

NARI MINNESOTA – 2025 ROTY AWARDS

PROJECT: Hillside Dream

CATEGORY: Entire House \$250,000- \$500,000

This whole-house main level remodel reimagined the space as a bright, open, and functional home. Multiple walls were removed to create an open-concept layout, maximize natural light, and enhance flow. Original finishes were updated with rift and quarter-sawn white oak floors, a large entertaining island, and panel-front appliances for a seamless kitchen aesthetic. The former oversized mudroom was transformed to include a main-level laundry, powder bath, and hidden storage for kids' papers, along with built-in seating. Countertops feature built-up edges, and lighting was carefully designed for ambiance, including smart lighting to maintain a relaxing atmosphere after a long day. The kitchen and family room were opened up and anchored by a stone fireplace extending to the vaulted ceiling. Additional windows were installed, and HVAC, plumbing, and electrical systems were reconfigured. A lower-level fireplace was removed to allow the revised upstairs floor plan to function efficiently.



CLIENT NEEDS:

- Opened main-level walls to enhance flow and maximize nature views.
- Converted a former in-home office into a functional mudroom with drop zone and hidden storage for daily organization.
- Kitchen updates include a larger window to bring in natural light, inset cabinetry, panel-ready appliances, a hidden pantry, pot filler, and dedicated dishwasher and beverage drawers.

- Kitchen Island: Designed for entertaining and dinner parties, featuring a hidden office area within the peninsula.
- Family Room: Open to the kitchen, highlighted by a stone fireplace extending to the ceiling, integrated storage, and ladder access.
- Nighttime Ambiance: Thoughtfully layered finishes, warm materials, and under-seating lighting create a cozy, relaxing environment for the owners to unwind.

- Additional Updates: Added a powder bath for guests, a main-level laundry with sink, a front closet, and thoughtfully integrated hidden storage throughout the space.
- Overall Result: A bright, warm, and transitional main level that seamlessly balances family functionality with entertaining spaces and timeless design

BEFORE PHOTOS – EXISTING ENTRY AND LIVING ROOM



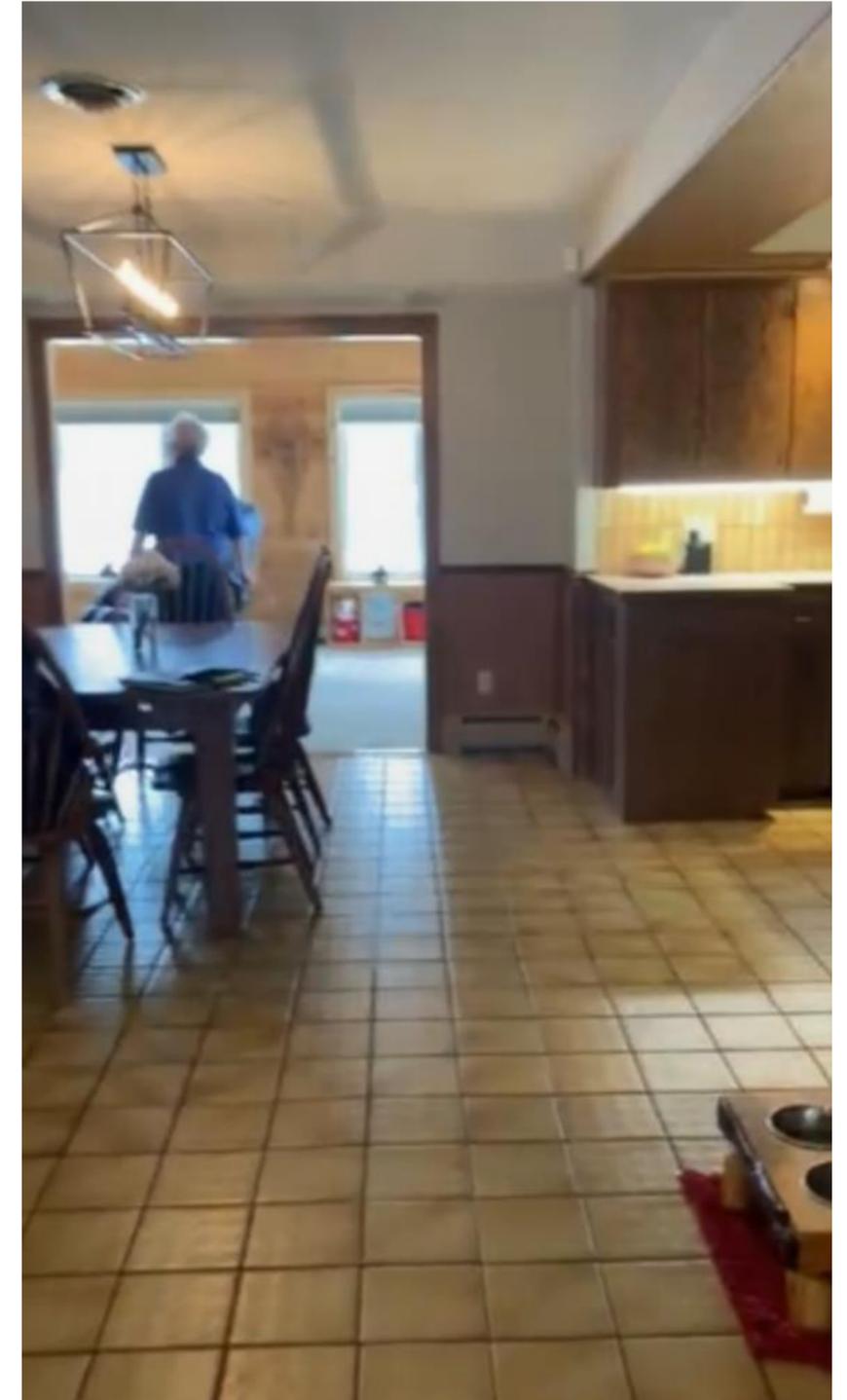
BEFORE PHOTOS – EXISTING KITCHEN AND DINING



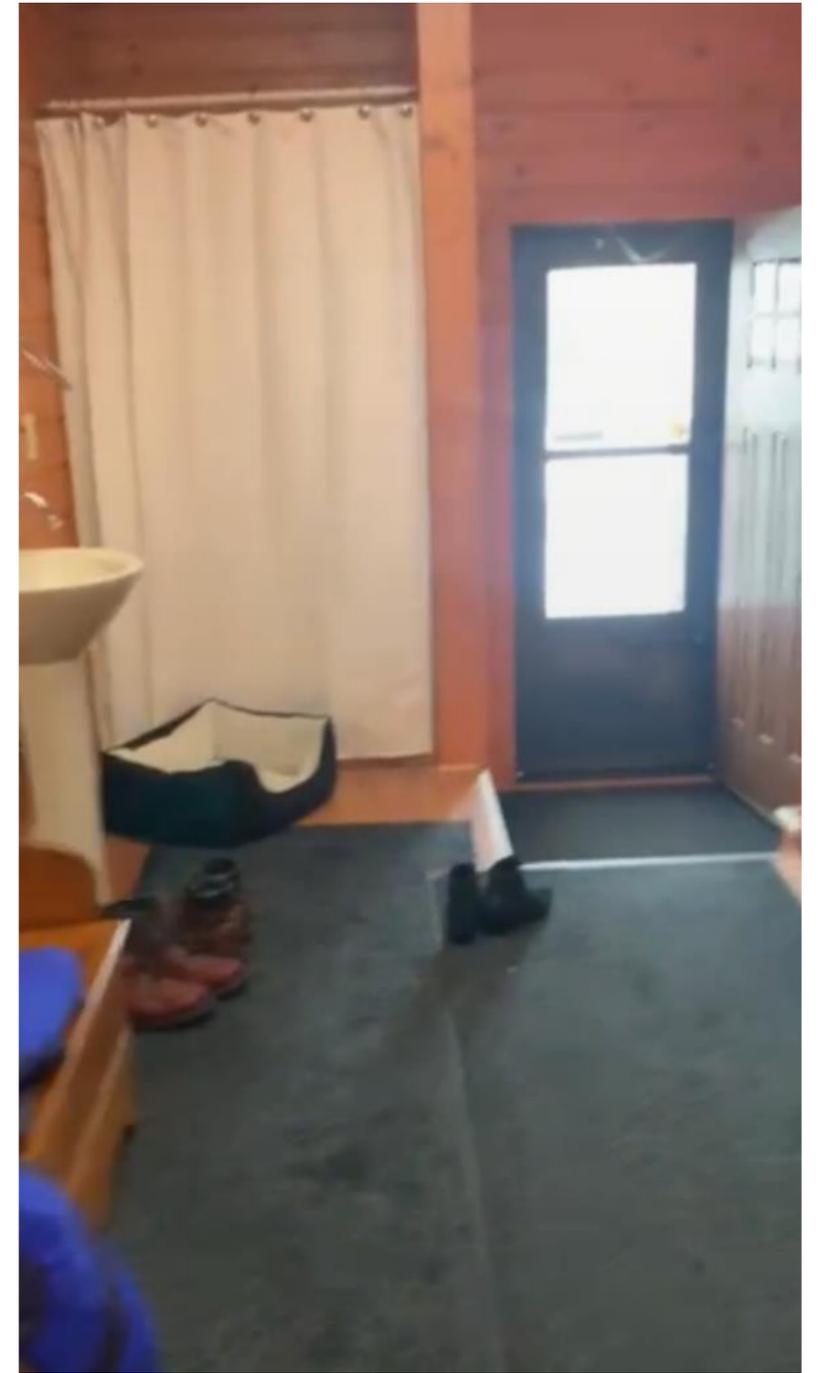
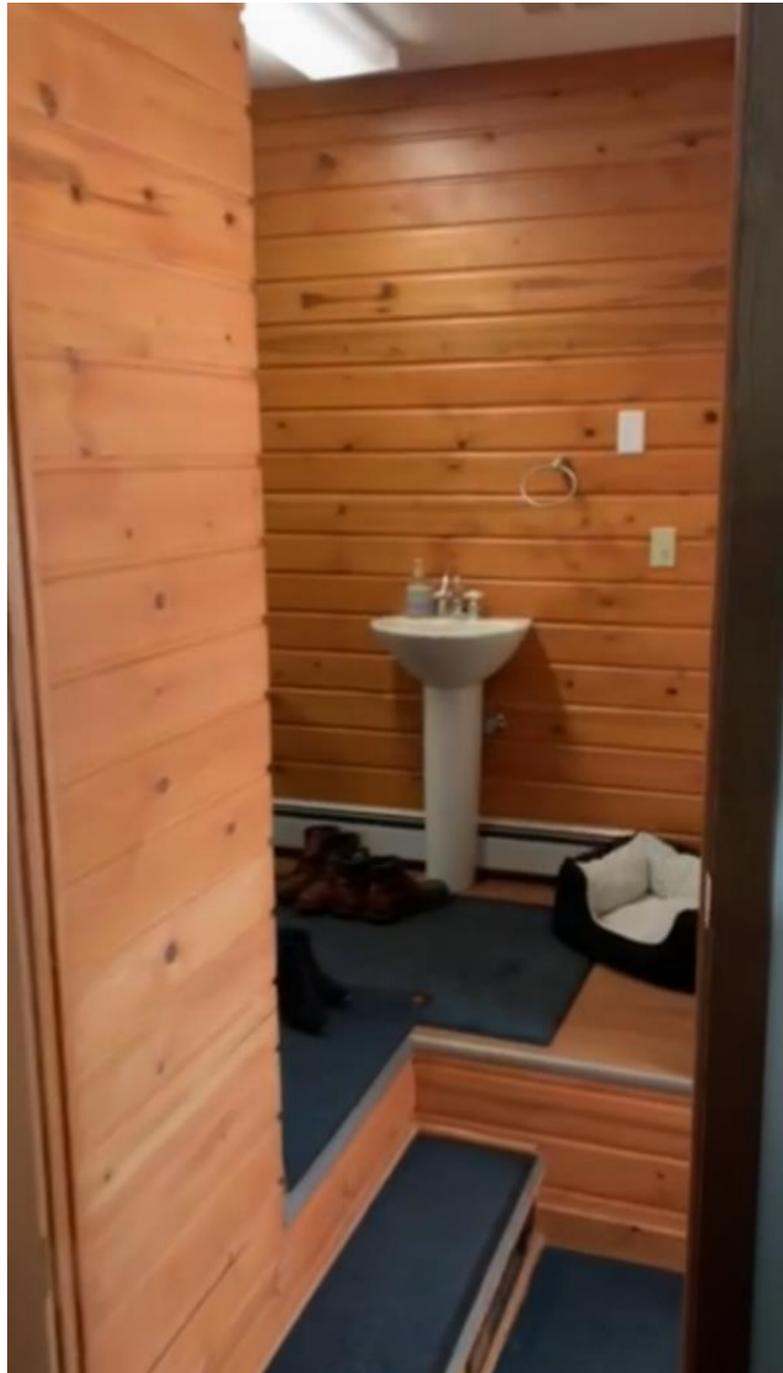
BEFORE PHOTOS



BEFORE PHOTOS – EXISTING FAMILY ROOM AND OPENING FROM KITCHEN



BEFORE PHOTOS – EXISTING MUDROOM AND OFFICE



3D RENDERINGS



BEFORE AND AFTER PHOTO – DINING AND ENTRY



BEFORE AND AFTER PHOTO - ENTRY



BEFORE AND AFTER PHOTO – LIVING AND DINING



BEFORE AND AFTER PHOTO - KITCHEN



BEFORE AND AFTER PHOTO – HALLWAY TO BEDROOMS AND BAR AREA



BEFORE AND AFTER PHOTO – KITCHEN / MUDROOM



BEFORE AND AFTER PHOTO - KITCHEN



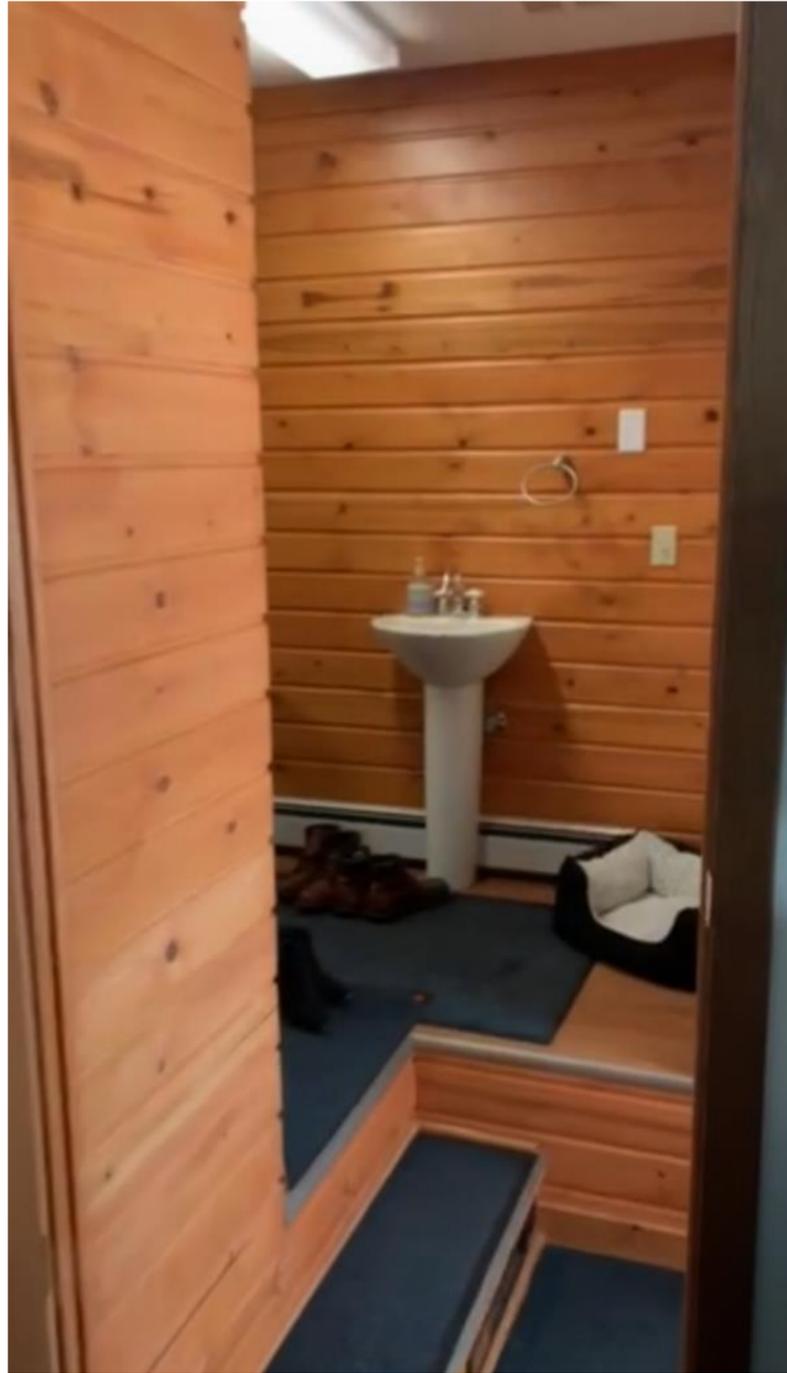
BEFORE AND AFTER PHOTO – FAMILY ROOM



BEFORE AND AFTER PHOTO – FAMILY ROOM



BEFORE AND AFTER PHOTO – POWDER BATH



BEFORE AND AFTER PHOTO - MUDROOM



BEFORE AND AFTER PHOTO - PANTRY



FUNCTIONALITY

- Opened Walls: Improved main-level flow and enhanced natural lighting by removing walls.
- Reconfigured Entry: Transformed the oversized mudroom and second entry into a powder bath, mudroom, laundry room, and hidden pantry.
- Main-Level Laundry: Relocated laundry upstairs with the addition of a sink for everyday convenience.
- Mudroom Functionality: Added a drop zone and hidden storage to keep clutter organized and out of sight.
- Kitchen Enhancements: Larger window for nature views, hidden pantry, panel-ready appliances, pot filler, dishwasher drawers, and beverage drawers.
- Island Design: Created for comfortable dinner parties and entertaining.
- Hidden Office Nook: Integrated into the peninsula for discreet work-from-home use.
- Family Room Features: Built-in storage and ladder access that combine practicality with design.



AESTHETICS

- Overall Transformation: Shifted the home from dark and woody to bright, warm, and transitional.
- Materials & Finishes: Replaced pine ceilings, paneling, and dated tile with rift-sawn white oak flooring for a fresh foundation.
- Cabinetry & Millwork: Added inset cabinetry and custom paneling to achieve a refined, timeless aesthetic.
- Focal Point: Installed a full-height stone fireplace reaching the ceiling as a dramatic centerpiece.
- Kitchen Updates: Expanded the window to capture nature views and natural light, layered in black accents, integrated panel-ready appliances, and designed thickened countertops for added presence.
- Lighting & Ambiance: Introduced under-seating island lighting to create a warm, inviting glow.
- Organization: Concealed a hidden pantry to keep daily clutter tucked away while preserving a streamlined look.
- Design Balance: Paired warm wood tones with bright finishes to add depth, character, and a welcoming sophistication.



CRAFTSMANSHIP/INNOVATIVE METHODS AND USES

- Flooring: Rift-sawn white oak selected for its natural grain and durability, installed with precision to enhance character.
- Cabinetry & Millwork: Custom inset cabinetry and paneling provide a seamless, polished finish.
- Hidden Storage: Integrated solutions including a concealed pantry, peninsula office nook, and mudroom drop zones.
- Countertops: Thickened profiles designed to elevate the kitchen's presence and architectural detail.
- Lighting: Under-seating illumination at the island adds subtle ambiance and functionality.
- Island: Engineered for comfort, entertaining, and dinner parties.
- Fireplace: Full-height stone installation crafted for both structural integrity and dramatic visual impact.
- Tilework: Mitered tile edge at the sink area ensures a clean, precise, and elevated finish.
- Design Approach: A timeless style seamlessly blended with modern practicality



PROJECT CHALLENGES

- Structural Updates: Walls were removed and steel supports added to create an open, connected flow.
- Concealed Features: A hidden pantry, discreet peninsula office nook, and integrated storage were seamlessly incorporated.
- System Relocation: Washer, dryer, and plumbing were moved through load-bearing walls, while HVAC was rerouted and a basement fireplace removed to support the new layout.
- Layout Challenges: The unique original floor plan required creative problem-solving to maximize functionality and livability.

CONSTRUCTION PHOTOS



THE CLIENTS MOST LOVED VIEW!

