

## NARI MINNESOTA - 2023 COTY AWARDS

**PROJECT: LAKESIDE**

**CATEGORY: ENTIRE HOUSE \$500K- \$750K**

This gorgeously appointed lakeside classic home hosts abundant views and sits on the shores of Crystal Lake in Burnsville. The homeowners purchased the home knowing that every square inch was intended to be remodeled or refreshed.

It was important to the homeowners to take full advantage of the lake views and pay homage to the setting using a coastal-inspired design.

In addition, they asked to increase the square footage in the home to accommodate their growing extended family and to match their open-style way of life.

Deep navy exterior siding with contrasting white trim sets the coastal tone and draws you to the home. A coastal design aesthetic greets you along with the warmth of French white oak flooring artfully contrasted by crisp whites and warm neutrals throughout. The expansive bank of bay windows frames the view of Crystal Lake as you walk in the home.

### **Kitchen**

The redesigned kitchen is the true heart of this lakeside home. Enameled white pine ceiling hangs above an oversized quarter sawn white oak island topped with quartz and large enough for the extended family. The walk-in pantry clad in a luscious seaside blue sits behind the kitchen and is at the top of the homeowner's list of favorites. A full-size Monogram Column refrigerator and freezer with cabinet doors sit side by side behind the island and the range and double ovens are framed by neutral blue-gray subway tile and crisp white cabinetry on the adjacent wall



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## **Family Room Addition**

The lack of space in the original home is addressed by a 22 x 14-foot main floor family room addition. Located adjacent to the kitchen, the design takes full advantage of the elevation of the home and of the lakeside views. A trayed ceiling of enameled white pine, windows that run the length of the room and a linear inset fireplace wrapped in neutral stone complete scene. The addition created an outdoor seating space underneath which is protected from the elements by a retractable Progressive power screen system.

## **Owner's Suite**

On the other side of the kitchen, a swoon-worthy owner's retreat features a soothing, inviting, romantic vibe. The bedroom incorporates crisp white cabinetry and trim perfectly balanced with softer cork metallic wallpaper, a linen tufted headboard, and custom bedding and pillows.

The bathroom features a free-standing tub and a luxurious shower with extended walls that allow for a walk-in with no glass. Classic oversized textured white subway tile contrasts against a blue tile accent wall. Classic, high-end touches make this gem sparkle.

## **Lower Level**

Heading downstairs, the lower level is an inviting, yet elevated entertainment space for the entire family. The design plays to the lakefront setting with the continuation with crisp, white walls and woodwork, and rich, navy cabinetry set against a fresh, modern countertop and backsplash in the bar area. The perfect mix of understated elegance and function, new scratch and water-resistant LVP flooring is in place throughout the entire space – perfect for lakeside living.

## **Overall**

The finished project is a timeless lakeside masterpiece. It not only boasts a classic and charming design appeal but gives the homeowners and their extended family a functional place to relax, play and enjoy together!



**BEFORE PHOTOS**



**BEFORE PHOTOS**



**AFTER PHOTOS - FRONT ENTRANCE AND KITCHEN**



**AFTER PHOTOS - ADDITION AND LOWER LEVEL**



**AFTER PHOTOS - OWNER'S SUITE BEDROOM AND BATHROOM**



## CLIENT REQUESTS AND BEFORE SITE PLAN - MAIN LEVEL

-It was important to the homeowners to take full advantage of the lake views and pay homage to the setting using a coastal-inspired design.

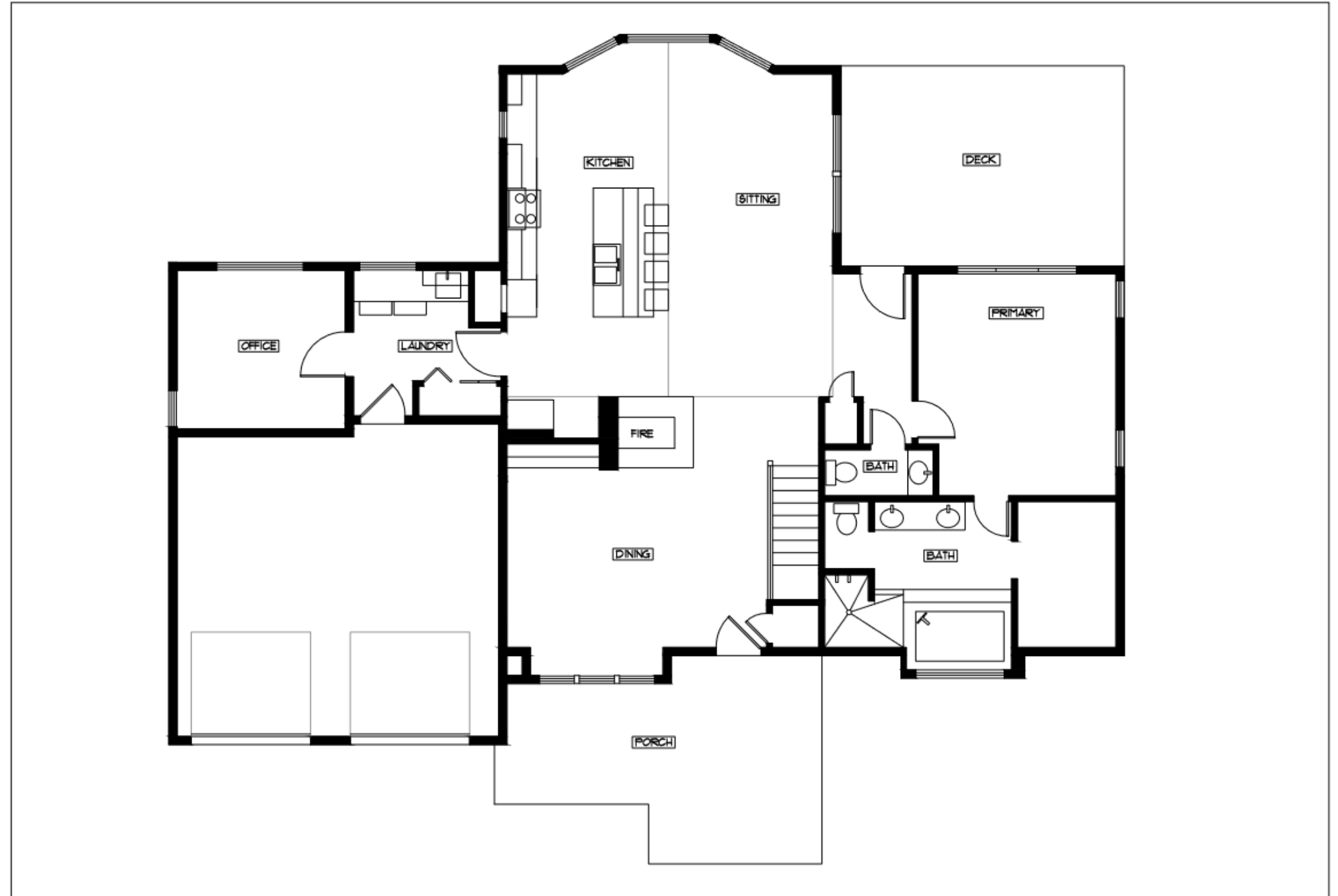
-They asked for increased square footage in the home to accommodate their growing extended family and to match their open-style way of life.

-In the kitchen, re-orient the space to take advantage of the lake views and provide plentiful storage throughout the space. Add a functional pantry to house spices, appliances, a beverage fridge and overflow items.

-For the addition, create a spacious family room that is a continuation of the home's main floor living space. Utilize the space underneath the interior addition as a lakeside porch.

-In the lower level, refresh the space to create a comfortable, spacious setting for guests and family alike to play and be together.

-In the owner's suite, provide a tranquil, functional space to begin and end each day.

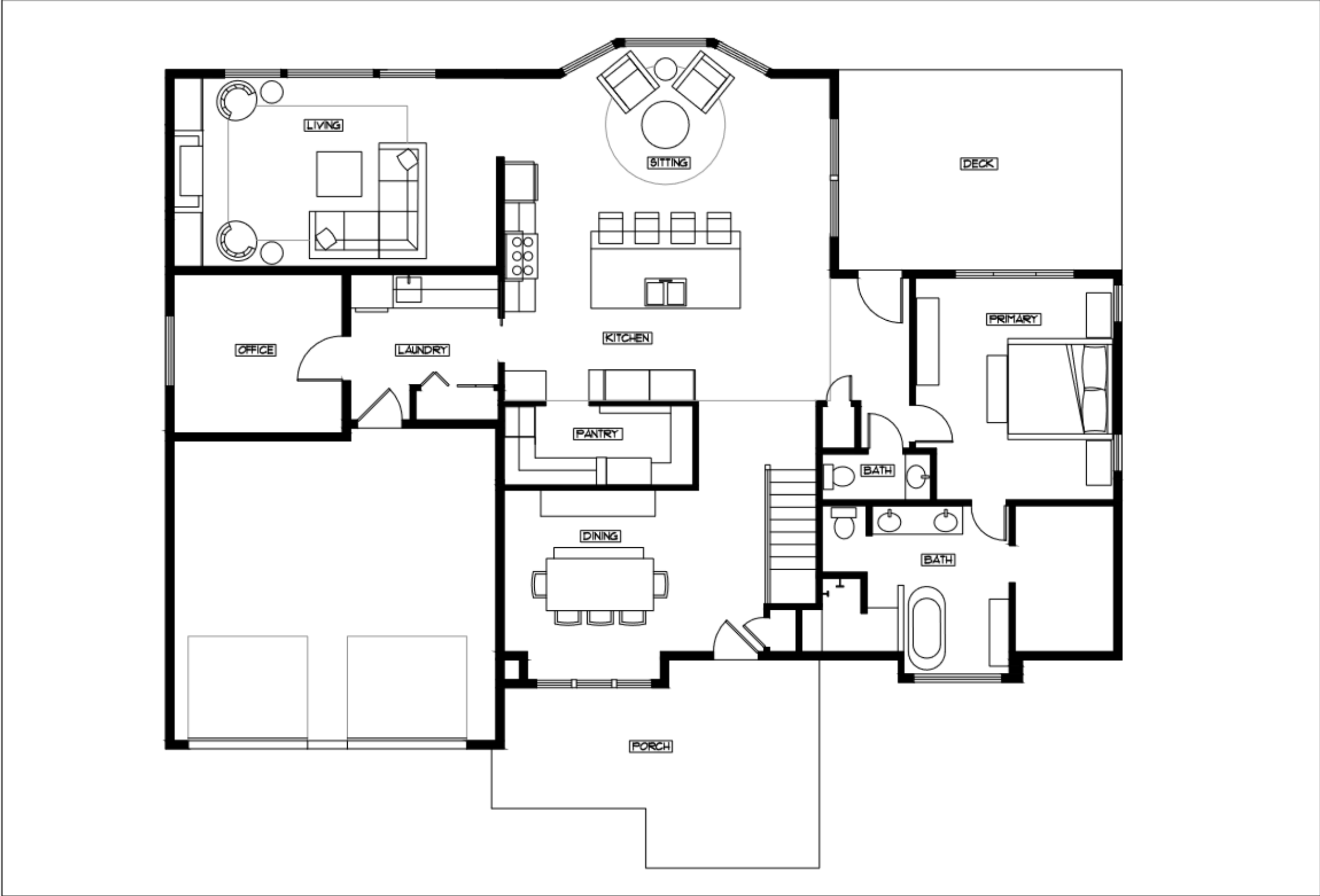




**BEFORE SITE PLAN - LOWER LEVEL**



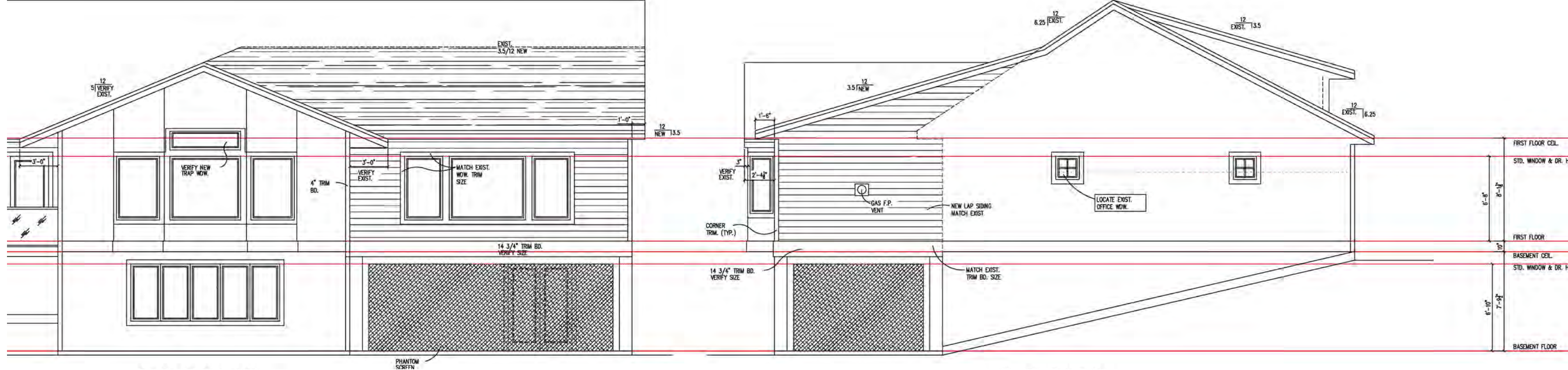
AFTER SITE PLAN - MAIN LEVEL



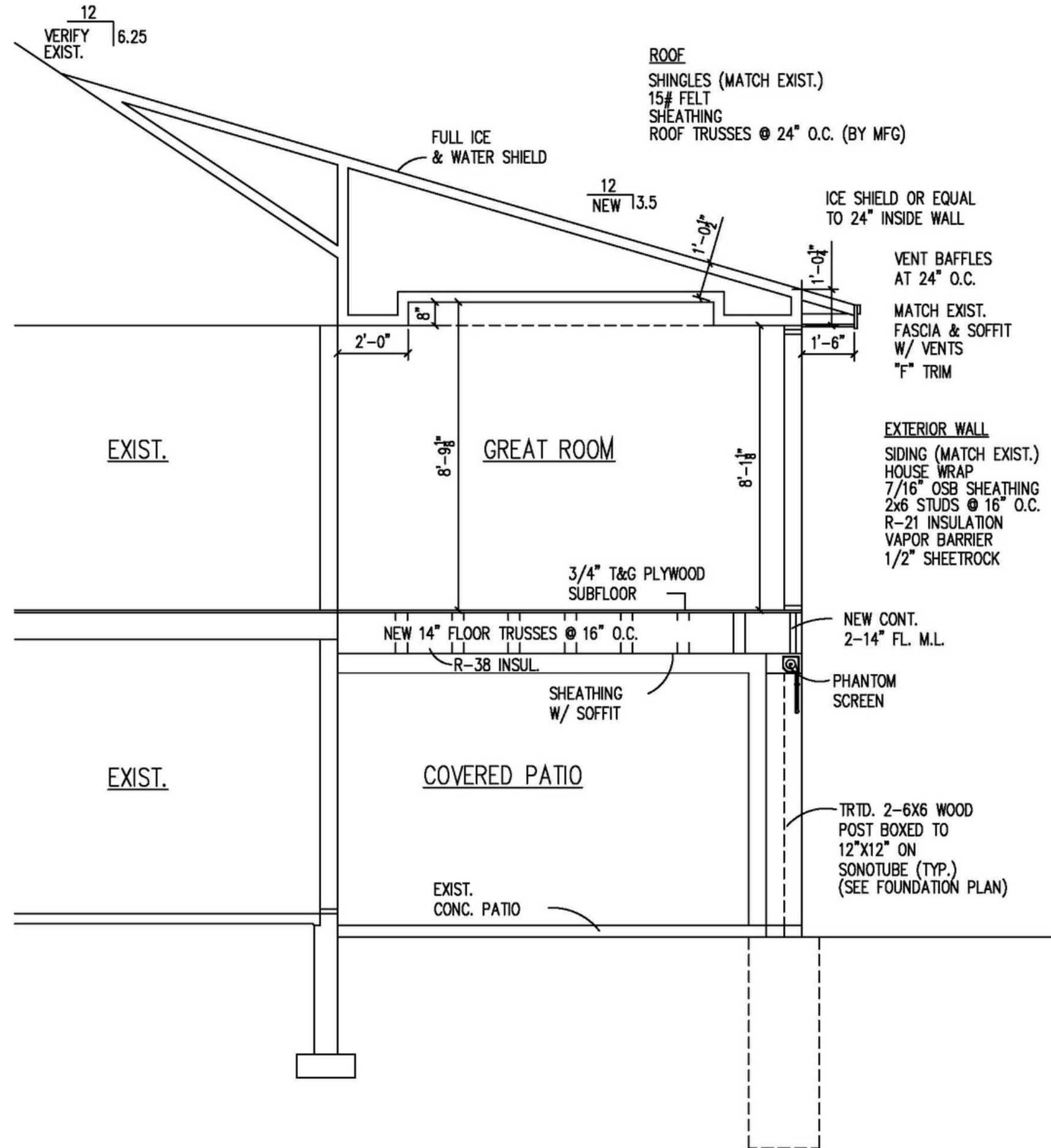
AFTER SITE PLAN - LOWER LEVEL



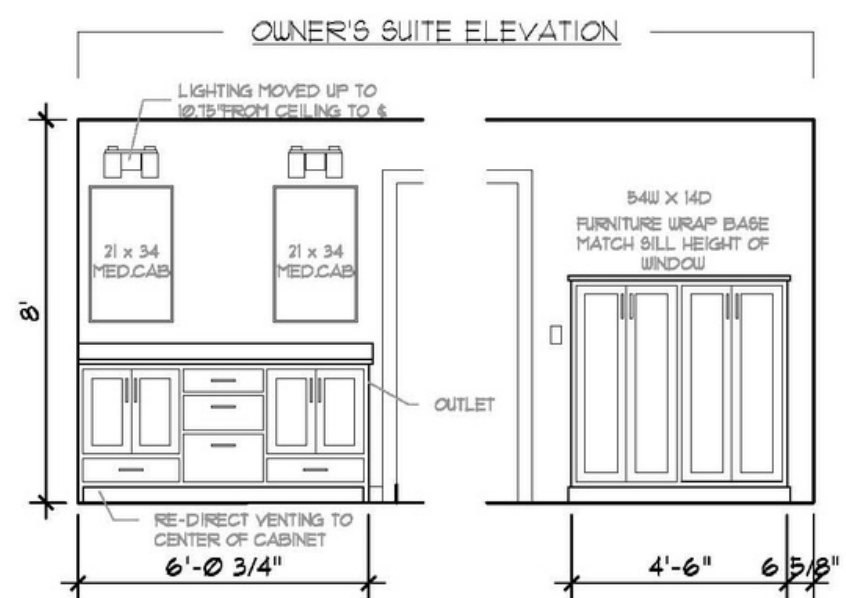
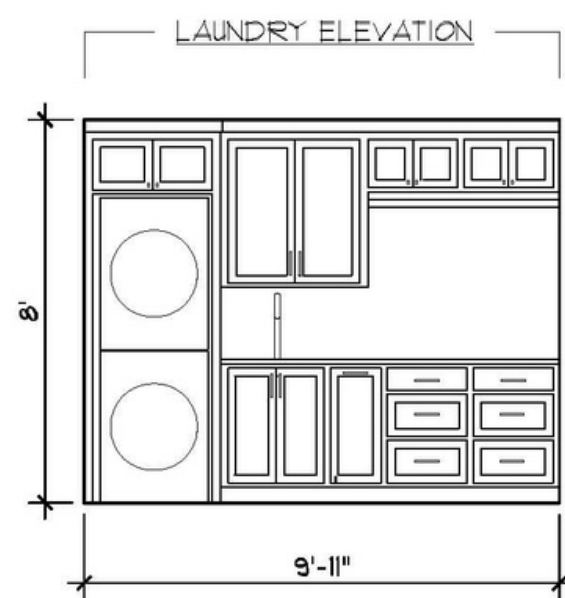
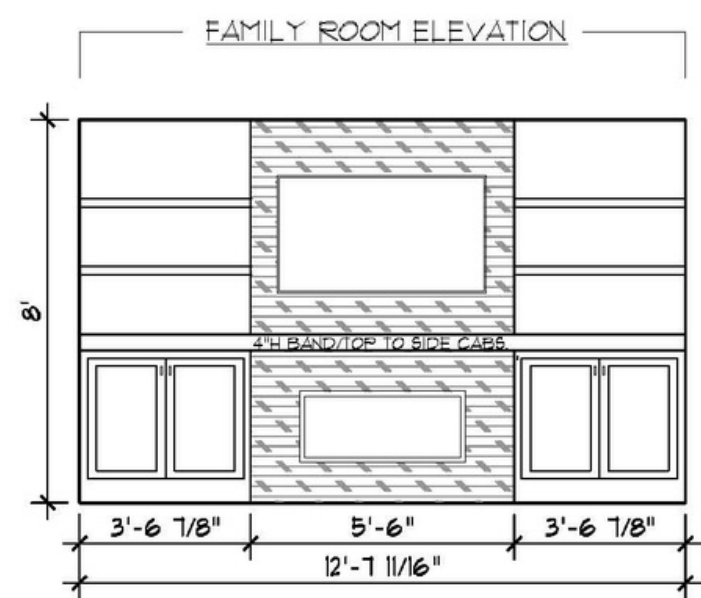
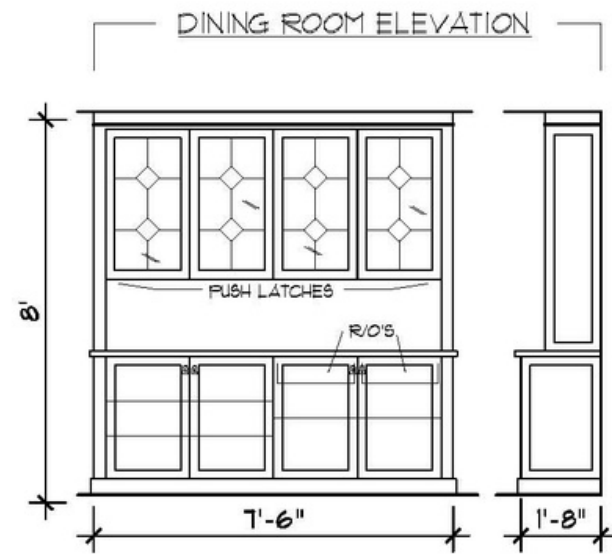
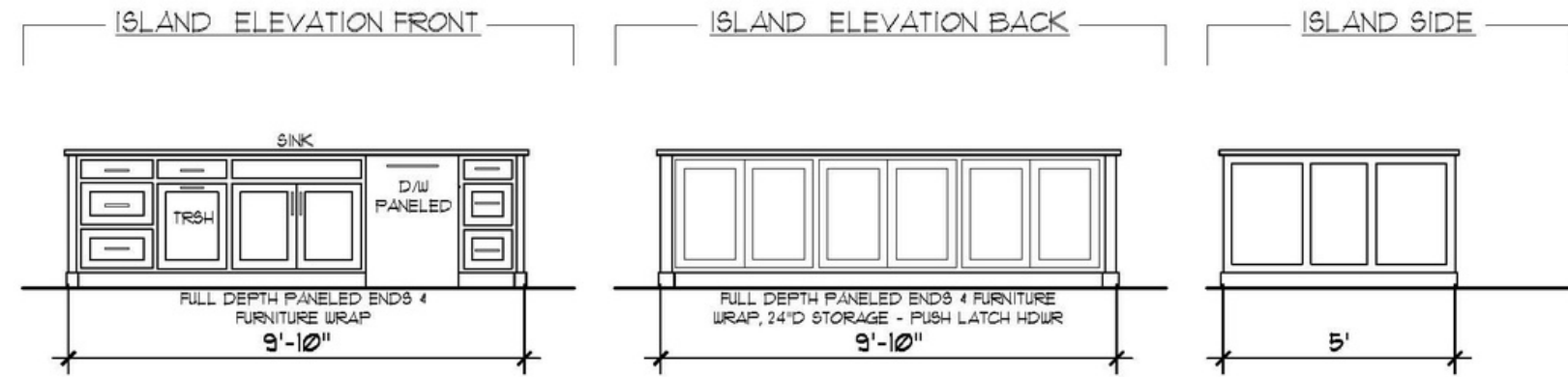
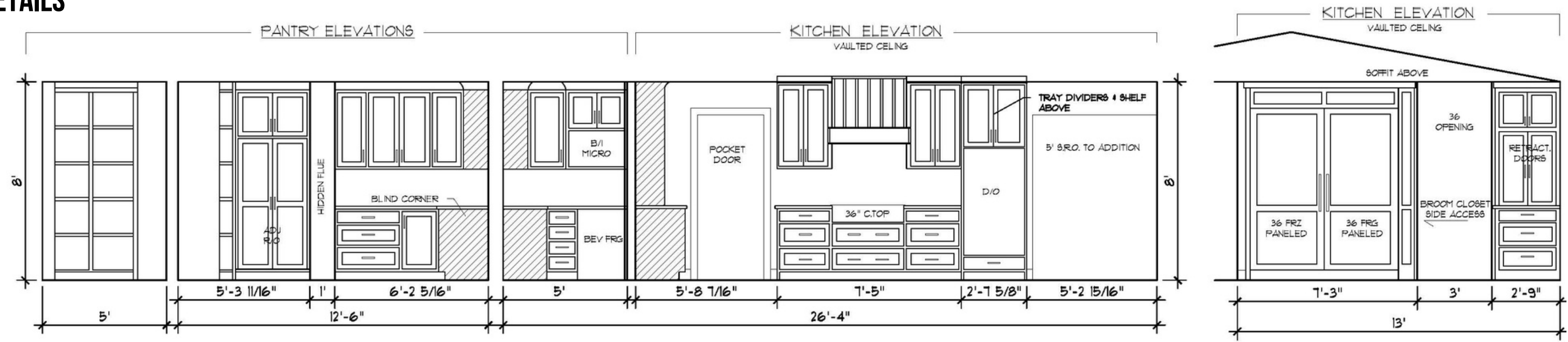
# ELEVATION DETAILS - ADDITION EXTERIOR



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# ELEVATION DETAILS



## PROJECT CHALLENGES

### OVERALL

#### **Building Codes**

Remodeling on a lakeside property proved to be a challenge from the beginning due to unique building codes and regulations. Codes required that the addition be no larger than the existing concrete slab underneath.

#### **Previous Remodels**

The home had been remodeled two other times and previous construction choices presented challenges to the team.

#### **HVAC System**

The home did not heat or cool well. Unconnected HVAC trunks and poorly insulated windows were discovered.

The HVAC system of the home required a rework due to the significant increase in square footage that came with the addition.



## PROJECT CHALLENGES

### ADDITION

#### Footings

The elevation of the lot was an issue as the lot declines toward the lake. It was a challenge to get the footings in the ground.

#### Roof Line

The roof line presented some challenges as it was important to make it look like the addition was part of the home and had always been there. And, that the roof design chosen would prevent ice dam issues.

#### Lakeside Property Challenges

Remodeling a home on a lakeside property proved to be a challenge from the beginning due to unique lakefront building codes and regulations.

### KITCHEN

#### Layout

The layout of the original kitchen was not oriented toward the lake. In addition, the existing size of the kitchen didn't allow for a functional living room in the adjacent space.

#### Mechanicals

Mechanicals were tricky as the original kitchen housed an unwanted fireplace and its venting, along with low voltage wires, complicated the remodel, nearly eliminating the pantry.





## KITCHEN FUNCTIONALITY & AESTHETICS

-An oversized 10 x 5-foot quarter sawn white oak island anchors the space and is topped with Cambria Britannica Warm quartz countertops. It is large enough for the extended family/grandkids to gather around.

-Large-scale, burnished gold lantern-style pendants hang from the ceiling above the island.

-Warm French white oak flooring carries through the kitchen.

-The kitchen features an enameled white pine ceiling that follows a subtle vault in the room.

-A walk-in pantry sits behind the kitchen in an efficiently placed alcove and includes narrow open shelving that houses pantry staples, a spice drawer, appliance storage and a beverage fridge which is a favorite with the grandkids. The pantry cabinetry is clad in Water's Edge, a luscious seaside blue. The artistic backsplash, originally a 4' x 4' mural, is reformatted to fit the pantry and works well in the small space.

-A full-size Monogram Column refrigerator and freezer with cabinet front doors blends seamlessly into the cabinet run behind the island.

-Adjacent to the fridge, a neutral toned warm-gray subway tile covers the entire wall that houses the range.

-Large pots and pans drawers with a hidden pullout for lids increase the storage and functionality in this space.

-A white detailed hood, range and stacked double ovens make entertaining a breeze.



## ADDITION INTERIOR - FUNCTIONALITY & AESTHETICS

-A 22 x 14-foot family room addition, adjacent to the kitchen, completes the main floor.

-French white oak flooring continues from the kitchen into the addition providing durability and continuity.

-A classic gray-hued refined sectional anchors the room and is complemented by swivel patterned arm chairs. Together they offer enough seating for the entire family.

-On the end of the room, a linear inset fireplace is wrapped in neutral stone and flanked with crisp white built-in cabinetry. White oak open shelving hangs above offering a place for the homeowner to display seasonal décor.

-The roof design ties into the rest of the home's roof line for structural integrity, visual appeal and minimizes ice dams.

-The HVAC system is reworked to accommodate the additional square footage created with the addition.

-Underneath the addition, outdoor rated furnishings, including rattan seating and rugs, add a touch of comfort in the great outdoors. They are complemented by natural decor elements. The outdoor space features a cedar ceiling adding a dose of outdoor appeal.



## ADDITION - EXTERIOR FUNCTIONALITY & AESTHETICS

-A 22 x 14-foot exterior screened in porch area was created underneath the interior space when the addition was built.

-The tucked-in lakefront spot is protected from the elements by a retractable Progressive power screen system.

-Outdoor rated furnishings, including rattan seating and rugs, add a touch of comfort in the great outdoors. They are complemented by natural decor elements.

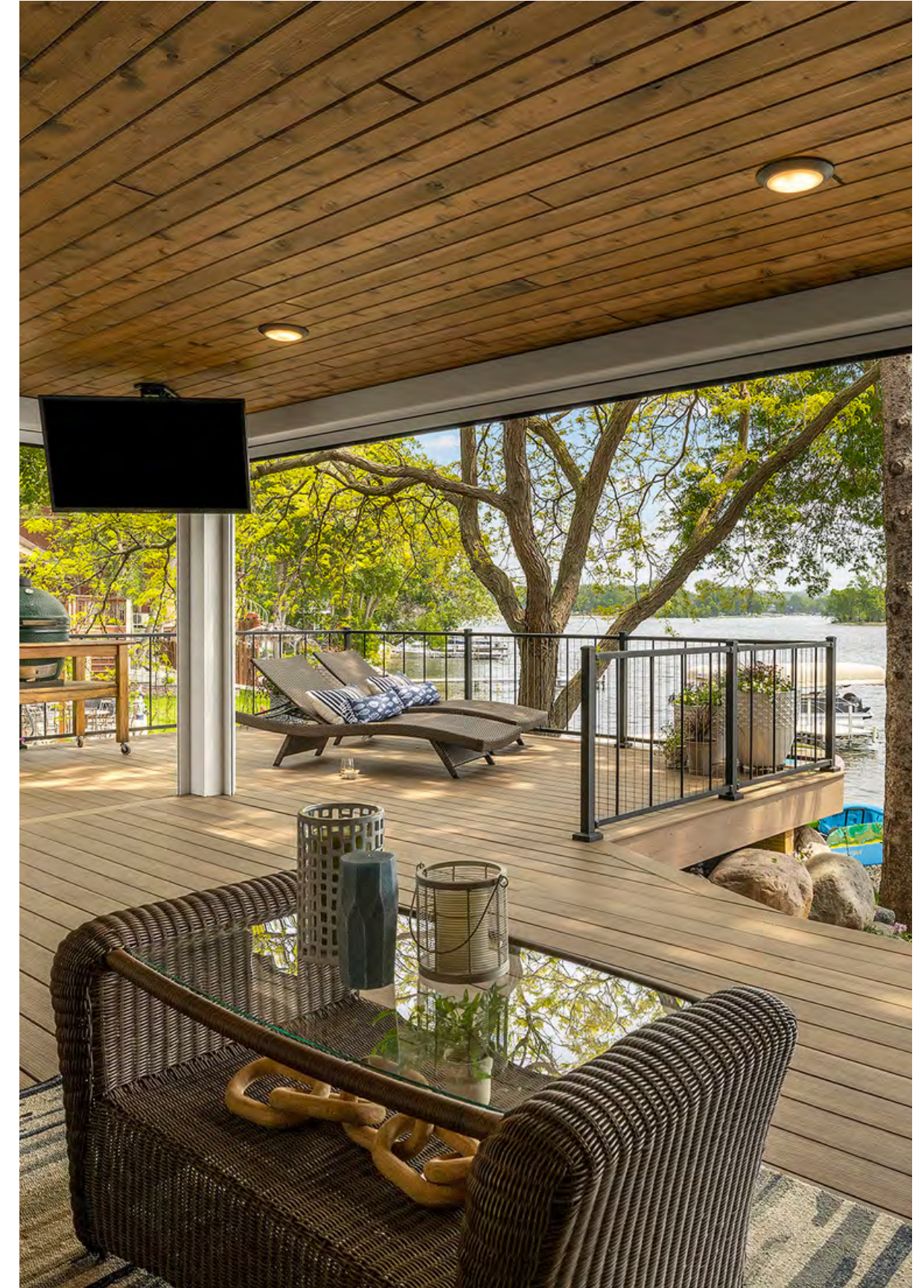
-The outdoor space features a cedar ceiling to add a dose of outdoor appeal.

-Timbertek all-weather decking is solid and durable underfoot.

-Electronics are not forgotten as a Sunbright outdoor rated retractable television and wired sound system round out the space.

-Infrared heaters extend the usability of the space well into the colder months.

-The roof design ties into the rest of the home's roof line for structural integrity, visual appeal and minimizes ice dams.



## LOWER LEVEL - FUNCTIONALITY & AESTHETICS

-The lower level incorporates casual, yet sophisticated design, paying homage to the home's picture-perfect lakefront setting.

-Coastal-inspired touches include crisp, white walls and woodwork.

-Comfortable seating areas are plentiful to house extended family and guests.

-The bar area with rich, navy cabinetry is set against a fresh, modern countertop and backsplash in the bar area highlights the entertaining space.

-New scratch and water-resistant LVP flooring is used throughout the entire space – perfect for lakeside living.

-The fireplace, boasting a faux sand finish, creates a focal point and adds warmth to the lower level.

-A full bath featuring smokey green cabinetry offers convenience and a great place to clean up after coming in from the lake.

-A playroom for kids of all ages is tucked away for good fun!



## OWNER'S SUITE - FUNCTIONALITY & AESTHETICS

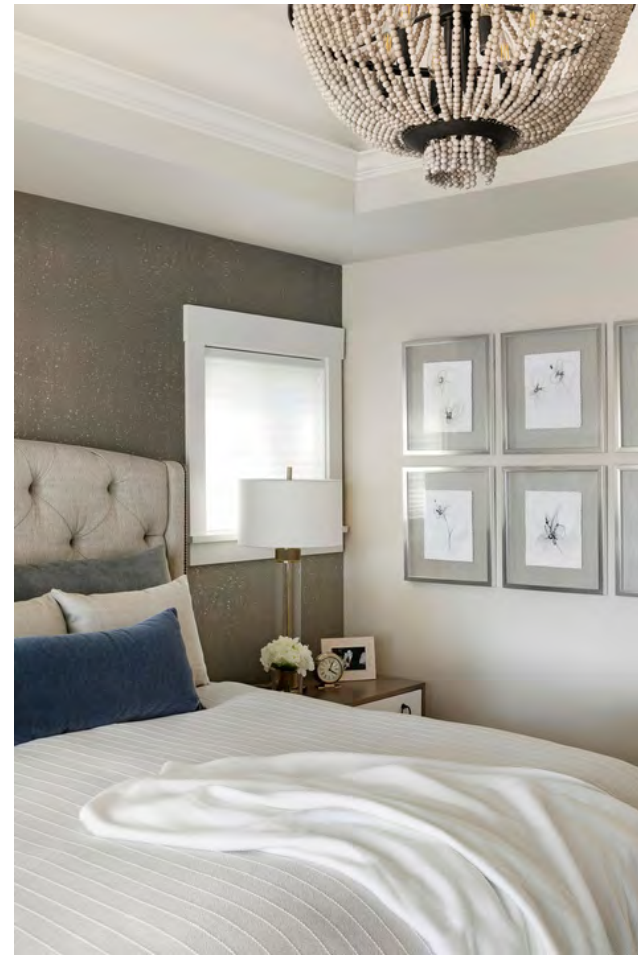
-The owner's suite bedroom features soothing, inviting furnishings in crisp whites and neutrals, complemented by soft linens.

-A linen tufted headboard, with matching end tables flanks the bed. White cabinetry and trim are found throughout. All are perfectly balanced by a soft cork metallic wallpaper, and custom bedding and pillows.

-The bathroom features extended shower walls and a new bench seat to add more privacy and functionality.

-Built-in linen cabinets and hidden medicine cabinets in the vanity mirrors create much-needed storage.

-Hexagon-shaped porcelain floor tile and a blue accent tile in the shower make a timeless and subtle statement.



## OTHER ROOMS - FUNCTIONALITY & AESTHETICS

-The dining room sits adjacent to the entry and features an extended ebony farm table and elongated ceiling fixture to host a large group.

-The Laundry / Mudroom has abundant white shaker cabinetry offering abundant storage. Quartz counter tops give plentiful work space and a sink rounds out the space.

-A main floor powder room features a floating shaker-style vanity making the room appear bigger than its actual size. Every square inch of the room is utilized.

-The main floor office includes a simple wood-top desk and subtle blush pink walls.



## OVERALL AESTHETICS

-A coastal design aesthetic of crisp whites and warm neutrals is present throughout the home.

-The windows are wrapped in crisp white millwork to beautifully highlight the lake views.

