This home was remodeled twenty years ago by the previous owners, adding a large Kitchen on the first floor and a large Master Suite on the second floor. The addition offered large spaces in the new rooms, but was out of scale with the small, compartmentalized rooms of the existing.

The new owners wanted a better flow through the house with easy access to the backyard. High on the list was a generous Entry Hall, functional Kitchen with eat-in space and open walls to the Dining Room, Laundry Room near the Kid’s Bathroom and updated Master Bath with Closet space.
BEFORE:

Write 2 or 3 sentences describing the problems before the remodel.

OWNERS HOPED TO GET THE LAUNDRY 'MESS' OUT OF THE HALLWAY

KIDS BATHROOM WAS A TIGHT SPACE

ENTRY WAS NARROW AND DARK

KITCHEN WAS LARGE BUT NOT FUNCTIONAL, AND CLOSED OFF FROM THE REST OF THE HOUSE AND FAMILY ACTIVITIES

FIRST FLOOR EXISTING
The entry was small and dark, with no room for a small table. Although the kitchen was large, the workflow was not conducive to efficient food prep and cooking.

Extending the kitchen 6'6" into the front yard and changing the orientation offered a larger entry with a powder room. Wider openings to surrounding rooms provide easy flow and through views. The kitchen is designed around an island for added prep area and a raised eating bar hides counter clutter.

ENTRY AND KITCHEN

After: Adding floor area and expanding in the front of the house offered a new kitchen layout and a wider entry.
Before: The old Entry was small, narrow and dark.
After: A wider Entry with a large door and Sidelite lets in more light. A powder room, tucked into the Entry Hall was a bonus.

During construction, it was discovered that the second floor framing was installed above older ceiling framing, and by removing the redundant ceiling joists we also added 10” of ceiling height to the Kitchen and Entry.
After: Tall cut-outs in the wall common to the stair lets in even more light. A custom-made laser cut aluminum sheet acts as a safety barrier. An Escher-like design inspired by the owners love of optical illusions.
**Before:** Although the Kitchen was large, the cabinets hugged the perimeter walls and a dark furniture piece stood in for the island, impeding work flow. Stained Oak cabinets and patterned tile backsplash dated the interior. The clients wished for a bolder, modern look, that was easier to maintain. They asked that the Range and Hood be saved and installed again. Very important, was to connect the Kitchen to other areas and be the center of activities.
After: The Range found a new home in the bold, modern Kitchen. A large window and skylight wash the room with light.

The Island has a second sink and a raised eating bar hides the counter clutter. The perimeter Walnut Cabinetry lines are elegant and functional.
After: Low maintenance and resilient materials were selected for the active family and their young children. The engineered quartz Calacatta Oro counters are easy to clean and maintain. The leathered finish Absolute Black Granite adds texture and contrast to the gray wash Island cabinets. Wide openings share views to the Dining Room and all the way to the Backyard.
After: The color palette is warm and inviting. Lots of wood cabinetry and wide plank European Oak floors. Unique metal and wood lighting fixtures were carefully sourced to enhance the style of the home.
**Before:** Visual connection between the Dining Room and the Kitchen was blocked by a wall and a narrow door.

**After:** Removing the walls opened up the flow.
The clients wished for more space in the kids bathroom. Getting the laundry machines out of the hallway would be nice too.

Adding a 5' extension to the side of the house made it possible to expand the bathroom and add a laundry room.

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**BEFORE**

KIDS’ BATHROOM AND LAUNDRY

**AFTER**
Before: The Kid’s Bathroom was cramped and dark. The owners also wanted access to the backyard where they have a hot tub.
After: Adding a 5’ extension to the side of the house made it possible to expand the bathroom. Using the same cabinets, but with new countertop, sinks, mirror and light, the Bathroom gets a fresh look. Now there is access to the side yard. The exterior door has privacy glass to add light.
After: The 3D pattern on the Tub Shower walls and backsplash adds a modern and fun accent to the Kid’s Bathroom. The design was painstakingly reproduced on the floor by the tile setter for the Designer to approve before being installed.
The clients wanted more closet space, preferably separate from the bathroom. They also asked for a make-up vanity to be incorporated into the new design.

Rearranging the space with minimal changes to the footprint created a large walk-in closet and also allowed for a make-up vanity with lit mirror.

**BEFORE**

**AFTER**

**MASTER BATHROOM**
Before: Although the vanity in the Master Bathroom was long, it did not have practical storage for the Owners. The room shared space with the closet and the owners really desired a larger, separate closet.
Before: The clients wished to keep the design of separate bath and two person shower with updated fixtures and finishes.
After: The same floorplan was converted to two rooms, allowing for a walk-in closet and a Bathroom, with a larger two person shower and free standing tub. This is a large, light filled room with a luxurious feel.
After: An Oynx slab adds texture and pizazz to the Master Bath two person shower and the make-up vanity area the owner requested.
After: Simpler and solid colored engineered Quartz was used for the sink area and around the tub counters. A deep and stylish freestanding soaking tub hugs the corner. The dark bronze plumbing fixtures enhance the exotic feeling provided by the dark rich cabinetry which provide the storage the owners desired.