

# 2022 COTY SUBMISSION

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PROJECT: MODERN RANCH FARMHOUSE  
CATEGORY: RESIDENTIAL KITCHEN 60,001- 100K



# ABOUT THE PROJECT

Our client moved into their new home in July of 2020. After a few months, they felt it was time to make their space more functional for their family. They expressed interest in taking out some walls to open up their kitchen while creating space for them to use their fireplace and have a kitchen table. A previous contractor had told our client that the space wouldn't allow for their ideas, so we were eager to find a creative solution. We found a way to give our client an eat-in kitchen, massive island, and a cozy area where they could enjoy the fireplace.

## CLIENT DESIRES:

OPEN FLOOR PLAN  
BIG ISLAND  
ROOM TO ENJOY THE FIREPLACE  
DINING TABLE  
KEY/COAT DROP AREA  
STUDY SPACE

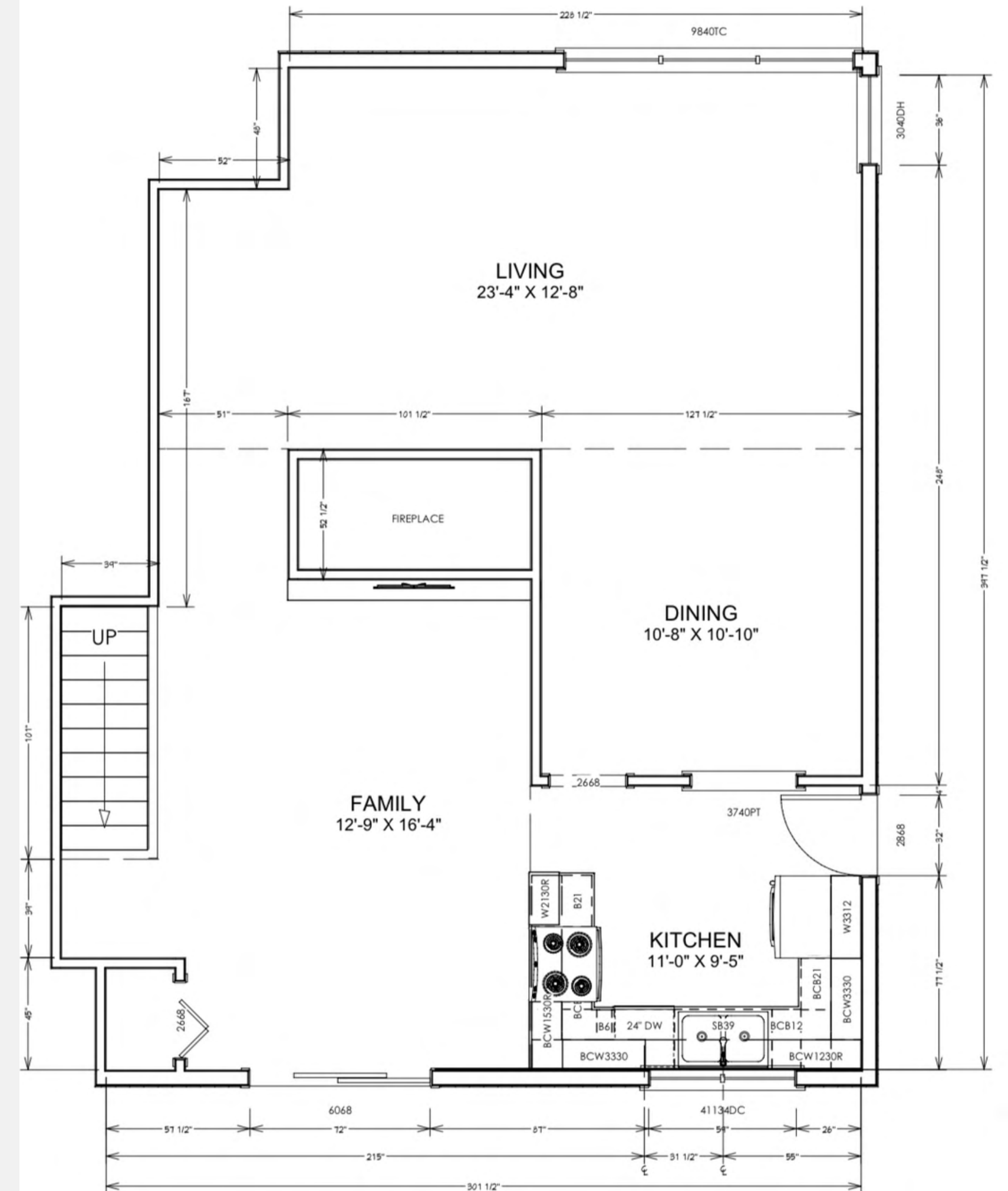




# BEFORE FLOOR PLAN

## SCOPE OF WORK

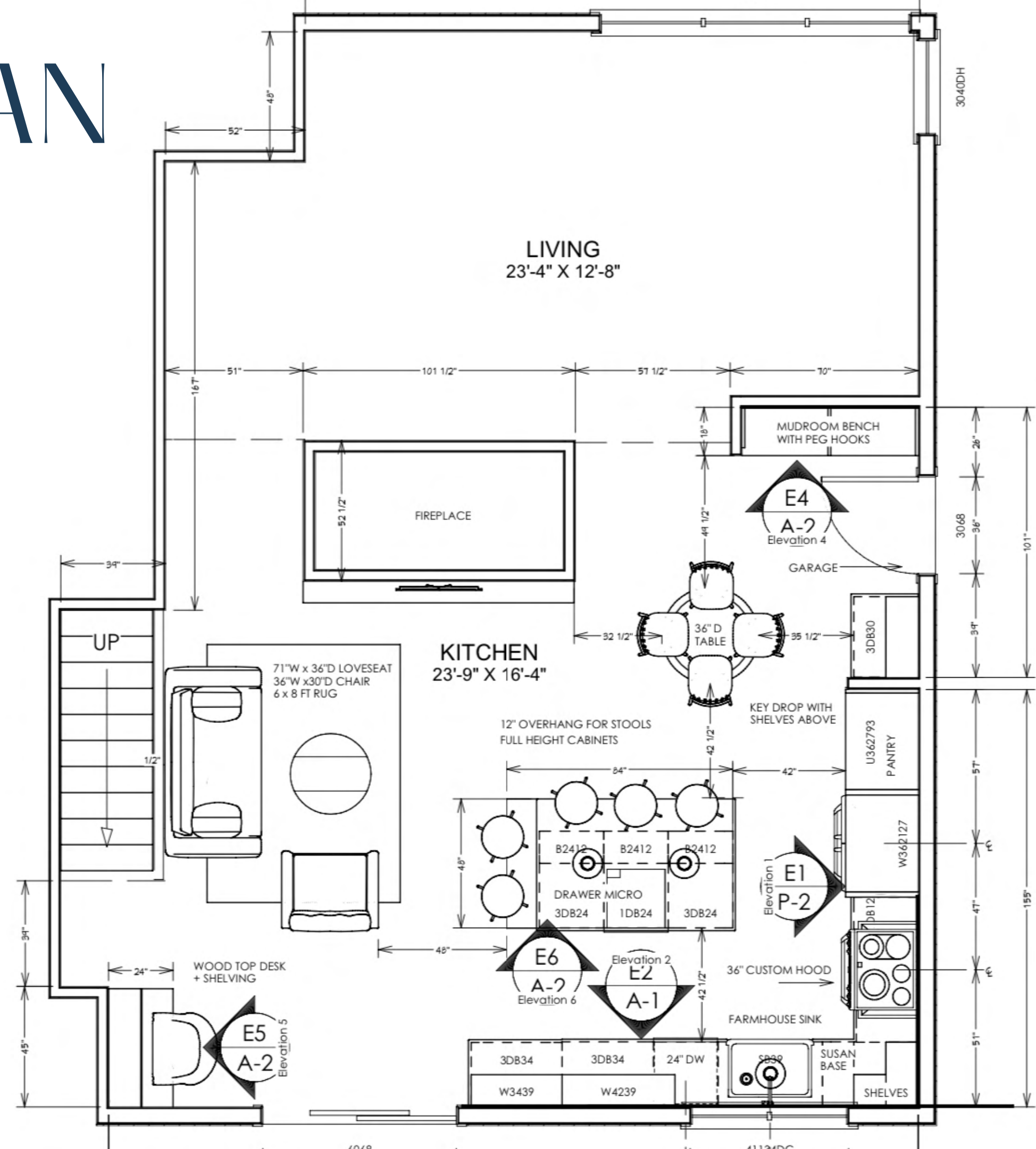
- Remove dining room walls and remove closet in family room
- Move door to garage towards living room
- Build wall to separate living room and dining room
- Total kitchen remodel
- New interior and exterior doors and windows
- New flooring and millwork throughout main level



# AFTER FLOOR PLAN

## MEETING CLIENT NEEDS

- Large kitchen with new layout, including massive island and room for dining table
- Moving garage door allows for kitchen expansion
- Coat drop area defines kitchen from living room
- New study space to replace closet
- Sitting area to enjoy the fireplace





# BEFORE





# RENDERINGS WITH SELECTIONS



**LIGHT, BRIGHT, AND OPEN WITH PLENTY OF SPACE TO ENTERTAIN**



AFTER





# BEFORE





# AFTER





BEFORE





AFTER







## FUNCTIONALITY

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- Large open kitchen with 7 ft island
- Added storage space with custom cabinetry
- Life-proof flooring for an active family
- Removing walls created an area to enjoy the fireplace and study
- Room to entertain





## OBSTACLES

- Main floor remodel with live-in clients
- Fitting all client needs in design plan
- Popcorn ceiling was painted many times, making removal a challenge
- Sourcing budget friendly shelving





## CRAFTSMANSHIP DETAILS

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- Custom built bench with vertical shiplap accents that mirror the kitchen aesthetic
- Custom built mantle stained to match the natural wood tones throughout the space
- New garden window updates the home from inside out
- Custom-crafted maple cabinetry enameled creamy white
- New millwork throughout with straight lines to give a modern farmhouse feel





## AESTHETICS

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This modern ranch style home, built in 1969 was in desperate need of updating. Our client loves a farm house aesthetic. We focused on straight lines and simple fixtures to achieve this beautiful blend of modern and farmhouse. The client wished for a bright white kitchen and a timeless look. We warmed it up with Oak LVP flooring and a custom-built alder bench with matching mantle. The space is light, bright and cozy: perfect for entertaining.



## DETAILS

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CUSTOM CABINETRY

MIXED METAL FIXTURES

HIGH QUALITY QUARTZ COUNTERTOPS

FARMHOUSE SINK



ENERGY STAR RATED APPLIANCES

DURABLE LUXURY VINYL PLANK FLOOR

WHITE TEXTURED SUBWAY TILE





