



# **RESIDENTIAL INTERIOR \$100,001-\$250K**

## BACKGROUND & CLIENT NEEDS

Our homeowners were coming from a newly remodeled home and were used to the newness of things, but they **wanted a move closer to the lake where they could take in the view.**

The young family needed a **house that would grow with them as their family grew** as well as have the space to entertain in easily.

With a limited supply of homes that fit their criteria, our homeowners were more than pleased to have found the perfect house, a 1989 brick colonial in a desired neighborhood and – it had a LAKE VIEW!

**However, this home was in deep need of updating.** The MAIN FLOOR finishes were tired, and its spaces and structural elements would need to be removed and updated to be the beauty they...and WE, envisioned.



# CHALLENGES & SOLUTIONS

In the family room, **off of the kitchen, there was the unfortunate 1980's design element of incorporating a sunken floor.** This was not going to work for our new homeowners and their young kids. We needed to build up the floor to be flush with the remaining main floor. The challenge was to make a seamless plane, it was here that we realized that the whole floor structure of the main floor would not accommodate our remodeling plans, we needed to remove the existing sub-floor and lay down all new floor sheathing throughout.

**Converting the fireplace in the family room to a standard gas fireplace was not the usual switch-out task.** The 1980's previous box was too small for the new standard gas unit. We made accommodations for the box and surround to make the fit. Adding the focal wall of ship lap and new mantle conceals this challenge and allows the gas fireplace to look like it's always been there in its full regal beauty.

The kitchen was closed off from the dining space making for a chopped and dark break up of spaces. **The view of the lake was interrupted by the walls and dissection**

**of dining room and kitchen.** By removing the walls to the dining space and adding the large patio window, we were able to improve the flow from the dining space and kitchen, all the while achieving better light and view of the lake with the now open space and uninterrupted patio door.

Unfortunately, the previous layout of this home had **major issues with its HVAC and plumbing.** We had to open all the walls and reroute many of the HVAC lines. Many of these mechanical needs and updates are now hidden behind the laundry/mudroom wall. Heating and air, in addition to all the plumbing, are now much more efficient and up-to-date.

Aesthetically, some of the **structural elements on the main floor of our home screamed 80's** and kept the home in that area overall. Our vision was to lighten up and bring this beautiful, spacious home to its rightful regal appeal - right when a visitor walks through the front door. To achieve this, we removed the pillars that separated the living room from the dining space – making a better connection to the beauty of the lake and allow more light to pour throughout the living room.

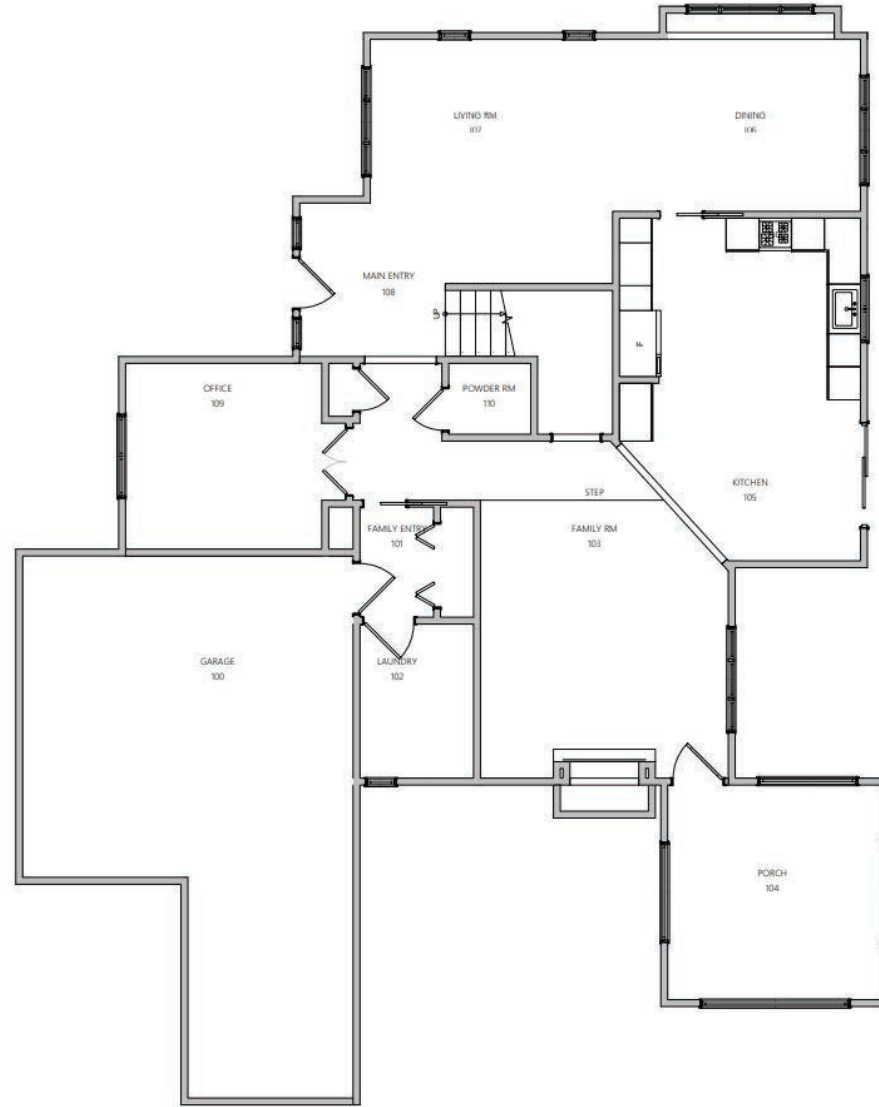
# CHALLENGES & SOLUTIONS continued

In addition, we took what was an **outdated staircase** when you first came in and its second floor landing to “new heights” by closing off the landing, changing out the railing system to a more modern, fresh look and for the steps/risers to reflect the now refreshed, beautiful white oak floors. The finishing touch to this area was adding the wainscoting focal wall to allow your eye to follow up and take note of the consistently beautiful white oak beams. The high ceilings have now been given some warmth and distinction they deserve after all these years.

**The powder bath, located in its central location was outdated and needed some TLC.** All design elements were switched out and fun wallpaper was added to make this small space large in personality.

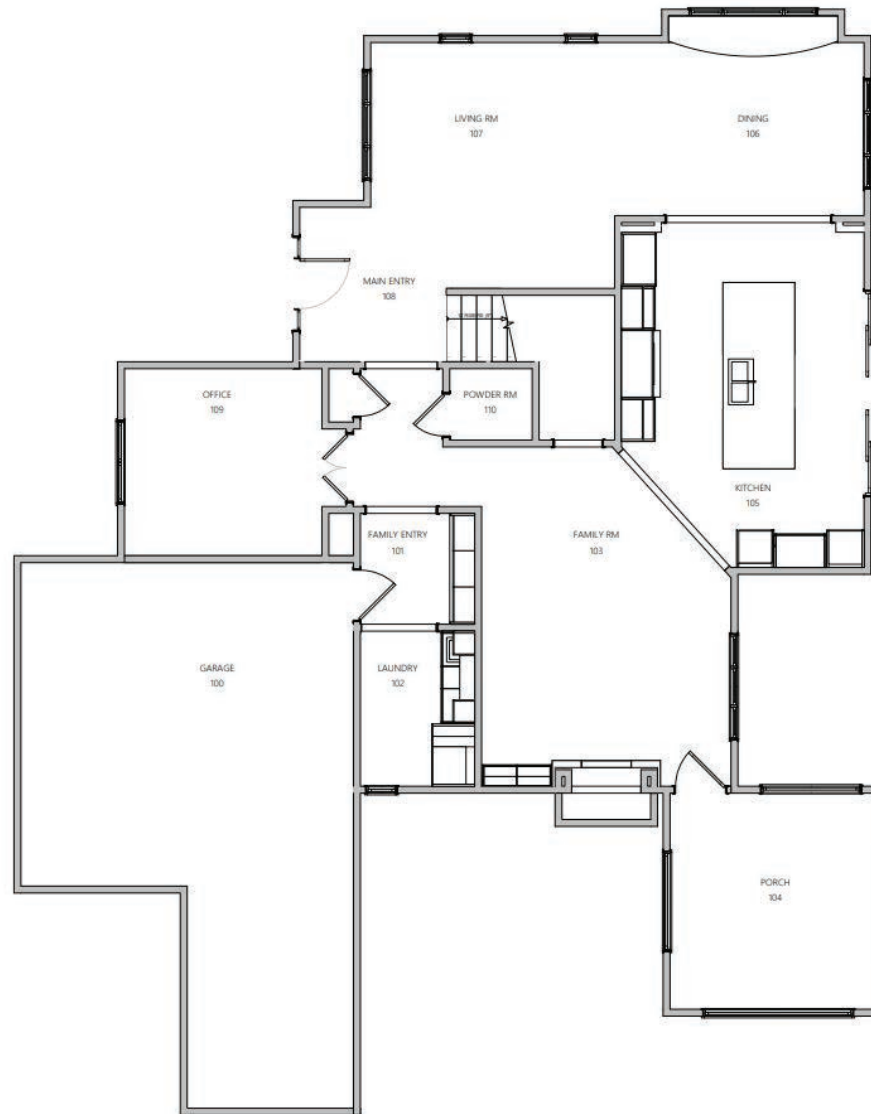
Finally, **the mudroom which was once dark and dreary** despite the remaining window to the south, was given a major finishing overall with a built-in custom bench and cabinetry to make this double-duty space work more efficiently for their young family. The modern hexagon tile brought the before-drab laundry space and sink area to its beautiful new updated look.

# BEFORE FLOOR PLAN





# AFTER FLOOR PLAN



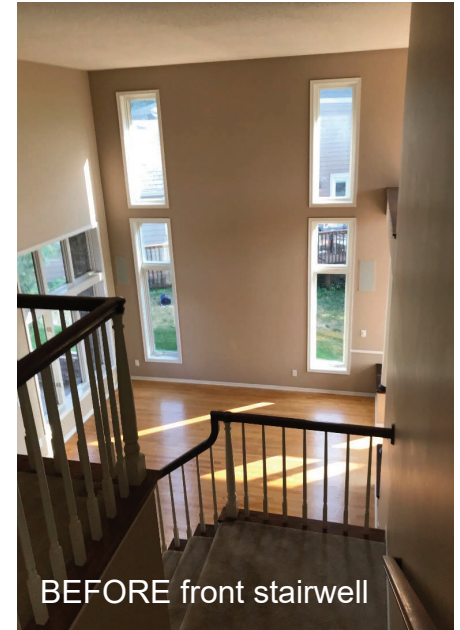
# BEFORE PHOTOS



## BEFORE PHOTOS continued



BEFORE sunken family room



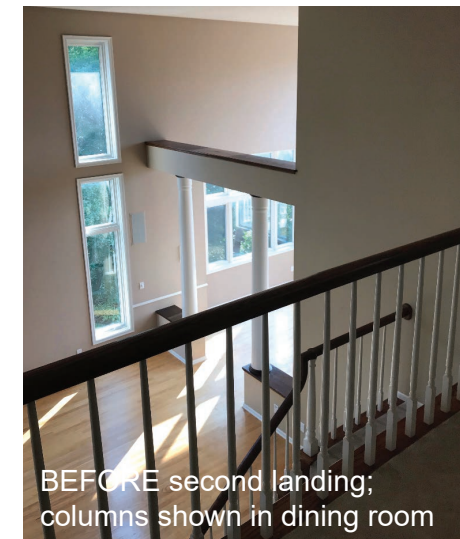
BEFORE front stairwell



BEFORE porch



BEFORE mudroom



BEFORE second landing;  
columns shown in dining room



# AFTER PHOTOS





## AFTER PHOTOS continued



## AFTER PHOTOS continued





## AFTER PHOTOS continued





## AFTER PHOTOS continued






# AFTER PHOTOS continued



# CLIENT QUOTE



"\_\_\_\_helped us with our main and upper level remodel of our home. **Everything turned out exactly the way we wanted and more! I would definitely recommend them to someone who is thinking about remodeling their home.**"



*CLIENT, Wayzata*