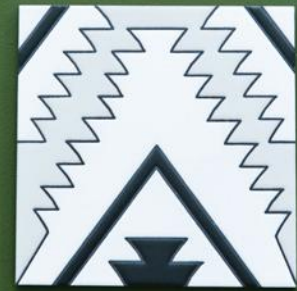
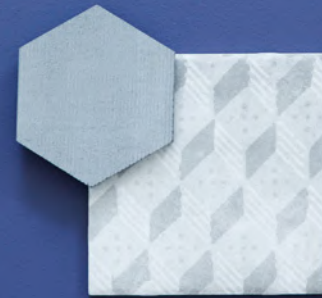
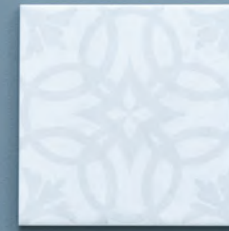


NEST

MAGAZINE



COURTESY OF NEST REALTY



FALL/WINTER 2019

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Welcome to the inspiration issue!
- 5 **ASK A NESTER**
The Brokers of Nest Realty share fun facts about their homes.

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FALL/WINTER 2019

LETTER FROM THE EDITOR



WELCOME TO THE INSPIRATION ISSUE!

It's hard to believe that this is the 10th issue of *NEST Magazine*. During the last five years, we've explored hundreds of spaces and places throughout the region. We've met countless philanthropists, artists, chefs, designers, and entrepreneurs. And each of these individuals has one thing in common—they have found what inspires them, and they chase that passion daily.

By the time this issue reaches your hands, I will be out on maternity leave with my second child. My daughters, Lavender and Marigold, are a constant source of inspiration for me. Seeing the way Lavender looks at the world with such optimism and intrigue is exhilarating, and Marigold's name itself has been the inspiration for her nursery.

What inspires you? We posed this question to 10 of our favorite regional interior designers, hoping to catch a glimpse of design magic. Flip to our cover story, Finding Inspiration (*page 20*), to find out how they answered! Enjoy two different takes on modern design in our House Tours (*pages 6 and 32*), and get ready to take your home from builder grade to custom in our feature, Elevate Your Space (*page 40*).

Whether you find inspiration on a quiet walk through nature, during far off travels, or in these pages, we hope you foster that spark and take joy in the art of creating a beautiful home.

Jasmine

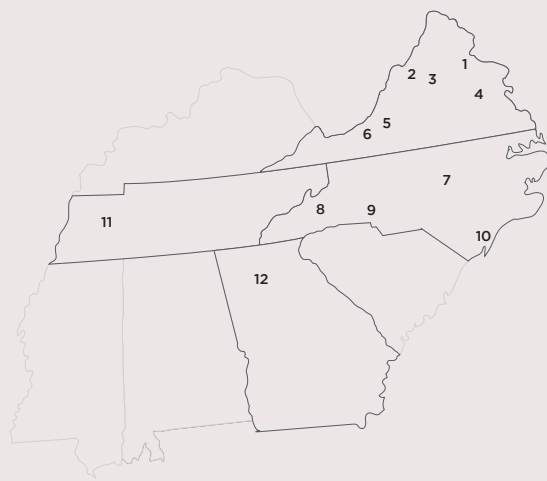
JASMINE LISTOU BIBLE
EDITOR-IN-CHIEF

WE WANT TO HEAR FROM YOU!

f /NestRealty @NestRealty @NestRealty

OUR NEST REALTY LOCATIONS

- VIRGINIA**
1 Fredericksburg
2 Shenandoah Valley
3 Charlottesville
4 Richmond
5 Roanoke
6 New River Valley
- NORTH CAROLINA**
7 Raleigh-Durham
8 Asheville
9 Lake Norman
10 Wilmington
- TENNESSEE**
11 Jackson
- GEORGIA**
12 Atlanta



NEST

MAGAZINE

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Q & A

ASK A NESTER

Brokers of Nest Realty share a bit about their own spaces

THIS IS HOME

100% of our Nesters are inspired by helping you find the perfect home, and making lasting connections along the way. This is truly what we love to do!

PERSONAL SPACE, PLEASE

73% of Nesters agree that two sinks in a master bathroom is a must.

KEEP IT FRESH

Out of all the Nest Brokers we polled, only one owns a house built before 1900. The majority own homes built between 1900-2009.

GREEN THUMBS

42% of our Nesters enjoy doing their gardening and landscaping themselves, while 30% have the pros manage the lawn, and the remaining 28% prefer a mix of both.

PRE-LOVED

80% of our Nesters purchased an existing home, while only 20% bought/built a brand new home.

RENO RAPTURE

Only 5% of Nesters have left their home as-is since purchasing. The other 95% have done everything from minor cosmetic upgrades (26%) to new kitchens and bathrooms (21%), additions (5%), and improved energy efficiency (11%), or went all the way with full remodels (32%).

PIN IT

60% of our Nesters find design inspiration in the pages of design magazines or while scrolling through websites and apps like Pinterest or Instagram.

NO CROWDING

In a family home, 60% of Nesters think one full bathroom for the parents and one full bathroom for everyone else is sufficient.

NOMADS

When it comes to the total number of homes lived in over a lifetime, most Nesters have called between six and 10 places home.

HOUSE TOUR

COLLECTED MODERN



EMILY WEBB

FIRM **VAGABOND DESIGN CO.**
CONNECT [THEVAGABONDCO.COM](https://www.thevagabondco.com)

LOCATION **FREDERICKSBURG, VA**
ERA OF HOME **1980s**
SQ FT **1,800**

I love bringing minimal, modern design inside historic homes and spaces,” shares Fredericksburg, Virginia, interior designer Emily Webb. She’s developed a signature style that’s inspired by the modern, organic, and relaxed vibe of the west coast while maintaining the rich, historic aesthetic of the east coast. So when it came time to decorate her own home, her approach was no different. “I love mixing materials, styles, and eras in order to achieve an eclectic vibe...in my home I wanted mid-mod meets cozy cabin,” laughs Webb.

After earning a bachelor’s degree in social work and working as a counselor for youth in foster care for nearly seven years, Webb began following several design blogs and became utterly obsessed with all things design. Now, a decade later, she has obtained her master’s degree in interior environments from Virginia Commonwealth University, launched **VAGABOND DESIGN CO.**, and is happily ensconced in the design world. With a focus on residential and small commercial projects, she’s creating spaces that are functional, purposeful, and beautiful.

When Webb has a client with a 1980s or 1990s era home that isn’t rich with architectural interest, she encourages them to “look beyond the obvious.” Her own 1980s home had a fairly open floor plan with some traditional-looking details like rounded windows and moldings, so she brought in modern elements—mixing pieces from IKEA, World Market, and vintage mid-century pieces her father had purchased in Germany decades ago. Webb explains, “My house is an experiment for other people. I’m able to play around with



“You can mix eras, styles, and materials. As long as it’s clean, intentional, and thoughtful—you’ll end up with a house that you’re proud of that doesn’t look exactly like your neighbor’s.”

current styles and trends to see what works.”

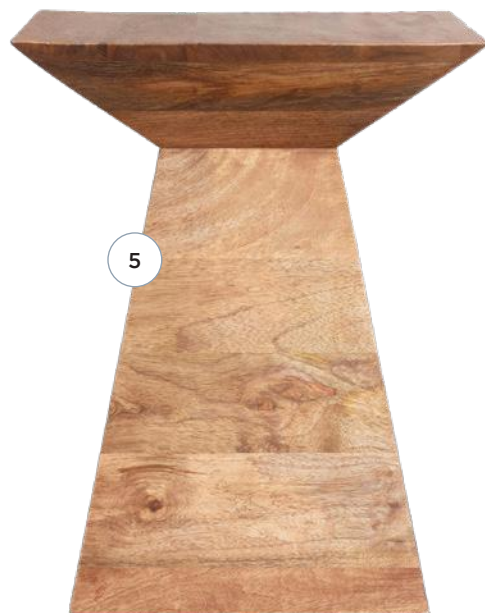
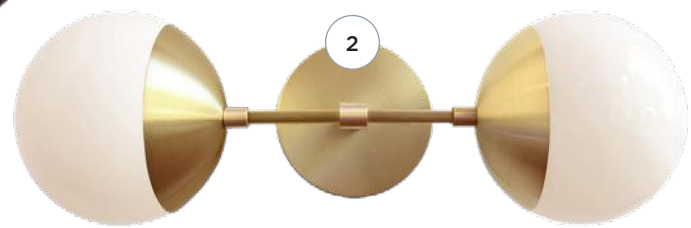
In the living room, an IKEA sectional plays nicely with a vintage rattan Peacock chair (that her 3-year-old daughter, Scotland, has adorably claimed as her own). Walking sticks that belonged to her husband and his father flank the fireplace, becoming sculptural artwork. A turquoise over-dyed rug from One Kings Lane centers the room, with a kidney-shaped vintage coffee table and a vintage side table with marble top, sourced from a local Fredericksburg antique store. Black and white photographic prints in simple white frames rest on the mantle, paired with vintage brass candlestick holders with black candles.

“For the bathroom, I wanted something bright, clean, and affordable,” says Webb. She chose timeless and budget-friendly white subway tiles that run floor to ceiling throughout the entire bathroom, with white penny tiles on the floor. Her husband’s only request was a heated towel bar, which he realized he couldn’t live without after a golf trip to Scotland where he was treated to toasty

towels daily. The farmhouse sink was purchased on Etsy, painted a custom deep teal color, and pairs well with a wall-mounted antiqued brass faucet. A sleek and sculptural Theo sconce from Cedar and Moss hovers above a recessed medicine cabinet from Pottery Barn. Webb shares, “A stylish medicine cabinet is hard to find, but I love the rounded brass edges of this one.”

In the bedroom, a vintage rattan headboard found at a local antique shop takes center stage. Vibrant orange pillows paired with a navy pillow by Safavieh rest atop white linens from West Elm. A beautiful wood nightstand found at Home Goods brings a natural element to the room, and a reading lamp from Lowes casts a warm glow in the evening. With an ever-evolving style, Webb is always adjusting, editing, and adding new pieces. Take a tip from Emily’s notebook and feel free to mix eras and styles, starting with one object that you love and work from there. [N](#)





SHOP
THE
LOOK

COLLECTED MODERN

*Love the look of Webb's bathroom?
Use this shopping guide to recreate
your own collected modern space.*

1. ORGANIC EDGE **WOOD SHELF**, 2', \$24, worldmarket.com
2. THEO 6" **SCONCE** IN BRASS WITH OPAL GLASS, \$269, cedarandmoss.com
3. VINTAGE RECESSED **MEDICINE CABINET** IN BRASS, \$279, potterybarn.com
4. AFRICAN MARKET **BASKET** BY OVERSEAS CONNECTION, \$37, amazon.com
5. WOOD ANTON **ACCENT TABLE**, \$120, worldmarket.com
6. AZUELA RED **AREA RUG**, \$115, wayfair.com
7. SPRINKLE WALL MOUNT **FAUCET** BY LIGHTINTHEBOX, \$60, amazon.com
8. BLACK METAL **SHELF BRACKETS**, \$19, worldmarket.com

local LOVE

YOUR INSIDER'S GUIDE TO THE GOOD STUFF:
UNIQUE, CLEVER, AND DOWNRIGHT DELICIOUS
FINDS FROM OUR NEST REALTY LOCATIONS.
#NESTLOCALLOVE



ONE-STOP SHOP

PONCE CITY MARKET | ATLANTA, GA

Ponce City Market is a historic building that has been transformed into a wonderland of shops, restaurants, and community spaces. The market's restaurants transport hungry guests around the world via vibrant music, thoughtful decor, and amazing food. Nest favorites include the classic Cubano mixto from El Super Pan and the paneer tikka roll from Botiwalla. Save room for dessert—try the donuts from Five Daughters Bakery or the mint chocolate chip shake from H&F Burger. Yummmmm!

poncecitymarket.com



HISTORIC HOTEL

KENMORE INN | FREDERICKSBURG, VA

Stay in style at Fredericksburg’s oldest (and most elegant) boutique hotel. Located in a historic downtown house, the Kenmore Inn blends the quaint comfort of a bed and breakfast with true hospitality and top-notch seasonal dining. The restaurant and its magical patio should definitely be on your Fredericksburg must-see list. Swing by for Sunday brunch to try Virginia crab cakes and the inn’s famous charcuterie board...and save room for the mouth-watering French toast bread pudding!

kenmoreinn.com



GREAT PUMPKINS

SINKLAND FARMS PUMPKIN FESTIVAL | CHRISTIANSBURG, VA

Ah, the smell of fall in the air, the kaleidoscope of changing leaves, and pumpkins as far as the eye can see! Every weekend from late September through early November, families come to the Sinkland Farms Pumpkin Festival for a joyous celebration of all things pumpkin. You can enjoy a hay ride, get lost in the corn maze, and rock out to live music in addition to having a prime selection of pumpkins and gourds at your fingertips.

sinklandfarms.com



VIVA ROCK

ROCK-A-BILLY HALL OF FAME | JACKSON, TN

Rockabilly music took the world by storm in the 1950s as legends like Elvis Presley and Carl Perkins pioneered country- and blues-tinged rock ‘n’ roll. The International Rock-A-Billy Hall of Fame Museum celebrates the achievements of rockabilly artists from around the world as well as Tennessee’s homegrown rock icons. You’ll definitely be tapping your blue suede shoes to the sound that inspired Johnny Cash and June Carter to “go on down to Jackson!”

rockabillyhall.org



INNOVATIVE FLAVORS

FLYING MACHINE BREWING CO. | WILMINGTON, NC

One of the latest craft breweries to land in Wilmington, NC, Flying Machine Brewing Co. is new, huge, and beautiful. You’ll find more than 20 beers on tap, embracing everything from super drinkable classic lagers to exotic beers with flavors like banana and clove, papaya, and ice cream. We loved trying the raspberry Berliner weisse, made with more than 600 pounds of raspberries per batch! Bring the kids, bring the dog, and find your new favorite brew.

flyingmachine.beer



SPICY DELIGHT

THE FALAFEL JOINT | FREDERICKSBURG, VA

Falafel may be new to Fredericksburg, VA, but it’s already making a splash in America’s most historic city. Whether you’re in the mood for the spicy fried balls of goodness as promised by the name or you feel like branching out and trying the shawarma or even cauliflower tacos, you won’t leave The Falafel Joint disappointed—or hungry. Many of the treats come wrapped in newspaper print, just like old timey fish and chips.

facebook.com/The-Falafel-Joint-623458798039057



SALSA FRESCA

TULUM FRESH MEXICAN GRILL | JACKSON, TN

When cold weather hits and you wish you could escape to a beach in Mexico, settle for the next best thing and head to Tulum Fresh Mexican Grill. Tulum prides itself on making everything fresh daily. No freezers or microwaves here, so you’re guaranteed the best possible taste no matter what. Fish tacos are the star of the menu (so legit!), but you can’t go wrong with any of the entrees, especially with five delectable scratch-made salsas.

tulumfreshmex.com



DELICIOUSNESS OVERLOAD

VALLEY PIKE FARM MARKET | WEYERS CAVE, VA

Wow, where to begin?! The Valley Pike Farm Market is enormous and incredibly well stocked with a wide range of local, high-end foods and products. You can shop to go, pony up to the bar for a taste of the Valley's boozy bounty (300-plus local craft beers and wines!), or enjoy a meal from the deli or a delectable food truck. The market's philosophy is based on strengthening community, which is something we definitely dig.

valleypikefarmmarket.com



BEGUILING BAGS

HOLLY AIKEN BAGS | WILMINGTON, NC

Collectors beware! When you get your first Holly Aiken bag, you'll want them all. These handmade bags combine durable materials with adorable, stylish designs—we love the birds, obvi! You can even mix and match styles, patterns, and colors to design your own enviable custom pieces. The petite storefront and online store carry everything from wallets to purses to diaper bags. The bags are timeless, trendy, and basically indestructible...perfect for everyday use.

hollyaiken.com



LIVE LOCAL

BLACKSBURG FARMERS MARKET | BLACKSBURG, VA

Local, sustainable, authentic—these are just a few words to describe the incredible Blacksburg Farmers Market. Vendors and shoppers congregate downtown to enjoy each other's company and support the efforts of the area's farmers and artisans. You can find the freshest seasonal flowers, fruit, and vegetables, sample handcrafted crepes and bagels, vibe to live music, and mingle with the people who sustain this community every Saturday morning and most Wednesday afternoons year round.

blacksburgfarmersmarket.com



PHOTO COURTESY OF JEN FARELLO

JUST PERFECT

BE JUST | CHARLOTTESVILLE, VA

Looking for the perfect way to elevate your home decor game? Be Just has everything you could possibly need for feathering your nest, from soothing succulents to the cutest bowls and dishes. Their selection of bar tools would wow the most discerning mixologist—we especially love the copper keg growlers, excellent for enjoying draft beer in the comfort of your own home. Whether you're decorating from scratch or upgrading your style, you'll find something delightful here.

bejustville.com



FUNKY FAB

SPLURGE DESIGN | ASHEVILLE, NC

Quirky, custom, just downright cool...that's Splurge Design. Featuring bespoke lighting, antiques, and curiosities, this place is a one-stop shop for all your funky decorating desires. Looking for inspiration for your space, or shopping for that guy or gal who already has it all? Robert and Rebecca, the couple behind Splurge, curate unique vintage and global pieces ranging from retro sputnik fixtures to "nests" made from wood branches. Decorate our houses, please?

splurgedesign.com



ECLECTIC EMPORIUM

CHET MILLER | DURHAM, NC

Where do you go when you need to find that perfect stocking stuffer? What if you're on the hunt for fresh wallpaper? How about unique stationery? You can find all this and more at Chet Miller. This boutique embraces a cheeky approach to home decor, showcasing everything from delicious scented candles and adorable greeting cards to vintage inspired furniture pieces. Head in to browse and you may find something you didn't even know you needed!

facebook.com/chetmillershop



OOH LA LA

RELICS TO RHINESTONES | RICHMOND, VA

Looking for special, unique gifts and decor? Not looking to spend an arm and a leg? You're in luck at Relics to Rhinestones, where the team works to curate tempting items at all price points. Wander through the flagship store or shop the collection online to find everything from vintage and European-inspired garments and jewelry to fun cocktail mixes, luxurious towels, planters, and more. We adore the ceramic bird egg cups and flamingo cooler.

relicstorhinestones.com



NUTRITIOUS + DELICIOUS

KALE ME CRAZY | ATLANTA, GA

Calling all kale heads! Kale Me Crazy is a superfood cafe that is sure to delight. We recommend the avocado toast, acai bowl, and pink splash beet smoothie—insanely good. It's not just fruit and veg, either. Kale Me Crazy in Midtown has something for everyone, from hardcore health enthusiasts to casual carnivores and sometime smoothie sippers. Just knowing that scrumptious cold-pressed juice cleanse packages are available for anyone who needs a detox makes us feel healthier already.

kalemecrazy.net



GREATER GRINDS

ULTRA COFFEEBAR | ASHEVILLE, NC

Ultra Coffeebar is a beautiful and delicious coffee shop in the River Arts District that lives up to its name, going beyond the ordinary expectations of a coffee shop to bring Asheville the finest drinks, breakfast, and lunch. The sweets are to die for (who doesn't love a good black and white cookie?), and there are even plenty of tasty vegan options (our fave is the vegan rad—tempeh bacon, arugula, vegan cream cheese). Stop in and indulge.

ultracoffeebar.com



HUNGRY YET?

LUNCH. SUPPER! | RICHMOND, VA

The Scott's Addition neighborhood in Richmond has been blowing up recently with new breweries and restaurants. And Lunch. Supper! was a fixture of the neighborhood long before that. The focus on homemade, elevated comfort food has kept them on the map. Try local favorites like Virginia pimento cheese dip, house smoked pulled pork, and blue ribbon chicken. Don't let the name fool you—they also serve a crave-inducing breakfast every day until 3 p.m.!

lunchorsupper.com

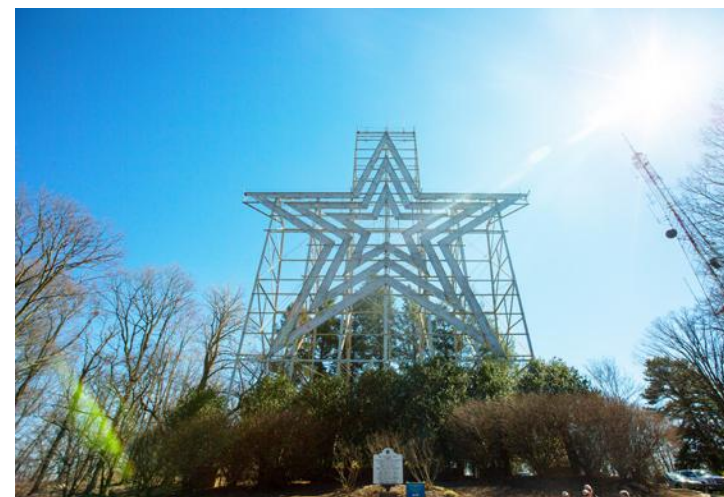


PLAYTIME

MARBLES KIDS MUSEUM | RALEIGH, NC

At Marbles Kids Museum, playtime is more than fun—it's educational, too (just don't tell the kids)! Children up to age 10 are encouraged to “use their marbles” at various stations throughout the museum, playing dress up to learn about their community, watching plants grow in the garden, and making music on the epic piano staircase. Aspiring beavers can even build their own dams at the new River Playway exhibit. Learning has never been so cool!

marbleskidsmuseum.org



SHINING STAR

ROANOKE STAR | ROANOKE, VA

The brightest of Roanoke's city lights, the iconic Roanoke Star spreads joy and cheer from the top of Mill Mountain. Sometimes called the Hollywood Sign of the East Coast, it's been a symbol of Roanoke since 1949. You can see the star from 60 miles away, but that shouldn't stop you from making the drive to visit up close, where you'll be rewarded with the best mountain top views in the city.

roanokeva.gov/1329/roanoke-star



FRESH FIX

PICKLED PEACH | DAVIDSON, NC

Tucked just off Main Street in close proximity to the farmer's market, the Pickled Peach is a gem of a cafe that lovingly serves up fresh salads, sandwiches, soups, and more. Order at the counter and bring your meal outside to the patio if it's a nice day. Most of the food is organic, local, or both, so you know you're getting the good stuff. Try one of the scrumptious smoothies!

thepickledpeach.com



STUNNING STYLE

DARLING BOUTIQUE | CHARLOTTESVILLE, VA

With the mission of building community through fashion, this boutique consignment shop helps women find the style that speaks to their hearts. Clean out those fabulous items you just never wear and switch things up! In addition to clothing consignment and gorgeous local jewelry, Darling offers personal styling sessions for women who want to take their look and their confidence to the next level. Looking good AND saving money? Sign us up!

shopatdarling.com



PERFECT POURS

BIG LICK BREWING COMPANY | ROANOKE, VA

The Big Lick Brewing Company's motto is "Good Beer Brings People Together," and they live by those words and we agree! The brewery offers around a dozen delicious beers on tap or to go (mango gose? Yes, please!), and hosts community events like live music performances, game nights, and even murder mystery parties. Bring your friends and gather on the patio where you can sample the brews and enjoy food delivered from nearby restaurants Beamer's 25 or Tuco's Taqueria.

biglickbrewingco.com



PAGE TURNER

MAIN STREET BOOKS | DAVIDSON, NC

Welcome to a reader's paradise. Main Street Books isn't just another place to find your next beach novel—it's an oasis of literature for young and old. Book lovers can browse the extensive selection or participate in a plethora of book-themed programs, from discussion groups and signings to writers' workshops. Bibliophiles tuned into 21st century trends can even join the shop's book subscription service and get a new book in their mailbox every month.

mainstreetbooksdavidson.com



MOUNTAIN MAJESTY

HIKING AT BLACKROCK | SHENANDOAH VALLEY, VA

Physical activity is always easier when there's a reward at the end, and the stunning views from Blackrock Summit definitely qualify. In just a mile, this trail takes you to some of the finest scenic mountain views in Shenandoah National Park. Blackrock makes a great family day out, especially if you go in the fall to see the leaves changing or in the spring before the weather heats up. Time your hike to catch the sunset!

nps.gov/thingstodo/hikeblackrocksummit.htm

TREND
ALERT

DARK & MOODY

Sumptuous fabrics and textures in deep, dark hues are permeating the design world. Add a little drama to your home with these finds.

BY TAYLOR TITUS

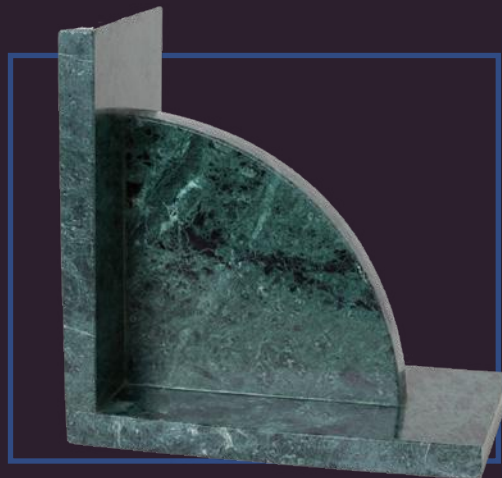


BOOKEND

Marble Bookend, \$19,
www.2.hm.com

PILLOW

Cotton Velvet Embroidered
Pillow Cover, \$29,
www.2.hm.com



RUG

Empress Rug, 5' x 8', \$792,
luluandgeorgia.com



WALLPAPER

Botanical Removable Wallpaper
B008 by Betapet, \$64/roll,
etsy.com/shop/Betapet



VASE

Tall Glass Vase in Brown, \$12,
www.2.hm.com



Alabaster Large Pink Chip Venetian
Terrazzo and Pink SSS tiles by
Concrete Collaborative.

FINDING *inspiration*

When it comes to interior design, where do you find your inspiration? Does it begin with one simple object—a gorgeous piece of tile (like those seen on these pages), the pattern of a pillow, or the colors found in a piece of artwork? Perhaps a beautiful element from nature, or a certain style, or era, awakens your design spirit?

We asked some of our favorite local interior designers one simple question:
“Where do you find design inspiration?” Read on to find out their answers.

SHOP OUR INSPO BOARDS

+ Head to Concrete-Collaborative.com and FireclayTile.com to shop these gorgeous tiles.

+ Head to NestRealty.com/blog for the paint colors and product sources.

PHOTOGRAPHY BY TOM DALY



Handpainted Old Cairo tile by Fireclay Tile.

Where do you
find design
inspiration?



DESIGNERS: TAVIA FORBES AND MONET MASTERS
FIRM: FORBES + MASTERS
WEBSITE: FORBESMASTERS.COM
LOCATION: ATLANTA, GA

PHOTO COURTESY OF ITASHIA JORDAN

“We both are very much inspired by our surroundings, as we feel inspiration is a state of mind. Tavia is strongly inspired by her travels, while Monet is inspired by nature and textiles.”



DESIGNER: JENNIFER GLICKMAN
FIRM: GLICKMAN DESIGN STUDIO
WEBSITE: GLICKMANSTUDIO.COM
LOCATION: CHARLOTTESVILLE, VA

PHOTO COURTESY OF BROOK ROBINSON

“I get most of my inspiration from the runways. I follow fashion houses more than travel, blogs, or other designers because trends seen on the runway often lead to trends in interiors. When I meet with a new client, I ask them for two images of interiors they love and two images of interiors they do not like, then I also often look at their closet with them, as clothes are design decisions that reflect their overall design style—their design voice. For example, if I look at a client’s closet and see that it is full of bold patterns, it tells me that they are more likely open to bolder statements in their interiors. Conversely, if a closet is mixed with very structured pieces, it leads me toward a design that mixes in masculine elements. Fashion and interiors very much go hand in hand!”



Where do you find design inspiration?



DESIGNER: GINI MARSHALL
FIRM: HIVE INTERIOR DESIGN
WEBSITE: HIVEDESIGNCO.COM
LOCATION: ASHEVILLE, NC

PHOTO COURTESY OF JENNIFER COLE

“One common thread runs through all of my designs—the magnificence found in nature. I love connecting the interior world to the beauty found in nature, bringing in rich textures of linen, natural woven materials, and colors that connect to their surroundings. I hike on my property almost daily as a form of meditation and grounding. This provides me with the opportunity to notice all of the nuances in a plant or to take in the saturated greens in the trees and mountains that surround us.

“I also find great inspiration through travel to new places. I love traveling to the west coast, taking in the varied colors of rock and the unusual plant life that thrives in the desert climates. The colors there sometimes overwhelm me with their intense beauty.

“Honestly, one of my most favorite sources of design inspiration is working with other creatives on projects. I love to collaborate with other designers as well as with furniture designers, craftsmen, graphic designers, metalsmiths, and local artists. I find that always staying open to a fresh perspective is the key to my success in interior design—it feeds me so that I can continue to create for my clients.”



Pewter Granite Chip Terrazzo by Concrete Collaborative.

Where do you find design inspiration?



DESIGNER: MA ALLEN
FIRM: MA ALLEN INTERIORS
WEBSITE: MAALLENINTERIORS.COM
LOCATION: RALEIGH, NC
PHOTO COURTESY OF STACEY VAN BERKEL

“History inspires my work and style most. I take cues from the past, then add my spin for a classic, yet fashion forward feel.”



DESIGNER: RADHIKA VYDIANATHAN
FIRM: KALAA CHAKRA INTERIORS
WEBSITE: KCIDESIGN.NET
LOCATION: ATLANTA, GA

PHOTO COURTESY OF HEATHER FULBRIGHT

“My inspiration could come from any form of art (fashion, jewelry, sculpture), a client’s memorabilia, or travel. For example, one of my clients loved the music group 311. So I asked him to provide a list of phrases from their lyrics that inspired him. We used those phrases to create a custom wallpaper that we used as an accent wall in his home gym.”



Where do you find design inspiration?



DESIGNER: KRISTI LANE
FIRM: 3NORTH
WEBSITE: 3NORTH.COM
LOCATION: RICHMOND, VA

PHOTO COURTESY OF TODD WRIGHT

“As a designer, I am innately curious. I use every available opportunity to investigate new resources that might inform new ways of working, spark design inspiration, and, above all, bring fresh creative ideas to our clients. One of my favorite ways to find inspiration and reenergize my mind is to go exploring. This doesn’t have to involve taking a two-week vacation outside the country. Instead, I make sure to carve out time each week to explore a new city, neighborhood, or even a side street. You never know what unexpected design ideas will be sparked...

“While walking down a small residential street in Boston in search of a much-needed cup of coffee, I found a high quality boutique full of regional crafts and handmade goods aptly named Good. Though I never found that coffee shop, I went home with newfound design inspiration and even a few things for my home.

“On a recent long weekend in upstate New York, I found myself wandering around the quaint town of Rhinebeck. It was there I stumbled upon Sawkille Co., a high quality, custom craft furniture company that’s the best I’ve seen in years. Not only did I gain inspiration for my current projects at 3north, I also took note of how they set an example for collaboration among other craftspeople in the area. It’s something we strive to do at 3north in the Richmond community and beyond.

“A bit closer to home, I found inspiration visiting the Nordt Family Farm, an idyllic merino sheep farm near Charles City, VA. The owner, Dianne Nordt, raises the sheep and shears their wool, creating soft and intricate woven blankets by hand. As soon as I visited the farm, I knew we needed to use them as design inspiration for a master suite in a new farmhouse under contract in Powhatan County, VA.”



Where do you find design inspiration?



DESIGNER: **STACEY LAMPMAN**
FIRM: **SPACES DESIGN STUDIO**
WEBSITE: **FREDERICKSBURGSPPACES.COM**
LOCATION: **FREDERICKSBURG, VA**
PHOTO COURTESY OF SUSAN KALERGIS

“Design inspiration can come (and go) at any point. Nature inspires me with its texture, colors, and layers. Traveling to different cities or countries inspires me with various regional aspects. One of my favorite sources of inspiration is our clients—taking their vision and wishes and turning them into reality.”



DESIGNER: **RIMA NASSER**
FIRM: **TEW DESIGN STUDIO**
WEBSITE: **TEWDESIGNSTUDIO.COM**
LOCATION: **ATLANTA, GA**
PHOTO COURTESY OF ALLIE MULLIN

“I find inspiration from traveling the world and experiencing unique cultures. As a Palestinian whose family moved to the U.S. when I was 15, I grew up noticing architecture from different parts of the world. From as far back as I can remember it’s been simple, earthy design that’s caught my eye, especially the use of greenery, as well as Moroccan influences with bold colors and patterns. Design is so personal I feel like it should be fun, exciting, and daring. And travel brings out the best in me.

“When we slow down enough to notice the world around us, everything from food to architecture to textures, colors, and nature, it all can be so exotic in different parts of our world—and so inspiring. I lived in Florence, Italy, for a year and had the opportunity to travel through Europe, trying new foods and meeting amazing people. Talk about a rush of inspiration. So my design is nourished by cultural experiences abroad. I feel as though it helps when I’m encouraging my clients to take certain design risks that bring out their personality. Experiences from traveling help us be courageous and put the ‘fun’ in functional interior design.”

HOUSE TOUR

MODERN FAMILY

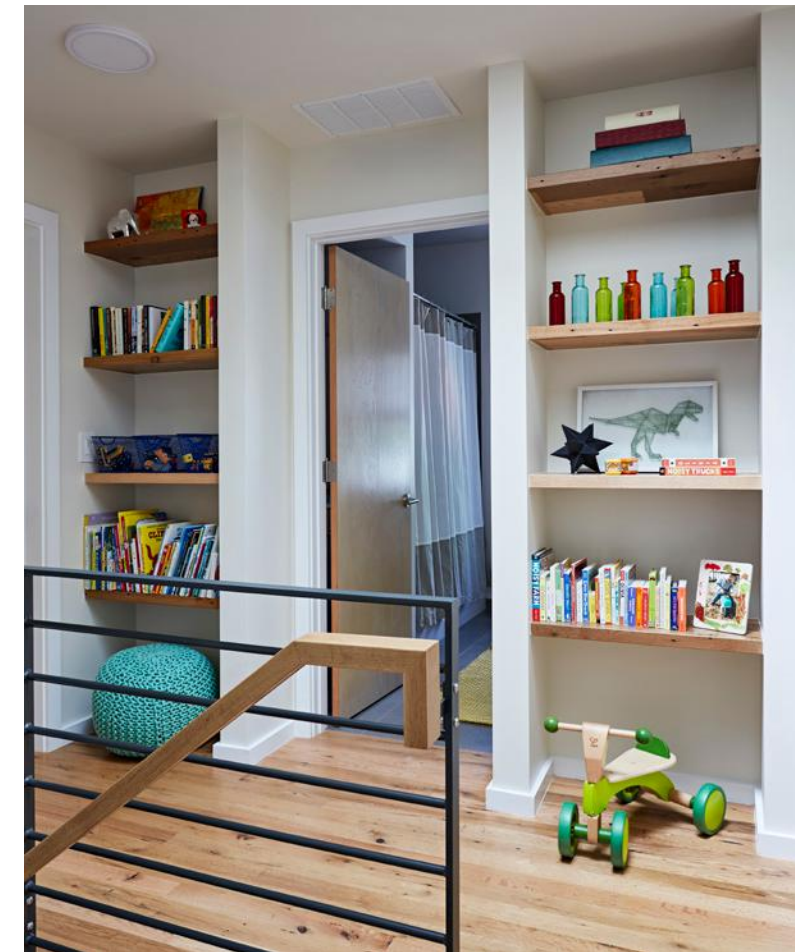
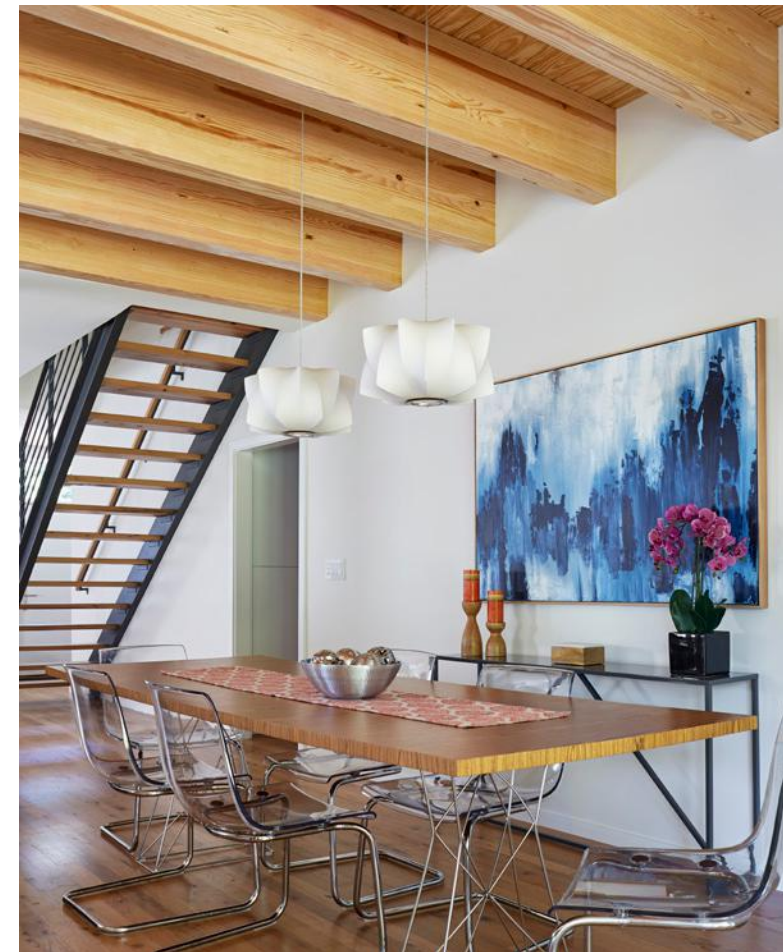


THERESA DORLINI
FIRM **CIRCLE DESIGN STUDIO**
CONNECT CIRCLEDESIGNSTUDIO.COM
LOCATION **CHARLOTTESVILLE, VA**
ERA OF HOME **2018**
SQ FT **4,000**

Can a home be both modern and family friendly? This was the question posed to Theresa Dorlini, Principal Designer of **CIRCLE DESIGN STUDIO**, by a young family from Charlottesville, Virginia. Eager to satisfy the husband's modern design aesthetic and the wife's desire for color and livability, the parents of two reached out to Dorlini during the construction phase of their new build home.

Passionate about problem solving, Dorlini embraced the project, assuring the clients that yes, with the right forethought and planning, a space can be both classically modern and kid friendly. "We are always happy when clients approach us early on in the phase of a project. By developing a master plan, we can determine what you can achieve within your budget, and avoid costly mistakes. Even if you can't afford to do everything up front, by starting out with a clear intention and end goal, you can avoid having to redo any of the layout," explains Dorlini.

By evaluating how the space would actually be used by the family, Dorlini helped the clients see that reversing the kitchen and dining areas would create a clear line of sight from one room to the other. "You want to be able to keep an eye on your kiddos playing in the living room while you are cooking in the kitchen. This new layout not only accomplished that, but also created an overall open feeling in the space," says Dorlini. She and her team helped select finishes that worked within a natural color palette, while also staying within the client's strict parameters regarding sustainability. Reclaimed wood floors, formaldehyde-free cabinets, and a clean-burning two-sided fireplace that's both eco-friendly and visually appealing were chosen.



“When you are a parent of young children, you have to decide—what price am I comfortable paying for a couch that may get destroyed? Sippy cups are inevitably going to be spilled.”

With the warm wood, white, and black steel backdrop set, the furnishings and accessories were carefully curated to enliven the space. Dorlini found pieces that epitomize modern design, while staying budget conscious. “When you are a parent of young children, you have to decide—what price am I comfortable paying for a couch that may get destroyed? Sippy cups are inevitably going to be spilled,” laughs Dorlini, a mother of four herself. With that in mind, she chose replicas of classic modern pieces. A grey linen Knoll-esque sofa sits across from two Marcel Breuer’s Wassily Chair-inspired chairs that are a fraction of the cost of the originals. Between them, the striking silver Amici coffee table by Nuevo and the Jaipur rug offer graphic counterbalance. The colors of the rug inform the pillow choices and artwork above.

In the dining room, the Curzon table in teak by Modloft mimics the warm wood tones above, surrounded by acrylic Tobias chairs from IKEA. Because

of the beams on the ceiling, two Nelson-style pendants were cleverly chosen instead of one chandelier. An abstract painting in rich indigo hues hangs above the narrow console by Blue Dot.

At the top of the open wood and iron staircase, floating wood bookshelves allow for tidy storage of kid items. Situated between the kids’ bathroom and their bedrooms, this was a convenient location to store bedtime books and toys, while keeping them out of eyesight from the main level.

Ultimately, Dorlini was able to achieve a mix of modern yet livable spaces for the family of four and their two four-legged friends. “We work hard with our clients to really interpret what they are saying and turn it into something beautiful.” If you’re striving for a more clean and minimal look in your home, flip the page to shop budget-friendly versions of modern silhouettes. [N](#)



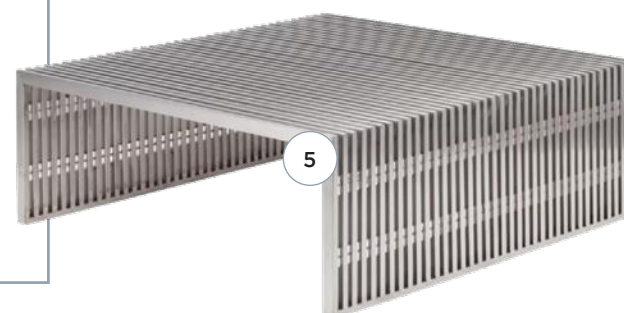


SHOP
THE
LOOK

MODERN FAMILY

Eager to use pieces similar to those Dorlini found? Use this shopping guide to create a space for your own modern family.

1. NELSON PROPELLER PENDANT LAMP, \$495, [dwr.com](#)
2. MODWAY LOFT FABRIC SOFA IN GRAY, \$777.25, [modishstore.com](#)
3. HEW SIDE TABLE, SHAPE C BY PAT KIM, \$760, [dwr.com](#)
4. BAXTON STUDIO JERICHO LEATHER ACCENT CHAIR, \$232, [hayneedle.com](#)
5. AMICI COFFEE TABLE BY NUEVO, \$1,392, [wayfair.com](#)
6. JAIPUR EN CASA BY LULI SANCHEZ AREA RUG, \$1,457, [boldrugs.com](#)
7. CURZON 102" DINING TABLE IN TEAK, \$1,749, [modloft.com](#)



DON'T HAVE SHUTTERS? IT CAN BE AN EASY WAY TO ADD VISUAL INTEREST AND DEFINITION TO YOUR HOME!

HOW TO:

Set Your Home Apart

LOW-COST, HIGH-REWARD UPGRADES

Whether you're considering selling your home, or you're just ready to increase your home's appeal, we've come up with some low-cost, high-reward upgrades that will make a great first impression. Start saving now and you'll be ready to tackle these ideas in time for the spring selling season!

NEW SHUTTERS

Weathered and faded shutters can make the entire house appear neglected. If you're handy, remove the shutters, then strip, sand, and repaint them in a fun new color. If they are really damaged, have a pro replace them. Some of the newer vinyl shutters are surprisingly attractive and budget-friendly.

LIGHT FIXTURE SWAP

Inside and outside, dated lighting is a downer. Scour the internet to find affordable lighting that will brighten your space. We love Overstock, Wayfair, and LampsPlus. (See page 44 for our top picks!) Be sure to have a licensed electrician swap out your fixtures.

GARAGE DOOR REPLACEMENT


According to a 2018 study by Remodeling.net, a new garage door has one of the highest returns on investment. It may not be the most exciting upgrade, but if your door is severely dented or damaged, it may be worth the cost!

MINOR KITCHEN UPGRADES

Don't go full reno! You won't recoup your full investment, and the buyers may end up doing their own renovation. Instead, stick to simple things like replacing the cabinet hardware or kitchen faucet. And if your current kitchen is really lackluster, don't underestimate the power of paint. Hire a pro to give your cabinets a fresh new look with a coat of properly applied paint. We recommend low or no VOC paint.

REPLACE OUTLET AND LIGHTSWITCH PLATES

If yours are permanently smudged, replace them! It's cheap and quick...though it's always safest to let your electrician do the swapping out.



**“WE ARE USING BEAUTY
TO RESTORE HOPE
AND FIGHT HUMAN
TRAFFICKING.”**

GIVE BOLDLY

LORIN AND KYLE VAN ZANDT CO-FOUNDERS, MISSIO HAIR *WILMINGTON, NC*

MISSIO, taken from the word “mission,” is the brainchild of Lorin and Kyle Van Zandt. Located in Wilmington, North Carolina, MISSIO Hair is part salon, part beauty products, and all heart.

Happily entangled in the beauty industry since the age of 15, Lorin realized early on in her career as a stylist that beauty could be used for a larger purpose. By offering haircuts to the homeless, those in drug rehab centers, and refugees from around the world, she was able to help people in need. To these individuals, who often feel invisible, it was more than a haircut—it was a chance to be seen.

In 2013, Lorin had the life changing opportunity to work with female victims of human trafficking. Meeting women (who had often just been rescued) in a secure location, Lorin would provide haircuts, manicures, and pedicures. “To wash the feet of these women was a humbling experience. These women, who felt no self worth after years of being degraded and forced into sex slavery, finally had a chance for hope and healing. For the first time in a long time, these women began to open up and believe in something new about themselves,” shares Lorin.

Lorin and Kyle decided to dedicate themselves to fighting this injustice. Kyle grew up in a family that was passionate about activism, working to alleviate the orphan crisis in eastern Europe following the collapse of communism. He knew that working alongside Lorin, they could develop a hair product with a purpose.

Now in its fourth year, MISSIO Hair is unlocking the potential of the cosmetic industry to directly fight human trafficking. Their stylist-designed and salon-tested hair products, made with environmentally

conscious ingredients, serve as a vehicle for their initiatives: the first being to educate salons in victim identification. With a curriculum created by experts on human trafficking, and resources gathered from local and federal law enforcement officials, MISSIO offers on-the-ground training and weekly webinars. Through these free training sessions, salons are becoming equipped to identify potential victims and connect them with help in their area.

MISSIO’s second initiative is to serve and encourage women who are in recovery from human trafficking. This recovery process can be a long journey, but one that begins with a few small first steps. “Many victims begin this process after years of being abused, coerced, manipulated, and used. We have found that a simple salon service can remind these victims that they have tremendous value and worth, and that the next steps toward recovery are worth taking,” explains Kyle. MISSIO trains stylists on how to connect with victims, showing them love and encouragement. “It becomes more than a basic beauty service; it’s a chance for hope and healing,” adds Lorin.

Lastly, by giving a portion of their hair product sales to nonprofit partners focused on aiding the rescue and restoration of victims, they are able to fight human trafficking while providing amazing hair products to those who want their purchases to matter. Ultimately, consumers who purchase MISSIO products become a part of the solution. “Something as simple as an everyday hair product can contribute to an effective and widespread effort to fight one of the world’s greatest injustices,” says Kyle. **N**

LEARN MORE ABOUT MISSIO HAIR: MISSIOHAIR.COM

TEXT BY JASMINE BIBLE + PHOTOGRAPHY BY MATT RAY



Elevate YOUR SPACE

TAKE YOUR HOME FROM BUILDER GRADE TO CUSTOM



Your home may be blessed with beautiful architecture, interest, and charm...great! But what if it's not? What if you've moved into a home that's more of a boring box than a crown jewel? All hope is not lost...we've come up with three easy ways to take your home from builder grade to custom!

TEXT BY JASMINE BIBLE + PHOTOGRAPHY BY JENNIFER MORGAN PHOTOGRAPHY

bold FURNISHINGS

If the shell of your home is basic and boring, liven up the contents within! Instead of sticking with a neutral palette and winding up with a sea of beige...go wild with color. Choose saturated hues like these emerald green velvet sofas from Wayfair, or this tufted velvet ottoman in blush by Christopher Knight Home.

Dealing with dated lighting? Swap it out for fun fixtures like these Nyla Chandeliers by Modern Rustic Interiors. We're obsessed with their retro-Parisian-ice-cream-parlor vibe. Add a ceiling medallion for even more impact! If you have an open-concept home, choose fixtures that coordinate instead of matching exactly. Repeat materials (brass, chrome, glass, etc.), but vary the size of the lights, and the height at which they hang. Hang fixtures in the living room at least four inches higher than the tallest person in your family, and hang fixtures in your dining room 30 to 36 inches above the table.





HEAD TO [NESTREALTY.COM/BLOG](https://www.nestrealty.com/blog)
FOR FULL STEP-BY-STEP
INSTRUCTIONS TO ADD YOUR
OWN MOLDINGS!

DIY MOLDINGS

Ready to add major impact to an otherwise boring room? Choose one wall to be the accent wall, as seen in this bedroom, or an entire room as seen in the living room on the previous page. By using common one-inch by two-inch boards from your local hardware store, you can add visual impact and dimension to any wall. In the bedroom, vertical boards run the entire length of the wall, with a horizontal board at the top and bottom creating a clean frame. In the living room, in addition to the vertical boards, horizontal boards were added at the top and bottom of the window frames, resulting in a look that harkens back to turn-of-the-century detailing, yet feels fresh and modern. Once you've framed out your wall(s), choose a rich color to double the dramatic effect and call attention to your hard work!

creative PAINTING

The simplest of changes? Paint! There's no faster way to completely transform a space than with paint. Paint an entire room, one wall, just the doors and trim, or get creative with angles. In the basement of this home, the entire space was a cream color with white trim and doors. Rather than repainting the entire basement, which would take more time and money than the new owners wanted to spend, they chose to paint two large angled sections in a deep inky-blue color. The result? A strikingly modern artistic effect. Experiment with angles, rectangles, or circular shapes in your own home. Design boldly! [N](#)



MATCH YOUR PAINT COLOR TO
AN EXISTING OBJECT IN THE
ROOM, LIKE THIS LAMP!

NORA 4-LIGHT SHADED CHANDELIER

We love the mix of satin brass hardware and white orb-like bulbs on this chandelier. The hanging height adjusts from 14" to 46", allowing you to find the perfect fit for your space.

\$148, [wayfair.com](https://www.wayfair.com)

NYLA 6-LIGHT CHANDELIER

At 36" wide, this chandelier will make a statement in any room. It works well in a living room (as seen on page 41), but would also be perfect for a dining room or entryway.

\$209, [wayfair.com](https://www.wayfair.com)



OTIS 4" LED

Available in various finishes and shades, we love the True Black paired with the Black Pinstripe shade for a crisp, tailored look. The flush mount allows this light to be hung even in tight spaces.

\$309, [schoolhouse.com](https://www.schoolhouse.com)



HEADLANDS BELL PENDANT

This open-weave pendant in a natural rattan finish is the epitome of Scandinavian design meets Boho chic. It adds the perfect dose of texture to a room and casts beautiful shadows at night.

\$298, [serenaandlily.com](https://www.serenaandlily.com)

PRODUCT ROUNDUP:
LIGHT FIXTURES

Take your space to the next level with some of our favorite fixtures.

#SONesty!

SILVIA SPUTNIK CHANDELIER

A fresh take on the classic sputnik chandelier in a warm honey gold finish, the end of each light reminds us of the end of an arrow. This would be fun in a kid's bedroom or casual family room.

\$285, [wayfair.com](https://www.wayfair.com)



ASTRID SCONCE

Assembled by hand in Portland, Oregon, this Schoolhouse original shows how stunning simple can be. Available in polished nickel, natural brass, or true black, a pair of these would perfectly frame a bathroom mirror.

\$159, [schoolhouse.com](https://www.schoolhouse.com)

CAPIZ SCONCE

For a feminine touch, this capiz shell orb casts a soft, warm glow. Ethereal and sculptural, we envision these used in a powder room, or as bedside lights in a master bedroom.

\$228, [serenaandlily.com](https://www.serenaandlily.com)



HANG TWO OF
THESE OVER A
DINING ROOM
TABLE FOR
A DRAMATIC
EFFECT!



CURB APPEAL

COLONIAL CUTIE

Asheville, NC

COPY THIS LOOK
TO ENHANCE YOUR
CURB APPEAL!

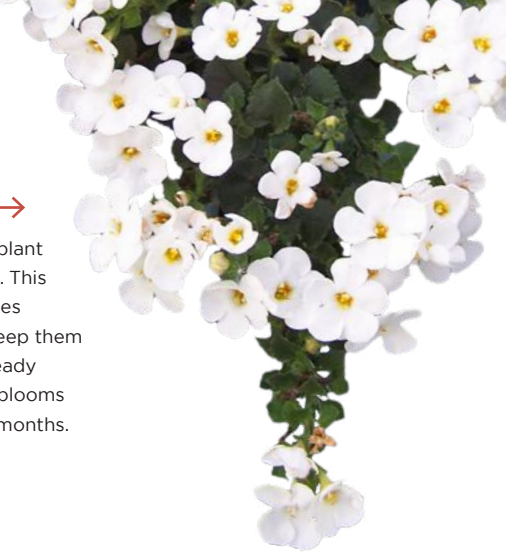


← FRONT DOOR

Your home can bask in the warm sunlight while retaining privacy with this rain glass front door. Privacy glass comes in a variety of finishes, with "rain" glass offering a privacy rating of nine out of 10. Paint or stain to your preferred finish. *Full Lite Solid Knotty Adler Exterior Door, Rain Glass, \$890, doors4home.com*

HANGING FLOWER POTS →

Bacopa is a beautiful creeping plant that's ideal for hanging baskets. This plant grows quickly and becomes covered in buds and blooms. Keep them evenly moist and maintain a steady watering schedule to keep the blooms plentiful throughout the warm months.



← LIGHT FIXTURE



This light fixture is the perfect example of successfully mixing styles. Thanks to the rectangular shape and 90 degree angles, this fixture feels more Arts & Crafts than Colonial, but it plays in harmony with the overall aesthetic. *Neri 14 1/2" High Oil-Rubbed Bronze Outdoor Hanging Light, \$129, lampsplus.com*

↑ COLOR PALETTE

We love the classic combo of grey and white with a pop of red on the front door to coordinate with the roof shingles. The matching Adirondack bench ties it all together perfectly.

House: *Lazy Grey (SW 6254), Sherwin Williams, sherwin-williams.com*

Trim & Fence: *True White, Magnolia Home Paint by Joanna Gaines, shop.magnolia.com*

Front Door: *Fireweed (SW 6328), Sherwin Williams, sherwin-williams.com*



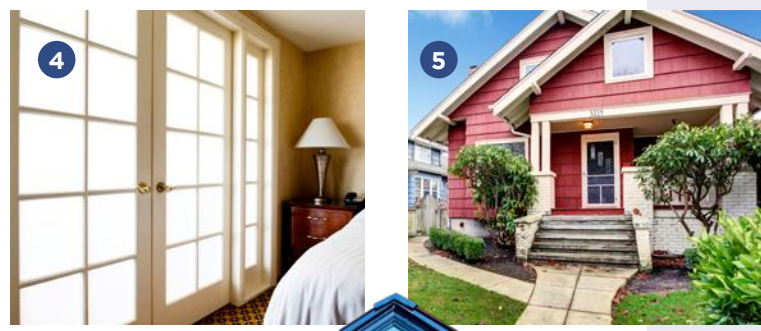
↑ PRIVACY FENCE

Have an unsightly A/C unit or trashcans you'd like to hide? A privacy fence with ornate detailing is a great option. *Valley White Vinyl Fence Panel Kit by Verdara, \$93/panel, homedepot.com*



↑ SEATING

We love the romantic vibe of this sweet two-seater Adirondack bench. Choose to leave the bench natural wood, or use the same exterior paint as your front door for a perfect match! *Mainstays Wood Outdoor Two Seat Adirondack Bench, \$109, walmart.com*



THE HISTORY OF DESIGN

BY TOM SEABROOK

Have you ever looked at something on your home and wondered, why is that even there? Where did it come from? Why the heck do we call it that? Let's explore the inspiration behind classic architectural features you might run across in your town...or even in your own home. Read on to learn more, then see if you can spot the history all around you.

1. TRANSOM WINDOWS

Purely stylish today thanks to modern air conditioning and electricity, transom windows (the small rectangular windows that live above a doorway) were once very useful as sources of light in dark hallways and ventilation in closed spaces.

2. WHICH QUEEN?

The frilly, castle-like homes constructed across America from the 1880s through the 1910s are built in a style known as Queen Anne. The originators of this style were (very loosely) inspired by the architecture of the early 1700s, when Anne was queen of England. Since Queen Victoria actually sat on the British throne when most of these houses were built, they are also called Victorians. Confused yet?

3. RANCH HOUSES

Also known as ranchers or ramblers, these homes first appeared in the 1930s and took their low profile and wide open floor plans from nature—and the designs of Frank Lloyd Wright. The name “ranch” evokes the homes typically found on cattle farms, which inspired the original designers with their harmonious settings. By 1950, this style was so popular that nine out of 10 houses built in the U.S. were ranches!

4. FRENCH DOORS

What makes them French? Double glass doors were popular in France during the 17th century (think Versailles) and eventually made their way into American homes by way of England. The only real reason we call them French doors today is because it sounds chic!

5. BUNGALOW

The word bungalow, used to describe small, simple homes typically featuring large porches, comes from a Hindi term for houses built in the Bengal style. Bungalows took inspiration from the houses of British sailors and colonists in India, spreading later to the United States.

6. GINGERBREAD

Called “gingerbread” because of its resemblance to the over-the-top icing and candy designs of gingerbread confections, the decorative woodwork found on Victorian houses was inspired both by past and modern technology. The invention of the scrollsaw in the 19th century, which coincided nicely with the Gothic revival that drew inspiration from the medieval castles and cathedrals of Europe, allowed carpenters to produce intricate wood trim cheaply and easily.

BANG FOR YOUR BUCK

We look at current Nest Realty listings from around the region to see how home prices compare. Contact your Nest Broker or peruse NestRealty.com for more listings.

FROM \$100K - \$325K



\$248,000
5 Beds + 3 Baths
Roanoke, VA
MLS# 861792



\$265,000
2 Beds + 1 Baths
Blacksburg, VA
MLS# 406337



\$270,000
3 Beds + 3 Baths
Stanley, NC
MLS# 3509081



\$324,900
4 Beds + 3.5 Baths
Lawrenceville, GA
MLS# 6575765

FROM \$325K - \$575K



\$337,500
5 Beds + 2.5 Baths
Chesterfield, VA
MLS# 1922349



\$368,500
2 Beds + 2 Baths
Asheville, NC
MLS# 3530554



\$375,000
4 Beds + 2.5 Baths
Fredericksburg, VA
MLS# VAST213128



\$395,000
3 Beds + 2.5 Baths
Afton, VA
MLS# 593476

FROM \$575K +



\$575,000
3 Beds + 2 Baths
Durham, NC
MLS# 2270358



\$609,000
4 Beds + 4 Baths
Jackson, TN
MLS# 189533



\$799,000
3 Beds + 3.5 Baths
Leland, NC
MLS# 100173652



\$1,200,000
7 Beds + 6.5 Baths
Staunton, VA
MLS# 589973

