



Build Once. Live Well for Life.

The 2026 Guide to Aging in Place & Custom Building in Northern Virginia

A custom home shouldn't just fit your life today; it should be an asset that serves you forever. Discover how financial intelligence meets design intelligence.

The Northern Virginia Dream, Without the Compromise.

The Context: Northern Virginia offers top schools, rising home values, and easy D.C. access-locations like Great Falls, McLean, and Fairfax are the ideal backdrop for a forever home.

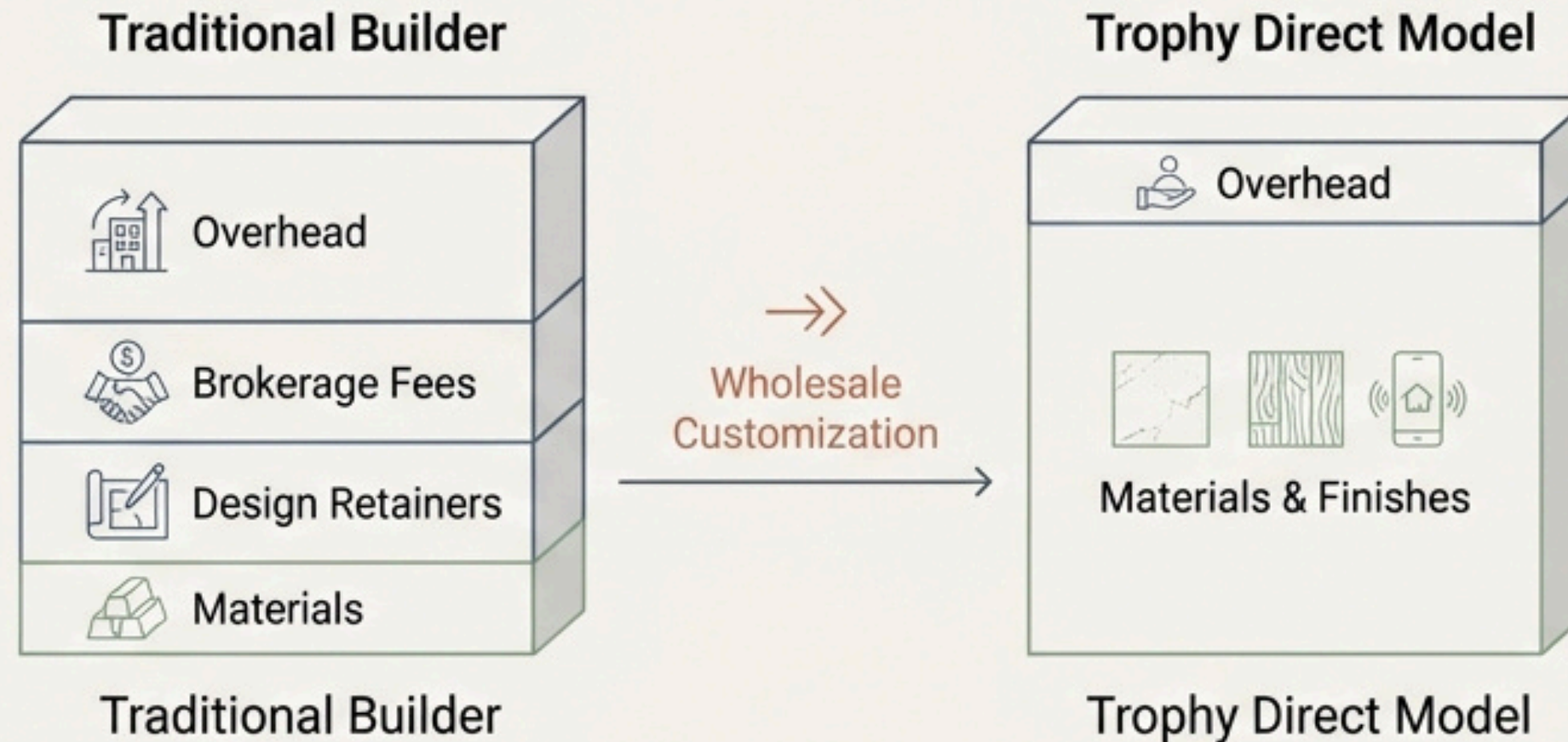
The Challenge: You are likely time-poor but value-conscious. You want a home that reflects your vision without the stress or the middleman tax.

The Goal: A home that adapts to you, not the other way around.



Architect-Quality Homes, Without the Architect's Fee.

The Direct-to-Builder Value Proposition.



Wholesale Customization

Your budget goes into quartz, wide-plank oak, and smart tech—not administrative overhead.

Transparency

We eliminate the middleman tax completely.

Efficiency

One point of contact from lot selection to move-in. No disconnect between design and build.



Design for Independence.

“Aging in place means staying safely and comfortably in your own home at every stage of life.”

The Why

- It is not about old age; it is about future-proofing your investment.
- Planning early lowers long-term costs and minimizes disruption.
- Smart design reduces fall risks and maintains independence without sacrificing style.

The Four Pillars of a Forever Home.



Pillar 1: Safety

Reducing hazards and fall risks throughout the home.



Pillar 2: Accessibility

Intuitive movement—wider doors, zero-step entries, and clear pathways.



Pillar 3: Comfort

Usability without strain—no bending, reaching, or heavy lifting.



Pillar 4: Future-Ready

Planning modifications early so they meet needs now and later.

The Bathroom: Safety Meets Spa- Like Luxury.

Bathrooms are high-risk areas for slips and falls. Our designs blend safety with modern aesthetics.

-  **Curbless/Walk-in Showers:** Easy access and safe transfers.
-  **Discreet Support:** Grab bars that match fixtures (not clinical).
-  **Surfaces:** Non-slip flooring to prevent falls when wet.
-  **Ergonomics:** Comfort-height toilets and accessible sink heights.





A Kitchen That Works Smarter.

Good design supports comfort without calling attention to itself.

- **Smart Storage:** Pull-out shelves and drawers eliminate digging in back cabinets.
- **Ergonomics:** Lever-style faucets and handles to reduce hand strain.
- **Layout:** Optimized countertop heights and clear pathways.
- **Lighting:** Task lighting to improve visibility and safety.



Living Spaces Designed for Easy Movement.

Freedom of movement matters at every stage of life.



One-Level Living:
Main floor master suites eliminate stair dependence.



Open Floor Plans:
Fewer obstacles, wider hallways.



Lighting:
Layered lighting to reduce shadows.



Flooring:
Smooth, slip-resistant, low-maintenance surfaces.



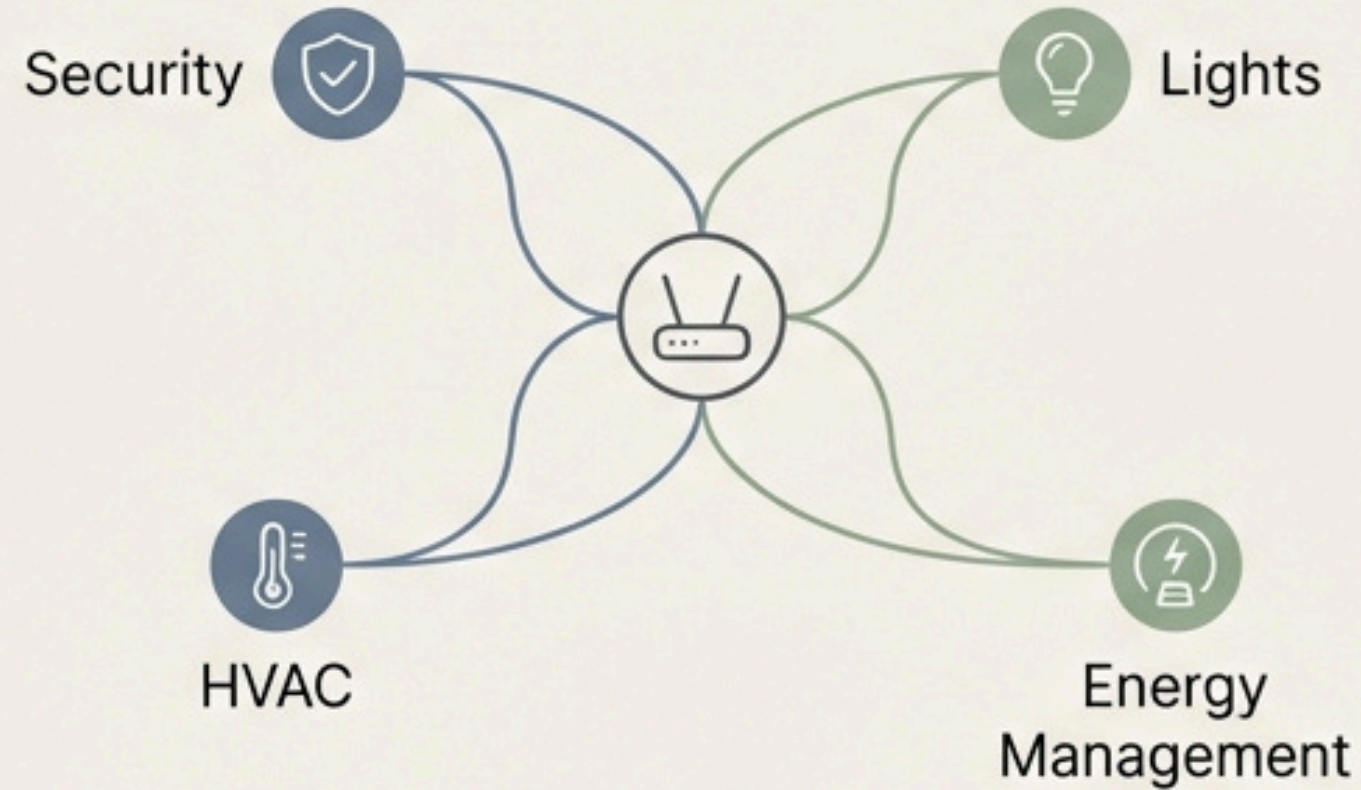
The Connected Home

Technology that simplifies life, rather than complicating it.



Voice-Activated Controls:

Hands-free operation for lights and thermostats.



Peace of Mind:

Smart security, locks, and wellness monitoring.



Automated Safety:

Motion-sensor night lighting guides movement.

Exterior & Entryway Planning.

Support safe movement into and around the home.

- **Zero-Step Entries:** Low profile entries or ramps to eliminate thresholds.
- **Pathways:** Well-lit paths and driveways to prevent falls at night.
- **Access:** Covered walkways and easy access from garage to home.
- **Security:** Secure handrails along steps and outdoor paths.



Plan Smarter, Spend Wiser.

Budget mistakes are the #1 regret for custom homeowners.



What's Inside the Guide

- Full Cost Breakdown by Phase
- ✓ Top 5 Factors That Impact Pricing
- ✓ Top 10 Most Expensive Mistakes
- ✓ Smart Financing Tips to Save Thousands

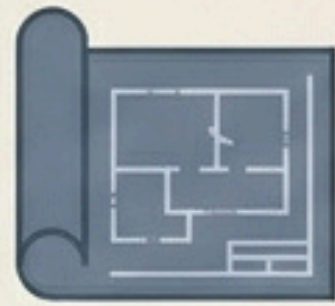
Our Direct-to-Builder model puts your budget into the build, not the overhead.

From Vision to Keys: A Seamless Journey.



Lot Selection.

We help evaluate land or find a lot. Already own? Let's design for it.



Design.

Choose from curated curated plans or customize fully to maximize your land.



Personalize.

Select finishes with our design team to make it feel like you.

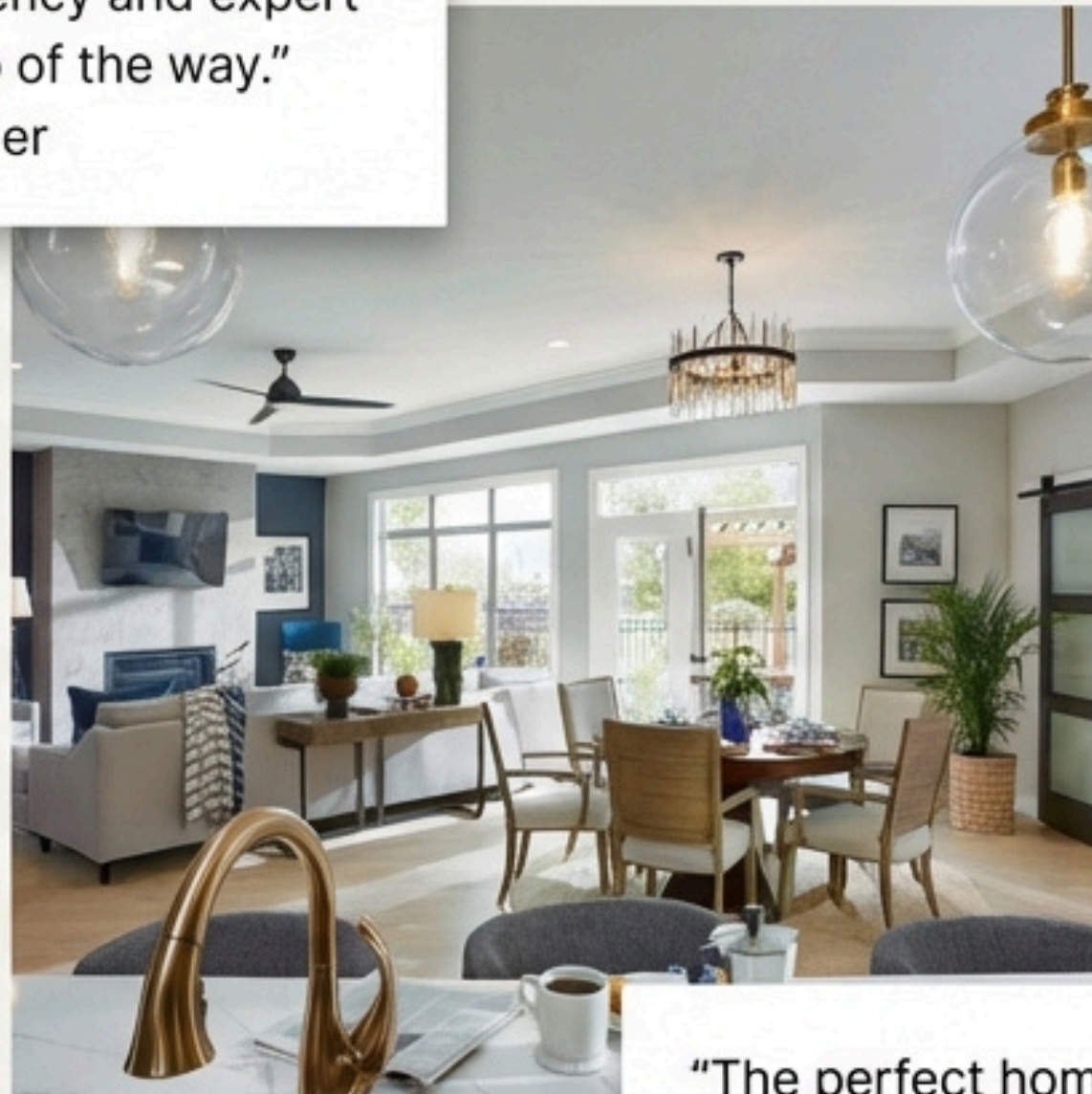


Build.

Expert construction management, permitting, and transparency.

Built on Trust & Experience.

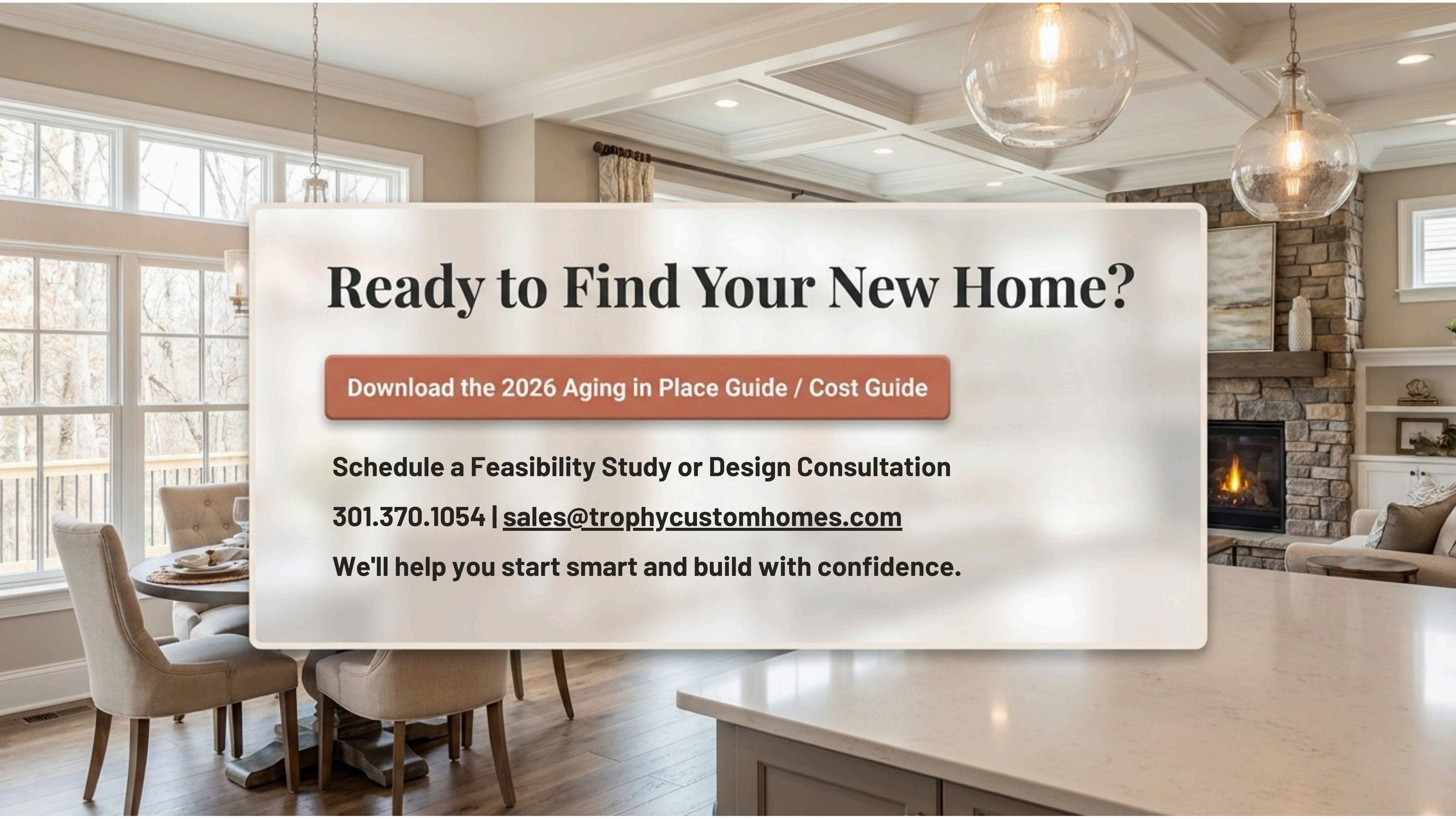
"Complete transparency and expert guidance every step of the way."
– McLean Homeowner



"The perfect home in the perfect location." – Fairfax Homeowner



80+ Years of Experience.
Uncompromising Quality.

The background image shows a high-end residential interior. On the left, a dining area features a round table with a white tablecloth and several upholstered chairs. Large multi-paned windows offer a view of a wooded area. In the center, a semi-transparent white box contains promotional text. To the right, a living area is visible with a large stone fireplace, a wooden mantel, and a sofa. Two large, clear glass pendant lights hang from a coffered ceiling. The overall aesthetic is warm and sophisticated.

Ready to Find Your New Home?

Download the 2026 Aging in Place Guide / Cost Guide

Schedule a Feasibility Study or Design Consultation

301.370.1054 | sales@trophycustomhomes.com

We'll help you start smart and build with confidence.