

**Project: Mill St**  
**Category: Residential Interiors**  
**\$250,000 - \$500,000**

Our amazing clients own a three-level townhome on the edge of the Mississippi with breathtaking views. They had rented it for years and the time had come for them to make the space their own.

Mixing metals, bold colors and organic elements brought life to this incredible home.



## The design of the first floor was primarily cosmetic with a few functional upgrades.

### FIRST LEVEL NEEDS and SOLUTIONS

*The basement family room needed inspiration. The existing space lacked personality and charm. There was not a door on the family room which was a must have for our clients.*

- Our design incorporated a floor to ceiling stone fireplace surround and a happy wall of wainscoting to camouflage the door into the utility room. A custom gliding glass door flanks the opening into the family room, keeping the space feeling light and open.

*The bathroom was builder grade and dated. Boring and in need of some pizzazz.*

- The new bathroom incorporates jazzy blue tile to call out to the family wall and the river view outside the front windows.

### FUNCTION FIRST

- The addition of the gliding glass door on the family room allows our clients to entertain without disturbing anyone on the upper floors. The main staircase is open from the first floor to the third and voices and noises carry!
- The addition of a ceiling fan with a light gives both air movement and lit a dark spot in the space.
- The change to a walk-in shower with glass doors provides an easier and a more beautiful showering experience.
- The family room TV that looks like a picture when it is not turned on was a fun add.

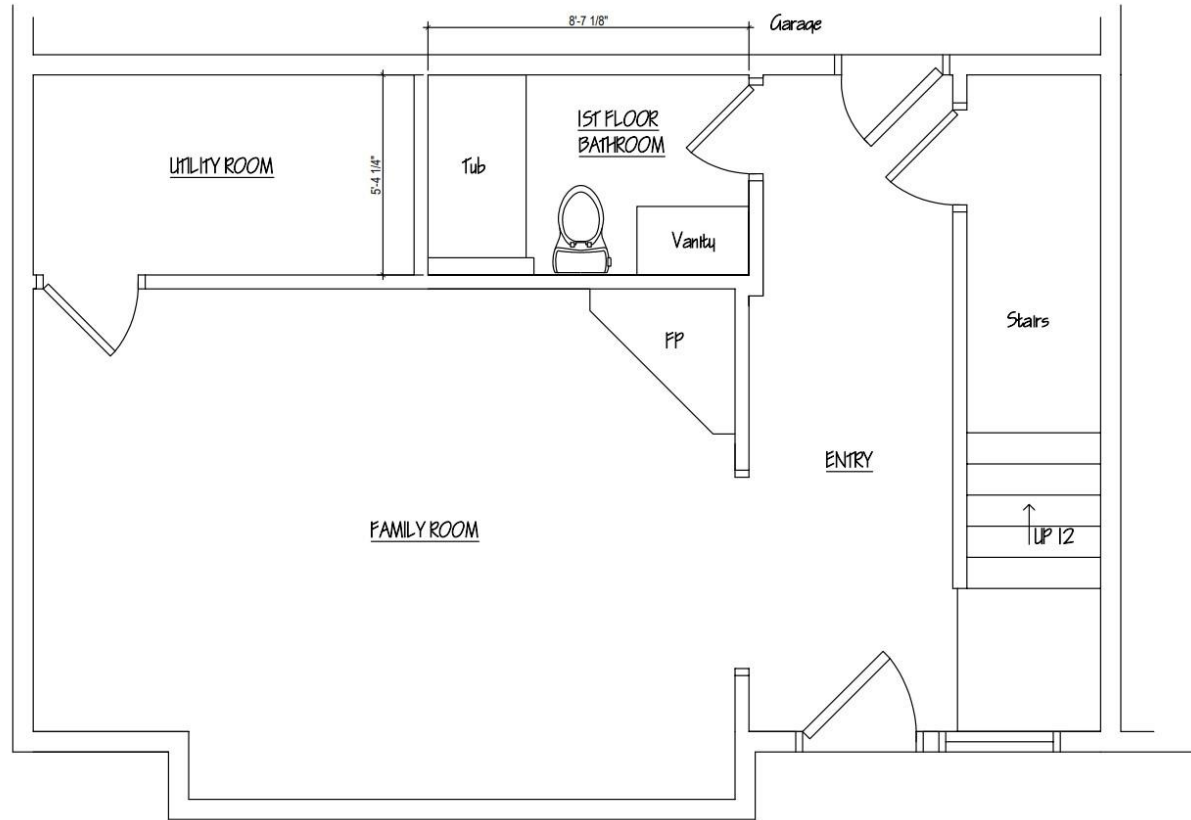
### CRAFTSMANSHIP and INNOVATION

- Our fantastically talented carpenters installed the full wainscot wall in the family room, complete with the code required HVAC vent for the utility room.
- The artistic tile setters ran with the straight lines of the tile layout and executed it flawlessly.

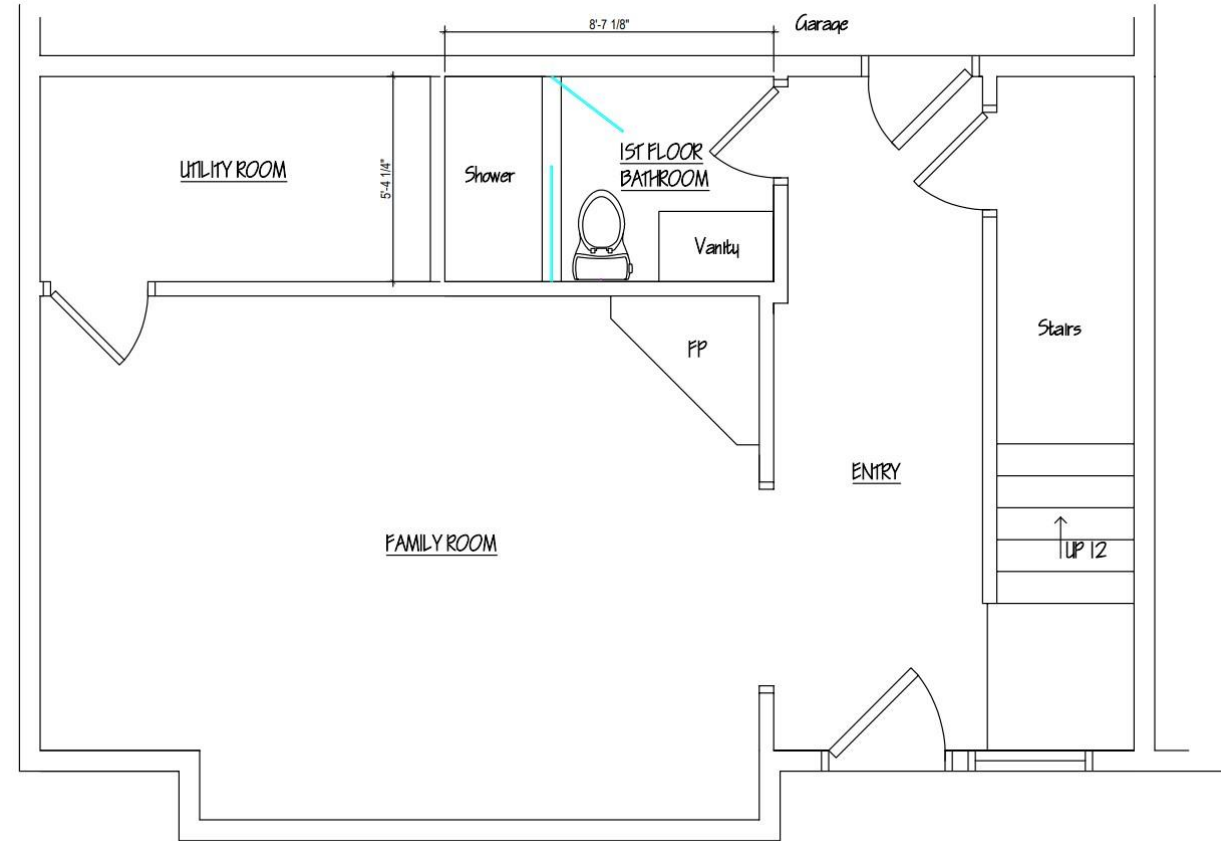
### CHALLENGES and WHAT WE LEARNED

- The family room sliding door was over 500 lbs plus the pallet and plywood packaging. It arrived on an icy winter day to the wrong location (our personal home instead of the jobsite) but the shipping company left it anyways. It took four humans to push it up the driveway, slipping and sliding as we went. Lesson learned – next time just call the shipping company back.

BEFORE



AFTER



FIRST LEVEL PLAN VIEWS: BEFORE and AFTER

AFTER



BEFORE

FIRST LEVEL FAMILY ROOM: BEFORE and AFTER



AFTER



BEFORE



FIRST LEVEL BATH: BEFORE and AFTER

## The design of the renovation centered on the goals and needs of our awesome clients.

### SECOND FLOOR NEEDS and SOLUTIONS

*The kitchen was not conducive for entertaining large groups of humans. The cabinets were dated and lacking in the function department. Our clients love to cook, love to host friends and family and needed the space to feel welcoming and bright.*

- The new kitchen area with the artwork level island created a comfortable space for people to mingle, grab cocktails, wine or beer. All the while keeping the working side of the island free and functional.

*As many of us know all too well, a bar area with lots of wine storage is a must have. While we were at it... a fridge and a TV that looks like a picture when it is not turned on were also on the list.*

- The bar area is not only a spin on the kitchen design it also houses over 125 bottles of wine, glassware galore, a wine fridge, fridge drawers and every drink gadget you can think of when making a cocktail for your friends.

### FUNCTION FIRST

- Some seemingly minor tweaks to the layout opened up the kitchen immensely. Wee bits like clipping the corner in the powder bath and repurposing the closet made a massive impact on the overall space. Pendants and a dining chandelier coordinate to help make the space feel connected.
- The HVAC chase next to the closet had to stay and was incorporated into the design such that it would disappear.

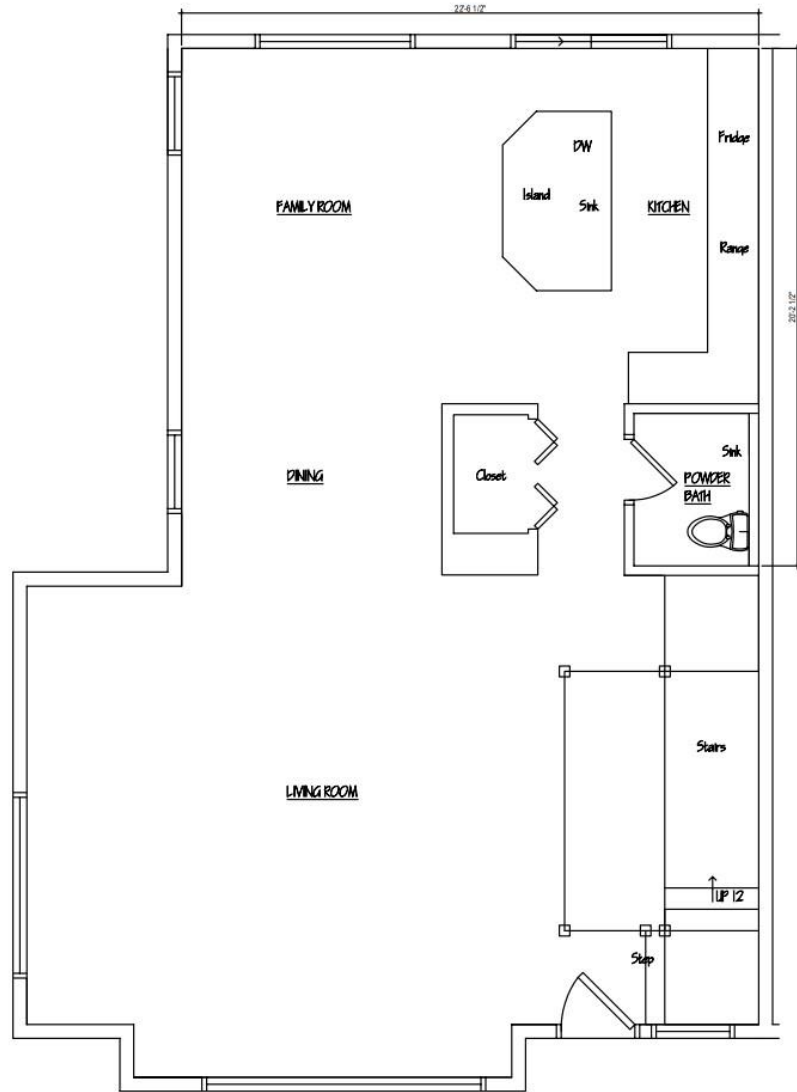
### CRAFTSMANSHIP and INNOVATION

- The custom tile came as individual pieces and not on a mesh sheet. The lead designer and tile setter collaborated and laid out the tile, took pictures, stood back, and moved the tiles around until they were happy with the final layout. It was worth it!
- Our fabulous carpenters built custom white oak newels and installed a cable rail to complement the new white oak hardwood floors.

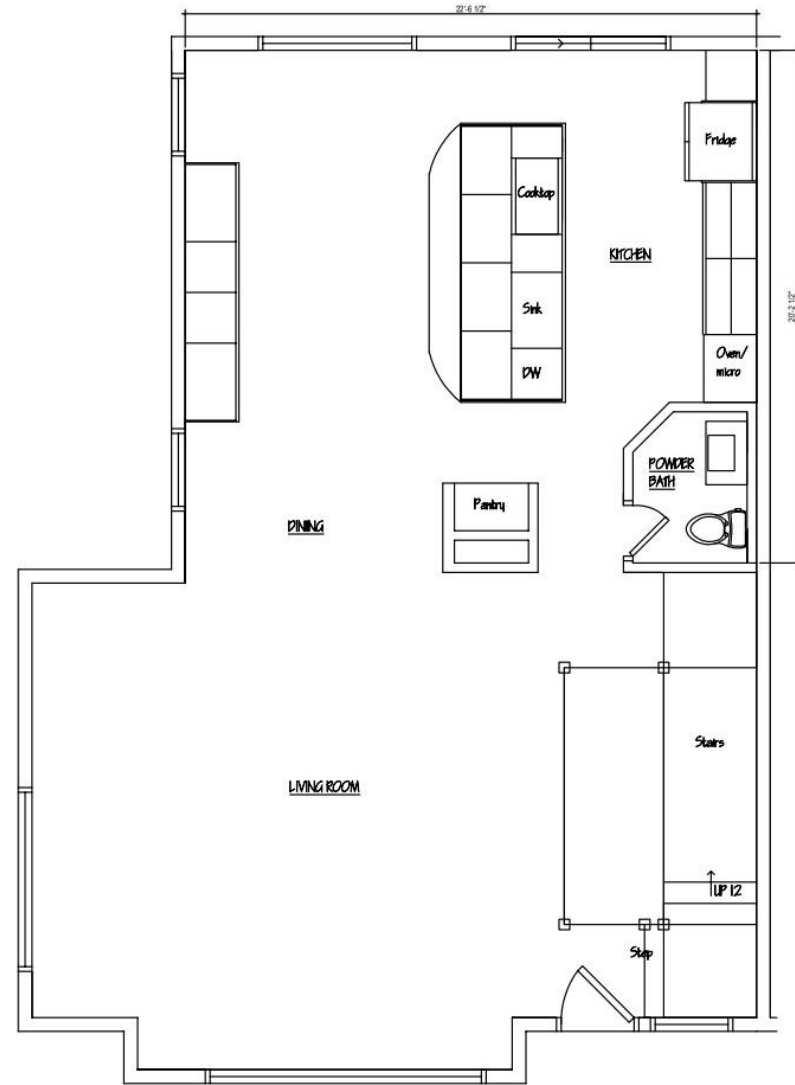
### CHALLENGES and WHAT WE LEARNED

- This one was a doozy. The countertop fabricator measured the walkways and assured us that the 11' x 6' book matched island would fit up the stairs in 2 pieces and they would seam it onsite. The day of install it became clear that was not going to happen. Panic set in as we realized that the only option was to bring it through the sliding glass door off the kitchen. To make matters more fun, there was limited room for a machine. Next steps... pulling a couple of favors, finding a lull, bribing a group of semi-willing participants on a Saturday morning (so we could keep finals on the set dates) and holding our breath as the slabs were hoisted in... all led to the island ending up in its rightful home. What did we learn here? **DOUBLE CHECK** even when someone says something can happen.

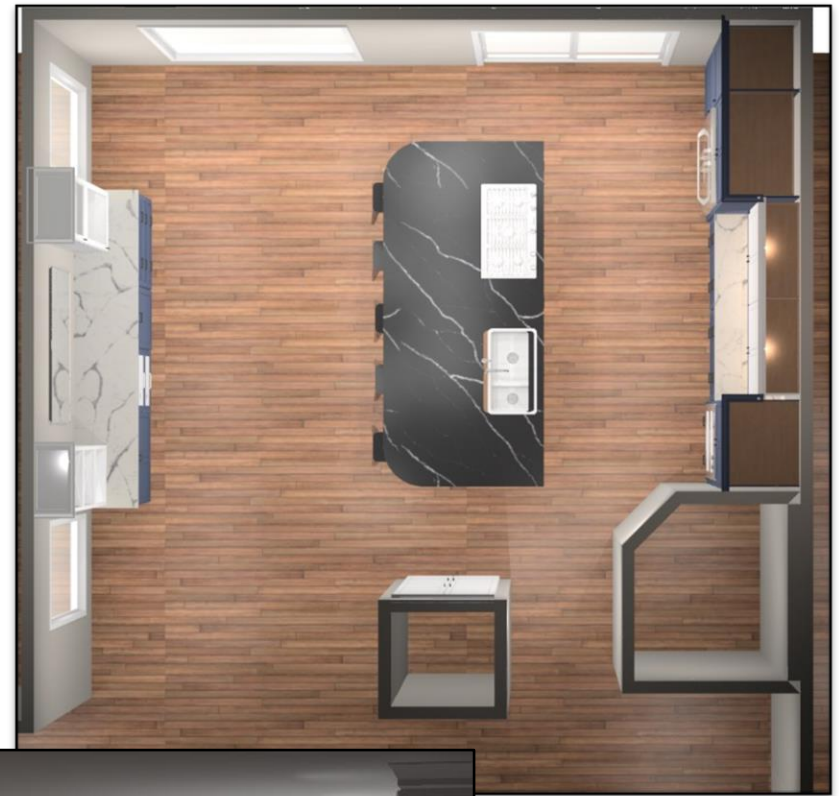
BEFORE



AFTER



SECOND LEVEL PLAN VIEWS: BEFORE and AFTER



**SECOND LEVEL  
CONSTRUCTION  
RENDERINGS**







AFTER



BEFORE

SECOND LEVEL: BEFORE and AFTER



AFTER



BEFORE

**SECOND LEVEL KITCHEN: BEFORE and AFTER**

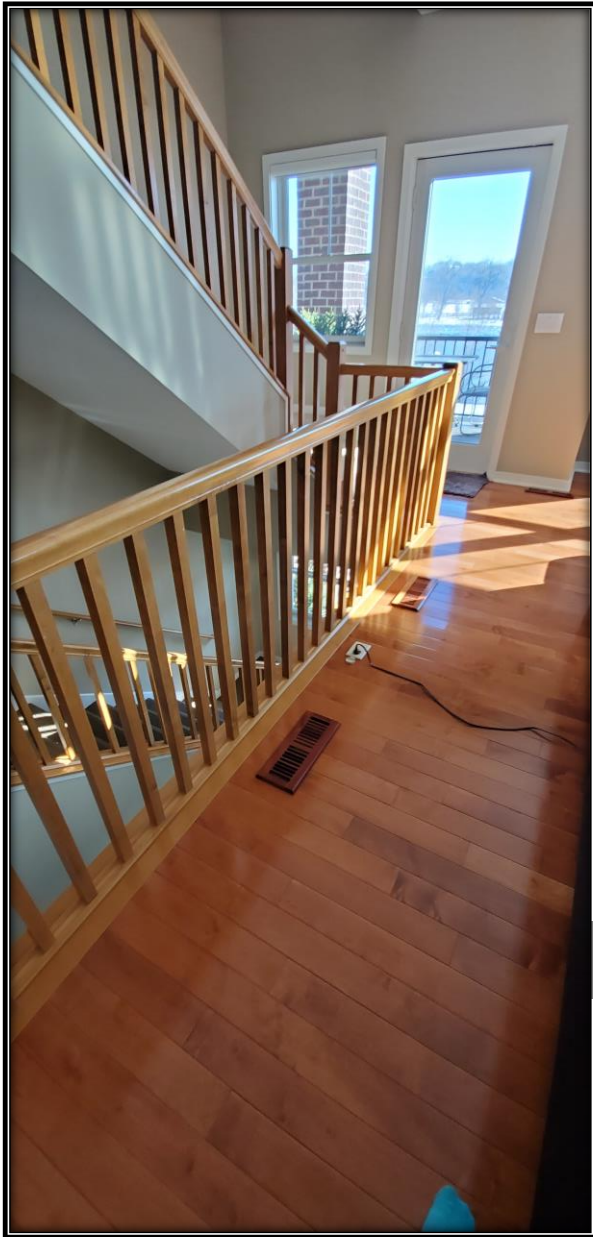


AFTER



BEFORE

SECOND LEVEL BAR AREA: BEFORE and AFTER



BEFORE



AFTER

**SECOND LEVEL RAILING: BEFORE and AFTER**



**SECOND LEVEL**



**SECOND LEVEL KITCHEN: CHALLENGE PIC and THE RESULT**

## The third level had a combination of layout tweaks and finishes to top this project off!

### THIRD FLOOR NEEDS and SOLUTIONS

*Two offices! As so many of us do now, working from home in 2 separate areas was a non-negotiable need.*

- We created a cozy office off the owner's suite, the existing deck opened to the area and provided great light and views to make the workday as enjoyable as possible.
- The second office was created on the back of the home with a new wall, a new door, and closets were added for storage.

*They needed an owner's bathroom that didn't feel cramped, no tub was needed and a large walk-in shower with a feature wall were on the list of nice to haves.*

- Our new layout moved the toilet to the previous tub location, leaving room for a ginormous shower. The removal of the tub created much more walking space and brought life to the existing window, making the room feel open and bright.

*The guest bath was ho-hum and not worthy for visiting guests. The size and layout was fine but the finishes needed some oomph.*

- Talk about a showstopper. We created a clean, elegant, bright and perfect bathroom for the pickiest of houseguests. So beautiful they may never leave!

### FUNCTION FIRST

- The owner's bath was of decent size, but the layout was lacking. The new layout allows for much better walkways, more storage and the best shower with two showerheads and a bench.
- The addition of a wall, a door and a closet to the new office serves a necessary function now for our clients but also added another legal bedroom to the home for value in the future.

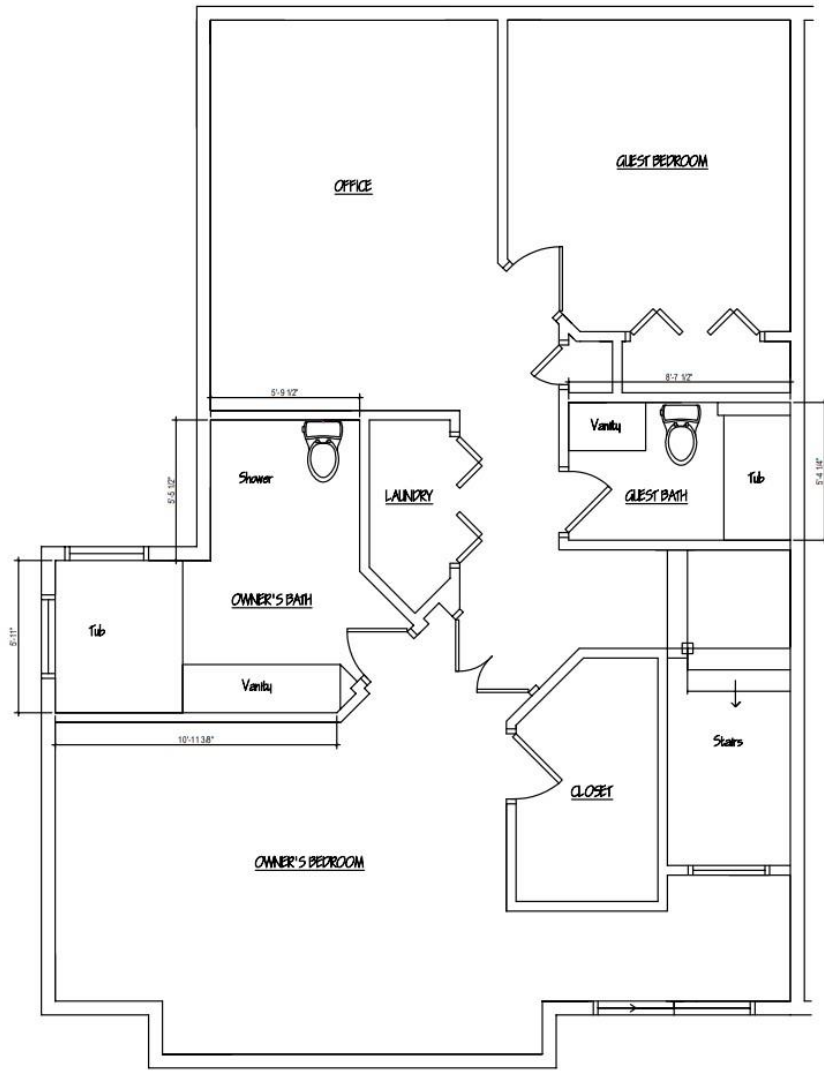
### CRAFTSMANSHIP and INNOVATION

- The shower doors on the guest bathtub are a work of art, expertly crafted and installed by our team.
- The modern mirrors double as medicine cabinets for additional storage.

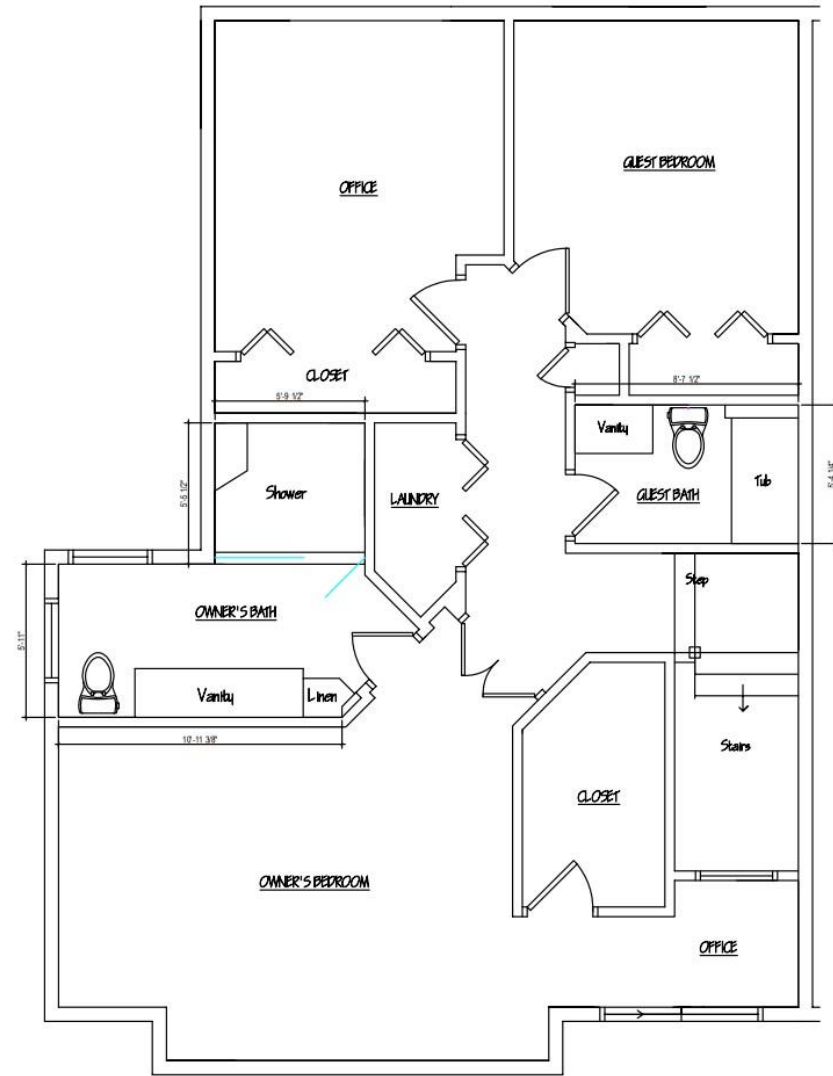
### CHALLENGES and WHAT WE LEARNED

- The Illusion Bronze 24" wide x 48" tall porcelain accent tile in the shower are fragile and no easy feat to install – or haul up 3 flights of stairs. Our original setter was not comfortable installing them and this was our first rodeo installing this type of tile. We paused and took the time to find an installer with experience and knowledge of the product. The tile setters did an incredible job and each tile flows seamlessly into the next.

BEFORE



AFTER



THIRD LEVEL PLAN VIEWS: BEFORE and AFTER





**THIRD LEVEL  
CONSTRUCTION  
RENDERINGS**





BEFORE

AFTER



THIRD LEVEL GUEST BATH: BEFORE and AFTER



BEFORE



AFTER



THIRD LEVEL OWNER BATH: BEFORE and AFTER

