

# Entire House

\$250,000 to \$500,000

# What's The Storyline?



Before

## Immediate Client Wishes:

- More space for growing family
- 2nd-story laundry area and kids' bathroom
- Organized and functional kitchen
- Connected main living area
- Storage
- More seating
- Complementary selections and finishes

## Double Time: More Room, More Open & More Organized

Main wishlist items for this growing family - one toddler and **surprise news of twins** while in the initial discussions - were more room, organized space, open main living area, and practical location for laundry.

# Client Needs



## “Real” Functioning Kitchen

The homeowners wanted a “real” kitchen that actually functioned well. Existing kitchen had an **odd layout** with a small cooktop and oven. There were **limited cabinets with awkward storage**. In addition, the kitchen was closed off from the living and dining rooms which was challenging when you have **young kids who require supervision**.

# Client Needs

## Open, Bright & Connected Space

Our clients were searching for an **open layout** that **encouraged more interaction** between family members and **allowed for more light**.

They also desired a more **welcoming entry** for guests.





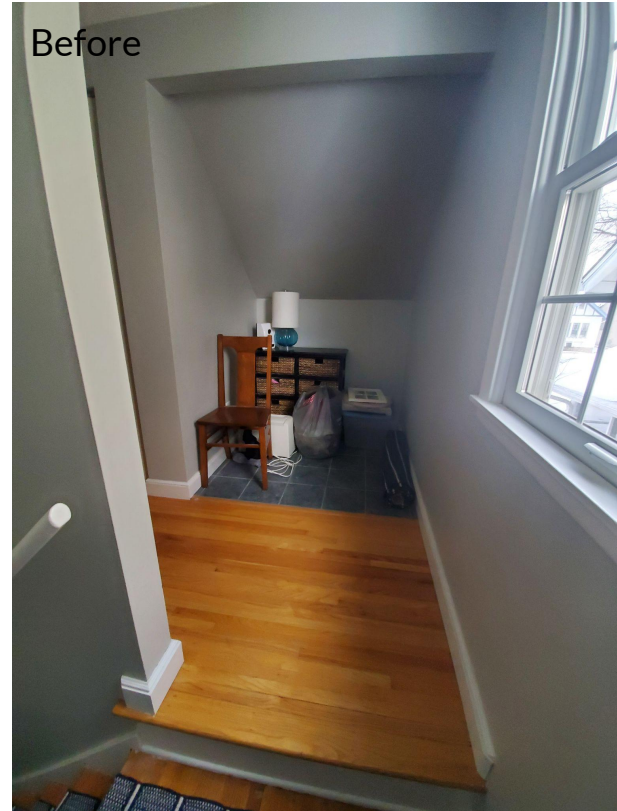
# Client Needs

## Second-floor Perks

The parents were **tired of hauling laundry down and back up** two flights of stairs and **sharing their own bedroom bathroom with their toddler.**

With **twins on the way**, it was even more **imperative for more efficient and kinder everyday living.**

The existing second-story had some odd storage nooks and crannies like this landing space which would become the laundry area.



# Client Needs



## Logical Storage

Desiring “hiding places” for small appliances, serving pieces, large items, toys, and books was part of the “to do” list for our clients.

The existing kitchen cabinets and closet were a mixed array of storage while the living room didn’t have any places to tuck away books and games. The former office-bedroom had a basic, no-frills closet.

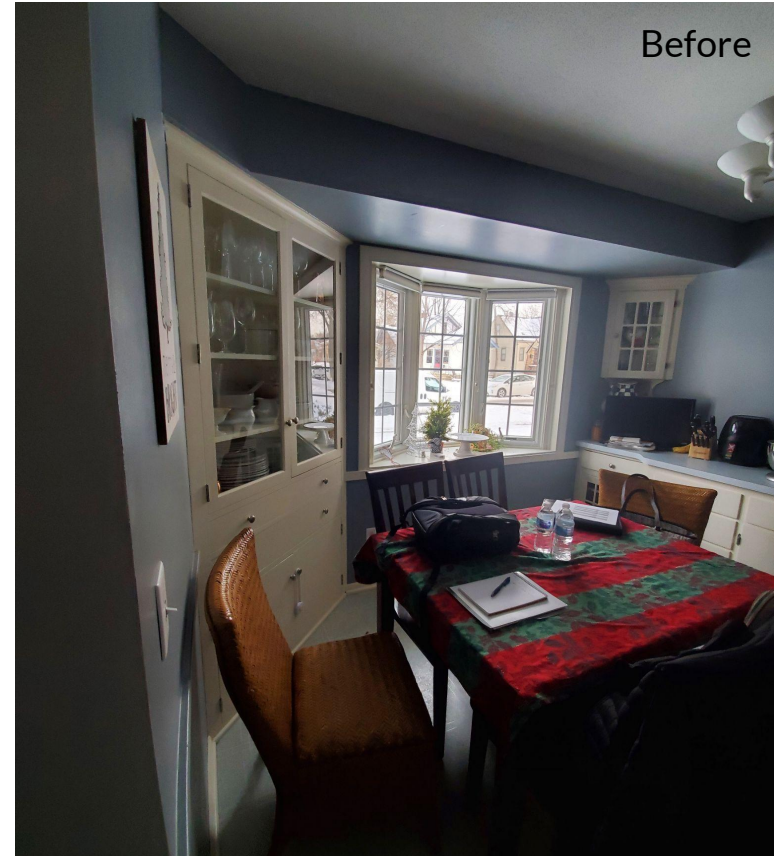
It was time to **maximize every inch of space** available to keep the young family organized in a logical manner.

# Client Needs

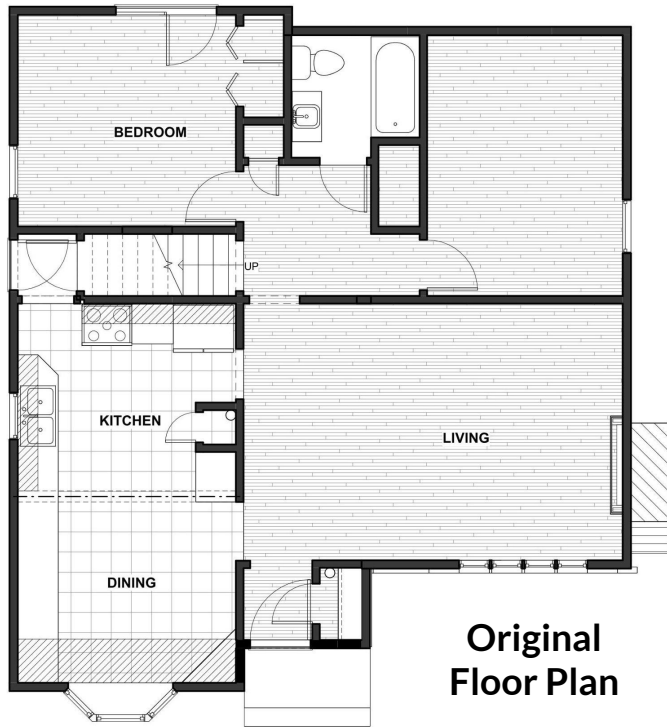
## Increased Seating Options

Seating for family meals and entertaining wasn't really inviting. Clients desired a **kitchen island with seating** for breakfasts and snacks. In addition, they **hoped for a dining room or table** that allowed for additional family members and friends to share in home-cooked meals.

As pictured, the original kitchen had limited places for any kind of table and chairs that would fit among the corner built-in hutch, bay window, and doorways.



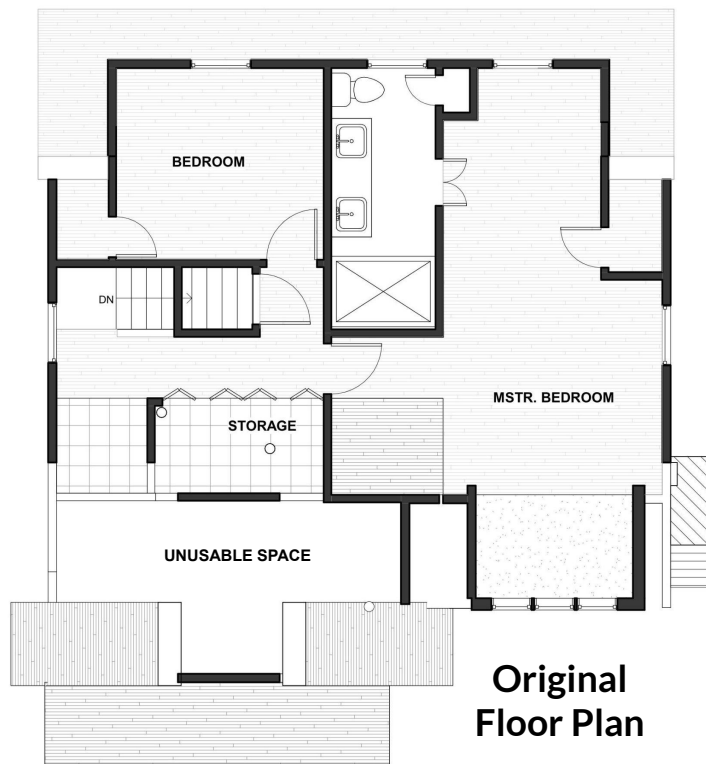
# Main Level Floor Plans



Open To Change



## 2nd Story Floor Plans



Tall Order On  
Short Space

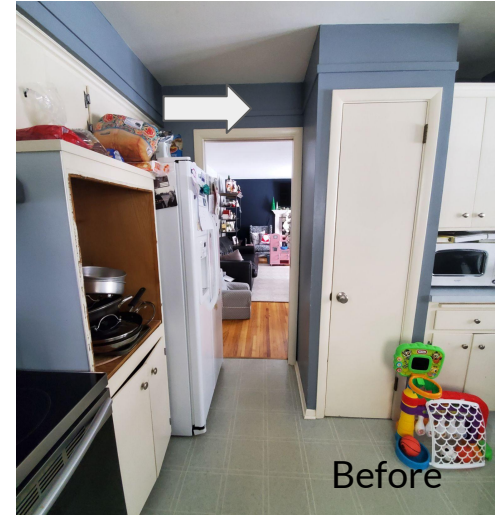
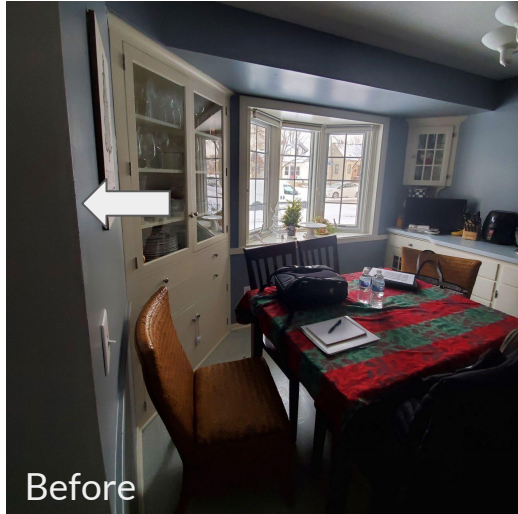


# Obstacles & Solutions

**Obstacles force solutions.** Shifting beams, walls, doorways, and windows created the possibility for the new floor plan - once all the engineering and city restrictions were resolved.

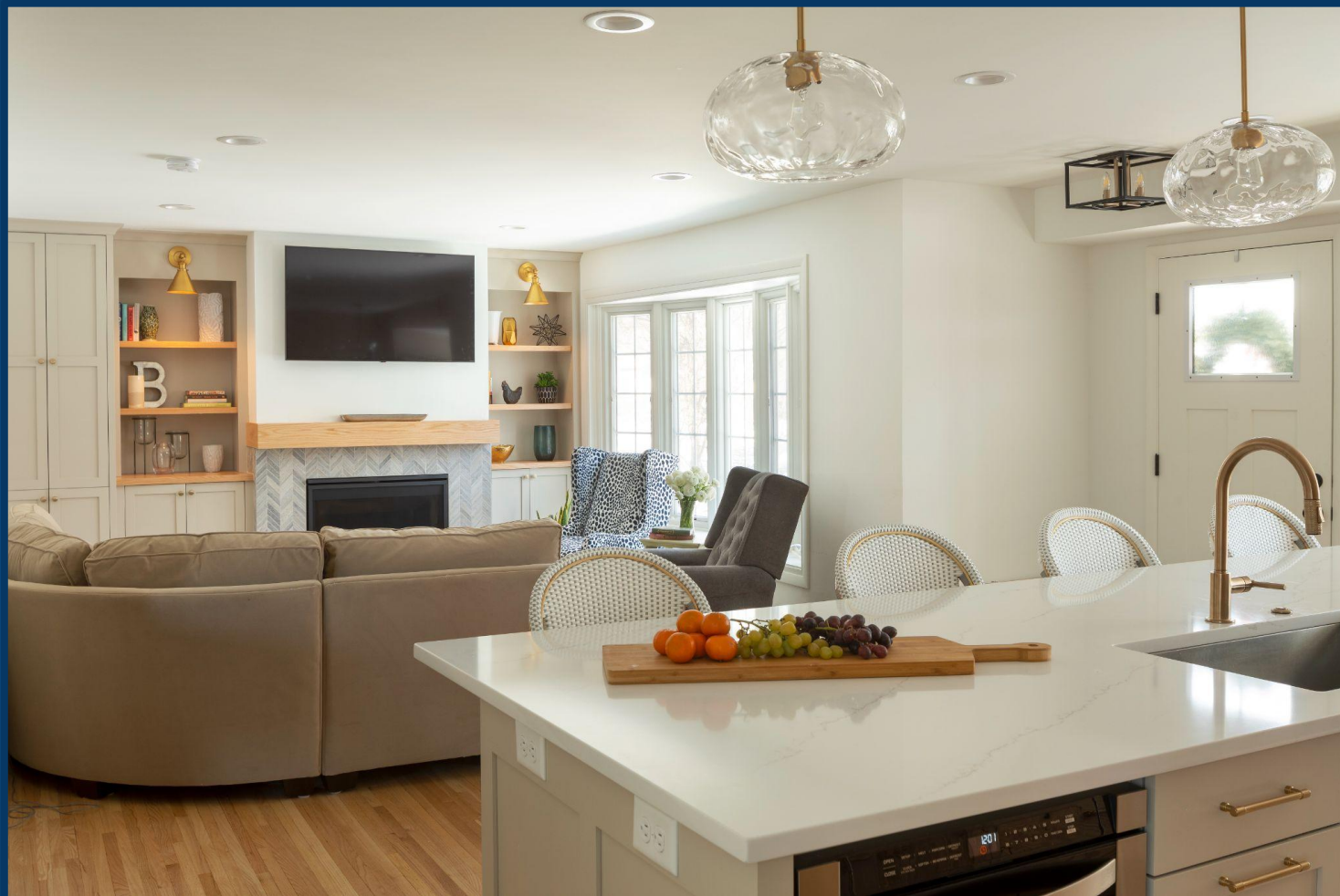


**Making necessary elements look intentional** such as placing the fridge within the essential soffit area is part of the problem-solving phase.





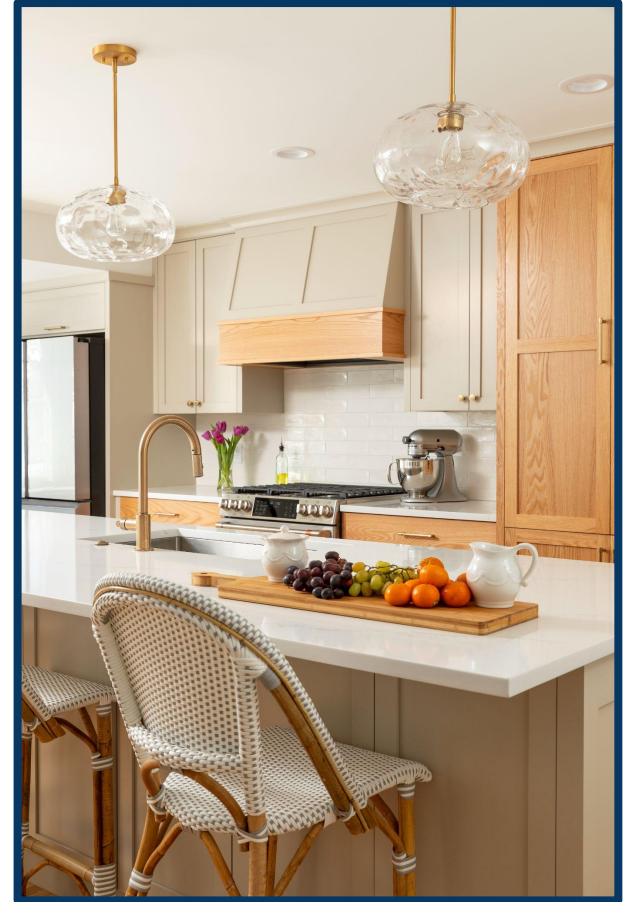






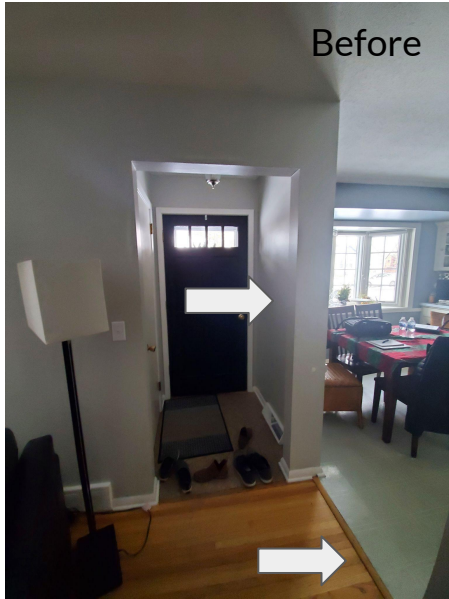
# Enhancing Kitchen Happiness

- Kitchen layout was a **complete “do over”**.
- Beam moved up flush with ceiling.
- Existing window and side door removed
- Large island with **seating added**.
- Kitchen designed with **personal cooking style** in mind.





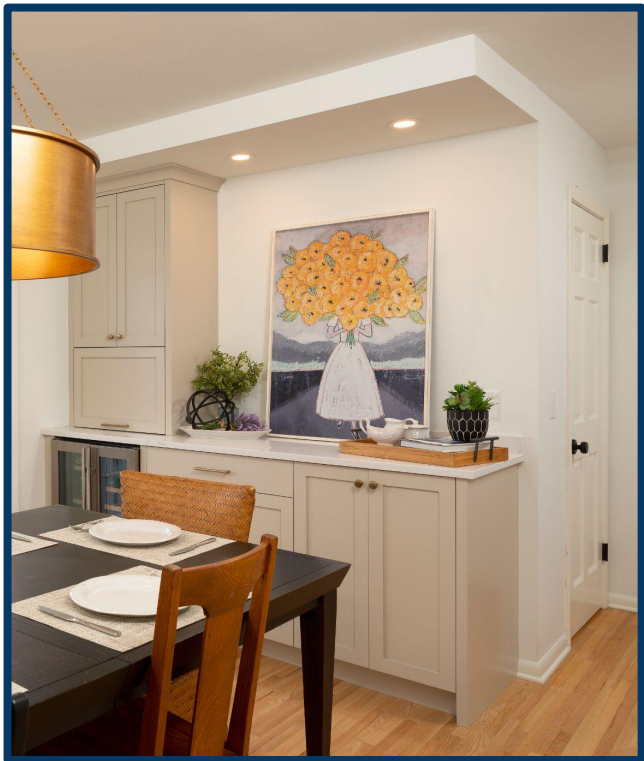
# Open Concept - Welcoming Entry



- “Tunnel-like” front entry was eliminated to provide a pleasing space to welcome guests.
- Open concept encourages interaction with the kids and guests.
- Natural wood floor extends from living room into kitchen to unify main living area.



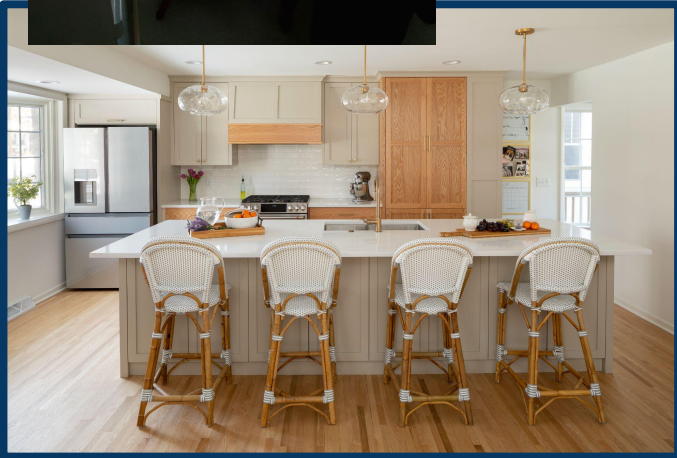
# Storage in Style



**Built-in cabinets and shelving allow for a clean look. Serving pieces, family heirloom dishes, and glassware can be safely stored away in the buffet. Kids' toys, books, and games can be quickly hidden in the living room cabinets before guests arrive.**

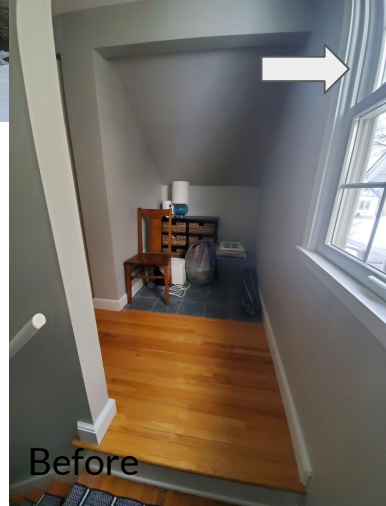
# Have a Seat - Dining Options

- Dining is now **inviting** - either in the kitchen or the dining room.
- Brass and glass light fixtures provide a **blend of vintage and contemporary** to seamlessly blend into the 1961 Cape Cod home.





# Facing Front



With city restrictions on the size and dimensions of the second-story addition and front door landing, **this front facade was masterfully done** to fit in with the neighborhood while maximizing space.

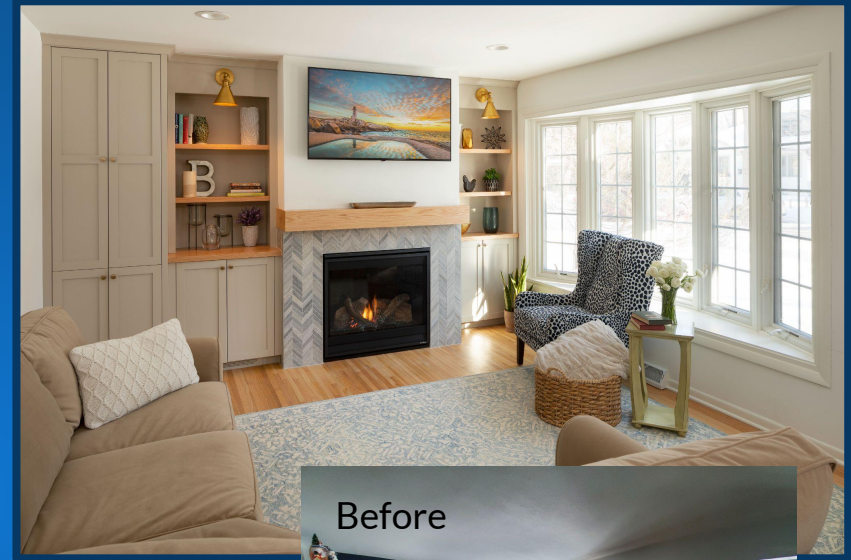
# Small Space, Big Impact

Added Bedroom, Laundry Area  
& Kids' Bathroom



- Raised roofline to form space for a bedroom, kids' bathroom, and laundry area.
- ***No more carrying laundry two flights of stairs!***
- ***No more sharing the bathroom with a toddler!***
- All bedrooms on one level!







Our delighted homeowners have said:

*"We couldn't be happier with the space. We can cook, entertain, and feel like everyone is together vs. disjointed spaces. Everyone can't believe it's the same house. They comment that it feels like a new house."*



