

2019–2020 NARI CotY Award

Residential Interior Renovation Under \$100,000

Interior Renovation

Project Statement:

This interior renovation checked every box of the client's wish list: make the former 1980s kitchen and great room fresh, bright, easy to clean, and more energy efficient and attractive. In this custom-designed kitchen, new cabinets increase storage and function; recessed and under-cabinet lighting adds brightness; and the tile backsplash, apron sink, and crown molding add character. Throughout the kitchen, hallway, and great room, rich hardwood flooring replaces worn linoleum and carpet and ties into ceiling beams to enhance and flow with the outdoor view. Repairs to electrical wiring, framing, and dryer vent piping increase both safety and energy efficiency.



Great Room

Before – Drab carpeting, dated lighting and fans, old door, white/light colors everywhere – room looks and feels cold.



After – Refined Merpauh flooring, craftsman front door, and wall paint colors enhance the style of the home and flow with the outdoor setting.



Great Room, continued

Hardwood flooring extends the width of the great room to the dining area, hallway, and kitchen. The floor's rich coloring ties in with the ceiling beams, hallway doors, loft railing. Fresh paint in nature's colors continue the theme and add warmth and contrast.



Flooring Throughout

The hardwood flooring creates a cohesive look throughout and updates the entire first floor of the home.



Kitchen

Before – Even with white cabinets and appliances, the dated kitchen was dark, did not maximize available space, looked and felt cramped thanks to 42” high counters, low cabinets, and low ceiling fan.



After – Use of tall upper cabinets, proper counter height, recessed lighting, and inclusion of design details such as crown molding and tile backsplash beautifully update the space and make cooking a pleasure.



Kitchen, continued

New Wellborn cabinets increase function, storage, and ease of access with turntables and pull-outs for trash/recycling bins, trays/baking sheets, spice holder; overcame challenge of uneven walls and ceiling to properly install cabinets.



Kitchen, continued

Installed large casement windows to allow for more natural light; added vented exhaust system to exterior (none existed before); increased storage above refrigerator; made pantry access easy with pull-out shelves; coordinated the look with tile backsplash, apron sink, new faucet, Seagull linear under-cabinet lighting, granite counter with understated design.

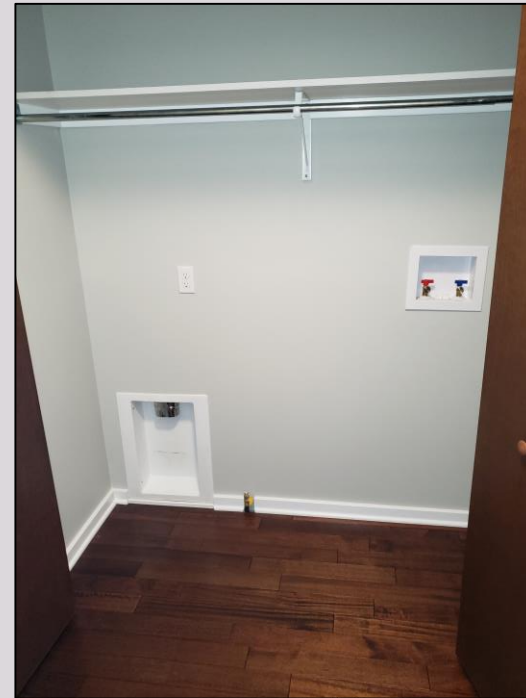


Hallway Laundry Closet

Before – Dryer in laundry closet had no venting to the exterior, causing lint to collect in the attic and pose a high risk of fire or other emergency.

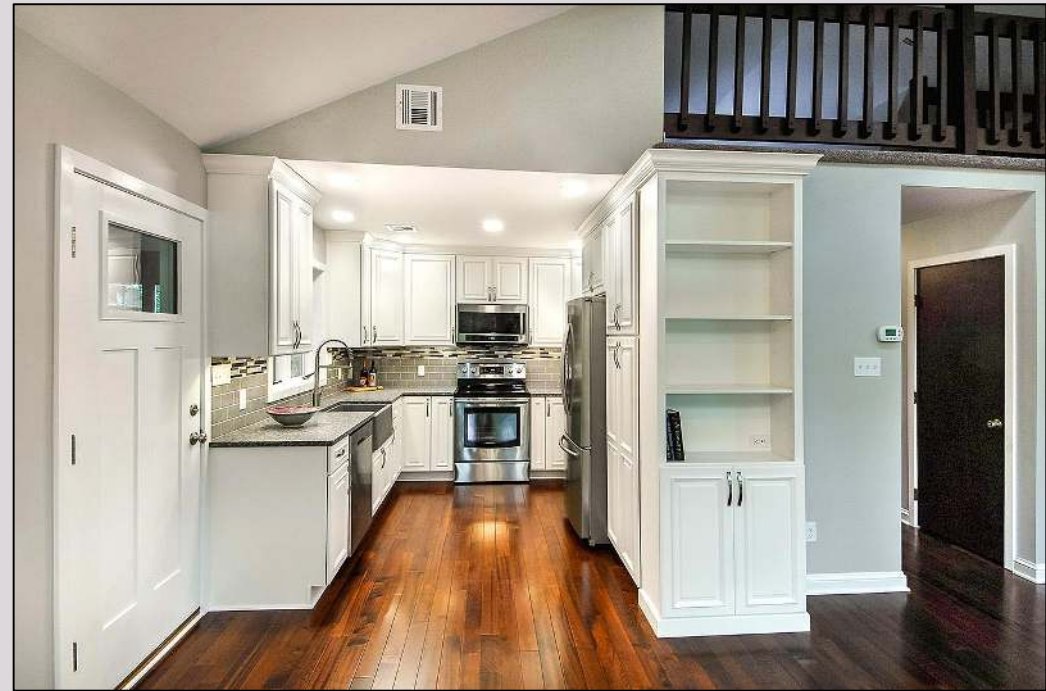


After – Laundry closet finished with proper venting and new flooring.



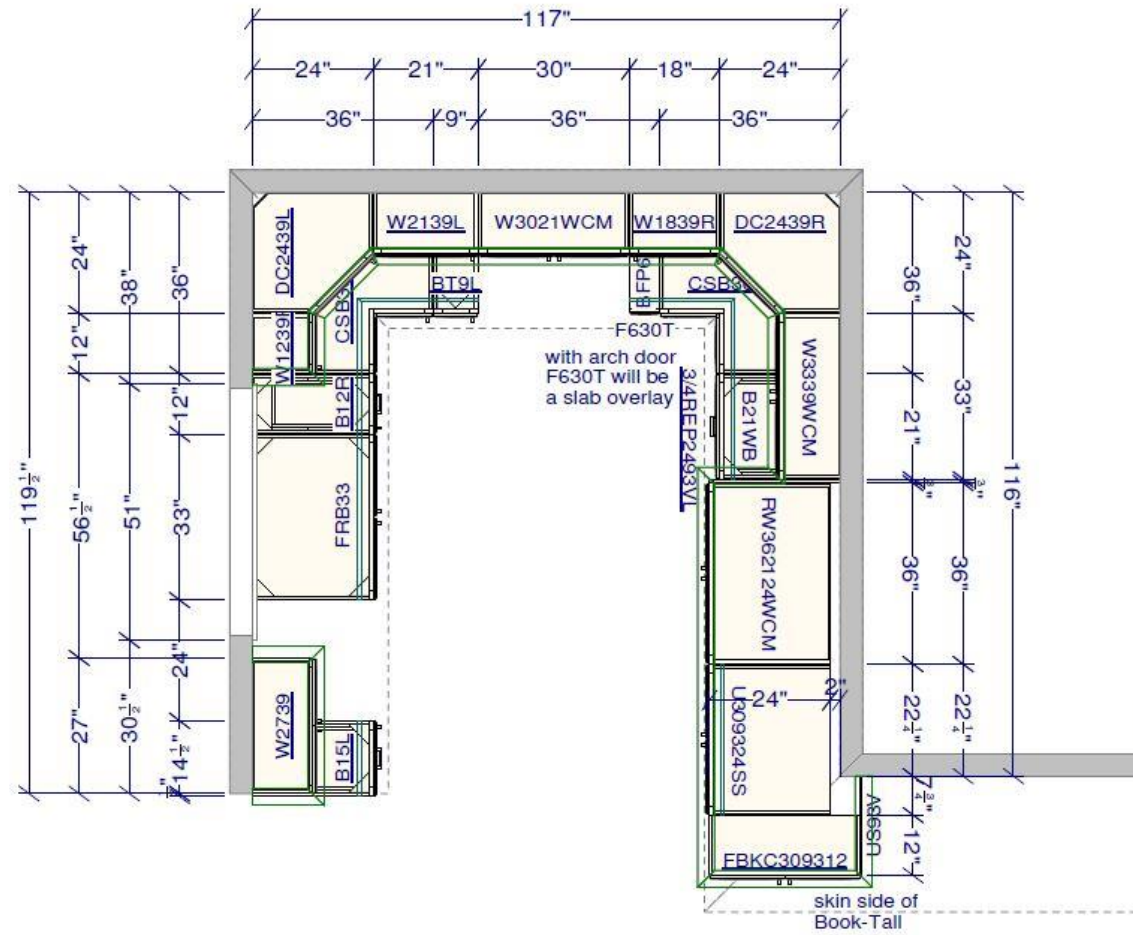
Uniformity of Design

Carried the custom cabinetry to the dining area/great room by turning another storage cabinet around the kitchen corner – added built-in storage, maximized available wall space; installed craftsman door at side entrance, similar to door in great room.

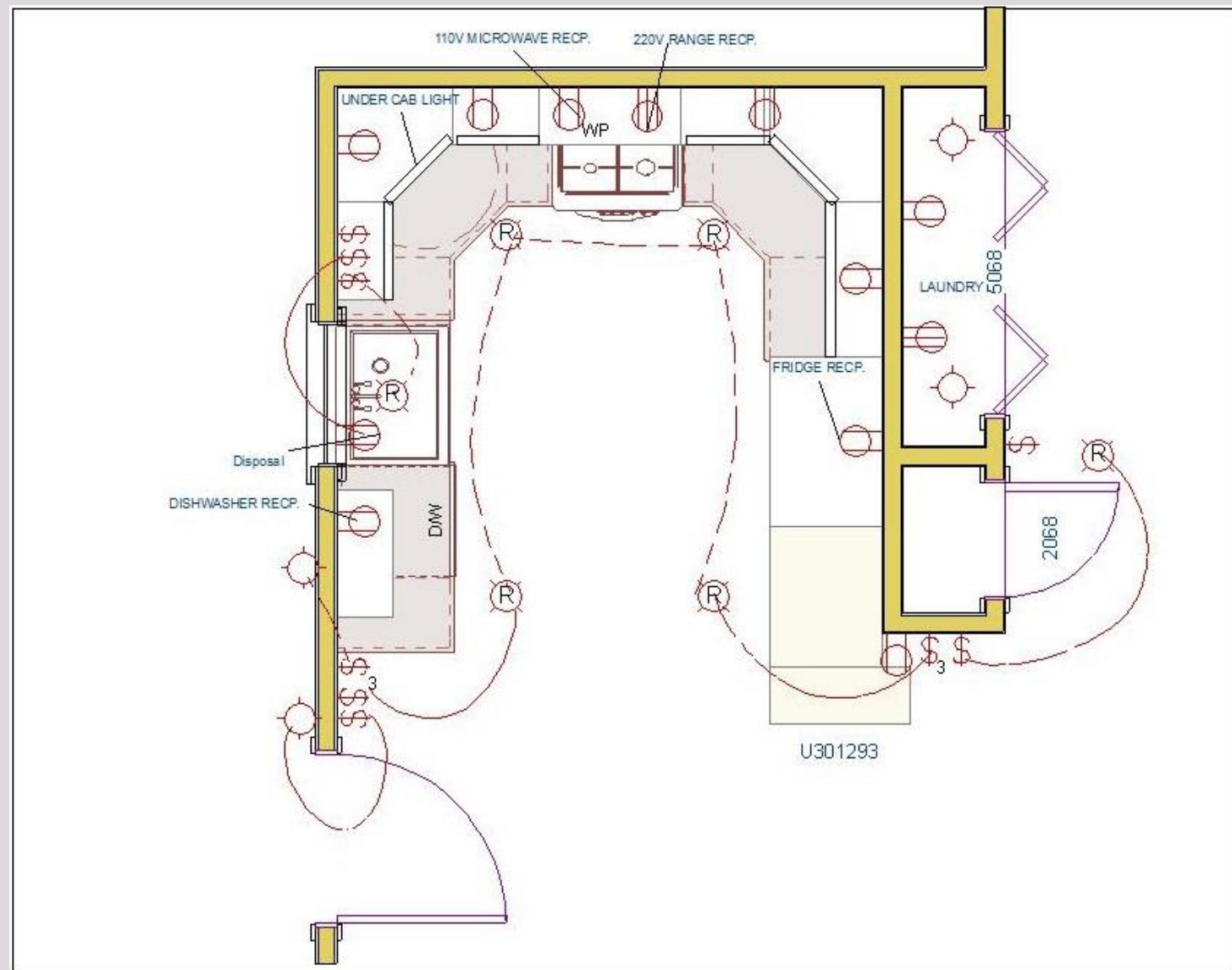




Design rendition of new kitchen



Kitchen layout plan



Kitchen electrical plan