

newleaf CUSTOM HOMES

BUILDING HOMES - BUILDING RELATIONSHIPS | DALLAS, TEXAS

SUMMER 2018



**SUMMER LOVN'
OUTDOOR LIVIN'**

06.2018



A walnut vanity spans this midcentury inspired guest bath

FEATURES

- 02 CLASSIC COMFORT**
A family builds their forever home with a wraparound porch and a sophisticated finish out.
- 06 WHITE SPACE**
Get inspired by the brightness of white.
- 08 LIFE, STYLED**
Taking inspiration from their hometown, a couple turns a neglected property into their dream home.
- 12 THE NEW TRADITIONAL**
Traditional homes get updated for an open-concept lifestyle.
- 14 MODERN VIBES**
Leaving New York, a family returns to Dallas to build a midcentury inspired modern home.
- 18 BRIGHT AT HOME**
Tips for using pops of color in every style of home.



From the cover: The fireplace spans the length of this vaulted living room that overlooks the backyard. See more of this house on Page 8.

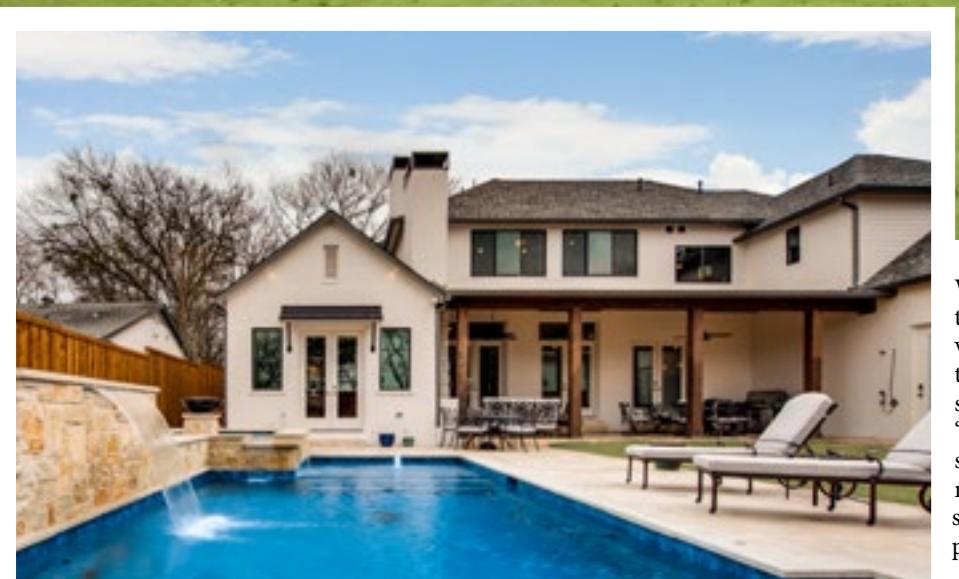
DESIGN GOES DIGITAL | #NEWLEAFCUSTOMHOMES

**OUR WEBSITE'S BEEN RENOVATED!**

- VISIT THE NEW SITE
- SUBSCRIBE TO OUR NEW BLOG
newleafcustom.com/BLOG
- WATCH OUR COOL VIDEOS TOO!

**LET'S BE SOCIAL!**

Don't be the last to follow New Leaf on social media. You'll get design tips and inspiration, plus the inside scoop for upcoming projects.

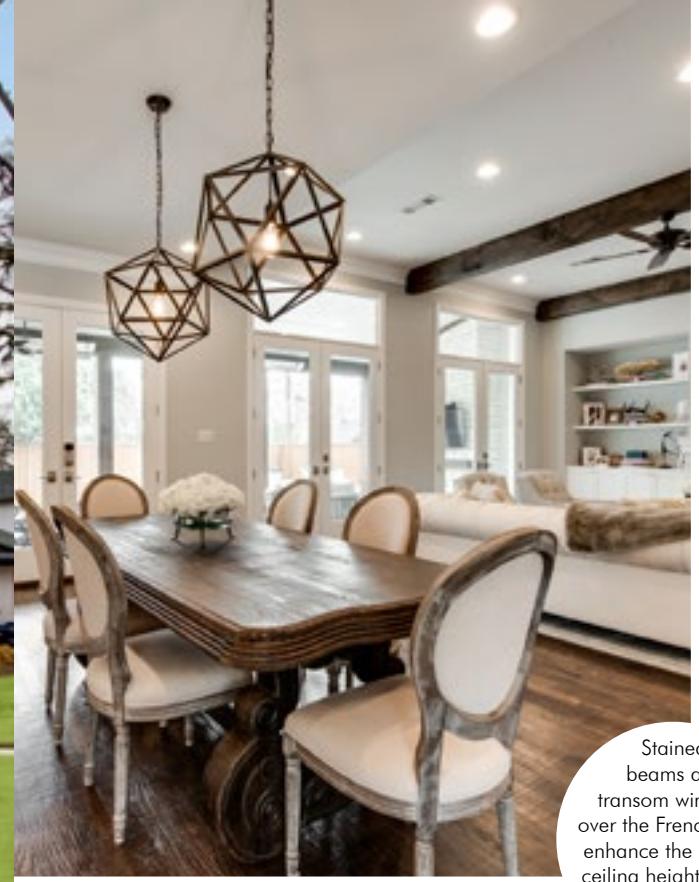


CLASSIC COMFORTS

When Justin and Lindsay decided to build their “forever home” in Lake Highlands, their vision was crystal clear. “We knew we wanted the look of a traditional home with a classic, sophisticated, timeless design,” Justin states. “So, when we found this great corner lot, we saw the potential for the land and started meeting with builders. When New Leaf suggested a house with a wrap-around front porch, we knew we’d found the right builder.”

Along with the traditional design, the various materials on the front façade and porch lend sophistication to the project. “While we love how the white color scheme and traditional lines produced a crisp look, we used a variety of exterior materials to keep the design visually interesting,” Lindsay added. A mix of painted brick, white stucco and chalk-colored stone create a wealth textures, all while staying within the color scheme. Wood accents, like the porch posts and window headers, bring in a natural feel, while the interior focuses on family space. Natural light pours into the open concept kitchen-dining-living room from three French doors that open to the backyard.

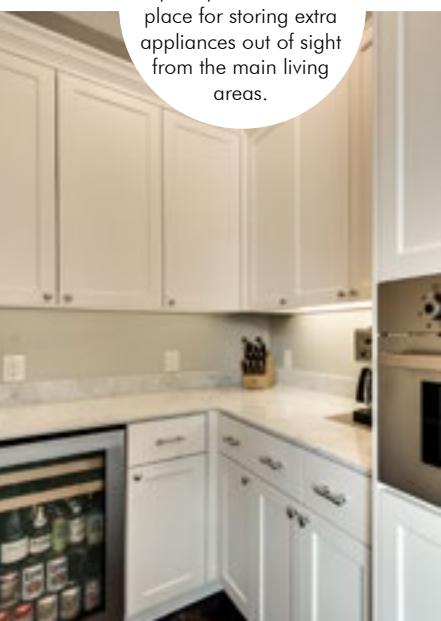
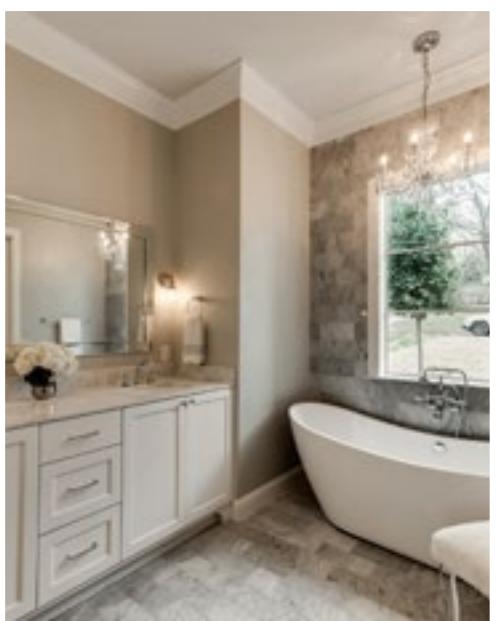
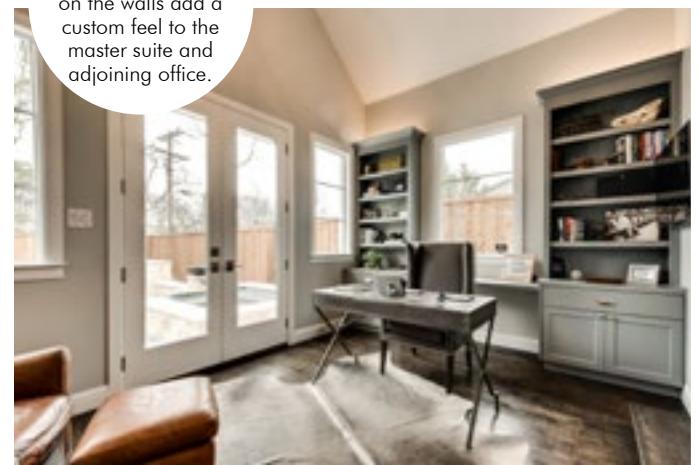
But the house has private space, too. An office off the master bedroom allows them to work from home. And when work keeps them up past their bedtime, French doors offer additional privacy. “We love coming home,” says Justin. “This is the only place we want to be.”



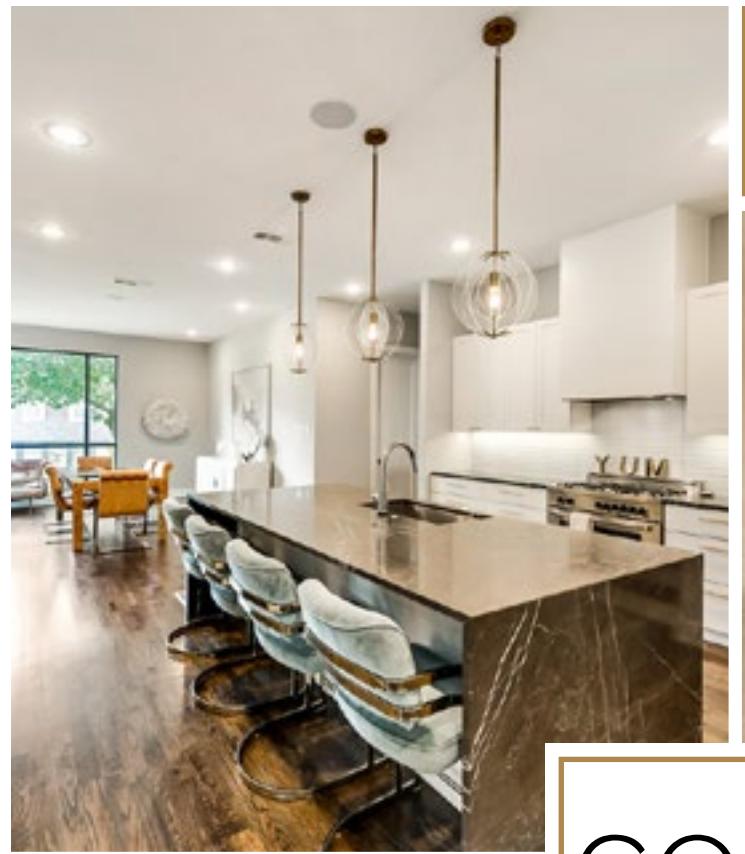
Stained beams and transom windows over the French doors enhance the 11-foot ceiling height, further adding to its open feel.



Adding beams to the vaulted ceiling and built-in shelving on the walls add a custom feel to the master suite and adjoining office.



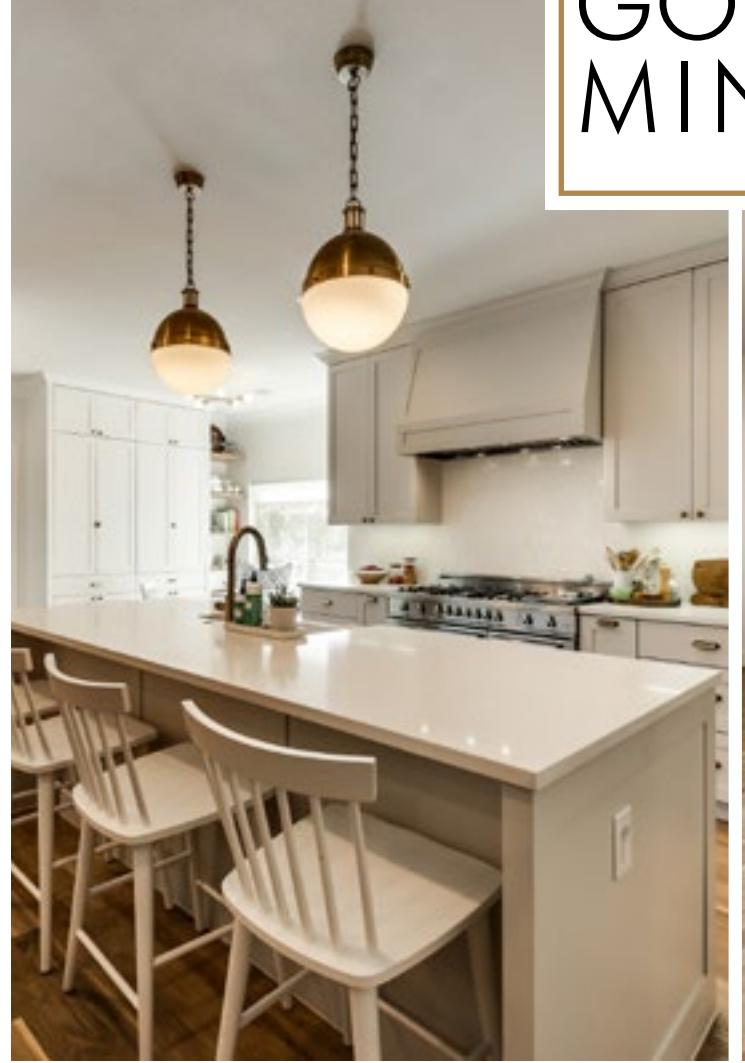
Wrapping behind the kitchen, this “working pantry” is an ideal place for storing extra appliances out of sight from the main living areas.



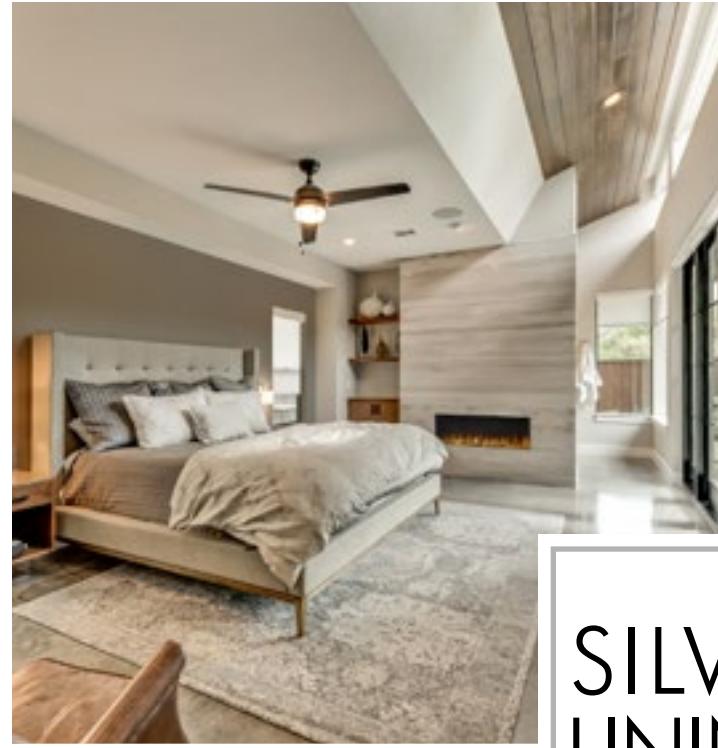
Brass & gold are making a comeback, but these on-trend metallics are a far cry from your grandma's outdated hardware! From light fixtures to cabinet knobs, gold tones work well with wood doors, contrast nicely with dark paint colors or countertops and add a fun pop of color to any space.



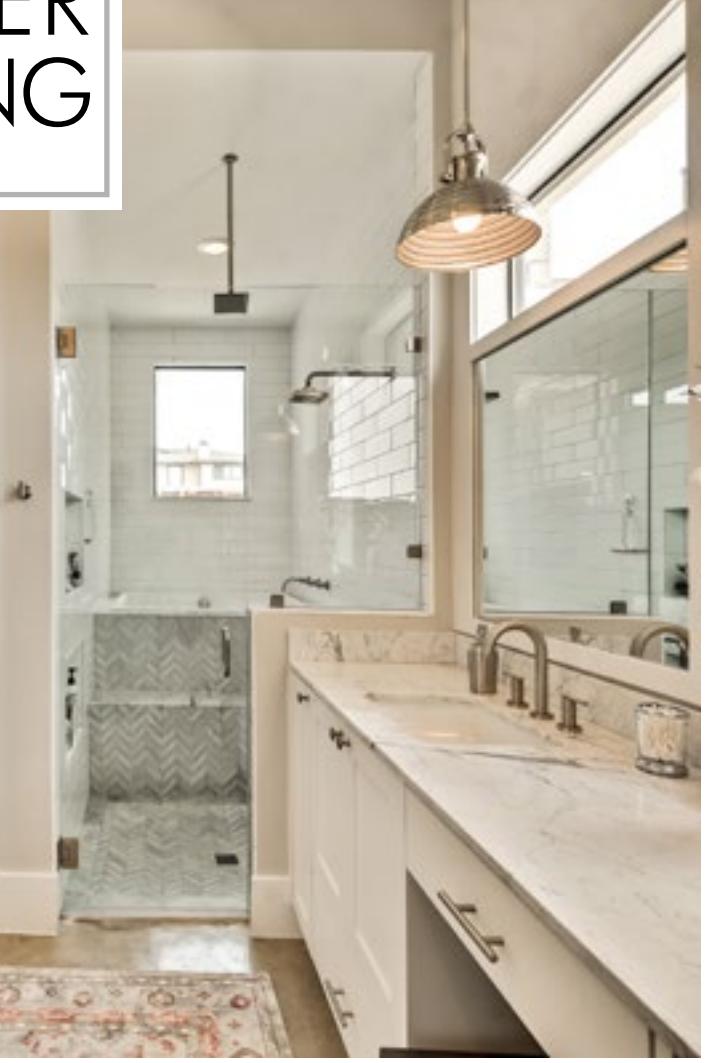
GOLD MINE



Available in everything from shiny chrome to matte finishes, silver hardware, light fixtures and furniture pieces come in a variety of options. Clean & bright, these silver accents also offer a subtle, sophisticated look. By coordinating metallics, you create a unified interior design!



SILVER LINING



WHITE SPACE

Afraid of White? Not us! White walls highlight the details—from the patterned tile and decor to fun fixtures and accents.



LIFE, STYLED



Imagination is all it takes to turn a neglected house into a modern gem, but for this property, it took a savvy design plan too. On this former construction materials dump, a couple from Austin set out to bring a taste of the Hill Country to Dallas. "We fell in love with the property's hills and trees," says Samantha, New Leaf's lead interior designer and proud owner of the home. "But, in order for our vision to work on this unique property, we had to think outside the box by using an innovative approach to design and layout, not to mention A LOT of retaining walls," she shared.

"Since the house sits on a small hill, which acts as a natural barrier from the street and our neighbors, the 'built-in' privacy allowed us to expand the floor plan in all directions," Samantha explains. The house could be both private and open on all sides – perfect for a young couple who loves being outdoors. And the most unusual thing about this house may also be its best feature—the kitchen, normally overlooking a home's backyard, is positioned at the front of the house. Even more unconventional? Sliding glass doors open up to the fire pit, located just off the lead walk (see the cover of this magazine). "It's perfect for entertaining! Our guests walk right up from the driveway and into the party. We don't even have to open the front door!"

See more photos of this house visit www.NewLeafCustom.com



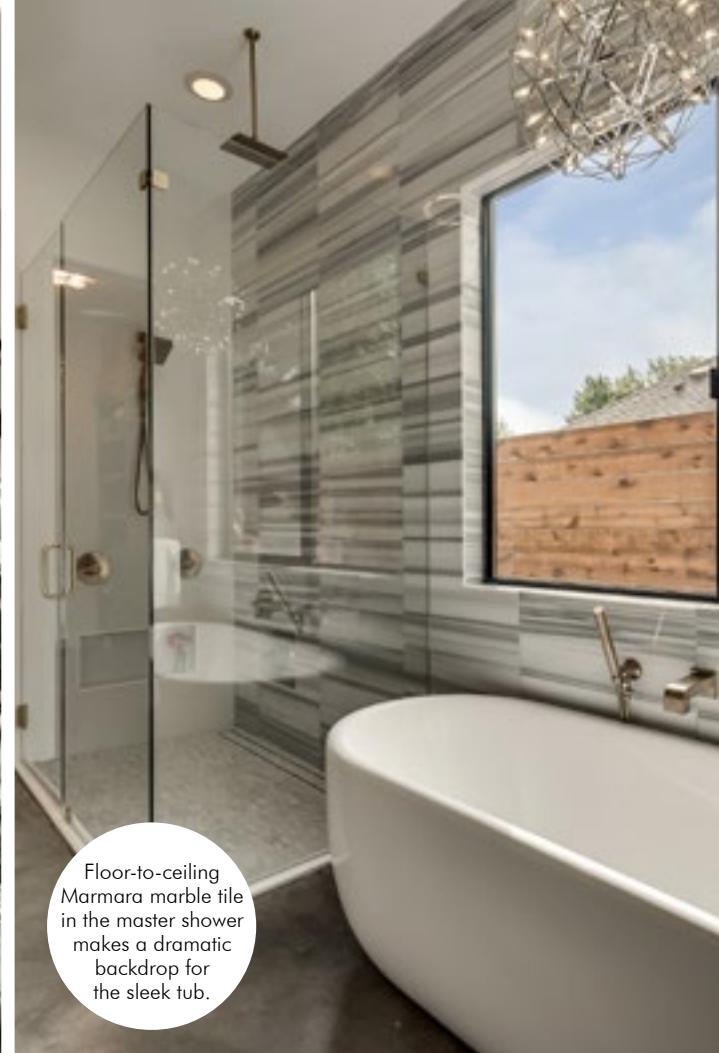
With open tread stairs between the first and second floors, natural light from the sliding glass doors passes through, creating fun contrasts in light and shadows.



Done well, retaining walls next to a pool can act as an interesting design feature by adding stone facing and waterfalls.



Embrace the contrast of materials. Natural Skyfall granite sits across from a white man-made quartz countertop with a custom fabricated edge. White oak cabinets warm up this modern kitchen.

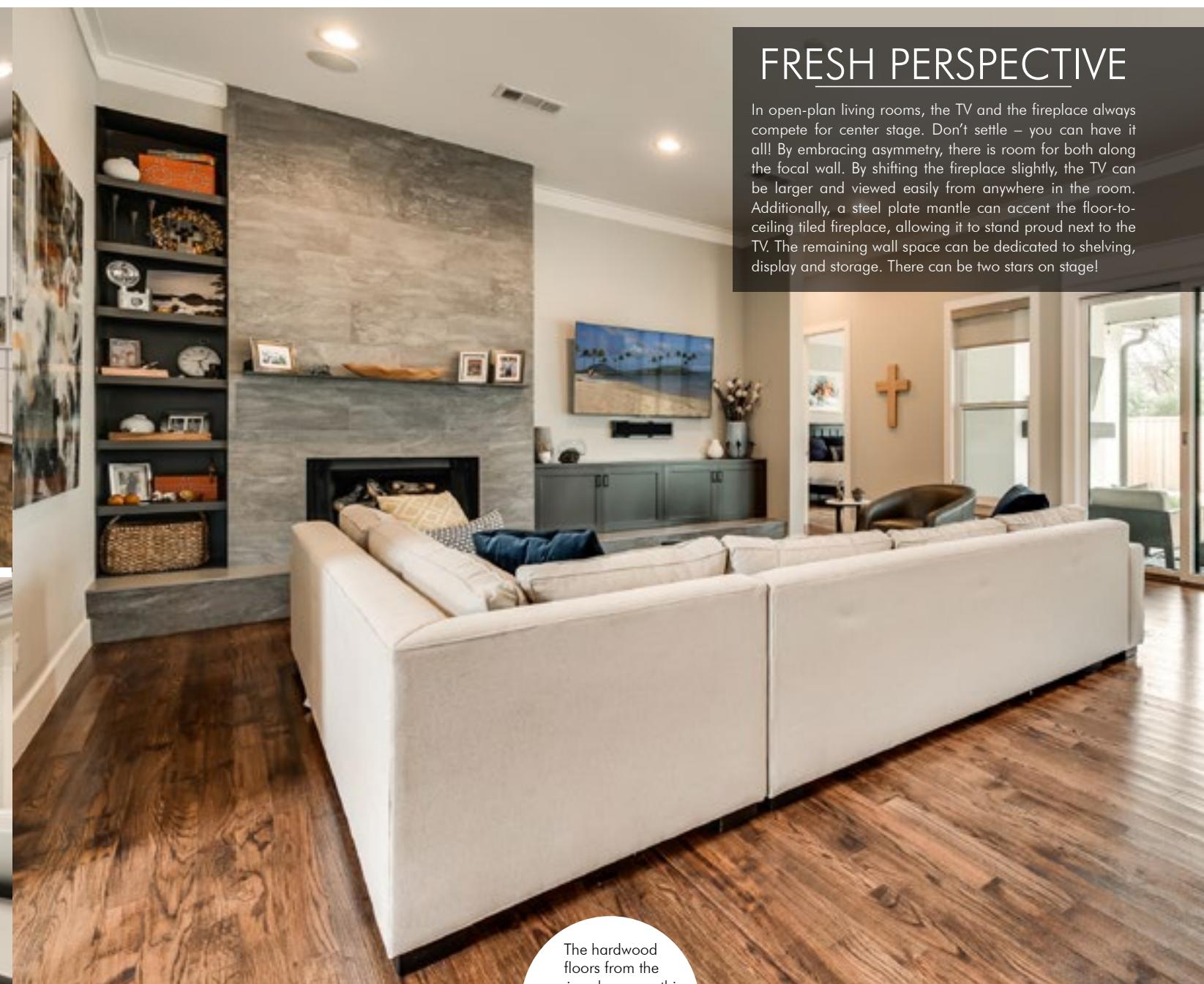


THE NEW TRADITIONAL

Timeless design never goes out of style.

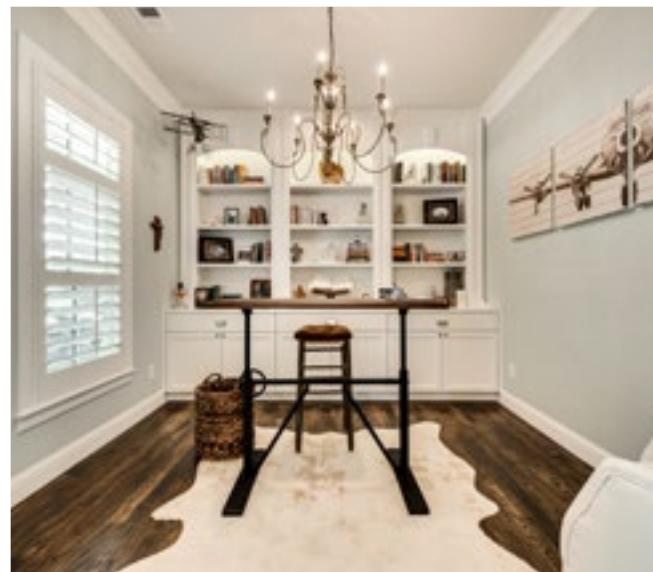


Built-in screens allow a porch to stay clean and ready to use year-round. And did you know painting the ceiling sky-blue is an old Southern tradition? Legend claims the color repels everything from spiders to ghosts.



FRESH PERSPECTIVE

In open-plan living rooms, the TV and the fireplace always compete for center stage. Don't settle – you can have it all! By embracing asymmetry, there is room for both along the focal wall. By shifting the fireplace slightly, the TV can be larger and viewed easily from anywhere in the room. Additionally, a steel plate mantle can accent the floor-to-ceiling tiled fireplace, allowing it to stand proud next to the TV. The remaining wall space can be dedicated to shelving, display and storage. There can be two stars on stage!



modern vibes

After living in New York City for several years, this young family was ready to return to their Dallas roots to raise their family. "Because our place in the city was so small, we came to appreciate a simple, functional approach to things," says the homeowner. "We only had room for the essentials."

Wanting to keep that pared-down aesthetic, the homeowners turned to New Leaf to design their new modern house. Focusing on ease of maintenance, they wanted to keep the interior design pure and simple. "We'd grown accustomed to the simplicity of our lives in the city. We wanted everything to be visually clean and pure."

Having sold almost everything when they left New York, they asked New Leaf to design the entire home from a blank slate, including the pool, firepit and both interior & exterior furnishings. The design team was eager to take on the challenge. "We were thrilled to take on this project," said Brett Davis, New Leaf's VP of Design. "There's a fine line between minimalist and just plain boring. By blending unique materials and textures, you can add a depth and interest to the design to create something unique."

A mix of hand-troweled stucco, iron spot brick, and stained Douglas fir siding provide rich material texture to the house while steel I-beams and posts at the patios provide an unmistakably modern feel.

Inside the house, custom details abound. Wood siding from the exterior wraps around the walls at the staircase, which features custom LED lighting under the handrails. "We love to warm up modern houses with natural elements," says Samantha Bailey, New Leaf's Lead Interior Designer. "By creating fun patterns with artisanal tile in the kitchen backsplash and guest shower, we added personality to the simple spaces." Additionally, a freestanding wood paneled wall seamlessly transitions to an open concept master bath. Upstairs, the game room spills out onto an upstairs balcony, overlooking the pool below. A custom oversized barn door can close off the game room to create a homework area for children.

"We wanted to consider the back patio, grill area, pool and deck as part of the living room," comments Brett. "We made sure the connection from the kitchen, dining and living room to the outdoor pool spaces was continuous and integrated. For example, the Ipe deck connecting the pool and firepit to the patio ensured the transition from house to yard was smooth and uninterrupted." This house provides an understated backdrop for this family to build their lives in and around for years to come.



photography Angela Flournoy



With large windows in most modern homes, you need to put as much design into the pool and landscape as the interior spaces. An Ipe wood deck sits flush with the concrete patio. The integrated fire pit is just outside the master bedroom's sliding glass doors.



photography Angela Flournoy

MOD SQUAD

The minimal design of the kitchen is a study in simplicity, where even the flush-panel millwork drawers and doors are streamlined. No knobs or handles here—the edge of each panel is cut back from above to make a finger pull. Even the large walk-in pantry hides behind a custom paneled door. When dealing with sleek, minimalist design, it's important to introduce natural and handmade materials into the space. New Leaf placed a second layer of rift-cut white oak upper cabinets over the handmade ceramic tile backsplash. The wood warms up the space, complementing both the furniture and living room built-ins throughout open concept living area.

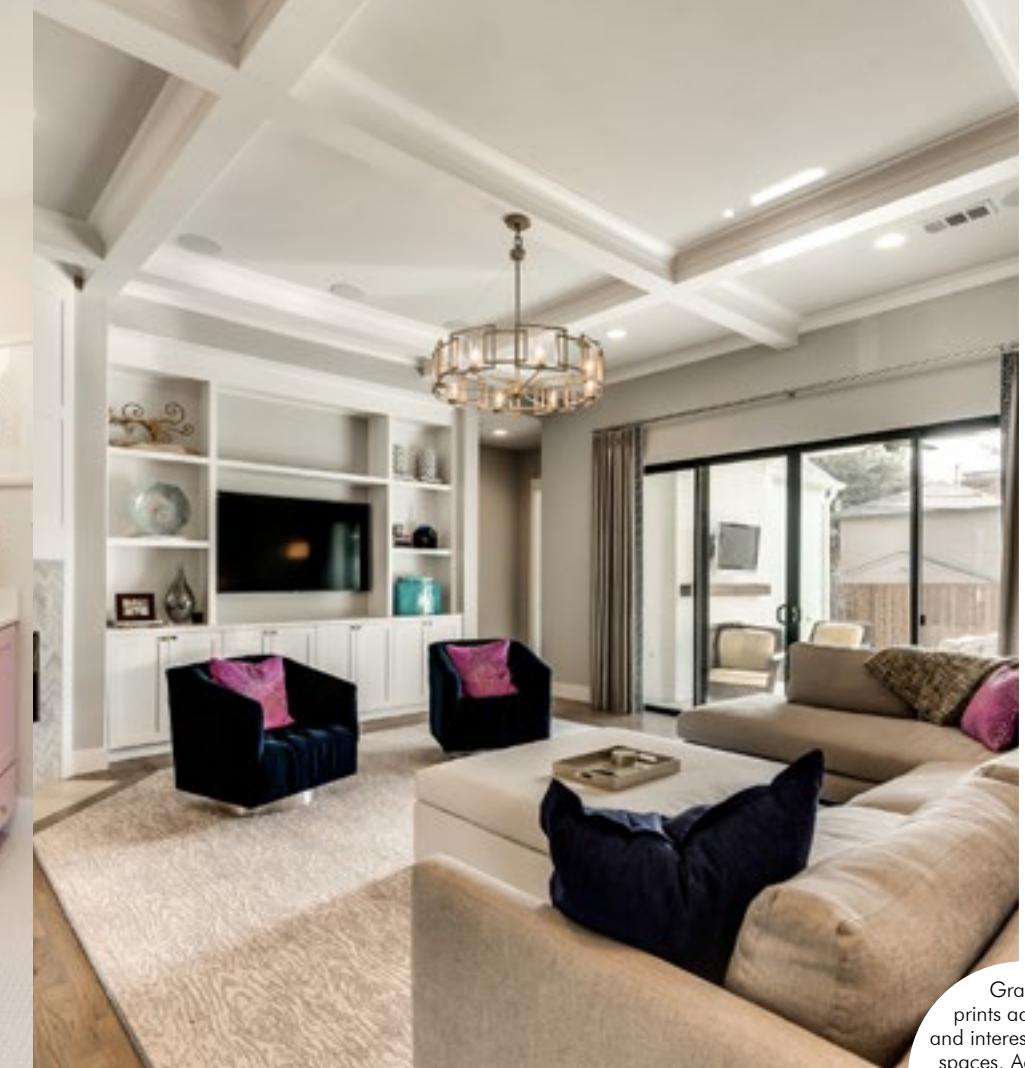


BRIGHT AT HOME

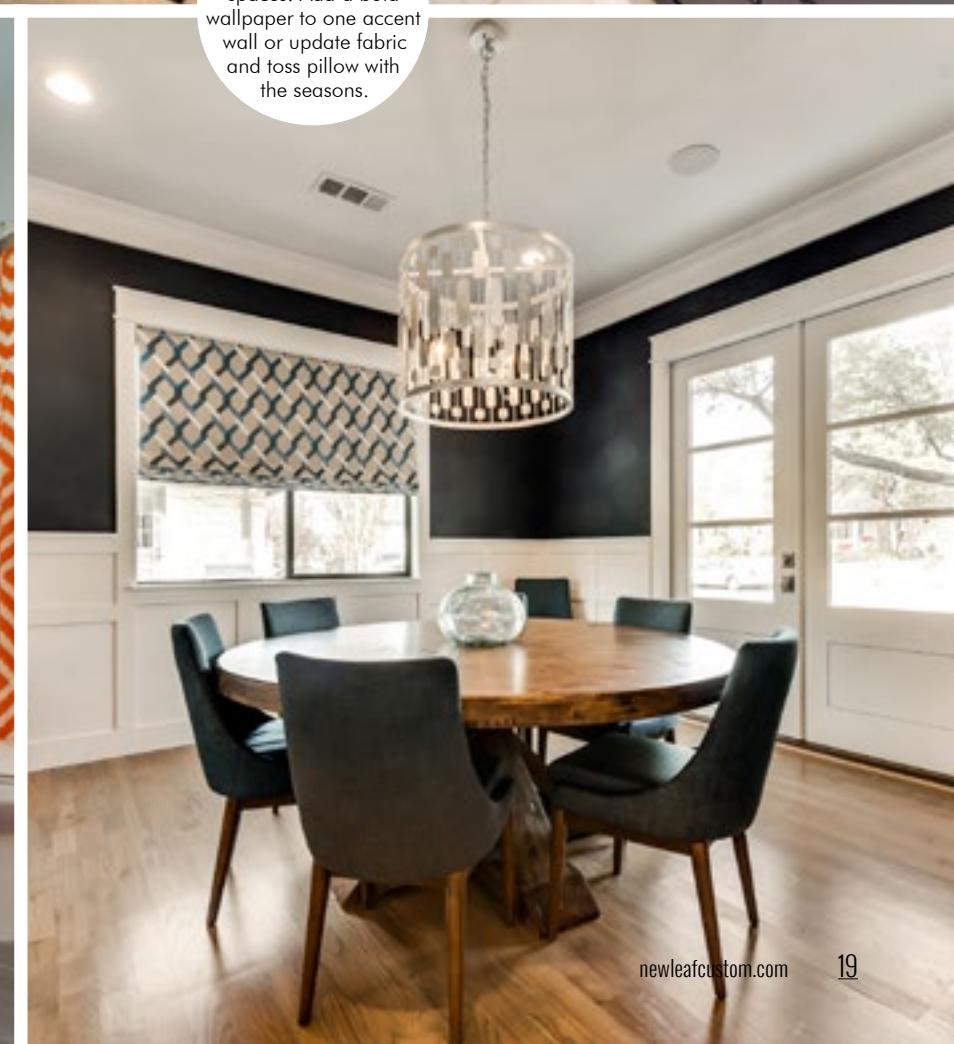
There's no better way to show your personality than with color. Check out these rooms below for interesting ways to use color in your home.



Try adding pops of color to small spaces; ceilings and vanities make great canvases.



Graphic prints add depth and interest to classic spaces. Add a bold wallpaper to one accent wall or update fabric and toss pillow with the seasons.





FBS FACTORY
BUILDER STORES
APPLIANCES • CABINETS • TUBS

Service • Knowledge • Experience

Factory Builder Stores is a proud partner with
New Leaf Custom Homes in the DFW market.

Grapevine Showroom
817.410.8868
512 E. Dallas Road #500
Grapevine, TX 76051
www.factorybuilderstores.com

Never
settle

Handcrafted in America to be the best of the best, Cambria's natural stone surfaces are complex and compelling with incredible elegance, movement, and flow found nowhere else. Find your dream kitchen or bath at CambriaUSA.com.

C A M B R I A®




GET THE LOOK

JSA STAIRS
Custom stairs and doors. We make it a reality.
214.538.6401 JSStairs.net JuanAguilar777@gmail.com

COOLING DFW
ONE HOUSE AT A TIME
AIR REY
A/C & HEATING
INSTALL • MAINTAIN • REPAIR
Expert Certified Technicians
Financing Available
972.613.0072
www.airreysdfw.com vvega@airreysdfw.com
TACLB43426E 

CUSTOM CABINETS
TRI-TEX
SINCE 1967
WWW.TRITEXCABINETS.COM
SALES@TRITEXCABINETS.COM
(972) 434-1115

MEDLOCK SERVICES LLC
Service Plumbing Specialist
A+ BBB Accredited M-37288
f b
WATER HEATER
TANKLESS WATER HEATERS
FAUCET REPAIR
TOILET REPAIR
GARBAGE DISPOSALS
GAS REPAIR
Mention this ad
to receive
A FREE SERVICE CALL
(\$49 Value)
972.562.4444 • www.medlockservices.com
www.facebook.com/MedlockServicesLLC

Opening New Doors
and connecting you with your forever home
Tyler Johnson
(P) 214.544.5987
(E) tyler.johnson@alliebeth.com
Allie Beth Allman & Associates
A BERKSHIRE HATHAWAY AFFILIATE

ACCENT
LANDSCAPE
972.278.8777
accentdfw.com
Design - Installation- Irrigation - Drainage

STOWE FENCE CONCRETE

817.688.0366 StoweFence@yahoo.com

GET THE LOOK



Milgard Thermal Break Aluminum Series

- Locally assembled in Texas
- Available in large sizes and combinations
- Slim profile
- Durable and low maintenance
- Full Lifetime Warranty including parts and labor

EnergyShop®

windows • doors • solar energy

3310 Wiley Post Road
Carrollton, TX 75006

www.energyshopinc.com

(972) 661-0688

The Concrete Experts for 20 years!

FRASERCON
20TH
ANNIVERSARY

1998

Foundations | Tella Firma Slabs | Driveways | Curbs
Basements | Retaining Walls | Footings| Stairs

972-939-9888
www.FraserCon.com



GRANITE | QUARTZ | MARBLE | PORCELAIN

Irick's Stone Fab LLC
NOW USING LASER MEASURING
FOR 100% ACCURACY & EFFICIENCY

IrickStone.com 469.865.4000 Lance@IrickStone.com

choose local...
REPUBLIC TITLE
Lakewood



Republic Title • Lakewood Office
6348 Gaston Ave., Dallas, TX 75214 • 214.823.7100
www.RepublicTitle.com/Lakewood

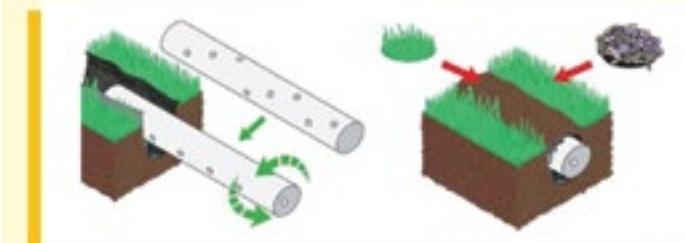
* Tractor Work * Lots Bench, Rough, Final
* Demolition * Erosion Control
* French Drain * Tree Removals
* Haul off: dirt, trash, concrete, etc
* Landscape Materials

Axxan Green
Grading - Construction - Landscaping

Tractor work services in Dallas and Fort Worth for commercial and residential customers including erosion control and demolition.

Dump trucks to haul off: dirt, trash, concrete, etc.

French Drain to fix drain problems. It can be connected to the gutters.



P.O. Box 165048 (214) 771-7589 info@axxangreen.com
Irving, TX 75016 (214) 597-1772 http://www.axxangreen.com

We can help you with your construction projects.



718 N BUCKNER BLVD STE 324
DALLAS, TEXAS 75218-2720

PRSR STD
US POSTAGE
PAID
PERMIT #1845
DALLAS, TX

CALL US: 214.553.2550
EMAIL US: SCOTT@NEWLEAFCUSTOM.COM
NEWLEAFCUSTOM.COM
FOLLOW US, LIKE US, TAG US

