Meta Remodeling Awards 2019
A Remodeling Awards Program
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Project description:

Clients requirements: Extra space was required as two families were merging into one home. Client requested to upgrade the façade, to create a contemporary look with an open floor plan to improve flow & bring more natural light into the house.

Solution: The exterior remodel introduced design elements that transformed the façade from an outdated ranch style to a new contemporary design. A second story was added to create new rooms with higher ceilings and more natural light. The great room was created to provide for more efficient use of space, connecting living areas and opening the house to the outdoors.
Main Entrance: Outdated architecture where the entrance did not stand out
Main entrance: A double width single pivot door with glass and a red accent to make it pop against the grey background
BEFORE:
Garage: An outdated closed garage
Garage: Opened up the space around the garage, creating extra parking and a pathway to the backyard. Modernized the façade with ample glass throughout the house and sustainable drought tolerant landscaping.
Side yard: There was ample space however the narrow pathway made it impractical for clients to use
Side yard: It is landscaped with stone pathways and sitting areas to make a private and cozy space for the clients to enjoy around the BBQ area and the Bocce court.
BEFORE:

Front yard: It had an outdated landscaping and façade with sparse plantation
Front yard: Updated with a clean & modern look. Floor to ceiling windows & sliding doors were added making it perfect for indoor outdoor living. An infinity pool, a sunk in jacuzzi and various entertainment areas were added to take advantage of the views.
Front yard: An infinity pool overlooking at the views of the bay
BEFORE:

Living Room: It was dark with an outdated fireplace and cabinetry
To give it a modern look fireplace and cabinetry were updated on top of a grey wooden floor. Skylights were added for extra natural light and the sliding glass doors were replaced by folding doors to create a more open indoor outdoor connection. The dark accents were changed to white and warm colors. The TV was centered in the room.
The Great Room: A very dark space lacking natural light due to low ceilings & use of dark wood. The room felt congested with the kitchen, dining & lounge all in a tight space.
The Great Room: This area was created for more efficient use of space, bringing the living, dining & kitchen areas together into one Great room. The floating stairs with glass handrails was added to create a sense of an open floor plan. The overall space allows the family to stay connected.
Kitchen: Narrow kitchen with limited counter space, lacked natural light & gave a cluttered look
Kitchen: It is moved to be more accessible to the dining space by opening up the walls. Kitchen is now spacious, with efficient storage and there is ample counter space where the family can gather and entertain. Ceiling is raised and a lighter cabinetry and wall color is selected to meet the clients needs.
Master bedroom: The bedroom was small with a low ceiling and a small window, not taking advantage of the views.
Master Bedroom: The ceiling was raised, large windows were added to bring in ample natural light and take advantage of the views. In addition a fireplace and a cozy reading bench were created.
BEFORE:

Staircase: Staircase connecting the second floor was narrow with an outdated handrail.
Stair case: It was centered as an architectural statement in the Great room, with a glass handrail and a glass wall introduced to ensure the floating staircase is visible from all angles.
Existing First Floor Plan
New First Floor Plan
New Second Floor Plan