



NARI MINNESOTA 2022 COTY AWARDS

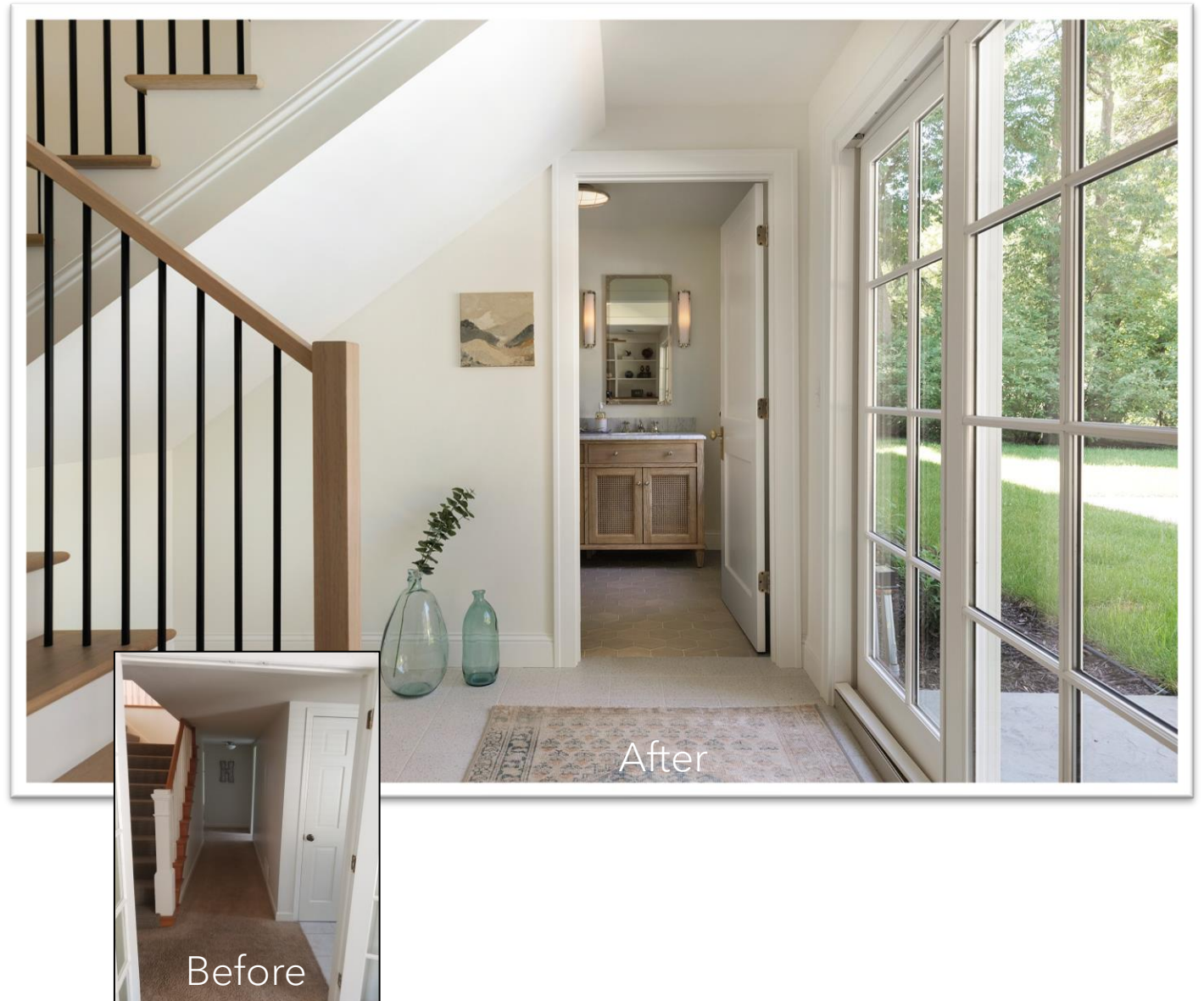
Entire home \$500k-\$750k

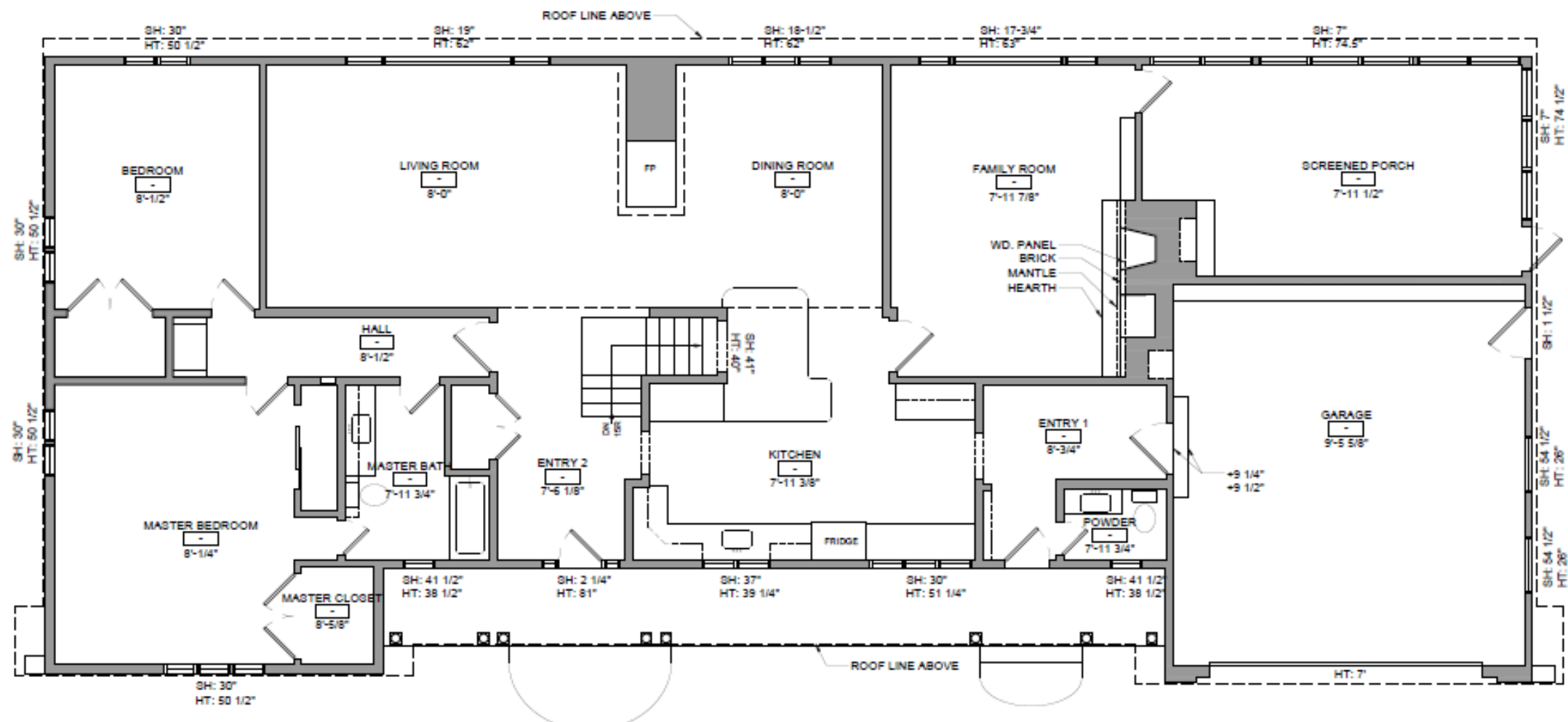
'50s Fixer-upper

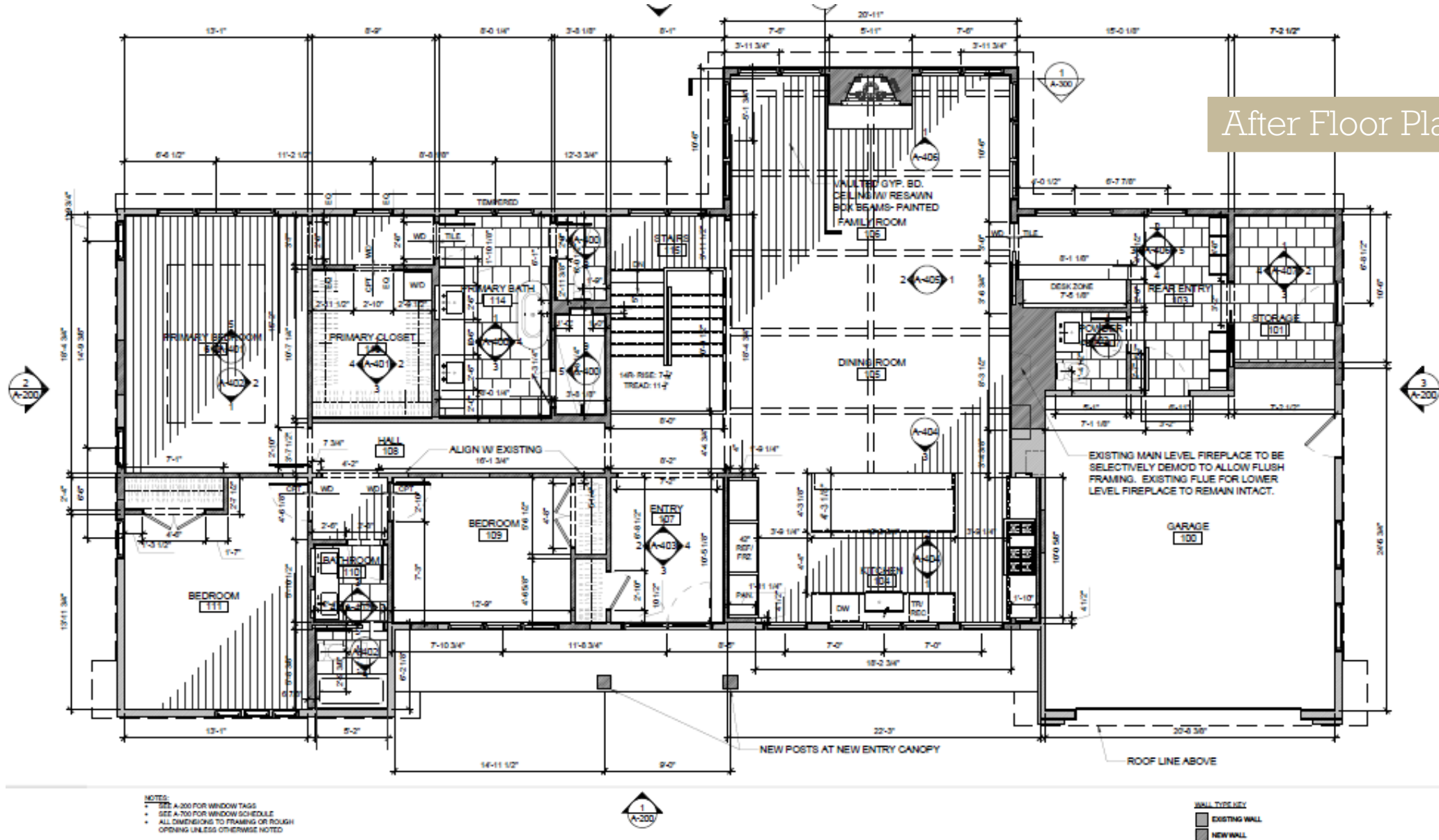
When our clients first laid eyes on this property, it was the pool and backyard that they first fell in love with. The house, a 1956 rambler, was okay but needed some improvements. The original floor plan was cut-up and each room was small and closed-in. The clients wished to “dress up” the home to optimize the existing structure and feature the backyard and the pool. After thinking they would need to add a second floor to their home, our collaborators found a different solution for these homeowners. While working in the confines of the existing space, plus one small addition, we were able to completely transform the floorplan and open up the home, creating nearly 1,000 additional livable square feet. The small addition optimizes views that overlook the backyard, allowing the homeowners to enjoy their prized property from inside their “new” dream home. The combination of fresh white and warm wood finishes creates an overall Modern Organic feel.

CLIENT'S NEEDS

- Create a more open layout in the home
- More efficient kitchen layout with better storage and high-end appliances
- Create welcoming space for entertaining in the lower level, despite low ceiling height
- Create a much better primary bedroom and ensuite bath
- Add bedrooms on main level with shared bathroom for the kids
- Better access to backyard and pool







Function

-Eliminating walls achieved an open layout while moving the staircase improved overall flow

-The Large Island supports easy-to-get-at storage and ample workspace while allowing for connection with friends and family in the adjoining space.

-Shallow spice cabinets flank the high-end ILVE range, which itself merges both beauty and function

-Quartz countertops add a luxurious touch while being largely maintenance free

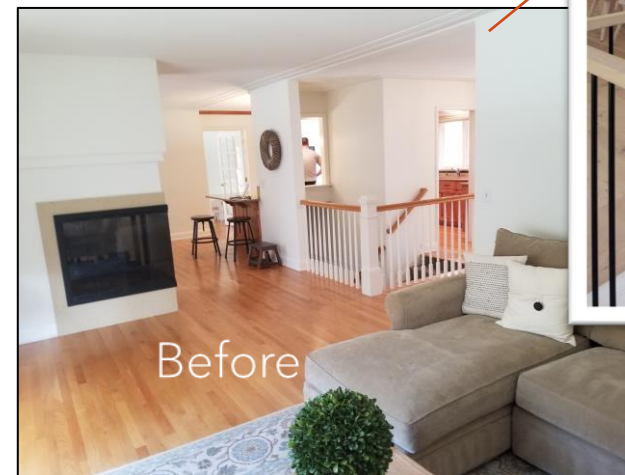
-High-end Sub-Zero refrigeration

-Equal access to a shared bathroom from either of the two kid bedrooms

-Screened-in porch transformed into new mudroom/entry and desk area

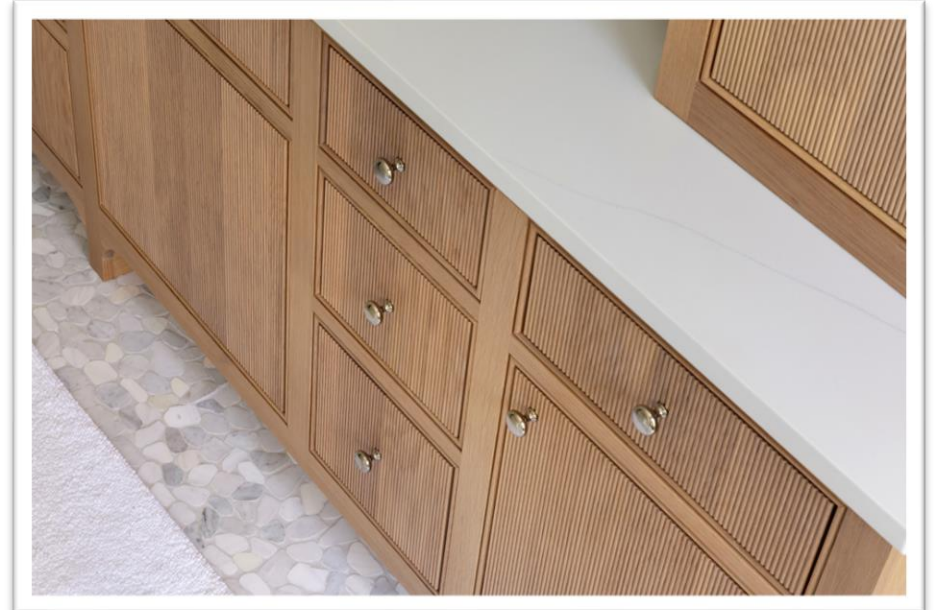
-Elimination of lower-level wall extends space for entertaining

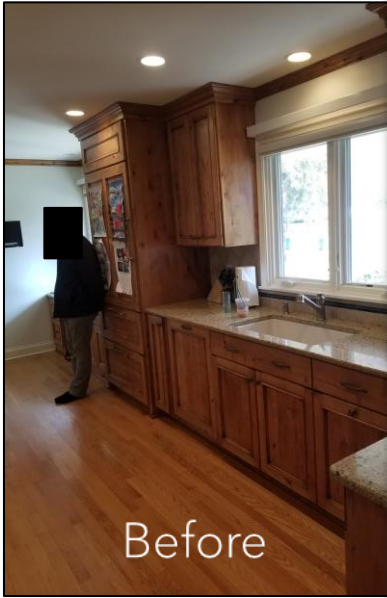
-Replacing lower-level windows with sliding patio doors allows for better access to the backyard and the pool, also extending entertaining area to outdoors



Aesthetics

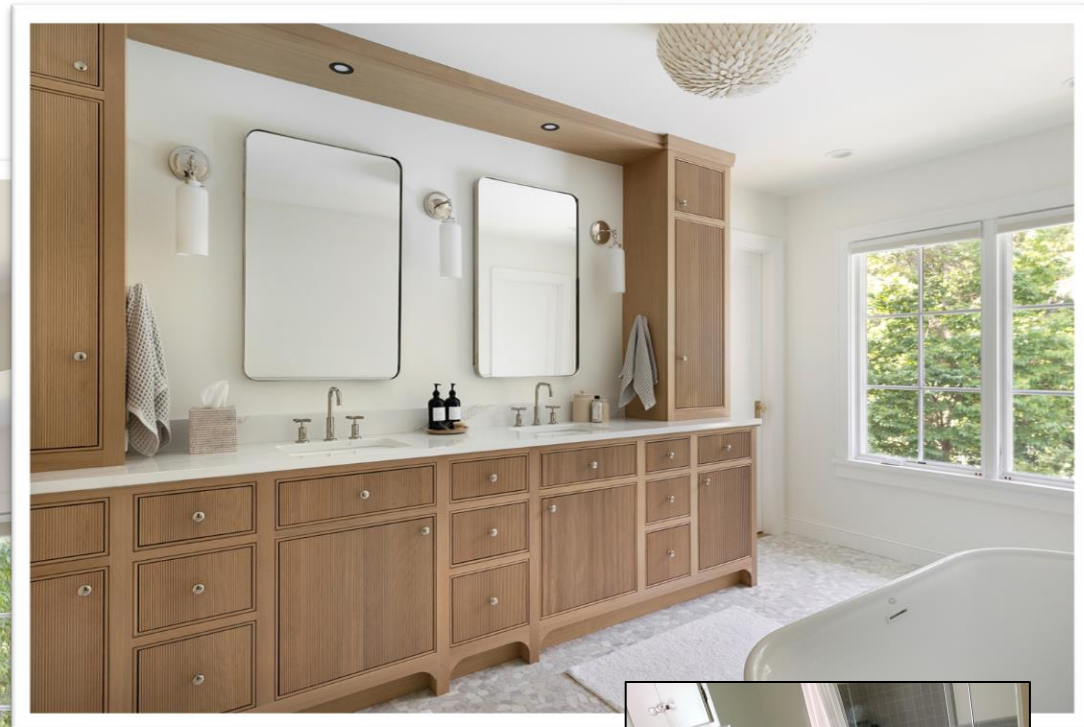
- Lighter, brighter, more open main level
- Clean lines and fresh white finishes merge with wood accents to create an Organic Modern aesthetic throughout
- Enameled box beams subtly accentuate the vaulted ceiling above similarly white walls and white oak flooring
- Wire brushed white oak flooring with custom finish.
- Cooking area focal point with wider space, ILVE range, intricate mosaic tile backsplash, and a reclaimed wood piece that adds an organic touch.
- Burnished brass hardware complements the fresh whites with warmth and elegance
- Panel-covered refrigerator
- Eye-catching new light fixtures throughout the home
- Balanced primary bath layout with freestanding tub and a Reeded White Oak vanity built for two
- Wallpaper selections add interest in a girl's bedroom and the powder bath





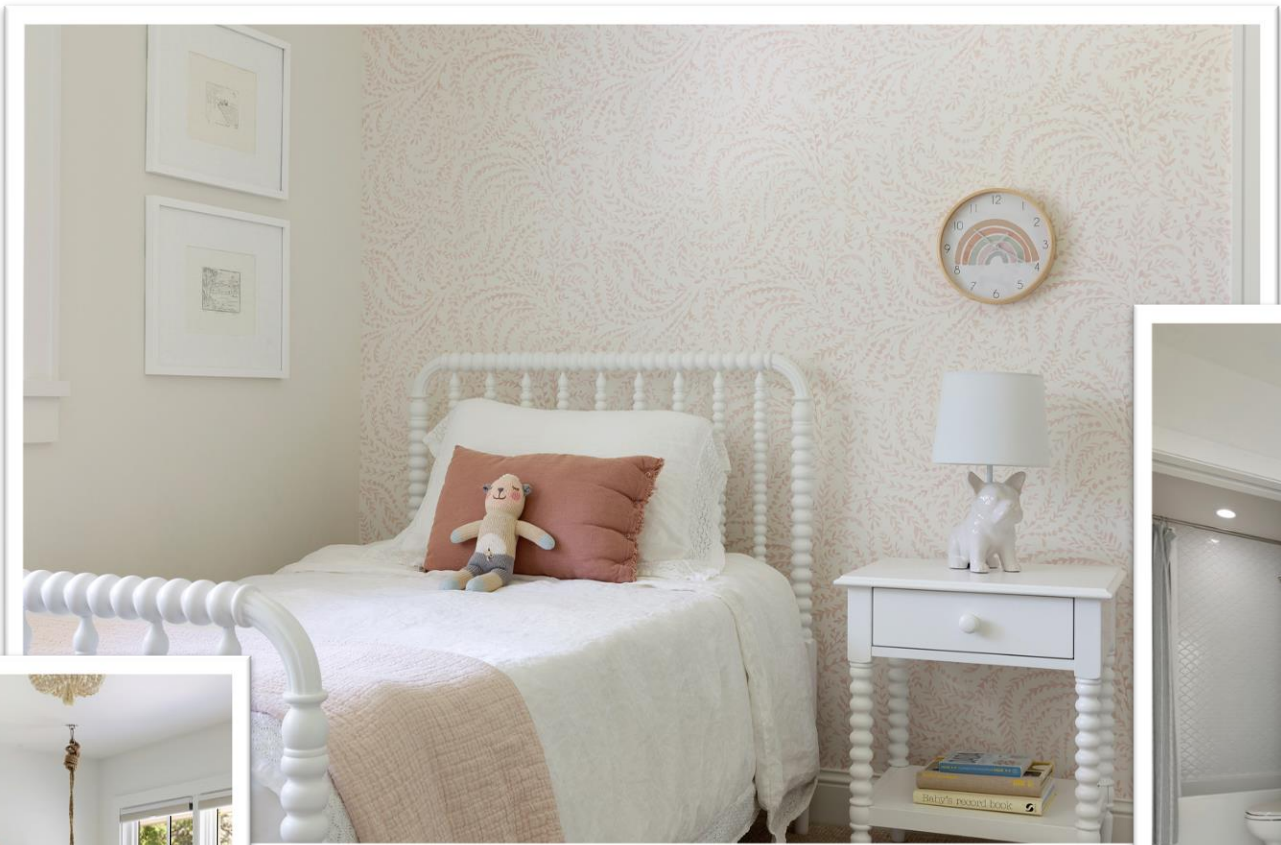
KITCHEN - BEFORE & AFTER

Primary Suite



Previous Primary Bath

Kid Bedrooms & Shared Bath



Challenges

-Working with a 1956 house is always challenging, as the structural methods used don't meet current structural engineering standards. The existing roof had been hand-framed and was sagging because of how it was built. In order to repair the flaws, it was critical to find ways to merge the old standards with new and improved techniques.

-While working almost entirely within the confines of the existing home, the client's need for more open space was achieved by removing walls and one small addition that extended the main living space.

-An existing screened-in porch area was converted into living space without tearing it down and rebuilding.

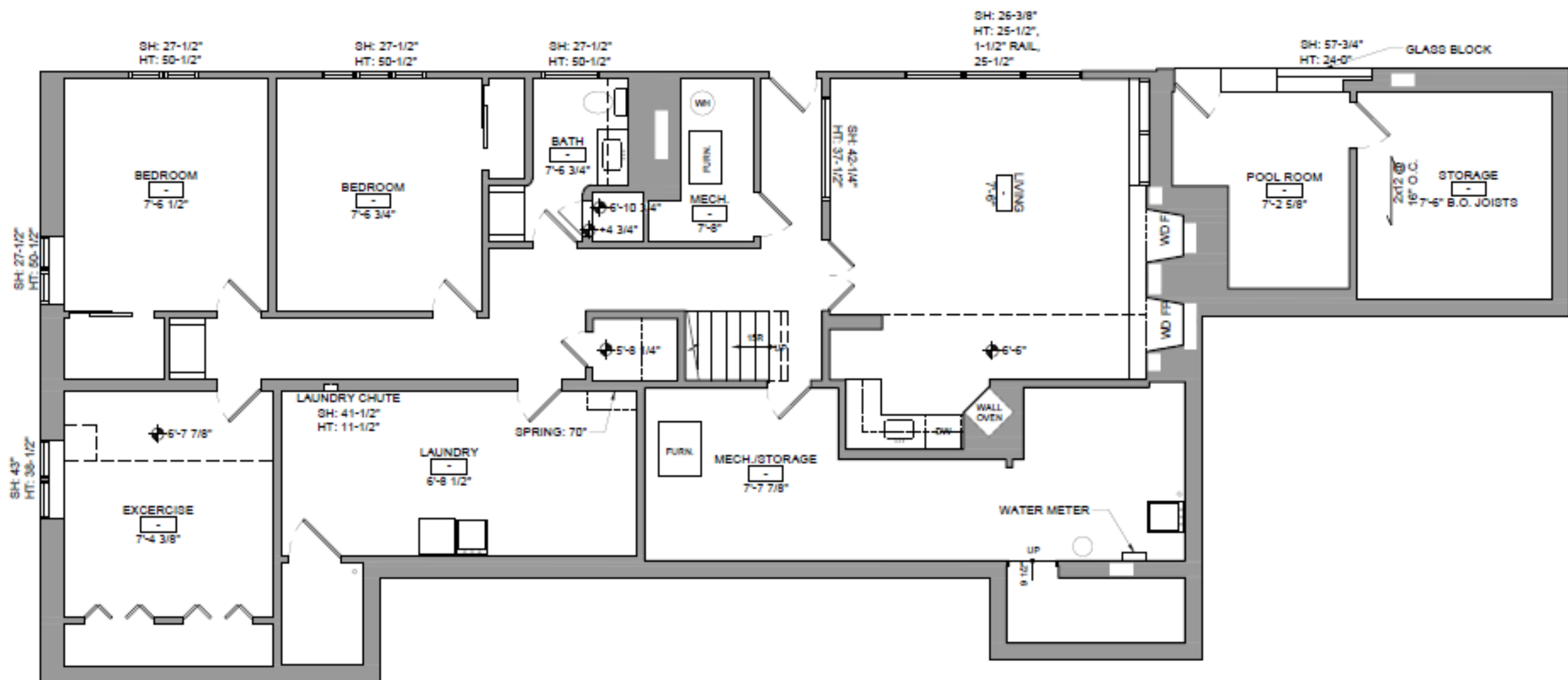


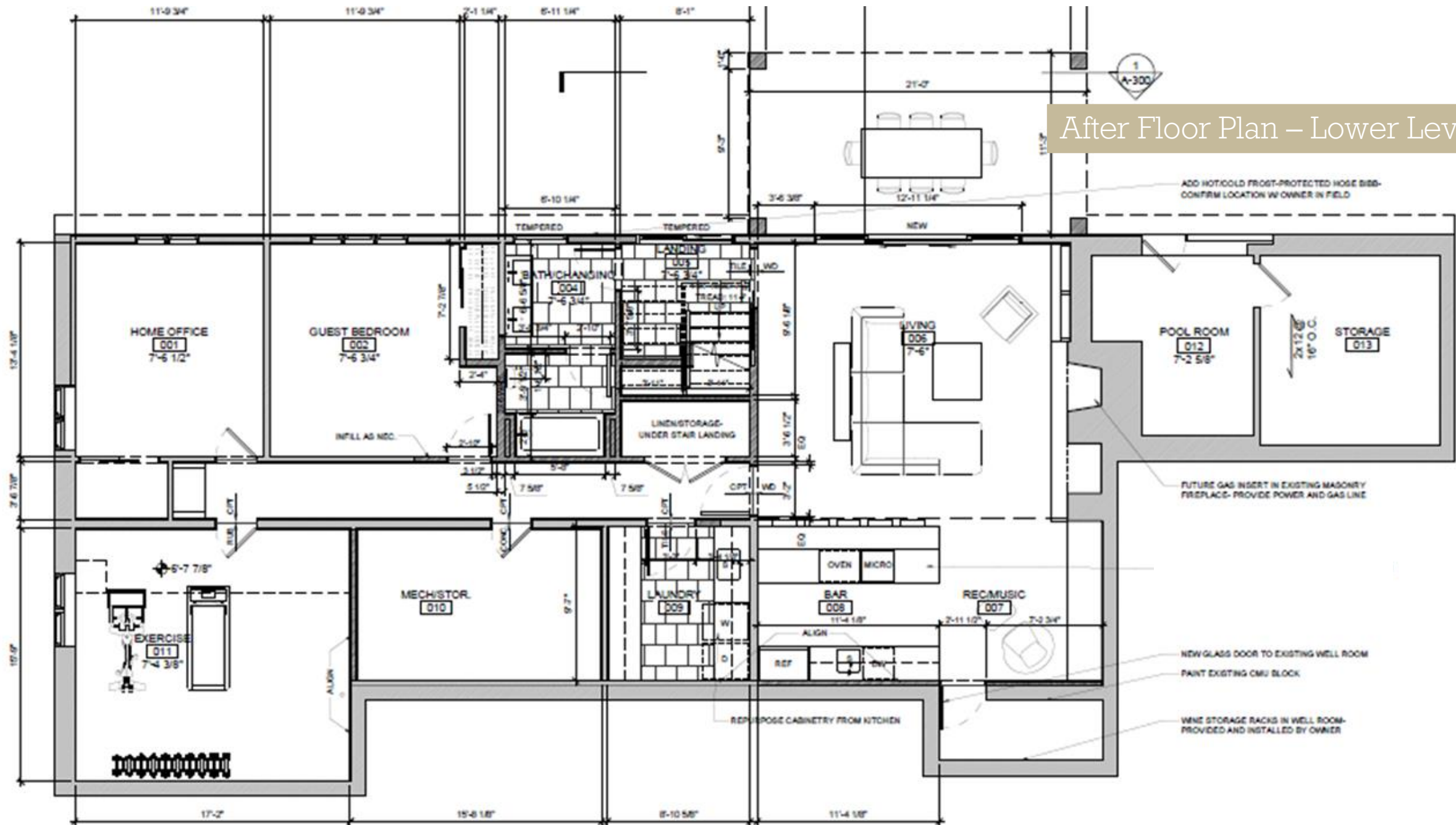
Construction Photos - Main Level



Addition





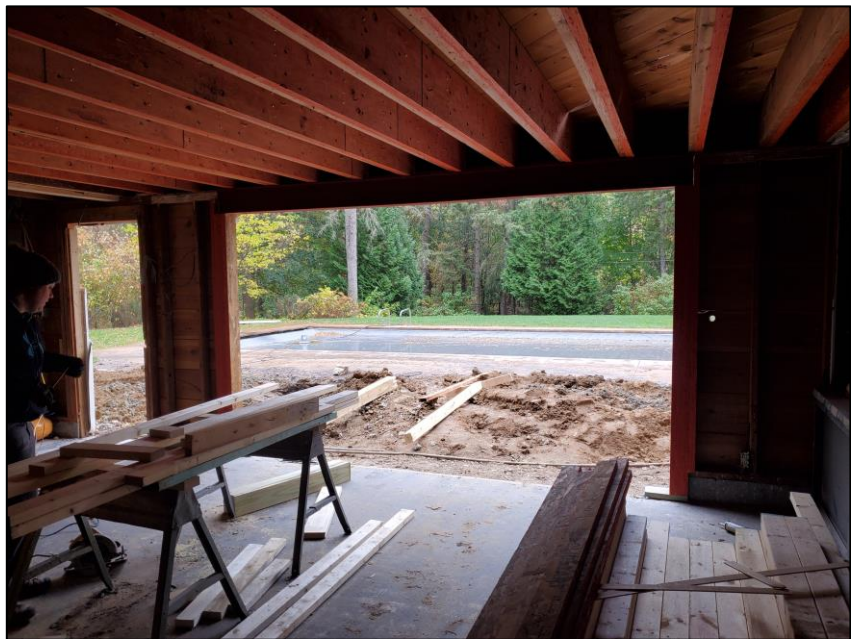


After Floor Plan – Lower Level



Lower Level – Before & After

Construction Photos – Lower Level



"Out Back"



Craftsmanship & Innovation

- Working mostly within the confines of the existing house, a more open layout was achieved by eliminating walls and relocation of the staircase helped accomplish better flow
- “Box” beams provide the same aesthetic interest as authentic beams while keeping the cost lower
- Custom white oak cabinetry, with superior color matched finish
- Wire brushed white oak flooring with custom finish. Used both solid hardwood over wood subfloor, and engineered hardwood over concrete floors, finished to match seamlessly
- Floor tile expertly laid in herringbone pattern; seamless installation of intricate backsplash tile
- Replaced lower-level windows for sliding patio doors to gain new access to the backyard and pool
- Eliminating one of two front entryways allowed the main level floor plan to shift over, creating the space needed for another kid bedroom
- Previous living space merged with existing bedroom to create a much better primary suite
- Careful demolition of existing main-level fireplace to allow for flush framing and the existing flue for lower-level fireplace to be left intact



