



BEST KITCHEN RENOVATION - \$80,001 to \$130,000

BRIEF EXPLANATION:

The Remodeling Project involved the updating renovation of this 20 year old Kitchen with all the amenities of a new home. The existing kitchen was minimized in height with the dropped acoustical ceiling. The peninsula cabinetry layout over crowded the Homeowners with their gatherings which always ending up in the Kitchen. A Great Room concept was desired to allow the Homeowners to be functional and also be part of entertainment along with utilizing the balance of their first floor. A centralized kitchen with entrances from three traffic areas creates for a challenging design solution while incorporating a great room concept. In summary, the kitchen needed to conform to today's "science technology."

CHALLENGES:

The existing kitchen needed a fresh new design appeal to allow a more spacious look while creating an entertainment friendly atmosphere and to meet the Homeowner's gourmet needs and staying within the existing walls. The Kitchen needed various corrective measures which included the architectural design, structural stability, removal of acoustical soffitted ceiling and rerouting the plumbing above, the peninsula changing into an island, hot water heat layout, the AC ducting, and to keep with the Breakfast Room table being used every day. What was also evident was the desire to allow for today's lighting technology which the kitchen was severely lacking and to add natural lighting with the addition of windows. The challenge was to create a gathering area, which is always the kitchen, and allow the overflow to extend into the family room and sun room without segregating the crowd. The approach had to incorporate a user friendly island kitchen with keeping the chef in mind and simultaneously serve as the dramatic centerpiece of a spacious and functional open floor plan.

CREATIVE SOLUTIONS:

Creative interior decorating can help achieve this but not without the architectural design. The existing kitchen was totally demolished exposing the studs and floor joists. This allowed for the open space to be redesigned and allowed the trade alliances complete access for solutions of this remodeling project. The floors were leveled, windows were added or widened and doorways were expanded were just the beginning. Custom cabinetry, counter tops, and the island were redefined to create the new kitchen as the centralized point. This provided dramatic staging for entertaining with the expansion into the Family Room and Sun Room. Hardwood flooring was installed throughout the Kitchen, Breakfast and Family Rooms adding the expansive feel the Homeowners' desired. The additional natural lighting was achieved by adding windows to the walls on each side of the bay and widening the Kitchen window. The cabinetry and under-cabinet lighting highlighted the Breakfast Room being an extension of the Kitchen. The food preparation space was designed for the chef to have an abundance of counter space and insuring continuous contact with guests. This enabled the guests to feel comfortable as they enjoyed the personal attention and the dramatic views creating a true entertaining delight.

RESULTS:

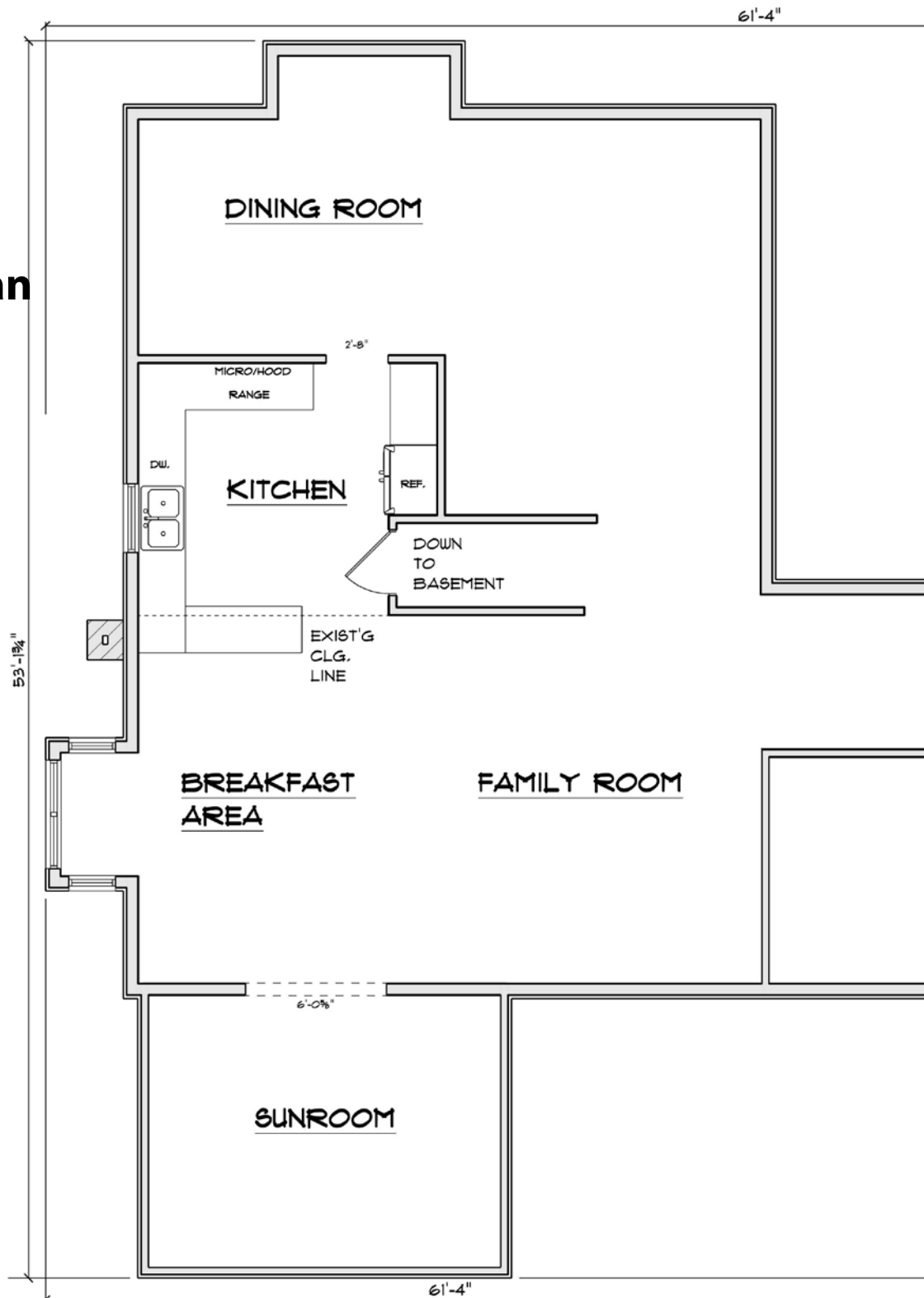
The remodeled Kitchen now appears immensely larger. The full height cabinetry without the dropped soffit and with the redesigned island and hardwood flooring accents the changes. Indirect lighting, functional lighting and natural lighting provides a bright comfortable work area and a soft elegant ambience when desired. The custom wood Shaker-style cabinetry, the expansive areas of quartz counter tops and backsplashes provide the look of a fine showroom while maintaining the comfortable and warm feeling of home. **"For A Home You Will Love"** truly reveals the way this Homeowner feels.



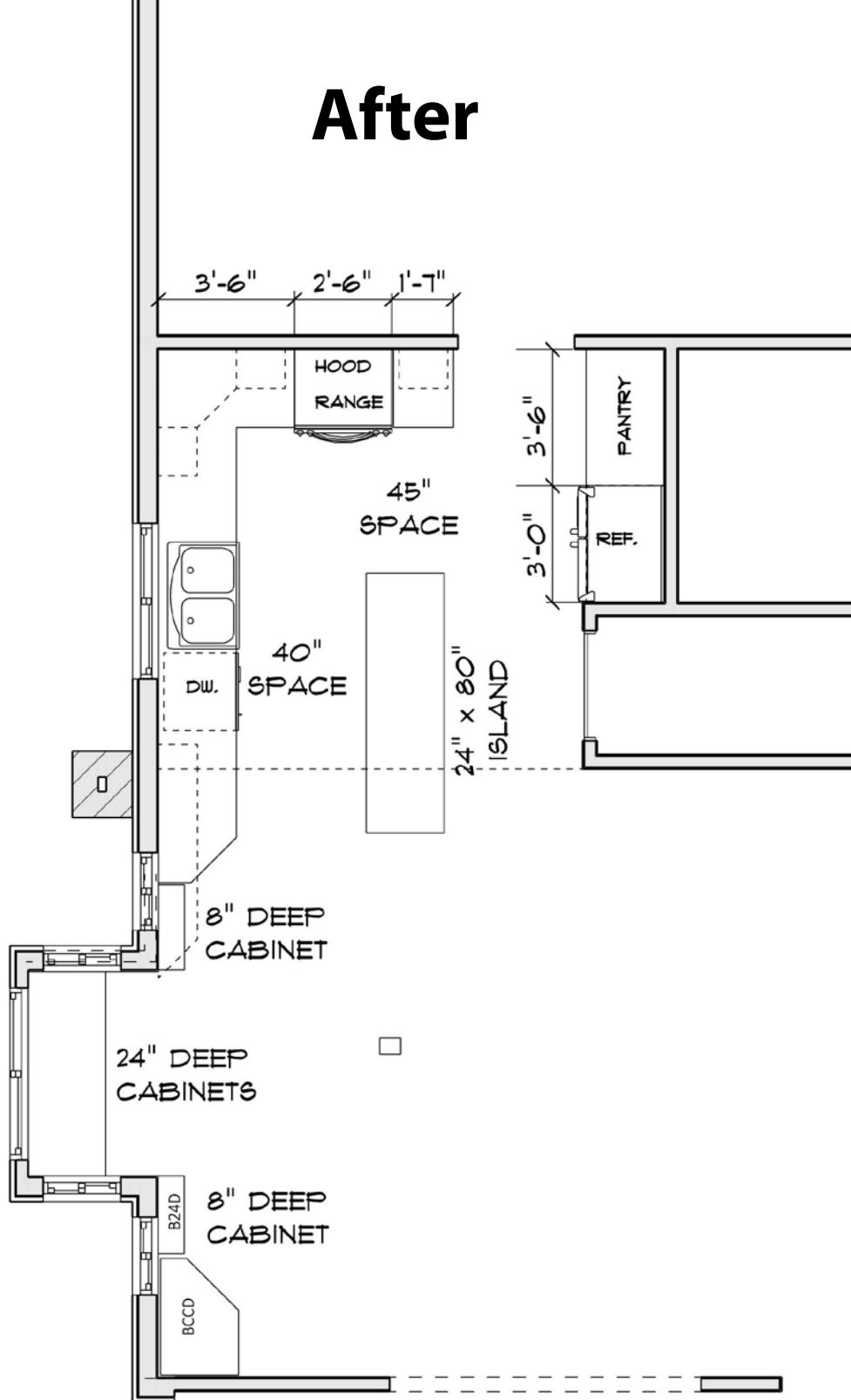
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Existing Floor Plan



After





After

The wider Kitchen Window for natural light complements the Under Cabinet Task Lighting along with the Functional Lighting.



Before



Before

View towards the Sun Room



Under Construction

View from the Sun Room into the Kitchen and into Sun Room during Construction and After.



After



Island

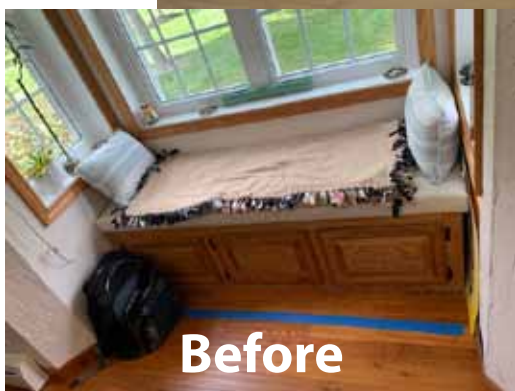


The Custom Island designed like Furniture with feet with plenty of storage and electricity for Buffet Serving for guests

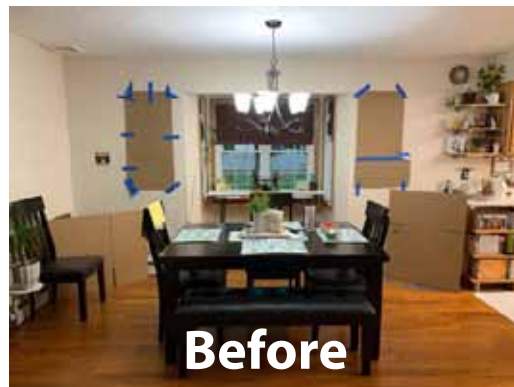


Breakfast Room

Symmetrical look the Homeowners desired.



Before



Before

Visual with the look of the added windows



Demolished to the studs



Under construction with the new windows installed and kitchen window wider

The Breakfast Room is now part of the total Kitchen Concept. The Bay Ceiling is raised with the other ceilings and the Windows provide the natural light.

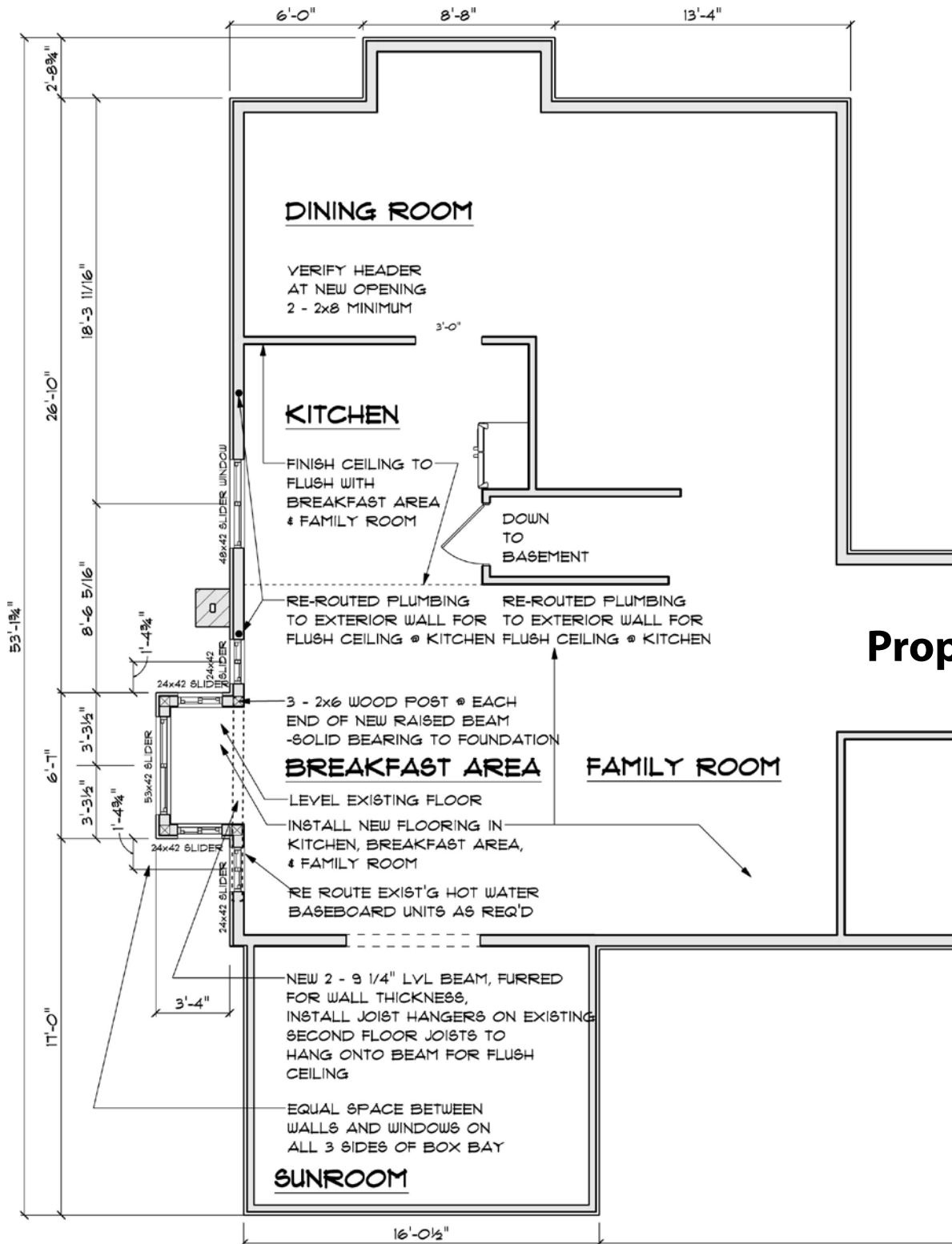


All existing Bay windows had to be shortened using new windows to clear counter tops.



Hot Water Heat calculated for specific use of auxiliary fans

Free-Floating Shelves to match opposite side.



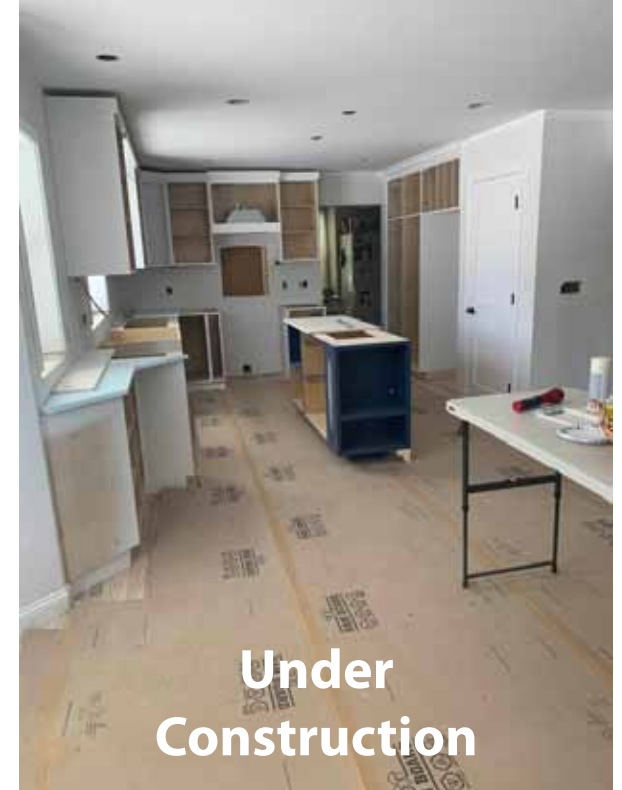
Proposed Plan

Ceilings

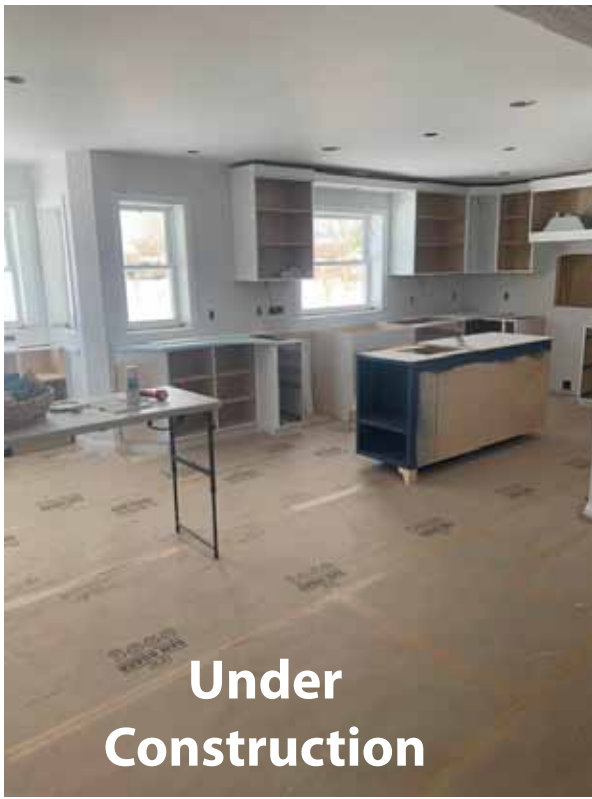
Notice the dropped Soffit in the before photo and the totally smooth one-level Ceilings in the Kitchen and Bay areas .



Before



Under Construction



Under Construction



The Cabinetry was architecturally designed to provide unevenness with the staggering of Cabinetry, Tops and the inclusion of Floating Shelves



Under Construction



The Sink needed to be moved to the left and with the wider Windows, all was good. The Dishwasher used to be on the right which was very clumsy for the Chef when using the Range. A pullout Garbage Disposal was utilized under the Sink and the Homeowners selected cabinet hardware to fit perfectly with the new Custom Shaker Styled Cabinetry.





The Pantry was designed to have all large Cabinetry together with the Refrigerator. The Pantry featured all rollout shelves for easy access.



The Cabinetry above the Refrigerator was utilized for cutting boards, cookie sheets and others for maximizing storage space.



Finish Product of Range Inset

The tiled inset behind the Range was the Homeowners desire with the color Tile matching all accents including the Custom Built Island. Even the curve at the top of the inset matched the curve of the existing fireplace in the Family Room.



Under Cabinet lighting was added for task and ambiance



View from Sun Room to Family Room. Even the doorway to the Foyer and Front Doors were widened to provide an elegant entrance.

The views into the Sun Room and Family room created the Great Room affect that the Homeowners so desired.





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