquatic fitness benefits," says Ashley Sides Home, store manager/marketing for Clark-Watson.
1. Luxury Pool & Spa
2. JoPa

Kitchens & Bath Designers/Installers
HOMELINK DESIGN
1307 Village Mill Drive, Midlothian, 804-278-0000, homelinkva.com

HomeLink is a family-owned boutique business. "There is no assembly line mentality here. Our project managers bring 50 years of experience in the business creating kitchens and bathrooms that are unique to each client," says president and founder Bill Meakin. The company entered 2023 with renewed commitment to communicate more effectively with clients and to streamline project completion.
1. Custom Kitchens
2. Lee Yager Designs

Custom Cabinets
PRESTIGE CUSTOM CABINETRY
1001 Lakeside Pkwy., Suite C, 804-266-1000, prestigecustomcabinets.com

Consistency of workmanship at a good price point is what Prestige Custom Cabinetry is known for. Their customers return for the beautiful craftsmanship and quality of wood used in the company motto. "Exceeding the expectations of our customers is our top priority."
1. Virginia Cabinetry LLC
2. Chesapeake Bay Cabinet Company

Countertops
ARTISTIC STONE DESIGN
1322 International Drive, 804-976-7000, artisticstonedesign.com

Artistic Stone Design's in-house designer Les Yager strives to provide the best possible stone. Taking quality control measures set usually, the company works to provide the high-caliber materials. "We only put things in our yard that we know are high quality," says Ren Viam, the operations manager. "We have stock materials that we like to cut and don't have any issues."
1. H.E. Saterwhite Inc.
2. Virginia Cabinetry LLC
3. Chesapeake Bay Cabinet Company

The MOSAIC ARTISTIC FLOORS OF HANOVER LLC
1001 Lakeside Pkwy., Suite C, 804-266-1000, mosaicartistic.com

"What we embrace at Mosaic is giving you an in-house experience," says Alison Geers, chief marketing officer. Their quick response to residential projects is possible through an extensive stock of tile, stone, luxury vinyl, plumbing, vanities, cabinets, mirrors, etc. On-trend collections feature lots of color, texture and warm earth tones. "We have the ability to give you a five-star resort feel at home," says Geers.
1. Morris Tile
2. Classic Granite & Marble

Appliances
APPLIANCE REPAIR LAKESIDE
804 Lakeside Ave., 804-266-7021, appliancesoflakeside.com

Sakomachina, specialized knowledge and professional installation are three things Appliances on Lakeside has prided itself on throughout 14 years of combined experience. Their technicians are well-versed in the area, with an understanding of historic architecture found in Richmond. "When they go out to do repairs, they can pre-qualify what they're going to be running into," says owner Tammy Kelley.
1. Appliance Richmond
2. Little Appliance
3. The Appliance/ Richmond Area

Appliance Repair
BROUGHTON APPLIANCE REPAIR
804 Lakeside Ave., 804-266-7021, broughtonappliance.com

For over six decades, Broughton Appliance Repair has been a family-run and -operated business. With over 65 years of combined experience, their technicians are well-versed in the area, with an understanding of historic architecture found in Richmond. "When they go out to do repairs, they can pre-qualify what they're going to be running into," says owner Tammy Kelley.
1. Appliance Richmond
2. Little Appliance
3. The Appliance/ Richmond Area

Swimming Pool Installer
THE OUTDOOR DREAMS
3001 W. Brimble, Suite 200, 804-393-3900, outdoor-dreams.com

Outdoor Dreams offers turnkey service, customers don't have to worry about the details. They focus on the longevity of their projects, adding value to each home. In 2023, they are introducing an opportunity for plunge pools, an innovative, smaller-scale option.
THE ULTIMATE POOLS
2025 Landon Lane, Beddison, 804-796-0700, ultimatepools.com

"We live in the community, a lot of our customers have become our friends," says Tammy Jones of Ultimate Pools. Many of their skilled employees have been on the team for years. In 2023, customers can expect more product availability and growth.
1. JoPa
2. Billy's Pool Services/Douglas Aquatics

Appliances on Lakeside
1. Appliance Richmond
2. Little Appliance
3. The Appliance/ Richmond Area

Deck Builder
1. Outdoor Dreams
2. Outdoor Dreams
3. HomeLink

Masonry
1. Stoner Masonry
2. Crabdock Masonry

Fence Builder
1. The Phoenix HomeCare/Weat End Machine
2. Wooded Lawn Service
3. Cross Creek Nursery

Landscaping
1. Outdoor Dreams
2. Cross Creek Nursery

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1. Stoner Masonry
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1. Outdoor Dreams
2. Cross Creek Nursery

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Readers' Favorites 2023

Building & Home Improvement

(CONTINUED)

Residential Architect/ Single Family
MELLO ARCHITECTURE
804-393-9000, melloarchitecture.com

When Byron Kocowich left an established firm in 2020 to create Mello Architecture, life as he knew it changed. Business followed, from custom kitchens to new homes. The bulk of Kocowich's 2023 projects are in a high-end residential area with new building, large renovations and additions. "My clients are surprised by how involved I stay throughout the process," he says. "I'm there for them as a sounding board."
1. The Perkins Homes/ Main Street Homes/ Jones Homes/ Blue Ridge Custom Homes LLC

New Home Developer/ YOUNGBLOOD PROPERTIES
7309 Hanover Green Drive, Mechanicsville, 804-747-5454, youngbloodproperties.com

Youngblood is small enough and has the flexibility to implement the dream features customers want in their custom homes. "We build beautiful custom homes at a fair price," says Nancy Youngblood. The company began in 2017. It is currently building in new neighborhoods in western Hanover County and is also building empty-nester homes of Northampton Road in Henrico County.
1. The Perkins Homes/ Main Street Homes/ Jones Homes/ Blue Ridge Custom Homes LLC

Carpenter or Handyman
JACOB'S LADDER
8007 Three Clift Road, 804-355-9143, jacobsladder.com

"We provide the highest quality of workmanship and constantly strive to exceed our customer's expectations," says Sommer Pittman of Jacob's Ladder. Their home improvement specialties include interior and exterior carpentry, painting and replacing siding and windows. They offer a level of comfort for their clients by inspecting the site for rotten wood and replacing the damage. "We are always looking at new ways to improve our business with new vendors and products," says Pittman.
1. Autumn Hunter Design
2. HomeMasons

Chimney Sweep, Repair
COUGOTTS CHIMNEY SERVICE
4004 Old Henric Rd., Suite K, 804-798-2855, cougottschimneyservice.com

Owner Don Fitzpatrick sees his employees as the company's best asset. "We are blessed to have the best people here," he says. "We have people that actually care about the job. It shows in how they treat each other and everyone." The company cleans, inspects and repairs chimneys in its Central Virginia service area. "We are always honing our craft," Fitzpatrick says.
1. Castle Chimney Sweep
2. Nest Sweep Chimney & Containe Service

General Contractor
GARDNER CONSTRUCTION CORP.
804-467-2775, gardnercorp.com

Travis Gardner, owner of Gardner Construction Corp., credits his company as "lovers of classic architecture and historic neighborhoods." Their team of "creative, artists, perfectionists and process geeks" takes a strong sense of pride in each project and brings a "high-touch" approach to large-scale projects and luxury homes. In 2023, Gardner plans to extend the company's position as a leader in the field by leveraging technology to enhance the customer experience.
Handyman
1. Oxford Construction Services

Outdoor Furniture
THE BON AIR HEARTH PORCH AND PATIO
8804 River Hill Ave., 804-350-3600, bonairpatio.com

At Bon Air Hearth Porch and Patio, customers can customize outdoor furniture, seating arrangements, fabric and frame finishes. Their showrooms brim with exciting samples and a multitude of brands.
THE SUMMER CLASSICS HOME
7000 W. Broad St., 804-283-3075, summerclassichome.com

"The quality of our furniture is unmatched" and "exudes luxury," says Tracy Lantry, who shares that Summer Classics Home furniture stands the test of time — customers often come back 10 to 20 years later to replace cushions, with their frames still in perfect condition.
1. JoPa Co.
2. LADiff

Home Media Sales and Installation
1. Lewire
2. Lewire
3. NMS

Outdoor Lighting Designer/Installation
1. Miller Irrigation & Landscape Lighting

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Readers' Favorites 2023

Curb Appeal

REEL GREEN TOPICS

CARTWRIGHT LANDSCAPING
4 Gaymont Road, Unit 4, 804-358-8204, cartwrightlandscaping.com

A multiple winner, Cartwright Landscaping started small and has grown every year since it opened in 2011. "We rest in peace in our business. We continue to evolve. We try to be a one-stop shop," says owner Jeff Cartwright. "We strive to be the best we can be and then strive to be better." The company provides a variety of services, everything from landscape design and installation to hardscaping and irrigation. "We have contacts if we can't do the job. We can put customers in touch with other vendors. We want to make things streamline and easy to deal with," Cartwright says.
Landscaping
1. Outdoor Dreams
2. Cross Creek Nursery
Deck Builder
1. Outdoor Dreams
2. Outdoor Dreams
3. HomeLink
Masonry
1. Stoner Masonry
2. Crabdock Masonry
Fence Builder
1. The Phoenix HomeCare/Weat End Machine
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1. JoPa Co.
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1. Lewire
2. Lewire
3. NMS

Outdoor Lighting Designer/Installation
1. Miller Irrigation & Landscape Lighting

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2022 PRO

CENTRAL VIRGINIA

CONTRACTOR OF THE YEAR AWARDS

by MERIDITH INGRAM

Getting any home renovation project over the finish line has its challenges on a good day. In 2022, fighting labor shortages and supply chain issues further complicated matters, calling for persistence and patience in addition to skill and craftsmanship. The following projects received accolades for surviving and thriving in a challenging year through the Professional Remodeling Organization of Central Virginia's 2022 Contractor of the Year Awards.

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Residential Addition

LANE HOMES AND REMODELING

Maximizing lake views and creating a bigger kitchen were the clients' primary goals, achieved in this chateau-style addition. Painstakingly measured and meticulously crafted custom steel framing had to be installed and secured before energy-efficient windows could even be ordered, and a sloped lot meant that some elements had to be installed by crane. Despite these challenges, the resulting vast great room, open-concept kitchen and new deck provides expanded space for entertaining and enjoying the outdoors. Two quartz-topped kitchen islands increase prep surfaces in the cook's kitchen, while reclaimed beams above add warmth to the space. Cable deck railings, as well as doors and windows without trim, lend a modern vibe.

Runner-up: Eppington Homes



People's Choice honoring the COY Awards 10th Anniversary

LANE HOMES AND REMODELING

A dilapidated cinder block garage has received the ultimate makeover into a luxurious indoor/outdoor entertaining space. The clients wanted to preserve as much of the space's Museum District structure as possible, so the roof and existing walls were reinforced, and bricks from the original structure were used in the surrounding pathways. The interior space features a half-bath with a trough sink and brass fixtures, as well as an area for lounging and dining out of the elements. French doors leading to the rear deck blend the indoor and outdoor spaces while letting in abundant light. Storage hidden behind a barn door adds functionality to the stylish space. A fountain provides peaceful ambience amidst bustling city life.

Top: Aquatone Designs; Bottom: John Meyer



Kitchen Over \$100K

LANE HOMES AND REMODELING

A classic kitchen with the universal pleasures — endless counter-top, professional appliances — is made unique with a custom layout and expert touches. Flipping the original kitchen and dining room made for better use of space and room for a large island with seating. Custom walnut cabinetry with white accents provides the contemporary modern vibe the clients were seeking, while brass quartz countertops and a glass-tile backsplash backsplash lend additional modern touches. A hidden walk-in pantry with custom-made lighting provides ample storage. Wide plank white oak engineered hardwood floors lift the whole first floor while a new overhead window floods the space with light.

Runner-up: Virginia Design Group, Morris The Distributors, The Somerville Bath & Kitchen Store, Artistic Stone Design



Kitchen Under \$100K

VIRGINIA DESIGN GROUP/JENNIFER DUNCAN

with Morris The Distributors, The Somerville Bath & Kitchen Store, Artistic Stone Design

The clients in this 1920s home were hungry for more space in its original kitchen. In their new kitchen, they now enjoy their eat and companion nook, as well as a built-in breakfast nook where they can sit and read the morning news. Replacing and updating appliances made the kitchen even more functional, with the refrigerator counter-top island adding a modern, custom utility element. Sleek lighting supplies handy but out of sight. Chunky space-saving hardwood railings were replaced with cut-of-the-way toe-kick railings. Reversing layers of the home revealed original oak floors that just needed a little sprucing up, their patina continuing to tell the home's story.

Runner-up: Custom Kitchens Inc.



Top: Aquatone Designs; Bottom: John Meyer

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Commercial Remodel

LANE HOMES AND REMODELING

Patients heading to their appointments at this orthodontist's new location are in for a treat: a custom office crafted with the whole experience in mind. The practice wanted to create a fresh, welcoming environment, embodying a gentler approach to orthodontics. What was once an empty box is now a place both patients and staff enjoy. A vertical slat wall behind the reception desk is a preview of meticulous woodworking, craftsmanship and attention to detail throughout the office. Innovative privacy panels divide the open floor plan into unique treatment areas while adding a decorative element.

Runner-up: Eppington Homes

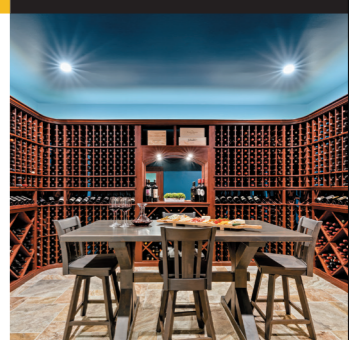


Residential Interior or Exterior Specialty

LANE HOMES AND REMODELING

Avid wine collectors always dreamed of having a dedicated place to store and enjoy their 1,000 bottle collection. In this prize-winning refurbished basement, an unused crawlspace was converted into valuable square footage to create a custom wine cellar and tasting room. To provide an optimal environment for wine, particular attention was paid to keeping the basement — a space notorious for water issues — dry. A hardline wine cooling unit regulates temperature and humidity, while custom mahogany wine racks, accented with LED lighting, showcase the impressive collection. Glazed porcelain tile flooring is set in a Versailles pattern to mimic the Old-World feel. The wine room's solid mahogany door with tempered glass and exterior-grade weatherstripping further protects precious vintages as well as highlights the entrance to this special place.

Runner-up: Eppington Homes



Top: MB Brothers; Bottom: Aquatone Designs

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Organizational Remodel/Upfit

KATHY CORBET INTERIORS

with Oxford Contracting Services, Bob Farisholt

A couple downsizing to a retirement community wanted to make their new apartment feel like home while boosting functionality of multiple spaces. They also wanted solutions to ease with aging in place. A wall of built-ins gives pride of place to art and artifacts collected in their world travels. Built-in bar/workstations allow the couple to manage their philanthropic endeavors with ease, while a built-in bench in the kitchen provides cozy seating and clever storage. A sleek TV installed above the fireplace allows it to blend in, and adding recessed lights, new fixtures and in-cabinet lighting brightens the space throughout.

Runner-up: Closet Factory/Sue Pike



Outdoor Living

LANE HOMES AND REMODELING

Where there once was a ho-hum, mostly unused wooden deck with built-in benches is now an expansive outdoor living space with multiple seating areas to be enjoyed in almost any weather. Care was taken to make the new space look original to the home, blending materials and styles for a seamless upgrade. A covered porch provides protection from the elements, and a built-in gas fireplace adds ambience and warmth as well as a privacy buffer to the neighboring yard. Aluminum railings and cable on the stairs into the home keep views clean and airy. Antique walnut travertine pavers dry-laid in a Versailles pattern add style.

Runner-up: Deck Creations

Top: GPH Photography; Bottom: Aquatone Designs

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Bath Under \$50K

LEO LANTZ CONSTRUCTION INC.

with Ferguson Enterprises, Mosaic Interiors

The clients wanted to upgrade their deck and dated spa-like bath into something brighter and more stylish. Located on an exterior wall, a transom window was added to the bath, brightening the room and increasing the feeling of openness. LED lights add further illumination. The new-tiled tub was eliminated in favor of a sleek, glass-enclosed shower with white subway tile and black metal frames. Coordinating black vanity fixtures throughout, a white double-vanity vanity, hot floor tile and a soothing blue-green wall color make this a fresh, but timeless design sure to be a family favorite for years to come.



Bath Over \$50K

LANE HOMES AND REMODELING

What was once a cramped and dated primary mission is now a city, luxurious retreat highlighting the primary suite of this 100-plus-year-old home. Improving the footprint later on allowed even providing space for a woman-style freestanding tub and shower, as well as a double vanity and separate water closet. The modern feel opens eyes to the historic centers of the home with original doors, windows and hardware salvaged when possible, and new materials added to create the ideal. New fixtures, when needed, blend with the old, and antique glass on the built-in storage cabinet between the double vanity adds brightness to the dark wood fixtures. The original fireplace has been retained with gas logs to warm chilly days.

Runner-up: Leo Lantz Construction Inc., Mosaic Tile, Ferguson Enterprises



Top: Leo Lantz; Bottom: Aquatone Designs

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MIDLO MODERN

story by PAULA PETERS CHAMBERS photos by SARAH WALOR styling by LAUREN HEALY-FLORA

DINING ROOM
The home's entry risk along table, custom-crafted by Lee Architects, and the second and third chairs with perforated backs continue the table's design. The table was designed by JTW Design. The chairs were designed by JTW Design. The table is a commission by Richmond artist Tristen May Miller. The dish garden on the table is a commission by Leah Bandoni.

TRISTAN'S OFFICE
The central French doors are one of many architectural details that define the home's design. The desk, crafted of solid mahogany, and the chair, upholstered in brown leather, were custom-ordered by JTW Design. The desk is a commission by JTW Design. The chair is a commission by JTW Design.

A young couple crafts a modern family home in Midlothian



Tristan and Leah Bandoni are finally at home.

In less than 10 years, the couple had lived in three different states and four residences. In every setting, Leah, a

Virginia Commonwealth University fashion merchandising graduate who now runs an event planning business, thoughtfully curated furniture and accessories in hopes of bringing personality to living spaces that were never quite what they wanted. Now, the couple's goals have been realized in their home in Midlothian's RounTrey neighborhood. Leah and Tristan worked with a builder, Covenant Building & Design, to create a floor plan tailored to their needs—and then Leah took the reins. “This is her masterpiece,” says Tristan. “My one contribution was having a surround sound system [installed]. I left it all up to her. I didn’t want to be a speed bump.” The couple settled in Virginia in 2019 based on Leah’s fond memories of her college years. “I liked living here before,” she says. After a year at Rocketts Landing, they began looking for a custom builder who could help them craft their “forever” place. They found Covenant at RounTrey, a new neighborhood community with modern style homes. The couple selected a plan and began to make it theirs. “We moved around a lot of rooms,” Leah says. “I don’t think there’s another

LIVING ROOM
Leah requested the arched openings and closed cabinets at floor level—perfect for their son’s toys—on the bookcase flanking the fireplace, and she added the square windows. The opening on the left leads to Mickey’s room, which is a space under the stairs. The chandelier, custom bench seat upholstered in a white Crypton fabric, and pair of butterfrench leather and framed chairs were sourced by JTW Design.

BACKYARD
The Bandoni’s pool, Daisy and Charlotte, took to the backyard. The couple worked with Commonwealth Curly Apples on the design and landscaping, and they added a pergola with a retracting roof for additional gathering space. The chairs are from Cade & Barnard and the rug is from Commonwealth Curly Apples.



house in the neighborhood that looks like ours.” On the first floor, the powder room off the kitchen was relocated to the front of the house to make way for a guest bedroom and an ensuite bath. To remind them of their honeymoon in Greece, the couple incorporated arched entries to the living room, dining room and the office; the living room’s built-in shelves are arched instead of squared. Oversize windows maximize outside light. The neatly floor-to-ceiling dining room windows face a cul-de-sac and welcome afternoon sun. Windows were added to the pantry and high on the living room wall, flanking the fireplace. The kitchen also has glass-fronted upper cabinets, which visually open the space at the ceiling line while offering a decorative display area. Upstairs, the laundry room follows suit, moved from an internal location to the rear of the house so it, too, could gain a window. Tristan, whose preferred metal roof didn’t fit in their budget, instead



KITCHEN
The window cover over the large farmhouse sink—inspired by the kitchen in Leah’s parents’ home—was designed at Leah’s request. Tristan and Leah Bandoni share a moment.

PANTRY (OPPOSITE)
Coveit Factory designed the pantry cabinets to accommodate the microwave, toaster oven and other small appliances to keep the kitchen clutter-free. Pull-out wire drawers hold ready-to-grab foodstuffs.



added solar panels, which connect to a battery in the garage that can power the house in the event of a storm. “We killed two birds with one stone,” he says. “Solar panels over the shingles gives it a much cleaner look, and it’s good for the environment.” Leah wanted a simple, neutral palette for furniture and decor that would showcase the home’s contemporary style while inviting relaxation. The walls are Sherwin-Williams Alabaster, a warm white, except in Tristan’s study, which is Sherwin-Williams Tricorn Black from top to bottom. Black is also used for accent throughout the house: the living room shelves, the base of the kitchen’s more than 9-foot-by-9-foot island, window frames, bathroom tiling and in furniture. Warm pops come from the incorporation of wood in the wide-plank natural white oak flooring, ceiling beams on the main level and the staircase railing.



Dining room chairs have an open-back wood frame. The Anthropologie wood chest with carved geometric detailing in the entryway is one of Leah’s early purchases. Light fixtures throughout the house gleam with warm brass accents; chandeliers in woven bamboo and rattan lend a rustic touch. With the furniture, Leah valued comfort and function. Generously sized sofas in the living room and upstairs family room are creamy white, perfect for lounging. Butterfrench leather tops living room chairs. Tristan’s desk chair and a footboard bench in the primary suite. The primary bedroom also has a black metal canopy bed—“They couldn’t get it into our Rocketts Landing condo,” Tristan says—and a custom chaise lounge sourced by designer Jessica Williamson, who helped Leah finish the project after the birth of the couple’s son, Milo, in fall 2022. “There were a lot of things in the condo we hadn’t selected, so I had all these ideas for our builder and a lot of inspiration pictures,” Leah says. “We wanted to be able to host people and have it feel comfortable and relaxed. We love it...it’s so cozy.”



FAMILY ROOM
The large sectional sofa is from Dappery. The light fixture is a custom chaise lounge sourced by designer Jessica Williamson. The white stain Butterfrench leather and geometric patterned rug were sourced by JTW Design.

LAUNDRY ROOM
Leah had the laundry room relocated to the rear wall of the house as it would have a window, and she added a built-in ironing board for a rolling cart. The built-in cabinet, copper fold line organizers and rug were sourced by JTW Design.

PRIMARY SUITE
The metal canopy bed is from Room & Board. The ceiling fixture is from Visual Comfort. The white stain Butterfrench leather cushion and iron base, and the custom, copper fold line organizers were sourced by JTW Design.

NURSERY
Milo and friends. The flooring shelves are from Pottery Barn Kids. The white stain Butterfrench leather and geometric patterned rug were sourced by JTW Design.