



## NARI MINNESOTA 2023 COTY AWARD

**PROJECT:**  
MODERN TREEHOUSE REMODEL

**CATEGORY:**  
ENTIRE HOUSE OVER \$1 MILLION

**DESIGN STATEMENT:**

The overarching goal of this 4,065 square foot renovation was to improve functionality for modern day living while acting as stewards of the land and the existing mid-century rambler architecture. Described as a “modern treehouse,” the home sits atop a beautifully wooded bluff overlooking Minnetonka wetlands spanning in every direction.

Inspired by the original slate floors and wood ceiling, the interior renovation builds upon the classic mid-century motif with exposed wood posts and beams infilled with large expanses of glazing to take in the full breadth of the landscape. Natural white oak flooring complements new charcoal ledgestone while the mid-tone alder cabinetry bridges the natural oak and dark stained structural frame.



1964 MID-CENTURY RAMBLER ::  
before photos

MODERN TREEHOUSE REMODEL | ENTIRE HOUSE OVER \$1 MILLION





1964 MID-CENTURY  
RAMBLER :: before photos

MODERN TREEHOUSE REMODEL | ENTIRE HOUSE OVER \$1 MILLION





# MODERN TREEHOUSE

## EXTERIORS :: after

MODERN TREEHOUSE REMODEL | ENTIRE HOUSE OVER \$1 MILLION

The exterior is a combination of Jamies Hardie painted siding and aluminum “knot wood” cherry siding complemented with natural ledgerstone.

Cali-bamboo composite decking was used for the public and private decks with custom glass guard rails framed with custom iron. Corten steel retaining wall frames the base of a stone paver path around the home.

To maintain the existing scale of the house from the street, the original footprint was extended behind the garage to carefully avoid existing mature trees.





# MODERN TREEHOUSE INSPIRATION :: after

MODERN TREEHOUSE REMODEL | ENTIRE HOUSE OVER \$1 MILLION

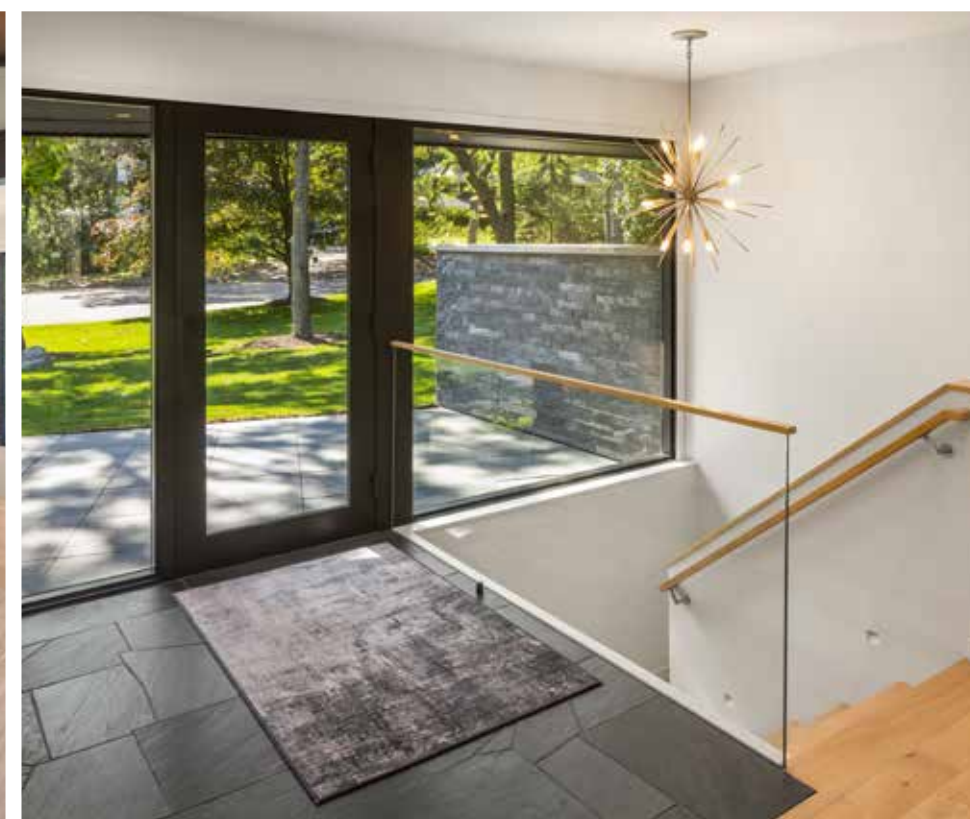
Inspired by the original slate floors and wood ceiling in the living room, the interior builds upon the classic midcentury motif with exposed wood posts and beams.

The original slate floors were re-installed in both the foyer and powder room, complemented by natural White Oak flooring throughout.

The window wall overlooking the wetlands was rebuilt with exposed wood posts and beams infilled with large expanses of glazing to capture the full breadth of the landscape.

Natural white oak flooring complements new charcoal ledgestone while the mid-tone alder cabinetry bridges the natural oak and dark stained structural frame.

The original Knotty Pine tongue and groove ceiling in the great room was refinished in a modern tone that complements the timber and stone details.





# MODERN TREEHOUSE FUNCTIONALITY & INNOVATION :: after

MODERN TREEHOUSE REMODEL | ENTIRE HOUSE OVER \$1 MILLION

The addition includes a private office with stunning views and an art studio with a loft perched among the canopy of trees.

The feature in the art studio is the stunning high gloss “reflector” epoxy floor finish.

Public and private decks, a screened-in porch, and conditioned storage were added to the wetland side of the home.

A third parking stall was added to the garage outfitted with an electric car charging station.





## MODERN TREEHOUSE FUNCTIONALITY & INNOVATION :: after

MODERN TREEHOUSE REMODEL | ENTIRE HOUSE OVER \$1 MILLION

To create an open concept in the great room, dining room, and kitchen, a structural wall was removed, and a steel I-beam installed to carry the weight of the roof structure.

A new custom kitchen with large center island, Alder-stained cabinetry, and quartz countertops has plenty of storage and space for high-end appliances.

Large capacity refrigeration, double microwave/oven, a 36-inch cook top with down draft located in the island, and beverage refrigerator.



## KITCHEN/DINING :: before





# MODERN TREEHOUSE FUNCTIONALITY & INNOVATION :: after

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The new master suite combined the existing bedroom and den into a single space which allowed the original fireplace to become a feature wall refaced with a custom plaster finish.

An alder vertical board wall is the backdrop for the master bed opposite the fireplace warming the space.

The existing bath and walk-in closet were reconfigured into a spacious spa-like experience with high transom windows that provide ample daylight.



## MASTER BEDROOM :: before





# MODERN TREEHOUSE FUNCTIONALITY & INNOVATION :: after

MODERN TREEHOUSE REMODEL | ENTIRE HOUSE OVER \$1 MILLION

A new sauna, exercise, and wet bar were fitted into the existing lower-level footprint, transforming the lower-level into an entertainment haven with easy access to the articulated landscaped grounds.

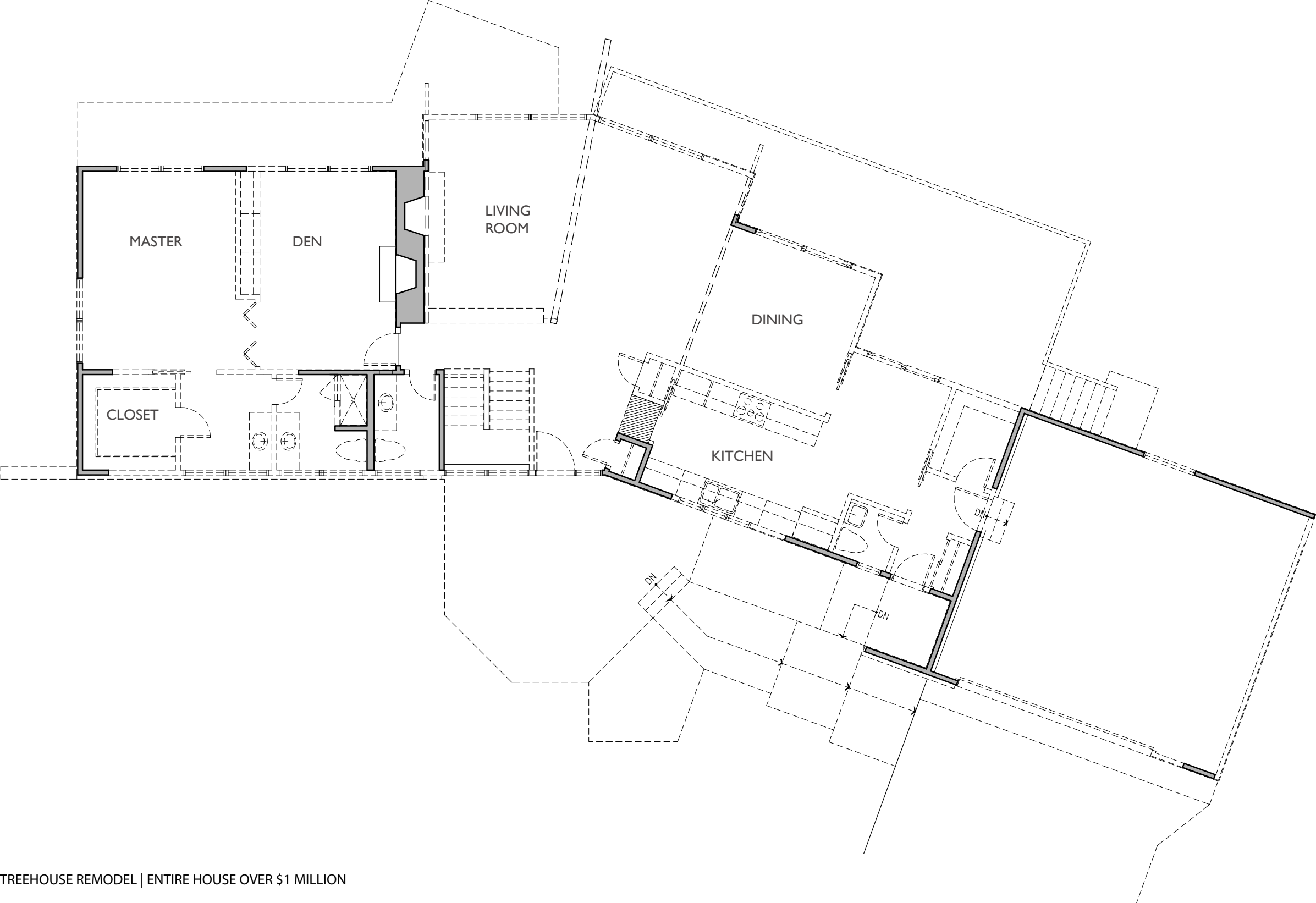


## LOWER LEVEL DEN :: before



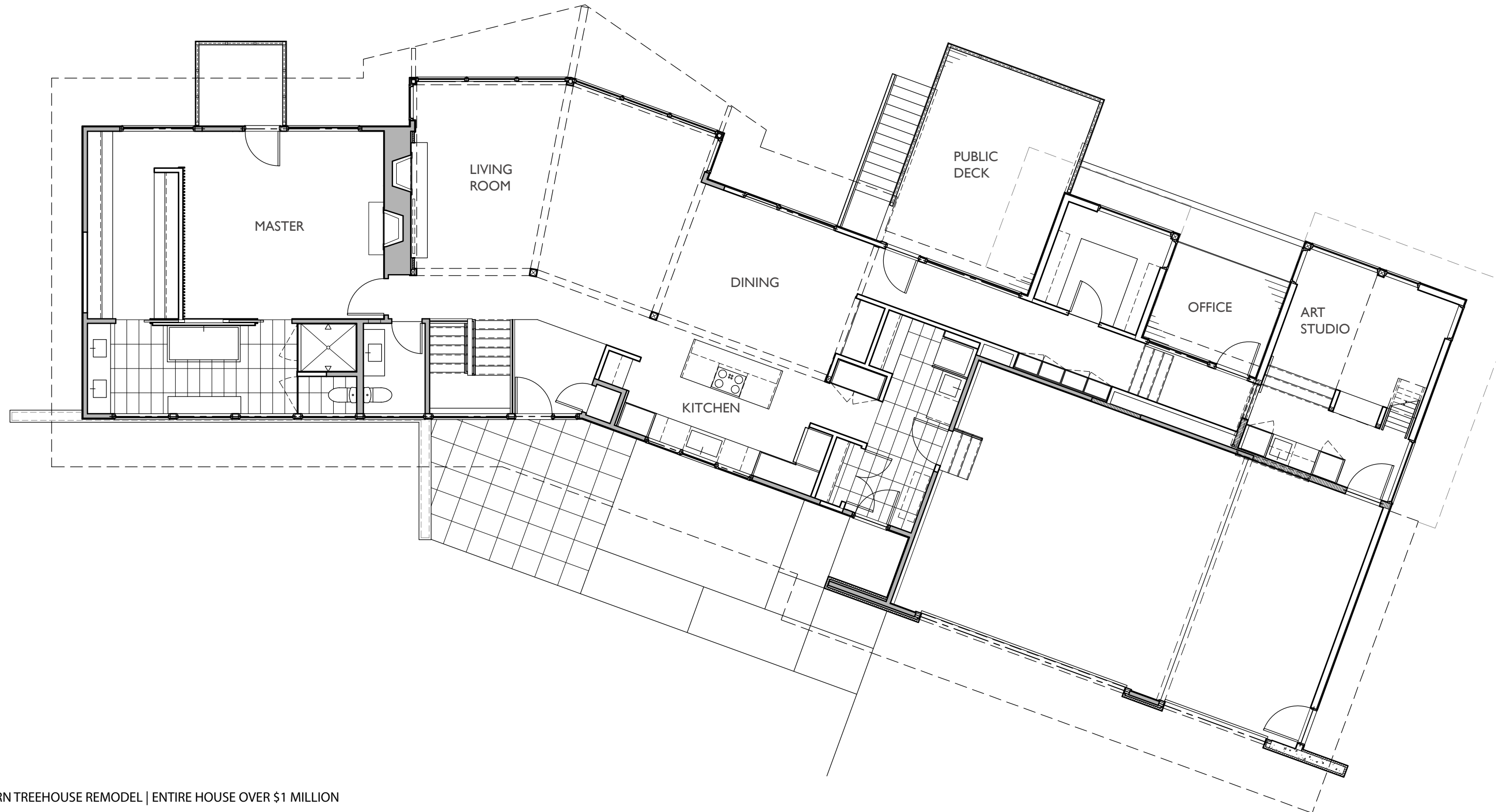


MAIN LEVEL FLOOR PLAN :: before





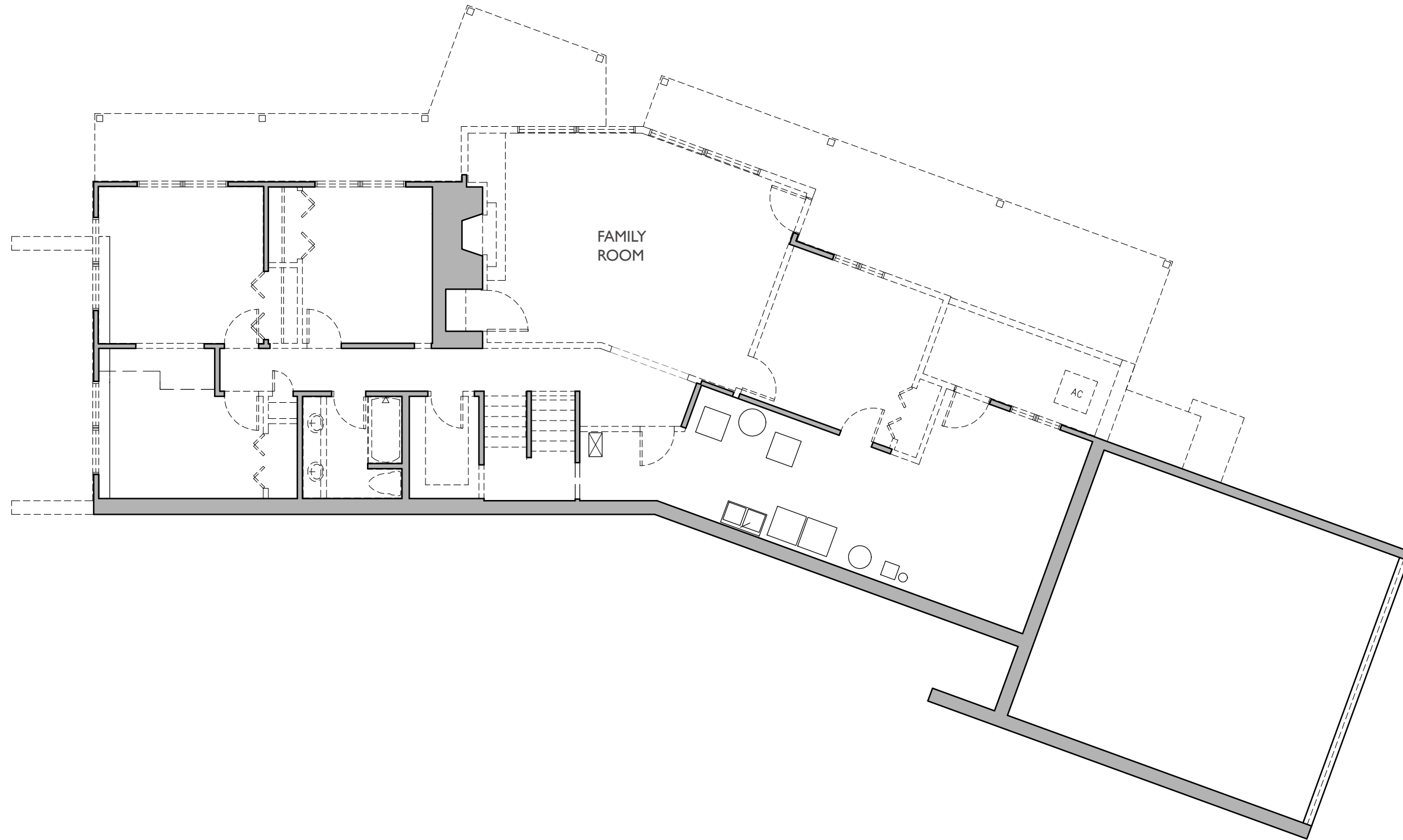
MAIN LEVEL FLOOR PLAN :: after





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LOWER LEVEL FLOOR PLAN :: before





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LOWER LEVEL FLOOR PLAN :: after

