

LAKE HOUSE LAVATORY

Residential Bath \$25,000 to \$50,000

NARI MINNESOTA | COTY AWARDS





OVERVIEW:

This powder bathroom is in a very busy part of the home. Located off the mudroom, on the way out the door, and adjacent to the kitchen. We wanted to have a unique space while playing with the farmhouse theme and reflecting two of the client's younger girls' personalities.

CLIENT NEEDS:

Having two young girls running around the house and looking for a space that could grow along with them, the client was looking for an existing small bathroom to be more flexible for storage and everyday use. Just as importantly, they still wanted it to be pretty and functional for guests. They also wanted to feel the bright lighting.





AESTHETICS

- ❖ Geometric Patterns
- ❖ Encaustic handmade tiles
- ❖ Star Pendant Light Fixtures
- ❖ Marble Vanity Sink

INNOVATION & CRAFTSMANSHIP

With the space only being 5' x 5' and having an old pedestal sink, we knew this could be a challenge to find extra space for storage. Taking inspiration from an existing piece of furniture in the home, we created a vanity with 2 deep full extension drawers for easy access to toiletries that could be stashed away. Adding shelving to the vertical space for decorative items, and adding a niche into the wall helped with gaining more landing space for additional items.



FUNCTIONALITY

We made many improvements to make this small bathroom function as much as possible. We took out the old fan, replacing the existing one with a panasonic fan for a more peaceful and quiet bathroom experience. Another feature that we changed was removing the previous ceiling fixtures and adding sconce light electrical boxes.

Lighting is a huge factor for creating a great bathroom experience. Additionally, we installed two dimmers for lighting around the new mirror/pendants and star lights. In order for new flooring, we ripped out the previous wood floor and replaced it with encaustic handmade tiles.





BEFORE
&
AFTER







Playing on whimsical and geometric patterns along with fun lighting and colors, really made the space feel light, bright and fun!

