Minnetonka Main Level Remodel

This family recently purchased this home for their growing family. After living in the space, they quickly realized that some changes needed to happen to the space to make it more functional for their family and provide more space.
Needing to create an open and efficiently functional space for their family, our focus was on removing the dividing wall of the main floor layout which opened the space to offer a new mudroom, additional bathroom, cafe bar area, spacious main entrance with a welcoming living room area and a much larger kitchen space for family and friends to gather.

Primary Goals:

- Open main entrance into spacious living and dining areas
- At home office space
- Removal of the wall separating kitchen, living and dining areas
- Larger Kitchen space with island for family and entertaining
- Mudroom with ample storage
- Relocation of the fireplace to open the layout
- 3rd main level bathroom
- Café bar & wine storage area

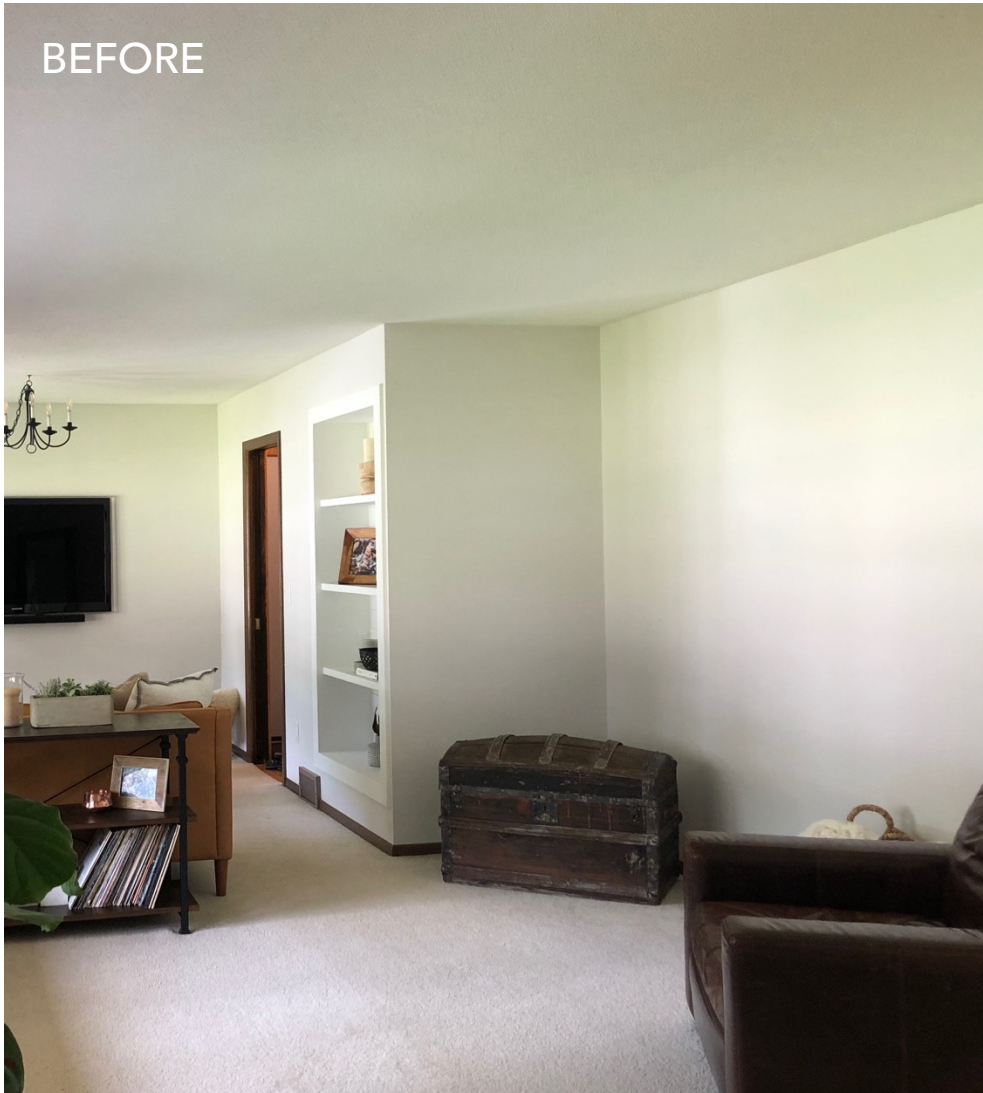# BEFORE & AFTER FLOOR PLANS

BEFORE

AFTER

BEFORE

AFTER

With the removal of the closet at the entrance, we created more space at the entry which allows for the addition of the French doors for access into the former bedroom that we converted into an in-home office space. Removing the tile and carpet allows for the new hardwood flooring to spread throughout the main level and tie all the rooms together along with providing the same look and feel throughout the whole house.

BEFORE

AFTER

Taking down most of the dividing wall in the living area gives the feel that this house interior nearly doubles in size. With an open view and flow between the living, dining and kitchen spaces, the homeowners have plenty of space for everything from relaxing near the fire, feeding the kids or entertaining family and friends. Clean lines are displayed throughout this new layout in the cabinetry, railings and flooring, highlighted with lightly stained woodwork in select spots.

BEFORE

AFTER

In this space we were able to convert the seemingly out of place old living room area into a new more formal dining space. With the open floor plan this dining space flows easily into the new living room area making it a great space for entertaining. The wood panel walls and distressed stain on the barn doors give the space a nice modern but cozy feel.

In this area we have converted the former dining room area into the new kitchen space. With the removal of the dividing wall, this space was enlarged considerably. This allowed us to offer the homeowners the expanded new kitchen area they need for their growing family. The new kitchen provides ample room for prep and cooking along with a sizable new kitchen island. Highlighted with a custom wood hood and shelving, darkly contrasting windows and flashes of gold fixtures and hardware, there's plenty to catch the eye.

BEFORE

AFTER

BEFORE

AFTER

Taking from the space that was used as a portion of the small corner kitchen, we were able to convert this space into a new mudroom area with built-in lockers, shelving and bench space. Providing extra storage for everyone on their way in or out of the house was another much-needed addition to this home.

BEFORE

AFTER

Removing the fireplace from the center of the home and moving it to the new front wall of the living room space was another key to provide the space needed for the new kitchen. This also opened the area surrounding the stairway to the basement wherein the new modern railing feature was added.

BEFORE

AFTER

AFTER

Finally, we were able to take the old kitchen space and create an all-new café bar and wine storage area with another half-bath and hallway behind it. Now there is plenty of room for an early morning coffee, an evening glass of wine or a spot to freshen up when all the other bathrooms are occupied.
This family is loving all the new extra space to get through their day-to-day with ease and comfort!