

# RotY MINNESOTA - 2025 AWARDS

## PROJECT:

Princeton Ave Remodel

## CATEGORY:

Entire House Over \$1,000,000

## PROJECT DETAILS:

While this project began as a kitchen remodel, it turned into an entire home renovation, including a two-story addition and an attic and lower level finish. We opened up the walls in the home to create a better flow.

## CLIENT GOALS:

Our clients sought to remodel their 100 year-old St. Paul home to fit their family of 6. They wanted to maintain the character of the home, while bringing new life to the space.



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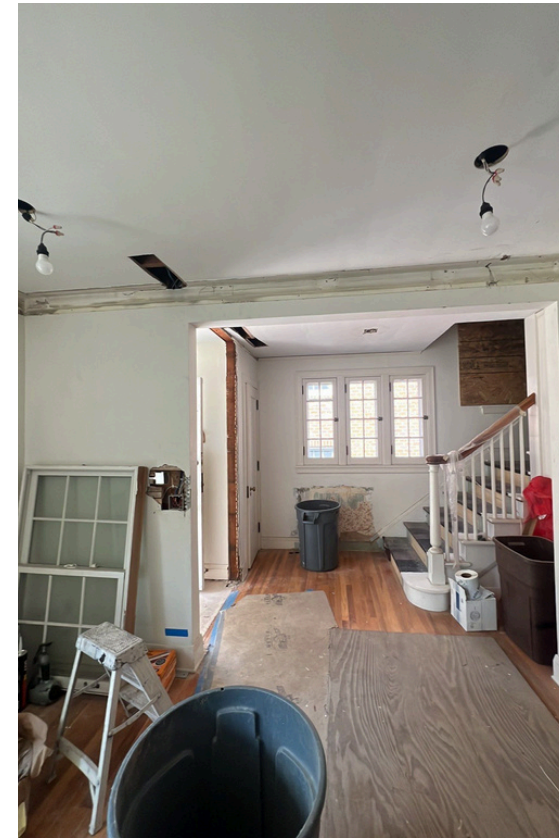
BEFORE PHOTOS



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# CONSTRUCTION PHOTOS



## DETAILS:

Previously, this home was very small and chopped up. By opening up walls, we faced engineering challenges and mechanical issues behind the walls. Our talented design partners, engineering, and creative solutions allowed us to tackle each challenge to create our client's dream home.



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# EXISTING STRUCTURE



## DETAILS:

Pieces of the main level remained intact throughout the renovation, albeit with major structural and cosmetic updates. In the dining room (left), we added a two-story addition for supplemental room in the kitchen and primary suite. The dining room was pushed out 10 feet, but we kept the original style of windows. Additionally, in the living room (right), we kept the layout, while renovating the fireplace, adding built-ins, and enhancing the style of the space. These rooms give a nod to the design of the original 100-year old home.



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BEFORE AND AFTER

BEFORE



AFTER



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# MAIN LEVEL



## DETAILS:

We included custom millwork to match the original era of the home, white oak cabinetry in the kitchen, in-floor heat to eliminate the need for radiators, and a large gas fireplace with cast-in-place custom stone surround in the living room.



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# SECOND LEVEL



## DETAILS:

In the primary suite, we added a custom coffee bar, along with a large primary bathroom adjacent to the bedroom. In the primary bathroom, we included custom laundry solutions to allow for additional functionality, with a walk-out porch to enjoy a morning cup of coffee. We also installed in-floor heat in each of the bathroom locations.



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# ATTIC LEVEL



## DETAILS:

Although not in the original scope of the project, our clients requested that we also finish the attic space. We turned the previously unused space into a second suite equipped with a walk-in closet and a  $\frac{3}{4}$  bath. The skylights in the bedroom brighten up the space, and the built-ins give a nod to the detailed character of the original home.



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# LOWER LEVEL



## PROJECT DETAILS:

Also added on to the original project, we completely finished the lower level, which includes a dry bar, a large living area, built-ins, and a game table. For a family of 6, this additional space will be well-used for years to come.



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# CUSTOM ELEMENTS



## DETAILS:

Throughout the home, we installed smart thermostats for increased efficiency. Additionally, we added in new built-ins in the bedrooms and kitchen for custom storage. A hidden appliance garage in the kitchen adds a stunning design element, while providing additional cabinetry. Finally, the large kitchen island created ample seating and prep space.



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