

LOOKING BEYOND THE WALLPAPER

Transforming an eclectic two-story into a forever home for family, friends, and two little girls

Category 13: Residential Interior \$250,001 to \$500,000

WHERE IT BEGAN:

Our client recently found the perfect location for their two little girls to grow up – a sprawling yard tucked away in the woods within an amazing school district. Their issue was this perfect location was accompanied by an eclectic, hodgepodge home that had not been updated in decades. Our mission: Look beyond the wallpaper, the dental crown, and the incohesive finishes and transform this two-story into an inviting place to raise kids and entertain family and friends.

THE REMODEL AT A GLANCE:

While we remodeled the entire home with fresh flooring, paint, and light fixtures, the main areas of focus included:

- Kitchen
- Pantry
- Dining room
- Living room
- Great room
- Main level kid's bathroom
- Mudroom
- Stairs between the two levels

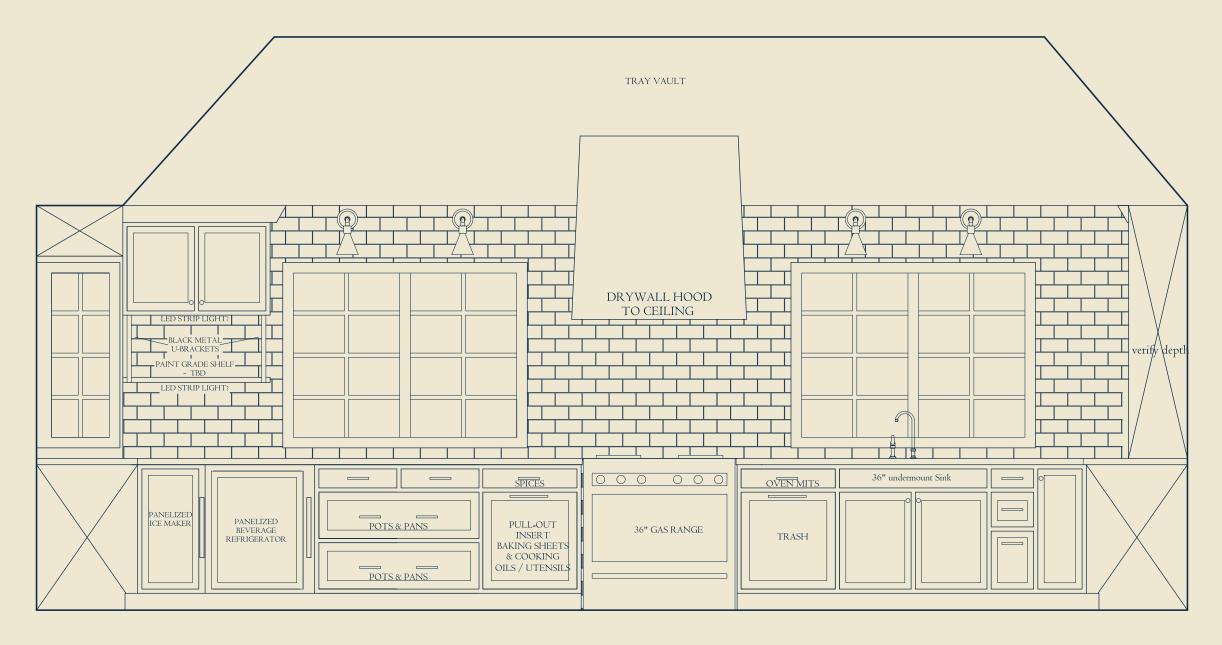




Before - Interiors 🕨







LISTENING TO OUR CLIENT'S NEEDS

Client Objectives:

The property's main draw was its gorgeous location and ample square footage, accompanied by the undeniable appeal of starting fresh on the home's interior. We were thrilled by the idea of a blank canvas but needed a place to start. Listening to our client, we concluded that our renovation should focus on improving the home in three ways:

1. Create a home that feels open and inviting

- Open the space between the kitchen, living room, and dining room
- Vault the ceilings
- Integrate storage creatively

2. Craft a modern aesthetic

- High contrast white and black elements
- Straight lines and clean styles

3. Design areas for friends and family to gather

- Expand the kitchen
- Add a wet bar





Before - Load Bearing Wall

Before - Kitchen Ceiling

STEPPING UP TO THE CHALLENGE Project Challenges:

- Reconfigured heating ducts as needed • Distributed the loading from the new beam by opening the garage ceiling and installing a new load point

- Modified the hand framing without changes to the exterior or roof pitch
- Continued the tray vault throughout the new combined spaces

High on our client's priority list was transitioning their closed layout into an open, welcoming floor plan. Achieving this result required a large opening between the kitchen and living room. The issue? The joining wall between the two rooms was load bearing and could not be removed without significant structural changes.

Rethinking the load bearing wall

• Replaced the load bearing wall with a load bearing beam

Completing the open floor plan required one more significant change. We needed to vault the ceiling in the kitchen to match the existing Living Room and Great Room.

MAKING DAILY LIFE EASIER

Functionality:

Nothing eases the daily routine more than thoughtful flow and sufficient organization. With a young family to navigate, our client was excited for a renovation that made daily life easier.

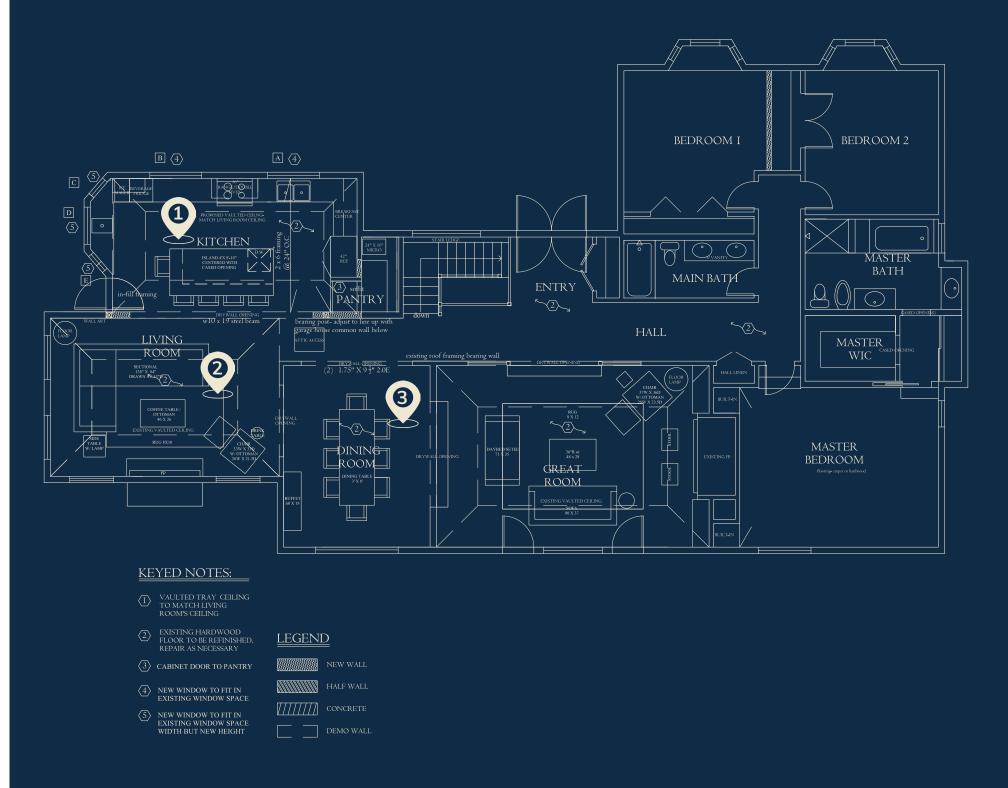
Creating More with Less – Creative methods to achieve more space

- Extended the kitchen into the previous casual dining area to provide more storage and space for incorporated bar; the bar included a prep sink, panelized pebble ice maker, beverage refrigerator, and specialty pullouts for the mixology gear
- Widened the opening between the kitchen and living room and added an opening between the living room and dining room for expanded entertainment space
- Added twin appliance garages for easy access to small appliances with two aesthetic options— open to reveal a fun pop of wallpaper or concealed for entertaining
- Integrated a hidden pantry in the kitchen for additional storage
- Designed and installed a custom under-stair closet system in the modern mudroom for additional storage

Modern Integrations – Improving the little things

- Replaced all doors with sound dampening solid-core interior doors for minimal noise transmission
- Updated lighting throughout the house for functional layered lighting

AFTER: FLOOR PLAN - MAIN LEVEL











BEFORE



AFTER

















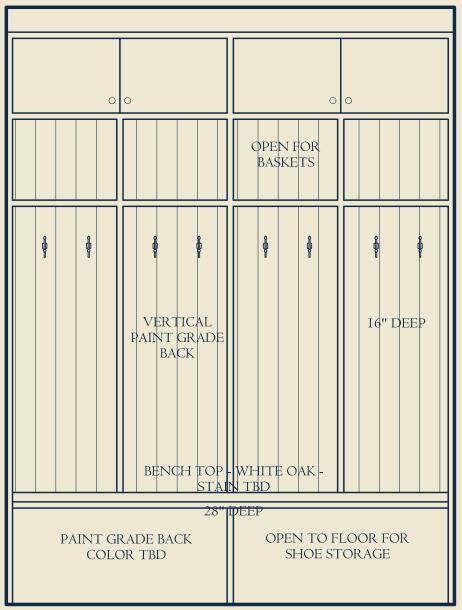






MUDROOM

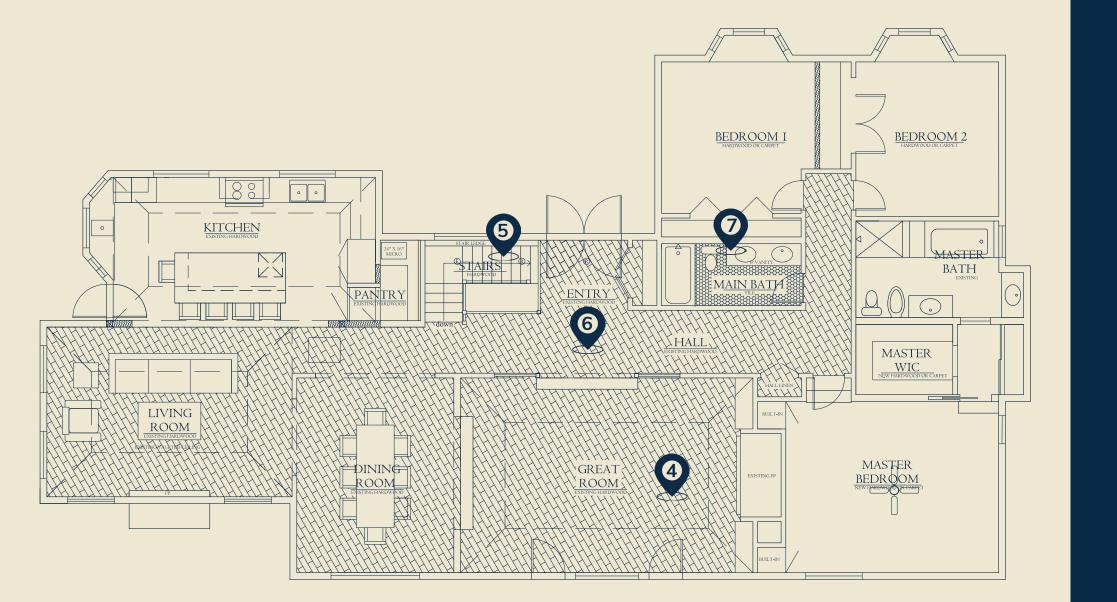




After - Elevation



AFTER: FLOOR FINISH PLAN - MAIN LEVEL



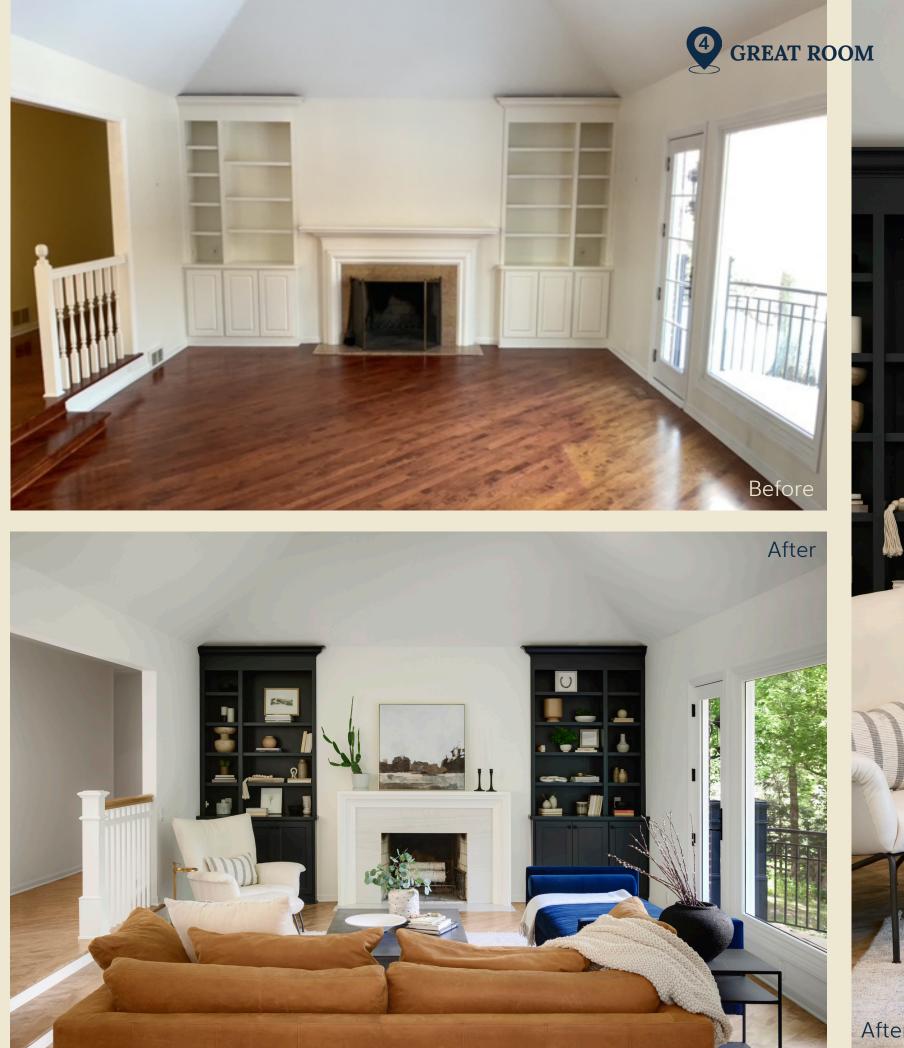
Aesthetic:

Establishing a uniform modern aesthetic throughout the home meant the world to our client. After tolerating their current home's interior—a mismatch of finishes, styles, and design—they were all too ready for an upgrade!

A MODERN REFRESH

Major aspects of the aesthetic transformation:

• Crafted new tile and quartzite surrounds and mantels for the fireplaces • Refinished the maple hardwood floors • Installed new wool carpet • Designed and fitted a custom stair runner • Repainted the entire house • Replaced all light fixtures • Built and painted new doors and drawers for existing built-ins • Selected and installed She She wallpaper in the hall bath and appliance garages











BEFORE



AFTER

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IT'S ALL IN THE DETAILS

Craftsmanship & Innovation:

Our client was looking for something beyond the basics, and pushing boundaries usually means finding unique solutions. From a custom stair runner and surprising additions of wallpaper to vaulted ceilings and meticulous brick coordination, we met each task with thoughtful innovation and superior craftsmanship. Our client would accept nothing less, and neither would we.

- Created a custom stair runner: Our client was looking for the perfect stair runner. It had to be the right style and color while incorporating durable construction to withstand kids and pets. We collaborated with Tapis to achieve this custom creation.
- Sourced matching brick: We located and sourced matching discontinued brick to beautifully blend exterior touch-ups.
- Installed a hidden pantry: We crafted a hidden pantry in the kitchen to match the surrounding cabinetry while providing significant, easy-access storage.
- Vaulted ceilings: We vaulted the kitchen ceiling to match adjacent rooms without adjustments to the exterior or the roof.

KITCHEN - PANTRY

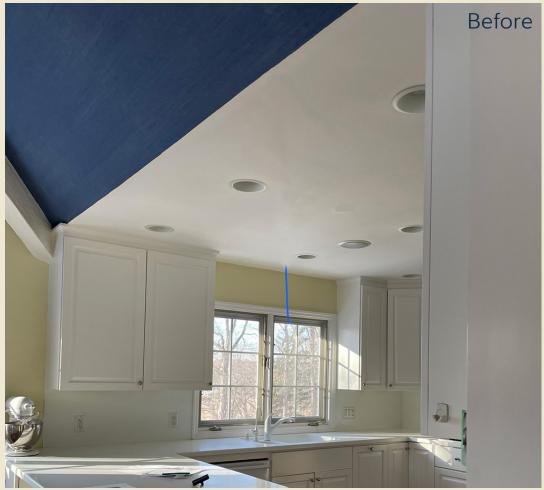






VAULTED CEILING











BEFORE

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