

Entire House

\$250,000 to \$500,000

# What's Possible?



## Simple Request: **Fix My Kitchen!**

Our homeowner contacted us to do one of the most desired requests any remodeler gets - **FIX MY KITCHEN!** For him, the kitchen was a source of frustration with limited space to prep meals and serve guests.

# Initial Client Needs & Desires

## “Happy Place”

The homeowner wanted his kitchen to be a “happy place” to cook, bake, and host friends and family. The original kitchen was basically a **small, galley kitchen that dead-ended into a limited pantry**. Not ideal for interacting with guests - who of course like to hang out in the kitchen during a party!



# But wait, what if?



## Going To The Next Level

As the discussion progressed on how to update and improve the kitchen, solving the puzzle became more complex - but also more rewarding.

## Going All Out: To The Kitchen & Beyond

What if we approached solving the WHOLE MAIN LEVEL?

What if we could add enjoyment for the near future as well as further into retirement?

# Revised Client Wishlist

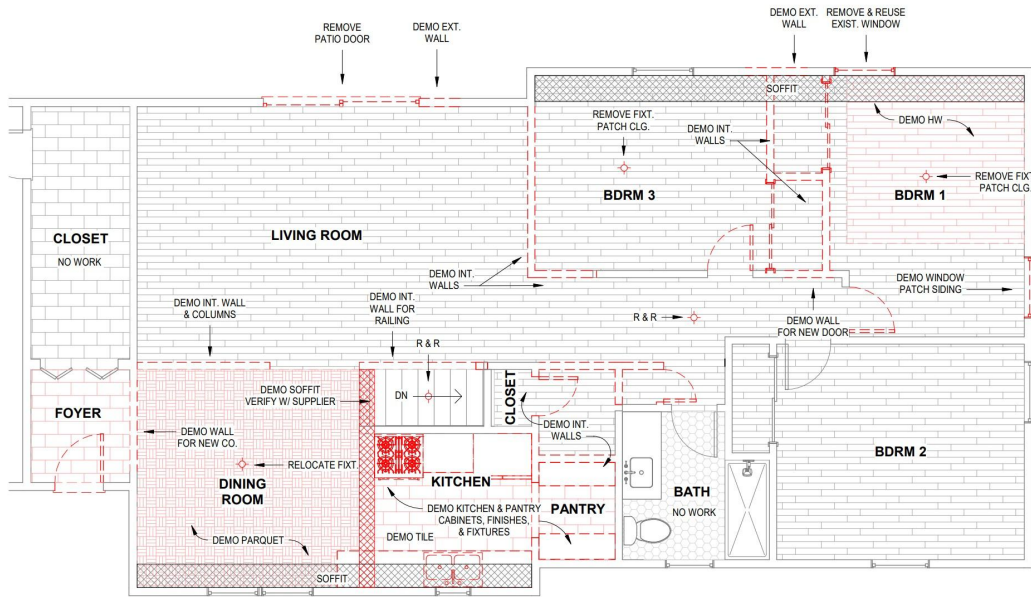
## Thinking Out Loud

Thinking out loud while staying within the home's footprint, the newly expanded wishlist started to form:

- Kitchen with island
- Dining/entertaining area
- Separate office
- Primary suite
- Enticing living area
- Main-level washer/dryer
- Maintain Guest Rooms



# Original & Demo: Main Level Floor Plans



**MAIN LEVEL DEMO PLAN**

1/4" = 1'-0"

## Puzzle Pieces

How big of a puzzle?

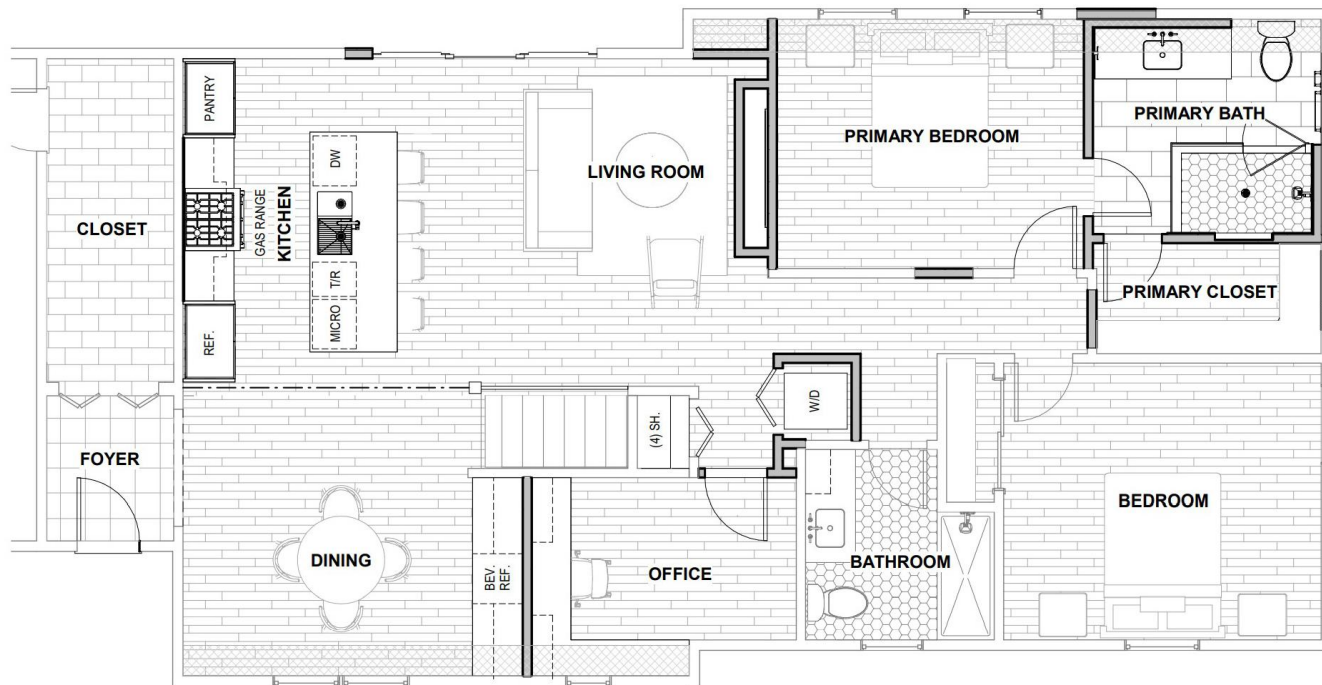
How complex of puzzle?

After several versions of floor plans that each moved the puzzle pieces around and varied the scope of the project, the homeowner decided to go “all in”.

His decision was based on his favorable location overlooking a nature preserve and the chance to live longer in a neighborhood he valued.

## Getting Serious

# Remodel: Main Level Floor Plans

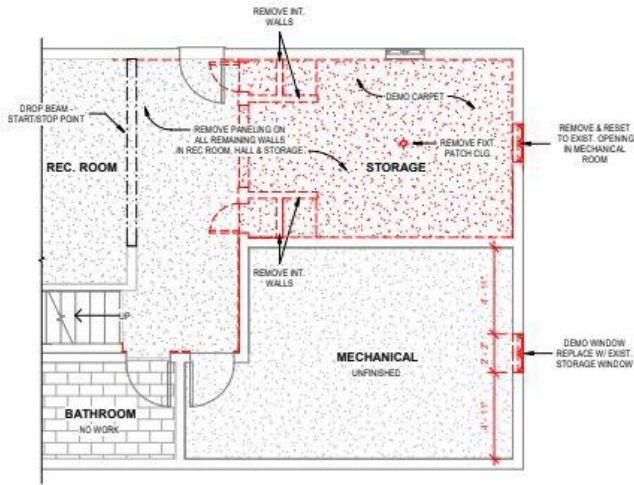


MAIN LEVEL REMODEL PLAN

1/4" = 1'-0"

## Solving The Puzzle

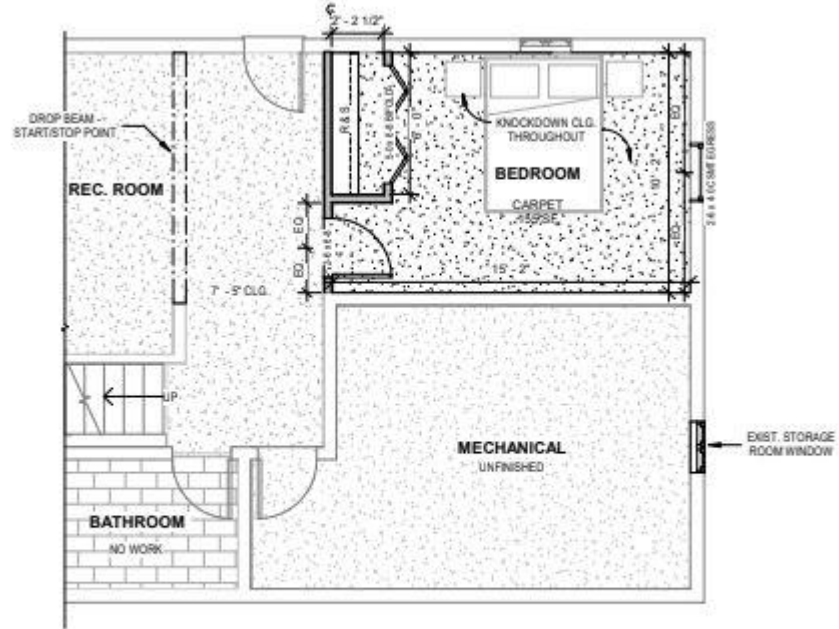
# Original, Demo & Remodel: Lower Level



LOWER LEVEL DEMO PLAN

1/4" = 1'-0"

To maintain the same number of guest rooms in the home, a basement storage area was transformed into a bedroom.



LOWER LEVEL REMODEL PLAN

1/4" = 1'-0"

## Optimizing Space for Hosting Guests









# Finding the Best Pieces - Cooking Up Happiness

## Kitchen

- New location
- Cheerful and bright
- Island with seating
- Views overlooking preserve
- Custom cabinetry
- Open to adjoining spaces
- Ready for entertaining!



Before



# Efficient Entertaining



## Gathering Spot

- All-day beverage bar from coffee to wine and mixed drinks
- Built-in storage for mugs, serving pieces, coffee beans, mixers, and glassware
- Self-serve beverage cooler to let guests help themselves - and stay out of the way of the home cook in the kitchen :)
- Welcoming table for home-cooked dinners



# Going INTO The Office



## Designated Work Station

- Leaving the days of a COVID “workstation” at the dining room table behind
- Carved out space that was part of the original kitchen and pantry
- Performance review from homeowner noted, “It’s nice to go INTO a separated office where I can actually punch out and close the door at night and on weekends.”
- Shelving for sports memorabilia



# Suite Space

- Adopted space from a small bedroom to create a primary suite featuring this luxurious, neutral-toned bathroom
- Includes a walk-in closet for easy-to-see clothing organization
- “Grown-up” space after living with a small, shared 1960s bathroom



Before



# Enticing Relaxation Zone



## Flipped To The Other Edge

- More connected and cozy, the new living area lures you in to relax with your favorite drink at the end of a busy day.
- Shaved a little off of the primary bedroom space to add fireplace
- Electric fireplace provides focal point to this corner
- Expanded patio door adds light



# Bedroom Reallocation



## Be Our Guest

- By enlarging the primary suite with a new bathroom and walk-in closet, a main floor bedroom was eliminated.
- To keep the number of guest rooms available for visiting family like nieces and nephews, this storage space on the lower level was transformed into a bedroom with an egress window.

# Challenges - Staying Within The Home's Footprint



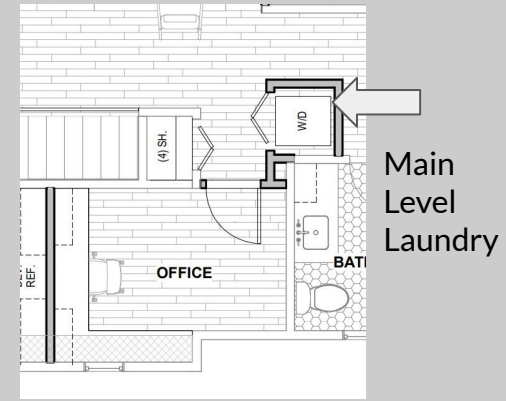
## Inch By Inch

- Due to the home's proximity to a nature preserve, an addition was not possible.
- Solving the puzzle pieces to stay within the existing walls was a rewarding challenge.
- Solutions included efficient use of the compact space for traffic flow, purpose, and storage.
- It was about maximizing every inch of space, but still giving the space breathability with the use of open shelving, cohesive colors, natural lighting, and unified flooring.

# Challenges - Looking Ahead

## Thoughtful Decisions

- Looking ahead to retirement and aging-in-place were factors in some of the decisions.
- Adding a stacking washer & dryer tucked into a closet to the main level
- Larger bathroom and shower space for safer self-care
- Open concept kitchen to facilitate mobility if a walker or wheelchair were needed
- More drawers for better access



Open Concept Floor Plan



Easy-to-see Drawers



Larger Bathroom & Shower

# Design - Personalized Style



## Cohesive, Masculine Style

- Colors and finishes are replicated throughout the main level for a cohesive look.
- Open shelving highlights mementos and keeps the space feeling lighter.
- Selections reflect a masculine, but balanced style.

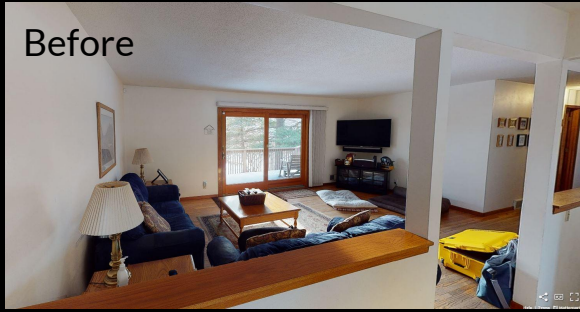
# Craftsmanship - Cabinetry, Tile, & Flooring



## Functionality, Durability & Timeless

- Custom cabinetry fulfills the need to use every inch in a thoughtful way for function and aesthetics.
- Bathroom tile was selected to provide depth and texture to the shower and floor.
- New wood flooring was added and blended in with original flooring for an unified, timeless look.

Before



A Place To Relax





A Space To Cook  
and Entertain



# A Happy Place To Live Long

## Kitchen & Beyond

Puzzle solved and checklist done with intricate space planning and forward thinking.

There's a lot of living yet to be done in this well-designed, walkout home overlooking natural beauty.

- Kitchen with island
- Dining/entertaining area
- Separate office
- Primary suite
- Enticing living area
- Main-level washer/dryer
- Maintain Guest Rooms







