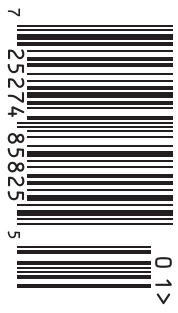


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# TEXAS HOME & LIVING

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*Bathroom Design*



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The dining room table is made from the reclaimed wood of an 18-wheeler. Above the table hangs one of Bond's favorite elements of the design, a rectangular glass lighting fixture.

# Hill Country *Modern*

An award-winning Parade of Homes build emphasizes outdoor living

Text by **Kylie Pool**  
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Architecture by **Elliot Johnson**, AIA Images Of  
Build by **Keith Durio**, JKD Builder  
Interior photography by **Johnny Stevens**  
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The family room features a bright orange sofa made with wonderfully worn leather. It serves as a comfortable gathering place for family and friends.



When the Home Builders Association of Greater Austin approached Keith Durio of JKD Builder to construct a contemporary dwelling for the 2012 Parade of Homes, Durio was immediately drawn to the project.

“It wasn’t about going over the top,” Durio says of the Parade with its \$1 million budget for each property. He loved the neighborhood, Overlook Estates, with its stunning vistas and close proximity to the heart of Austin.

He contacted longtime collaborator, Elliot Johnson at Images Of, and together the two worked to bring Durio’s vision to life—a modern twist to Hill Country style with an inviting outdoor living space and captivating vistas. The completed project





Bond loves the kitchen layout, with the sink facing the open room. "So, the great thing is when you're standing there washing dishes, you can look out over the pool with its waterfall and fire pit," Bond says. "It's wonderful."





Exposed ductwork runs along the open-concept living area. "I got more comments on the exposed ductwork than anything else," Durio says of Parade attendees' reactions to his project.





The rectangular theme is carried throughout the home. From rectangular lighting and pillows to rugs and furniture, the shape reflects the exterior architecture of the home.





The study's desk is made from reclaimed wood. "It brings in texture," Bond says.

is a single story, 3,400-square-foot home sitting on more than an acre that backs up to a Do Not Disturb area, which means no one can build on the land behind the house—the views are preserved forever.

"My chief goal is to design livable homes, homes that are comfortable for families," Johnson says. To this end, the two designed an open-concept floor plan centering on stunning views of the rolling Texas hills. They asked Robin Bond, president of Robin Bond Interiors, to select the interior finishes and make the house feel like a home.

On the exterior of the home, Durio achieved a modern farmhouse aesthetic by combining board-and-batten siding in a deep red hue with white limestone carefully stacked to create clean lines. The windows, front doors and exterior lighting establish a rectangular theme, which Bond continues with the interior design.

A large foyer greets visitors and a home office features a separate entrance. Through the foyer, a kitchen overlooks the living and dining spaces, while a breakfast nook sits to the side.





Bond found the peacock pillow at Dallas Market Center and immediately saw it as inspiration for this guest room. The turquoise color is carried around the room. The art feature above the guest bed is actually made by hanging glass napkin rings.

A see-through fireplace connects the main living room to a secondary family room, which allows kids a separate place to play without being secluded from the rest of the home. The master wing sits to the right of the main living space, while kids' bedrooms and the guest bedroom sits to the left. "The idea of most of my plans is to separate the bedrooms," Johnson explains. "This way you are still together on one floor, but you aren't tripping over each other."

As for the interior design elements, Bond focused on the juxtaposition of clean lines and organic textures to bring the modern Hill Country style together. "We wanted the home to still have a livable, warm feel to it, but also have an industrial look," Bond says. Dark, reclaimed wooden beams soften the stained

concrete flooring. Exposed ductwork in the kitchen maintains the industrial style, while dark stained cabinetry and a stacked limestone feature wall add organic elements. The metallic tile backsplash and mercury glass lighting keep the kitchen from feeling too rustic.

Bond's furniture decisions were made with comfort and durability in mind. With the help of Lisa Gaynor, proprietor of Design With Consignment, Bond refurbished furniture pieces to suit the space. Many of the furniture and accessory pieces reflect the straight, rectangular theme found throughout the home.

In the master bedroom, Bond played off the texture and color of the headboard, which features a camel bone inlay design.





Bond loved the idea of Hawaiian flowers for the girl's bedroom. Austin local Leigh Watson created the wall mural based on Bond's vision.

A local artist, Erica Wildman, created the artwork adding an Asian-influence and pop of orange to the otherwise black-and-white toned room. The dark hardwood flooring warms the room, providing contrast from the industrial stained concrete found in the main living spaces. Bond continued to incorporate the rectangular theme in the master bathroom with differently sized tiles in a linen-texture finish.

The opposite wing houses two children's rooms and a guest bedroom. Bond decorated the boy's room with inspiration from her son's favorite computer game, Minecraft, which features pixelated graphics. The girl's room is bright with a Hawaiian floral theme. A peacock pillow Bond found at Dallas Market Center served as the basis of the guest room design scheme.

At almost every turn inside this home, the outside beckons through large windows and sleek glass doors. The more than 1,000-square-foot of outdoor living space is divided among a living room with a pass-through fireplace, a kitchen and dining space, and vanishing-edge pool and hot tub that take every advantage of the surrounding rugged terrain.

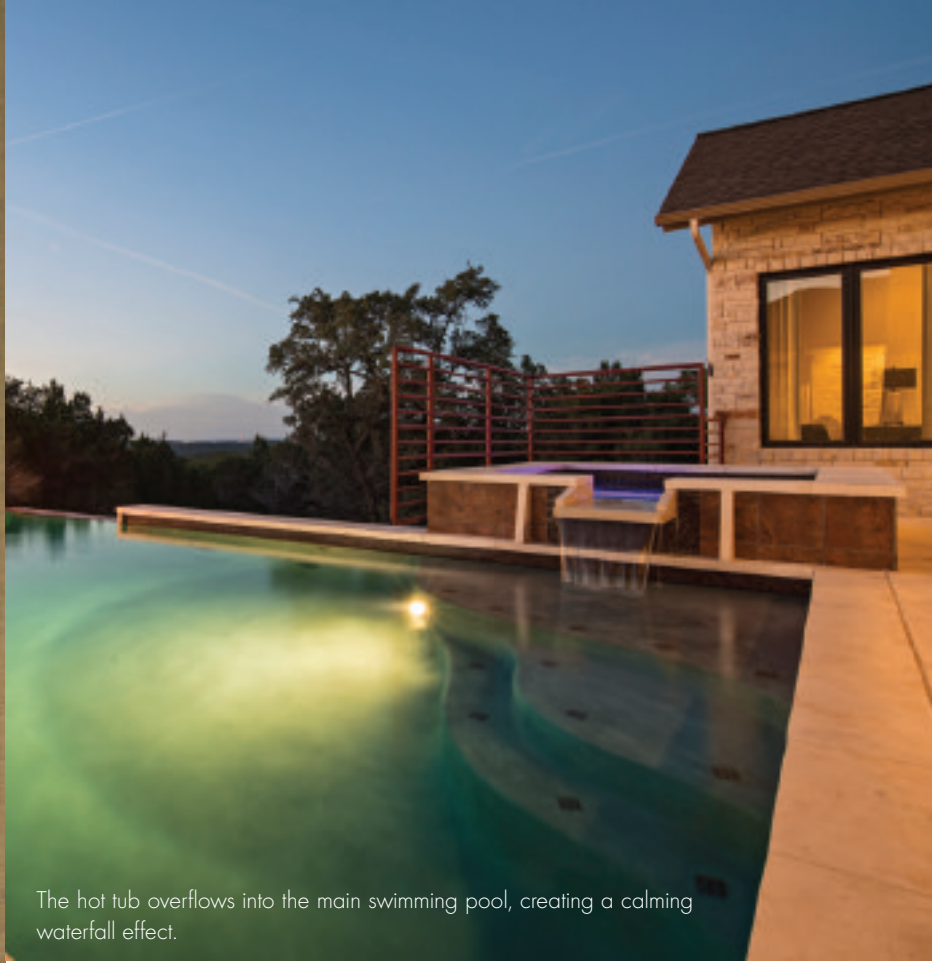
Durio developed a fire-and-ice concept with the pool adding a fire feature to the edge of the pool. While remaining a contemporary piece, the fire bowl adds a level of comfort to the modern architecture. He says they essentially built three pools: a hot tub, main pool and catch basin. Though more architecturally complex, the vanishing-edge pool concept allows for unobstructed views of the landscape, which certainly was worth the extra work.





The juxtaposition of the pool and the fire feature creates the fire-and-ice concept Durio envisioned for the outdoor living space.





The hot tub overflows into the main swimming pool, creating a calming waterfall effect.

The project was a Parade of Homes favorite winning several awards for its design, including: best outdoor living, best design and best study. Durio, Johnson and Bond consider it a success, agreeing that their collaboration created a wonderful home. <sup>TH&L</sup>



The outdoor living space is complete with a pass-through fireplace, a dining area and an outdoor kitchen.