

NARI MINNESOTA – 2022 COTY AWARDS

PROJECT: FOX RUN KITCHEN

CATEGORY: RESIDENTIAL KITCHEN \$100,001 to \$150,000

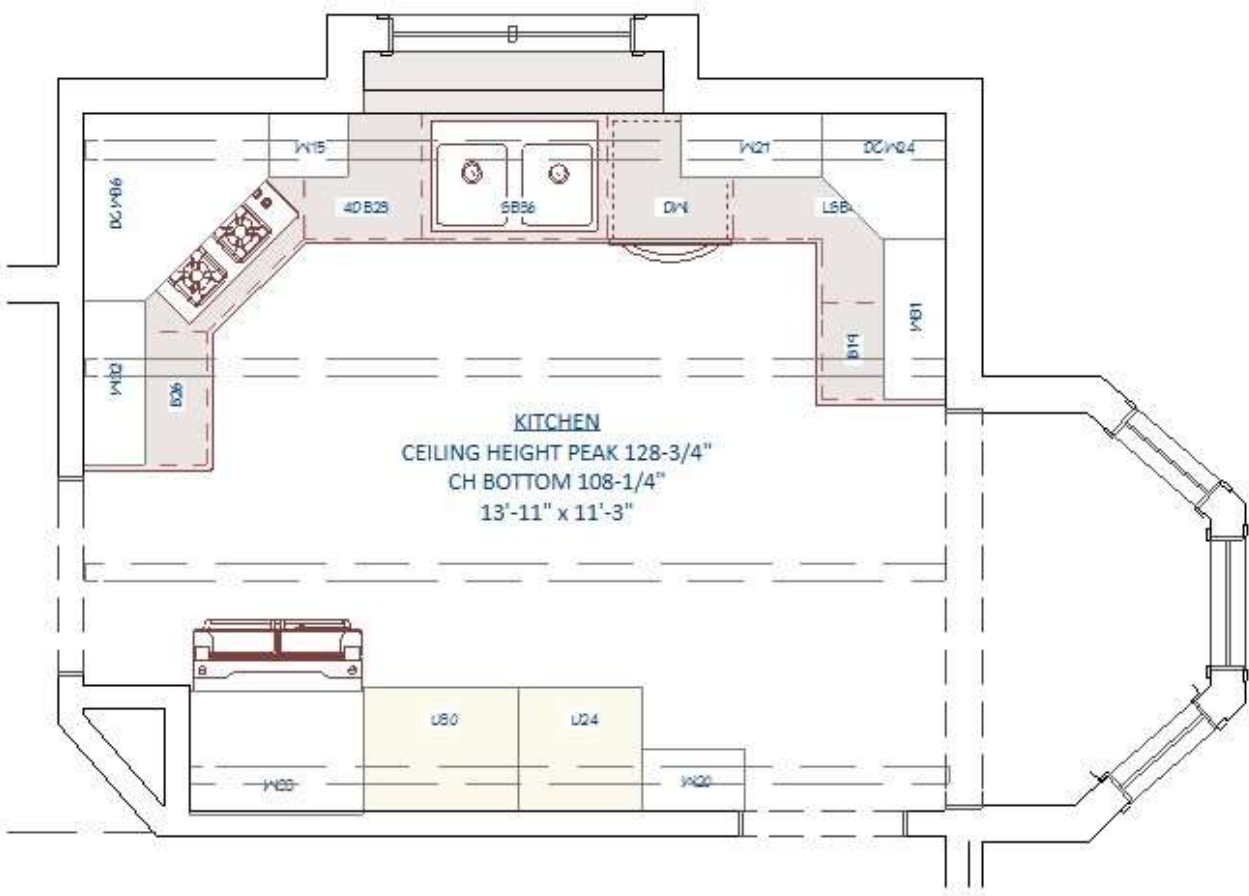
The allure of an open farmhouse style drove the remodel of this kitchen. The original space was closed off from the dining and living room and the perimeter poorly insulated. An eat-in nook was difficult to slide in and out of, and the cabinetry was dated and drab. Mechanicals in the space necessitated a clever design. A vent pipe located to the left of the space was boxed in, rather than removed, to keep costs in check. A built-in bookshelf was added to the opposite side to maintain symmetry. The eat-in nook was converted into a walk-in pantry with open shelves for easy access to baking supplies. The pantry, open to the kitchen, allows natural light through the pantry windows. A large island with a painted Hale Navy blue base, granite top, and brushed gold hardware lies in the center of the room under black lantern-style pendants. Classic white subway tiles sit atop warm, stained cabinetry. Over the farmhouse sink, the tile stretches to the shiplap-wrapped ceiling and frames a stunning arched window. Together, these elements create an elevated level of comfort and function for our homeowners in a chic, farmhouse setting!

CLIENT NEEDS

- Remove wall between kitchen and dining/living room
- Maintain symmetry in space
- Insulate perimeter wall
- Large island for baking projects
- Maximize storage with less wall space
- Decorative lighting to tie in with the rest of the house



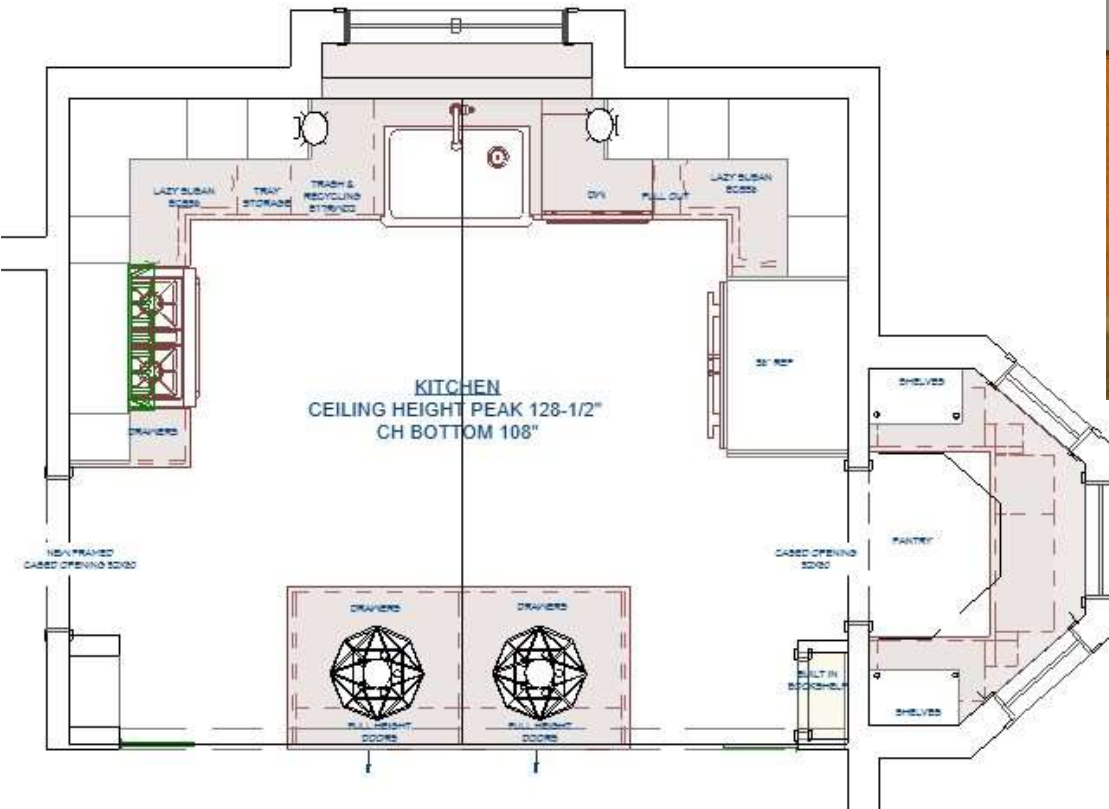
BEFORE FLOOR PLAN AND PICTURES



FOX RUN KITCHEN - RESIDENTIAL KITCHEN \$100,001 TO \$ 150,000



AFTER FLOOR PLAN AND PERSPECTIVES



FOX RUN KITCHEN - RESIDENTIAL KITCHEN \$100,001 TO \$150,000

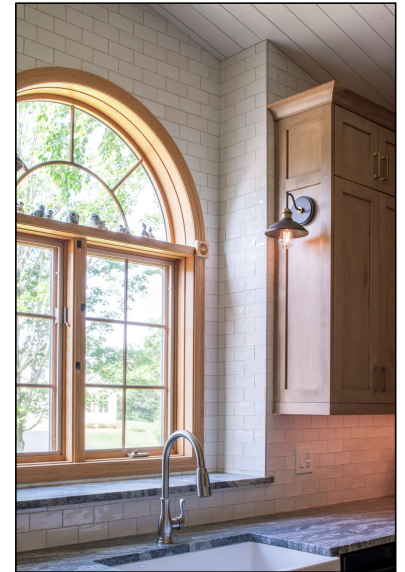
BEFORE AND AFTER





AESTHETICS

- Alder custom cabinetry with a soft stain house undercabinet task lighting and decorative sink lights
- The custom hood, apron sink, and shiplap ceilings add to the modern farmhouse style
- Open, lantern-style pendants maintain the sightlines between the living room, dining room, and kitchen
- Honed granite countertops reduce glare on the workspace
- White subway tile bounces sunlight and task light around the room
- Wrapped post and bookshelf preserve symmetry



FUNCTIONALITY

- Adding the beam allows the wall between kitchen and dining room/living room to be removed
- Pantry maximizes storage with less wall space
- Large island for baking projects and extra storage
- Walkway kept open from garage door to pantry
- Lazy susans for corner access
- Pullout for dish towels in sliver space



PROJECT CHALLENGES AND UH OH MOMENTS

- An engineer was hired to see if a beam was necessary to open the wall. When crawling around in the attic it was unclear where the load bearing points were from the previous owner's kitchen addition.
- At the close of the project, the appliance installers dropped the new refrigerator tearing off the doors. It was several months before the new, new refrigerator was successfully installed.