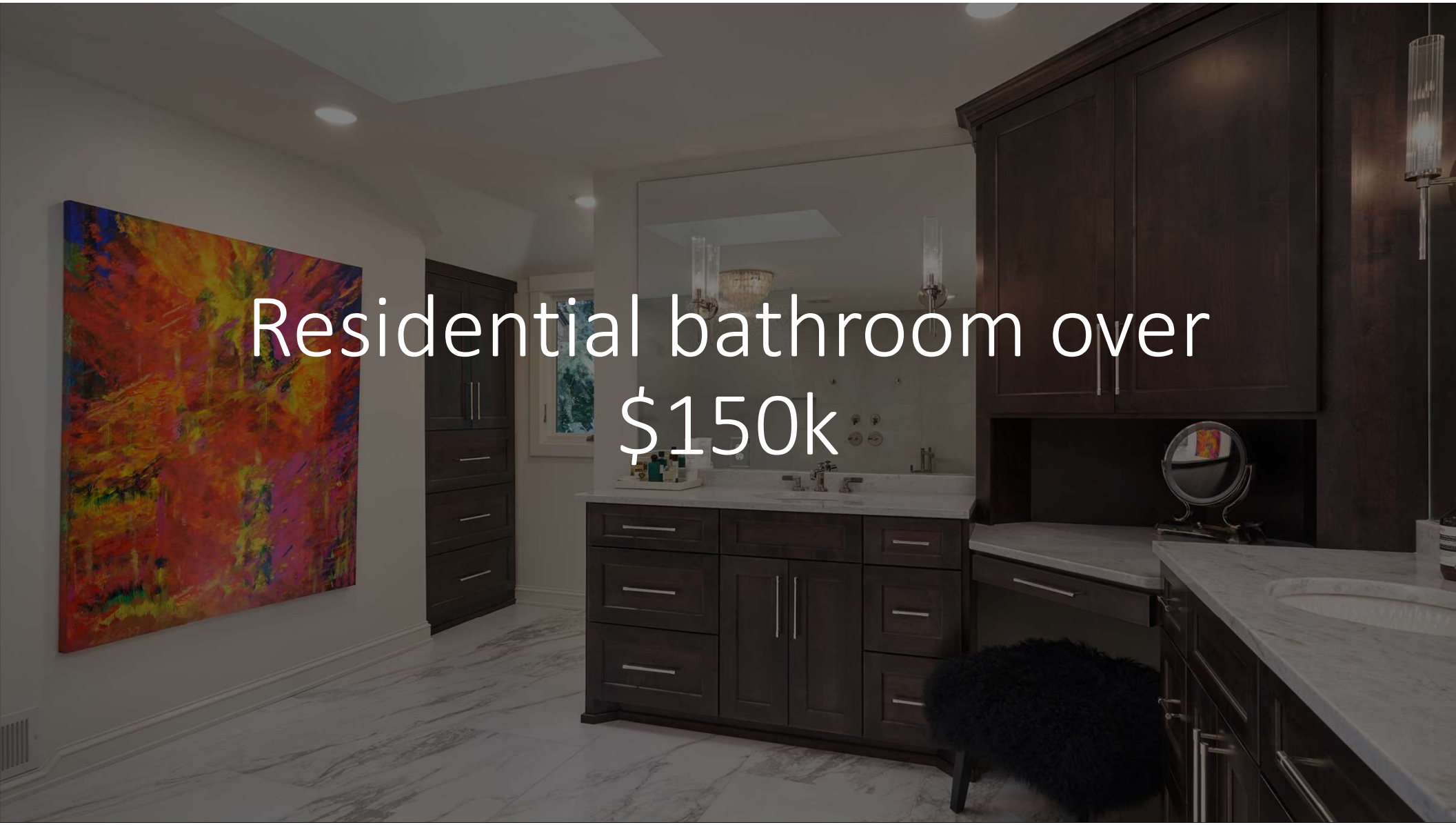

Residential bathroom over
$150k

The homeowners lived in the same neighborhood as this home, and we were about halfway through planning a project to renovate their current home when they discovered this diamond in the rough. It was only a few blocks away and had just come up for sale. The primary bathroom was large and poorly laid out. The homeowner saw this as an opportunity to get their dream bathroom. The quickly changed course, purchased the home, and we began the planning process, again!

Before – customers concerns

- The bathroom felt cramped and oddly laid out
- The shower felt and looked like something out of a dungeon
- The space was broken up, there was a his and hers vanities, but they were literally at opposite ends of the bathroom
- The existing tile was broken and coming up
- The central lighting control system was not working properly, the system was about 20 years old and needed help

Before - the customers wish list

- Large soaking tub
- Shower big enough for two
- Heated floors including in the shower
- Walk in shower
- Functioning lighting control system

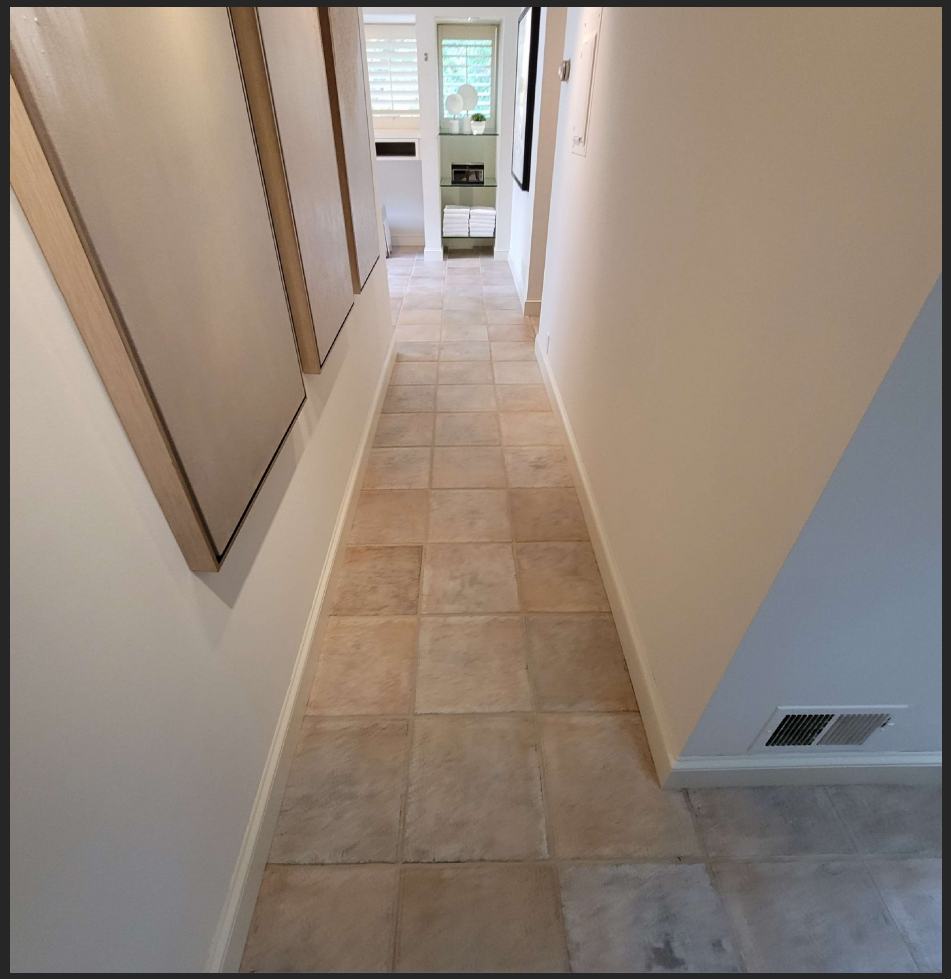
Before

Before

Before

Before

Before

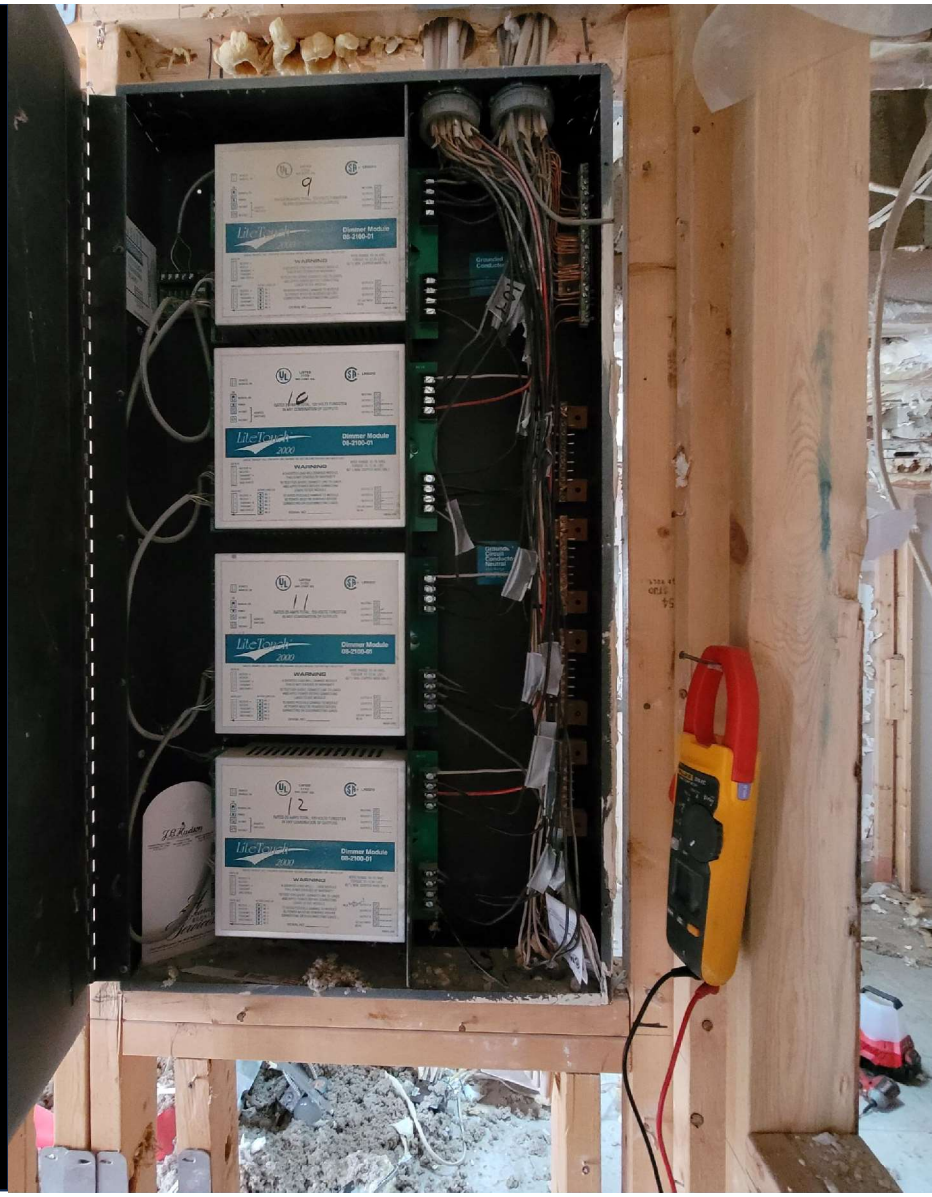


There is always a problem to deal with

- The space had been remodeled before and had two different HVAC units servicing the area. This created a unique situation to balance the two systems
- Due to the prior remodeling, there was a difference in floor heights from the original space to the remodeled space. This required new sub floors throughout to level the space

There is always a problem to deal with

- The lighting control system was not functioning properly
- The lighting control system was about 20 years old; parts and service doesn't exist any longer.
- We spent weeks looking for and sourcing parts before finding a "one man show" in Colorado that used to work on these systems back in the day
- He was able to provide us with some rebuilt and used parts that allowed us to get the system up and running properly
- After a dozen more phone calls and what seemed like weeks, we were able to find a local company that had that "one guy" that might be able to re-program the system, he could, and he did
- The homeowner was amazed that we were able to save this system and get it functioning properly

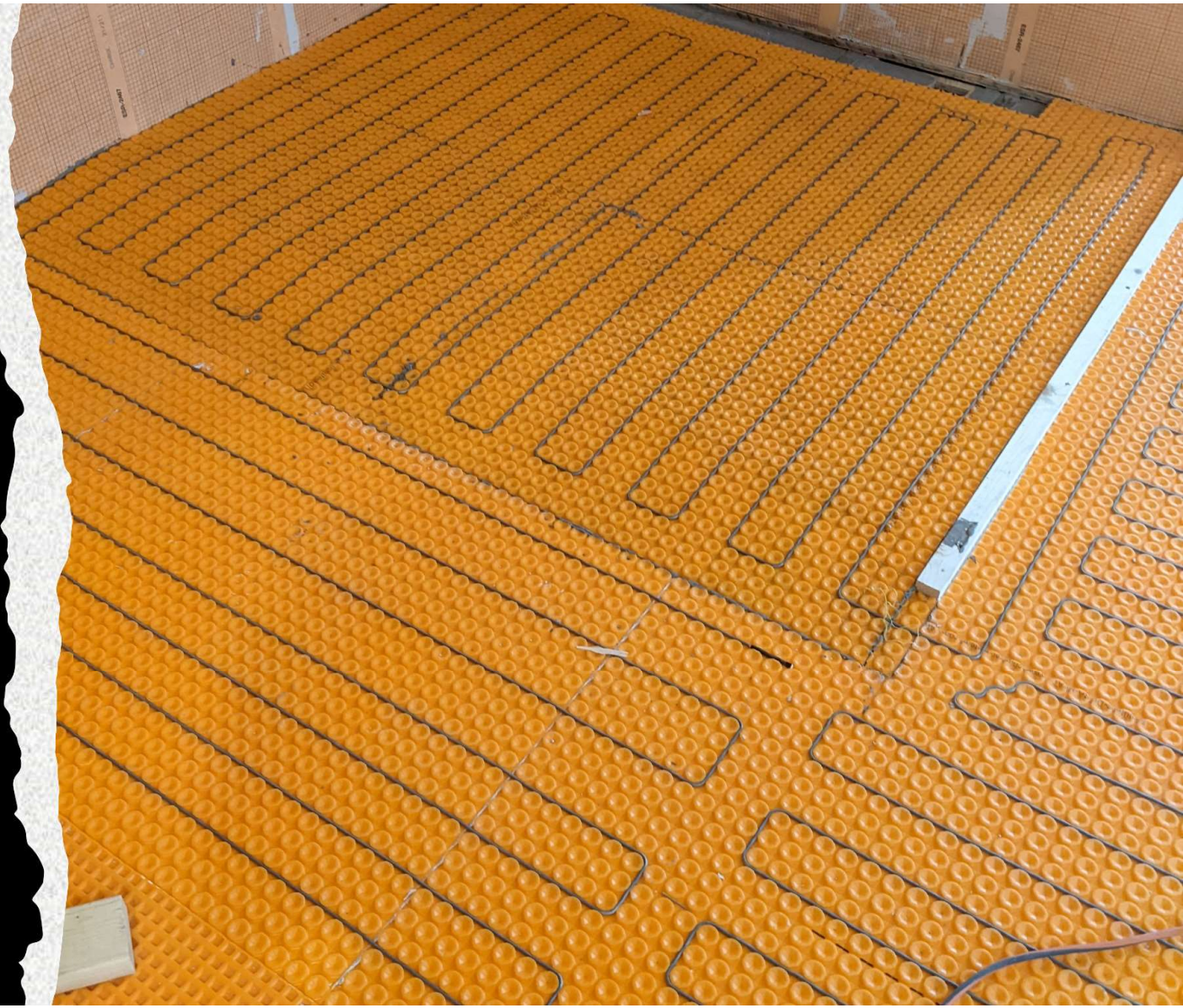


After – customers needs met

- Large soaking tub
- Very large walk-in shower
- Heated floors – including the shower
- Simple clean appearances
- Large format tile
- Functioning lighting control system

After:

The in-floor heat was carried through the bathroom and into the tub and shower area. The customer loves the warm feel under their feet



After:

The his and hers showers create a great place to get ready each day. Each shower is independently controlled both for temperature and for volume. The shower on the right also has a separate control for the handheld as well. The vertical marble tile accent has a mother of pearl inlay that adds a touch of elegance to the shower. The large niche on the side is a perfect spot for the shower essentials.

After:

The shower and tub are all situated in one large wet room space. The large soaking tub is perfect for relaxing after a long day and when done it's just a few steps to the shower to rinse off. The shower controls are positioned to allow for ease of control. The shower glass has a rain glass texture to it and is one large piece. It was the largest single piece that would fit into the home.

After:
The floor mounted filler is plumbed directly to the water heater to ensure that this tub fills quickly and with hot water. It also features a handheld sprayer as well.

After:

The his and hers vanities provide great storage and with the sinks offset to one side there is plenty of “work-space” to get ready each day. The large center dressing area was just what the homeowner was looking for and is excited to put it to use.

After:

There was an odd nook in the corner where the roof lines came together. The homeowner wanted as much storage as possible, so a custom cabinet was created to fit the space and follows the roof line closely to utilize as much space as possible.