

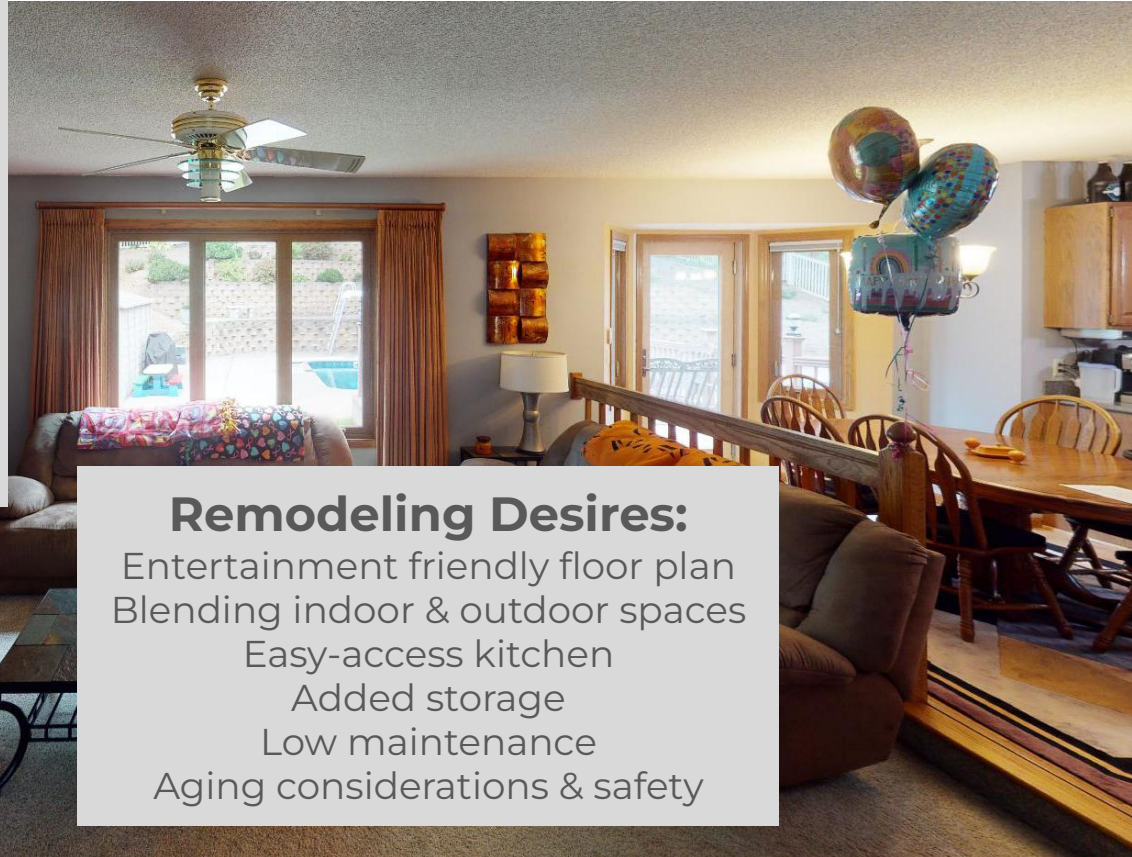
Entire House

\$250,000 to \$500,000

Client Wishlist

Client Story ***Make A Splash!***

Our empty nest homeowners were ready to start over on their 1990 home. With a backyard pool and deck, they wanted their indoor space to enhance their outdoor living space. They love hosting family and friends and were ready to make a splash with a better functioning floor plan.



Remodeling Desires:

- Entertainment friendly floor plan
- Blending indoor & outdoor spaces
- Easy-access kitchen
- Added storage
- Low maintenance
- Aging considerations & safety

Pain Points - Disjointed Spaces



Hard to be the life of the party - if you are separated off on your own.

While hosting frequent gatherings, the homeowners would get frustrated by how **disjointed** the main level was.

The dining room, living area, and kitchen were closed off from each other which didn't encourage mingling during gatherings. The dining room was to the front of the house separated from the kitchen and living room - and the party!

Pain Points - Drab and Dark Kitchen

The **kitchen was small and drab** like it didn't want to be at the party. With limited counter and storage space, the existing kitchen was challenging to do meal prep or host big gatherings.

It also didn't have a brightness to naturally pull you into the kitchen to cook.



Pain Points - Unappealing Front Entry



An **unappealing** entry wasn't the friendliest way to welcome guests. The goal was to modernize the front entry and outdated staircase for a good first impression.

Pain Points - Underused & Unsafe Spaces



The awkward sitting room toward the front of their home was **rarely used** (except now to store some grandchild's toys). The once-popular sunken living room was **cumbersome to traffic flow**. The step down was a cause of concern for safety during gatherings or when grandkids were at the house. Goal was to optimize this space for better traffic flow.

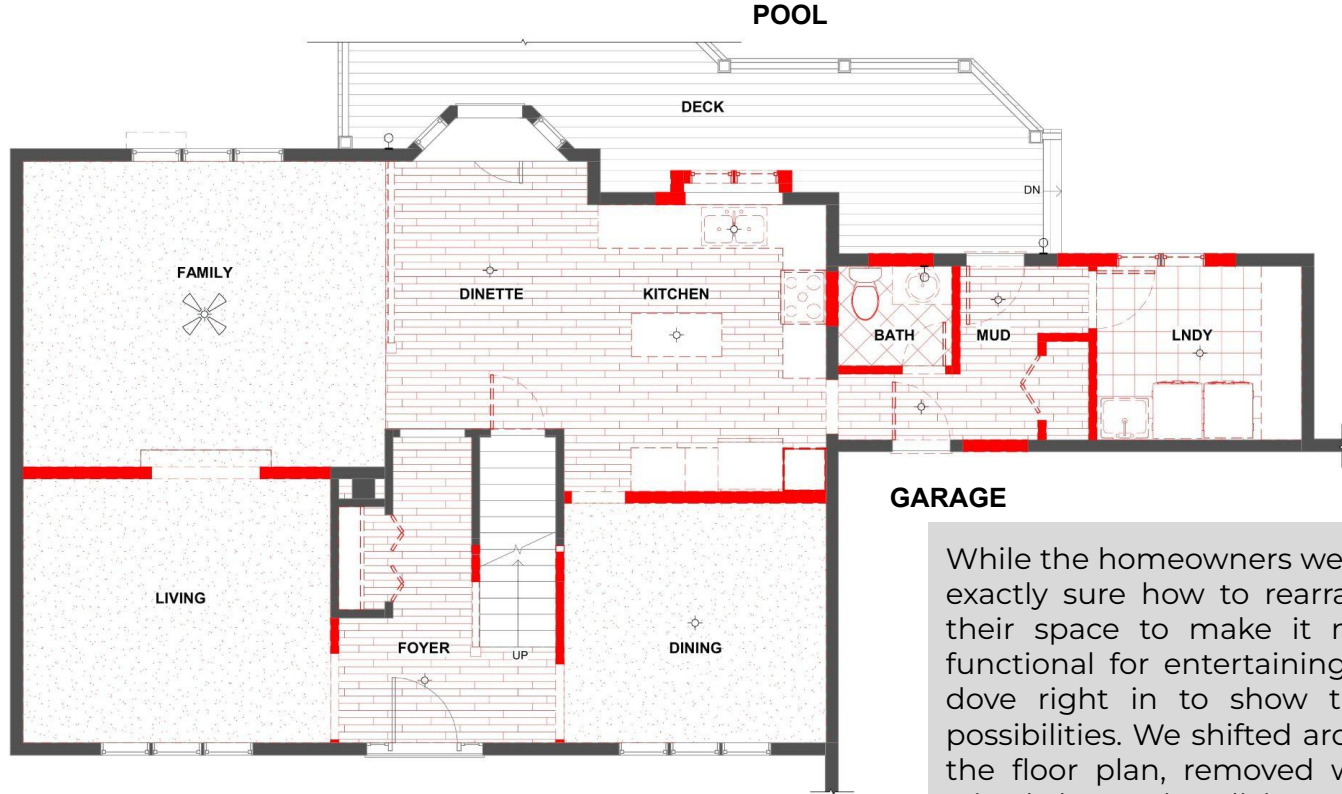
Pain Points - Clunky Back Entry - Laundry Room

The existing laundry room, back entry from the garage, and small bathroom were part of **clunky portion of the house**. **Heavily used** by the homeowners as well as pool guests, this area needed a refresh for functionality and aesthetics.



Floor Plans

Original Main Level Floor Plan With Demo Notations

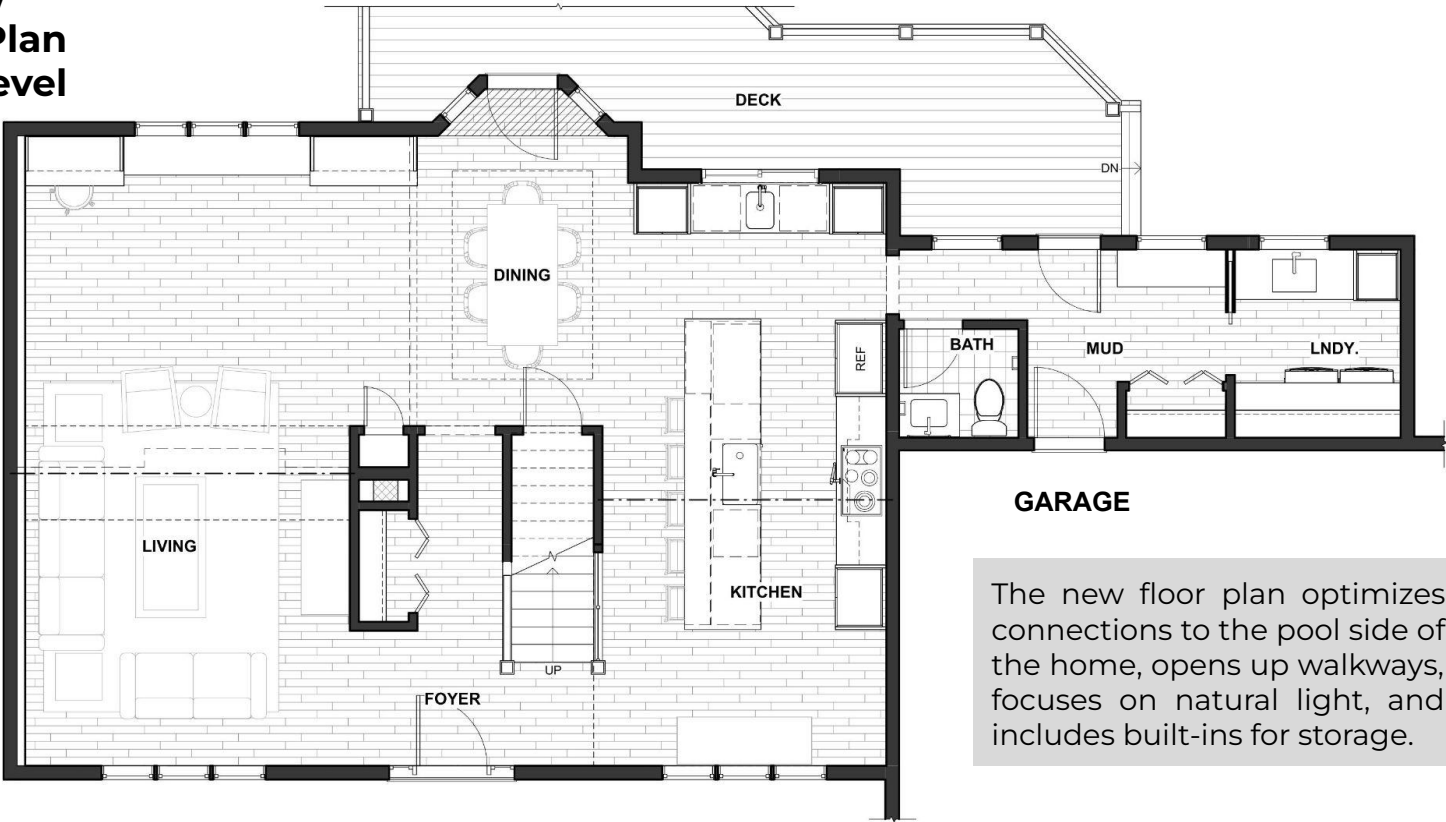


GARAGE

While the homeowners weren't exactly sure how to rearrange their space to make it more functional for entertaining, we dove right in to show them possibilities. We shifted around the floor plan, removed walls, raised the sunken living room, and opened up the staircase.

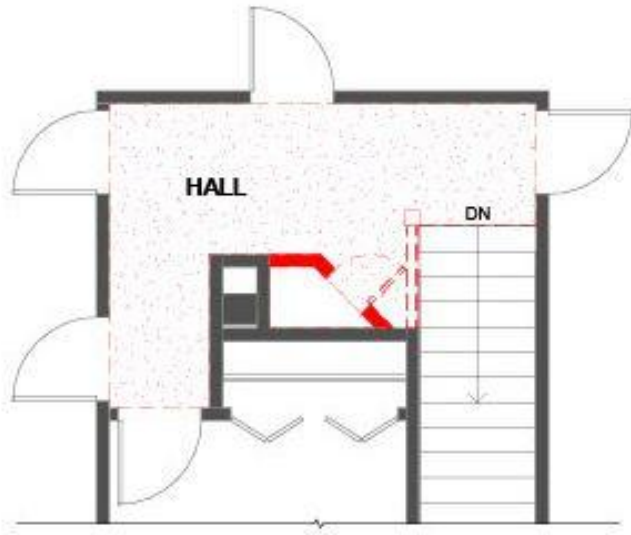
POOL

New Floor Plan Main Level



GARAGE

The new floor plan optimizes connections to the pool side of the home, opens up walkways, focuses on natural light, and includes built-ins for storage.



Floor Plan
With Demo
Notations

Bonus
Laundry Room
Upper Level



Floor Plan

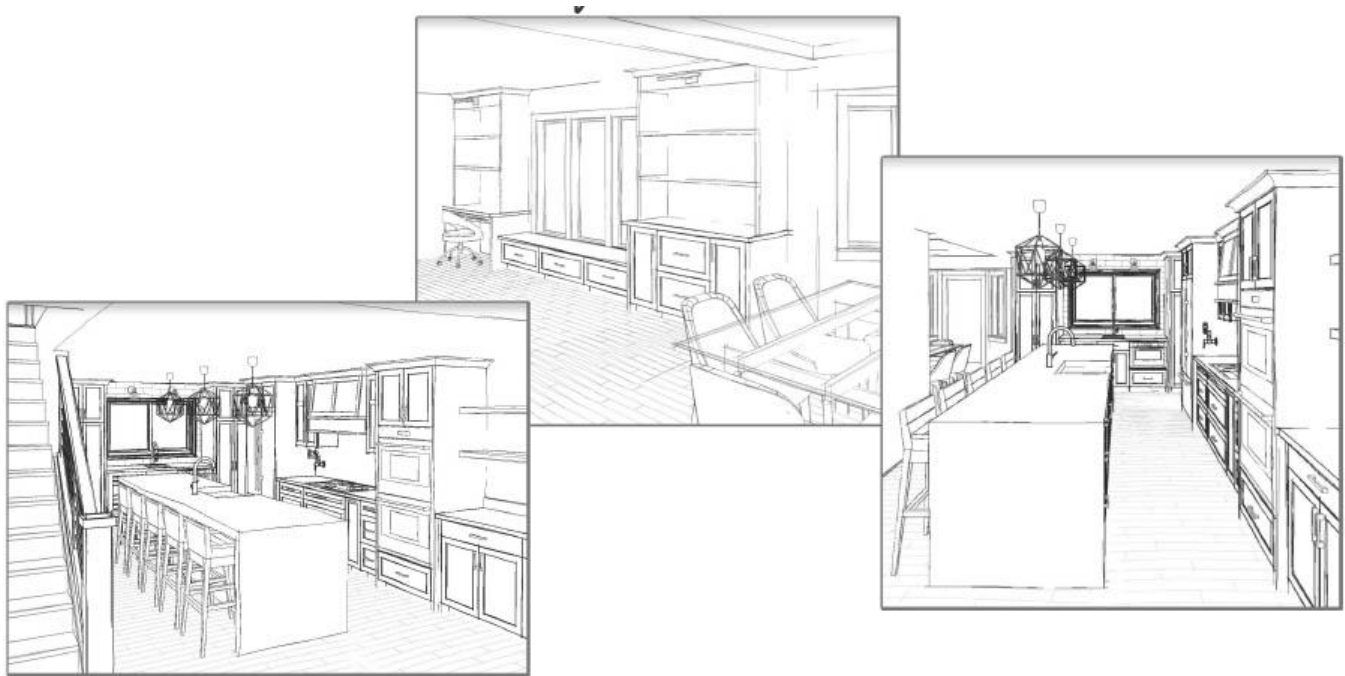
Sometimes, it's all about the little things
- like dual laundry rooms.

Presenting Concepts to the Clients

Our clients were interested in simple **coastal colors and durability.**

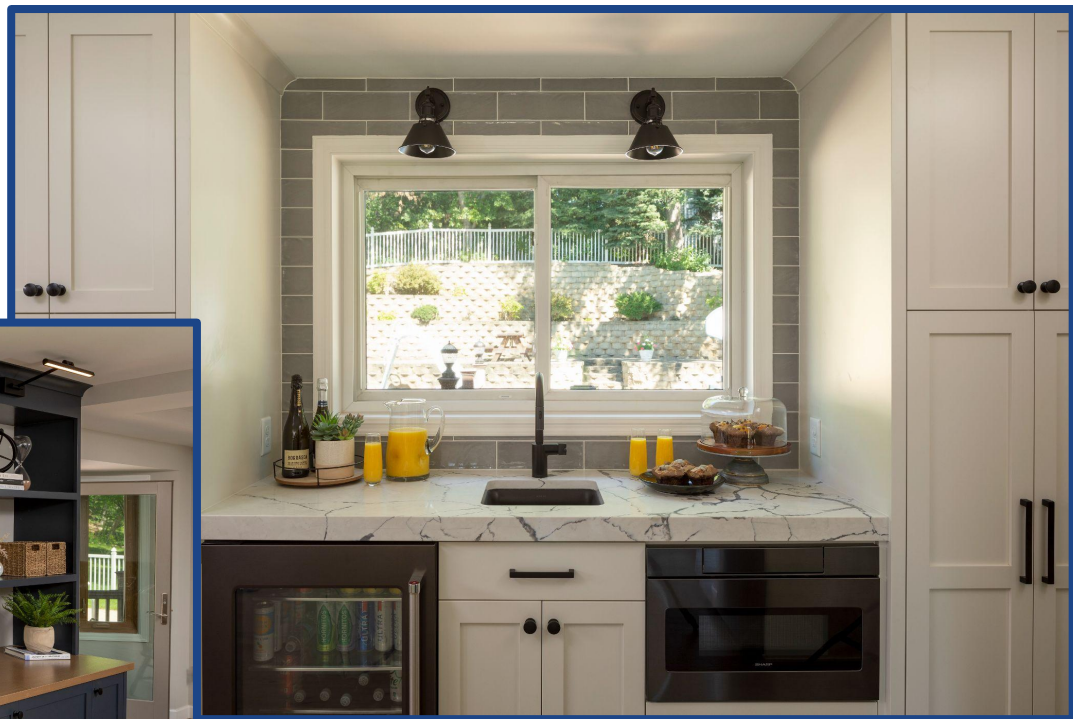
With a palette of white, grays, and blues; the setting **reflected the relaxed spirit of being near water.**

Easy-to-maintain finishes and lots of thoughtful storage were selected to make clean-up short and sweet.





Designed To Make
A Splash!



Built For Fun
& Function!

Solution - Bright & Connected Space

- Open
- Connected
- Bright
- Modern
- Cohesive

Before



Solution - Function & Aesthetics

Before

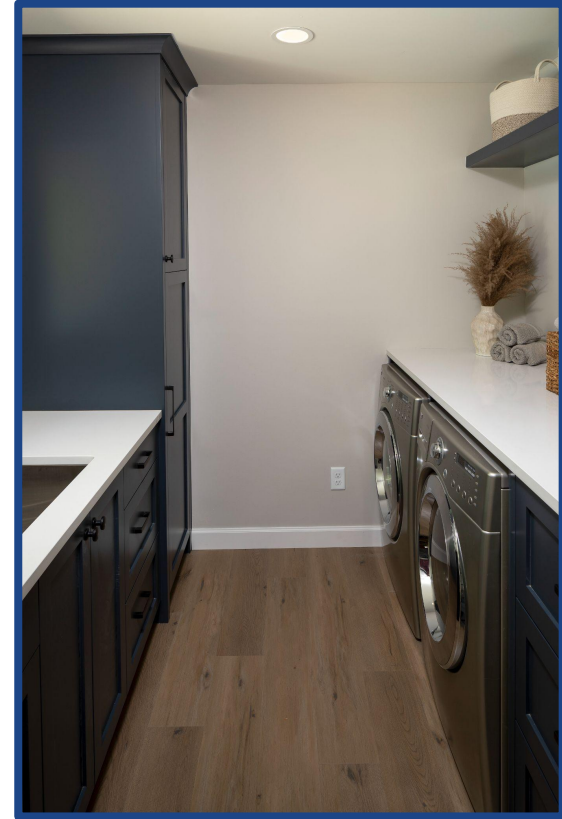


- Aesthetically appealing and highly functional open floor plan
- Built-in cabinetry and benches for organized storage
- One-level living for easier - and safer - traffic flow
- Increased focus on the backyard connection
- Unified luxury vinyl flooring

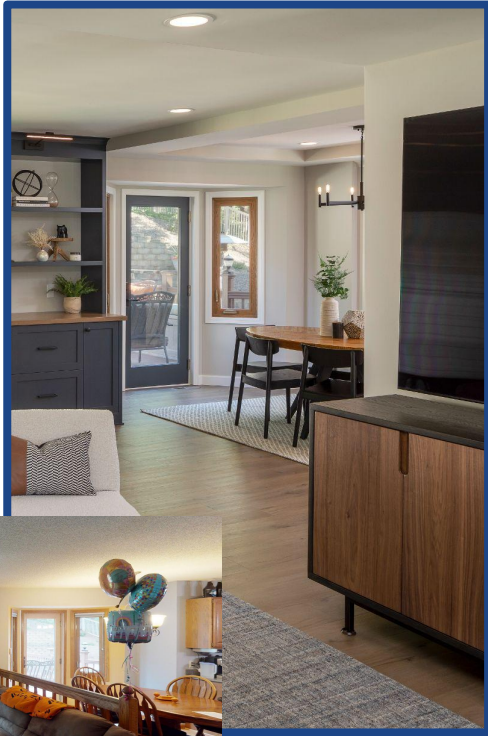
Solution - Party Clean-up With Style



- Relocated main floor bathroom to enhance entry into the kitchen, natural light, and access to the pool.
- Bathroom has a fun flooring selection to add some flair.
- Laundry near back entry is maintained and updated to handle the extra towels from pool guests.
- Luxury vinyl flooring handles water with ease.
- Window light optimized as much as possible.



Solution - Aging In Place

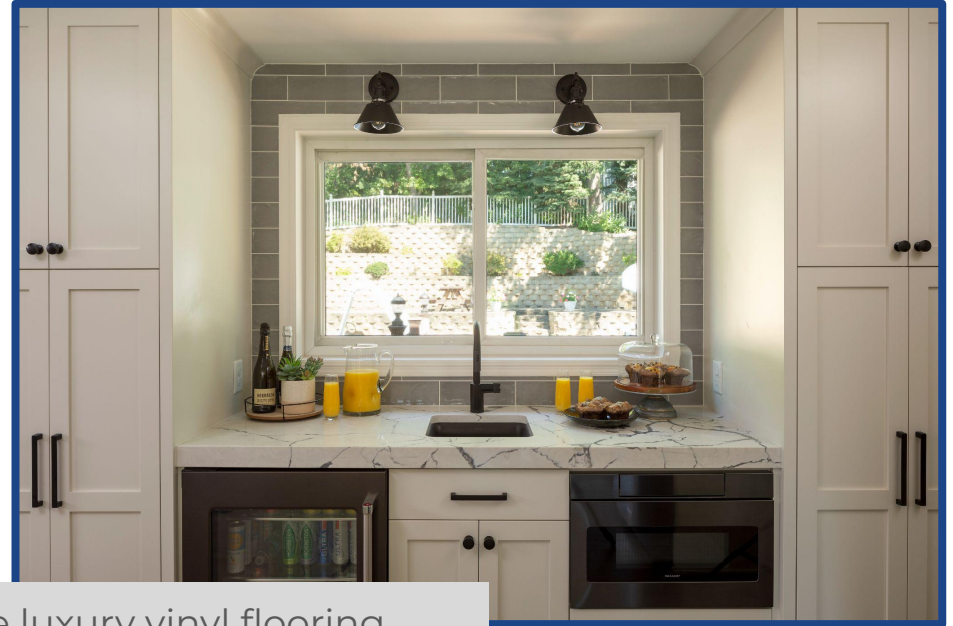
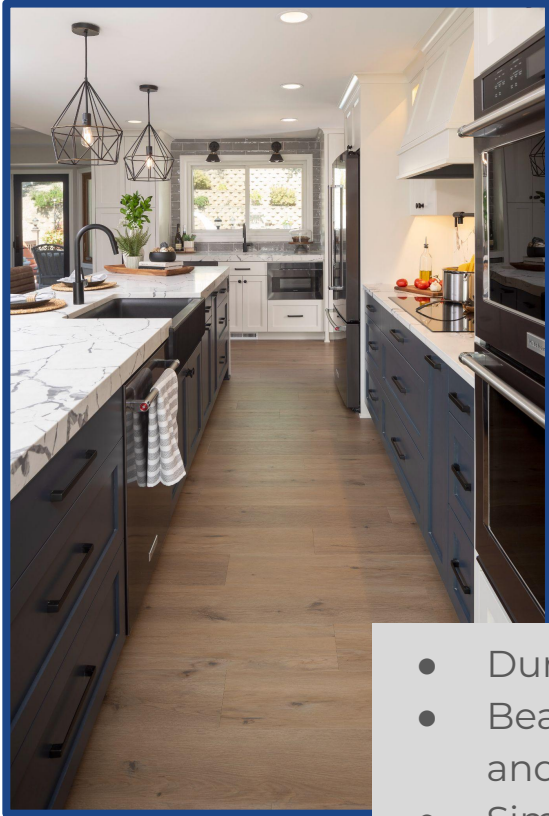


Before

- As a consideration to aging in place, an awkward corner closet on the second level was converted into a high-performing laundry center. The stacking washer and dryer set eliminates extra stairs to wash clothing and sheets.
- Raising the sunken living room floor to a unified level makes the main level a safer area for daily living especially if physical mobility becomes a concern.



Solution - Low Maintenance, Easy Care



- Durable and cohesive luxury vinyl flooring
- Beautiful, easy-to-clean quartz countertops and backsplash
- Simple lines for efficient housework patterns

Obstacles - Building in Storage

Back-entry Drop Zone



A place for everything: Incorporating thoughtful storage was a project goal to keep the space clutter-free. Built-in benches, buffets, bookcases, and desks allow for organized storage throughout the main level.



Serving Buffet

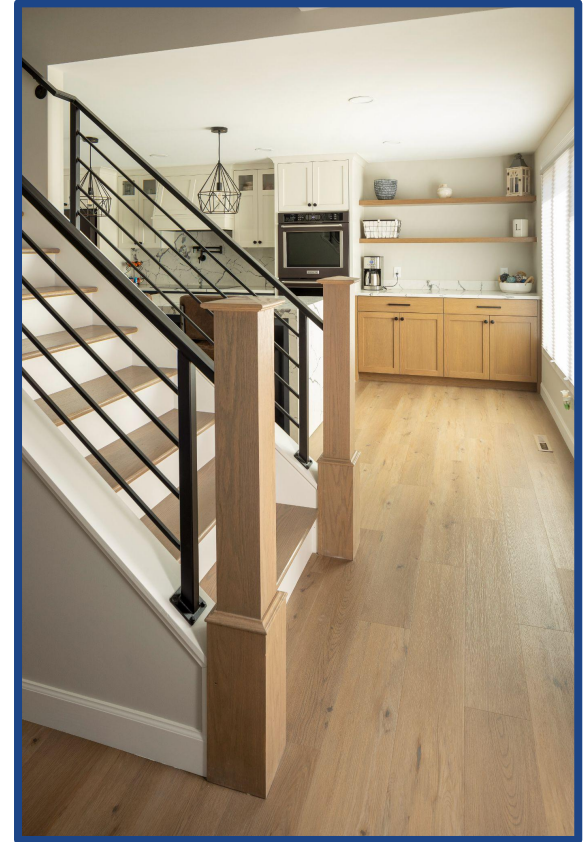
Living Room Desk,
Bench & Bookcase

Obstacles - Welcoming Entry

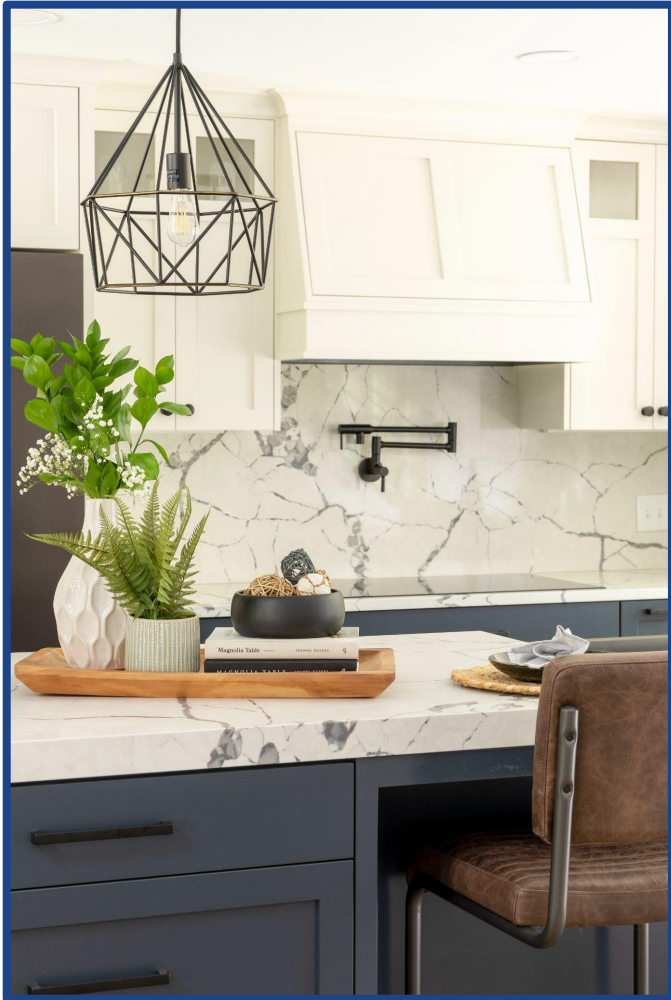


Before

The original front entry was dark and dated. A project goal to create a space to be more welcoming and connected to the rest of the main level. Opening up the far side wall invites more light to now span the space from all directions. The new railings, stair treads, and posts match other aesthetic elements.



Craftsmanship - Kitchen Details



The kitchen is definitely the home's focal point. It's the combined details for this backdrop that creates an exceptional experience cooking and entertaining. Selecting beautiful - yet durable pieces - elevate this project's craftsmanship to enjoy for years to come.

- Quartz slab backsplash not only gives an artistic element, but also makes clean-up extremely easy.
- Custom cabinetry highlights personalized and thoughtful organization to suit our homeowners approach to cooking and entertaining. Two tones in coastal colors keeps the space light and airy.
- Thickened countertop edge makes the island commanding, yet balanced, for the space.
- Black accents like light fixtures, pot filler, and hardware provide definition and striking accents.



Making A Splash With Our Homeowners!

"From the entry in the garage, to the laundry room, powder room, kitchen, living area, stairway to 2nd level, and additional upstairs laundry. Every aspect in every room turned out flawless. When asked what they could've done differently or better, we couldn't come up with a thing."



