

# NARI MINNESOTA – 2025 ROTY AWARDS

PROJECT: Oak & Arches  
CATEGORY: ENTIRE HOUSE \$750,000- \$1,000,000

Our clients came to us with a vision: to maximize their lake views and create a home that felt open, functional, and timeless. To achieve this, we removed two load-bearing walls, raised a sunken family room, and completely reworked the layout of the mudroom, powder bathroom, laundry room, and primary suite—ensuring their favorite spaces enjoyed unobstructed lake views.

Upstairs, we transformed one oversized bathroom into two more functional baths. Outside, we designed a large deck with cable rails and mitered edges, preserving the sightlines to the water. Inside, craftsmanship was a priority. The home now features custom white oak inset cabinetry throughout, a stone arch hood as a focal point, wrapped beams concealing structural elements, and thoughtfully integrated storage solutions including mudroom cabinets with mail organizers, large closets, and a hidden pantry with tuck-in doors—perfect for their growing boys.

The kitchen was tailored for both beauty and function with panel-front appliances, an eat-in design, built-up countertop edges, under-seating lighting, and a pot filler. Every detail was considered—from a dedicated dog-bowl area to age-in-place planning.

In the primary bathroom, lit niches provide a warm spa-like feel. Across the main level, all new windows frame the lake, flooding the interiors with natural light and uninterrupted views. The result is a home that balances modern comfort, timeless materials, and family-friendly living—all while embracing the lake as its centerpiece.

## CLIENT NEEDS:

- Open floor plan by removing load-bearing walls & raising sunken family room
- Maximize lake views with new window layouts and large deck with cable rails
- Relocate mudroom, powder bath, laundry, and primary bath for better flow
- Custom white oak cabinetry & stone arch hood as key design features
- Hidden pantry with tuck-in doors + panel-front appliances
- Functional storage: large closets, mudroom organizers, dog-bowl area
- Split large upstairs bath into two
- Age-in-place planning throughout





BEFORE PHOTOS





BEFORE PHOTOS





**BEFORE PHOTOS**





BEFORE PHOTOS





BEFORE PHOTOS



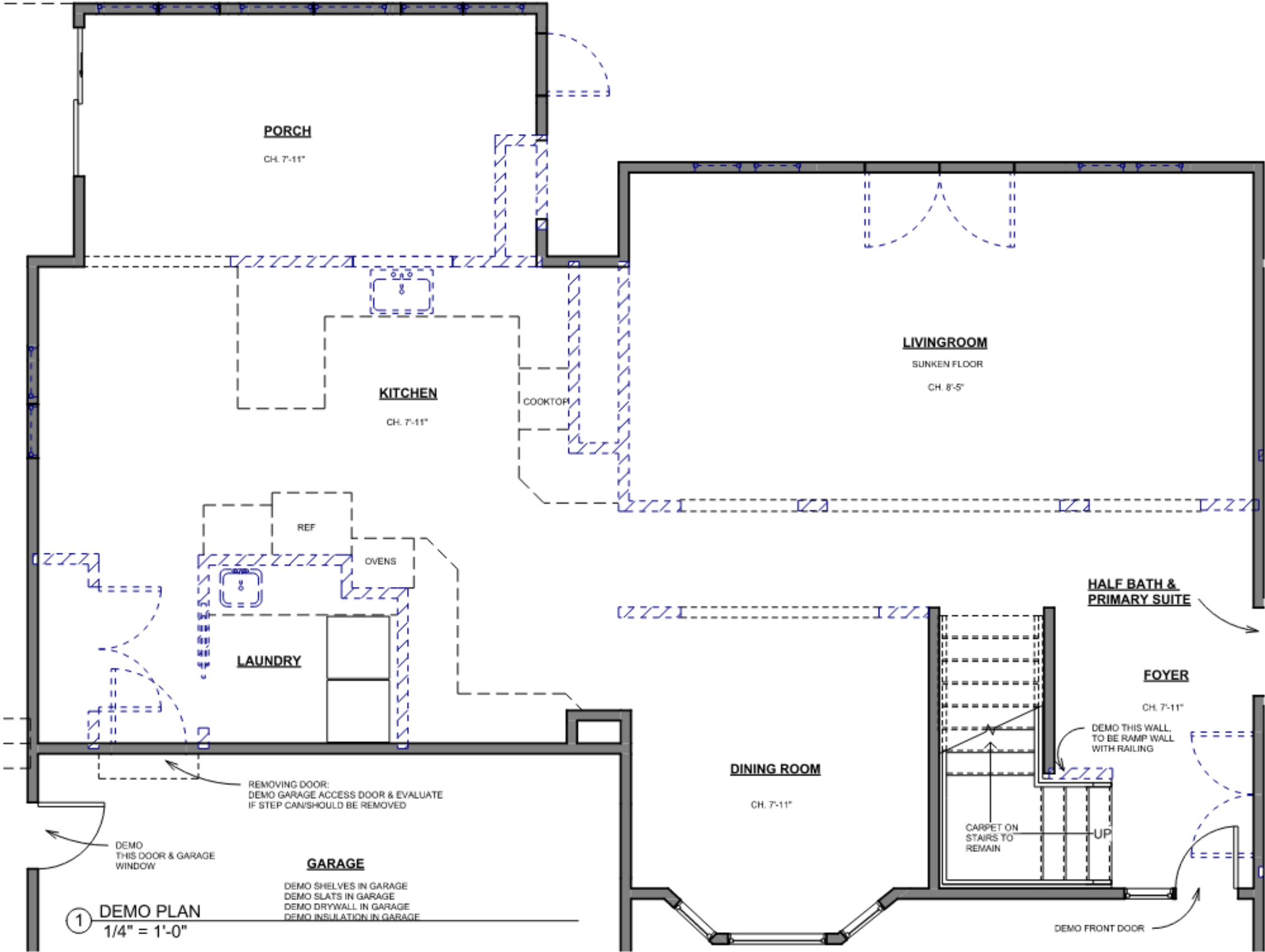


**BEFORE AND PROGRESS DECK PHOTOS**



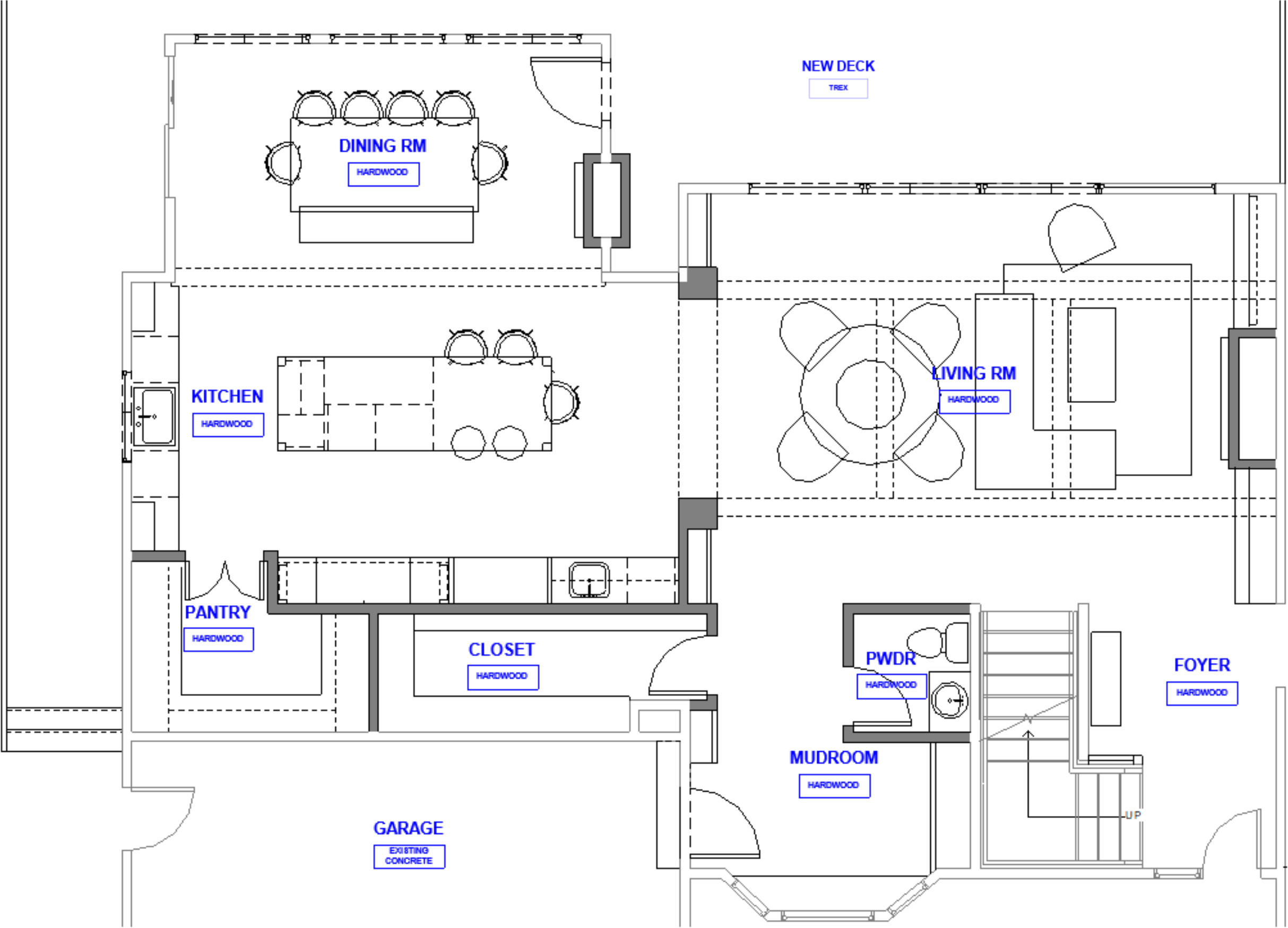


BEFORE FLOOR PLAN – MAIN LEVEL LIVING AREA



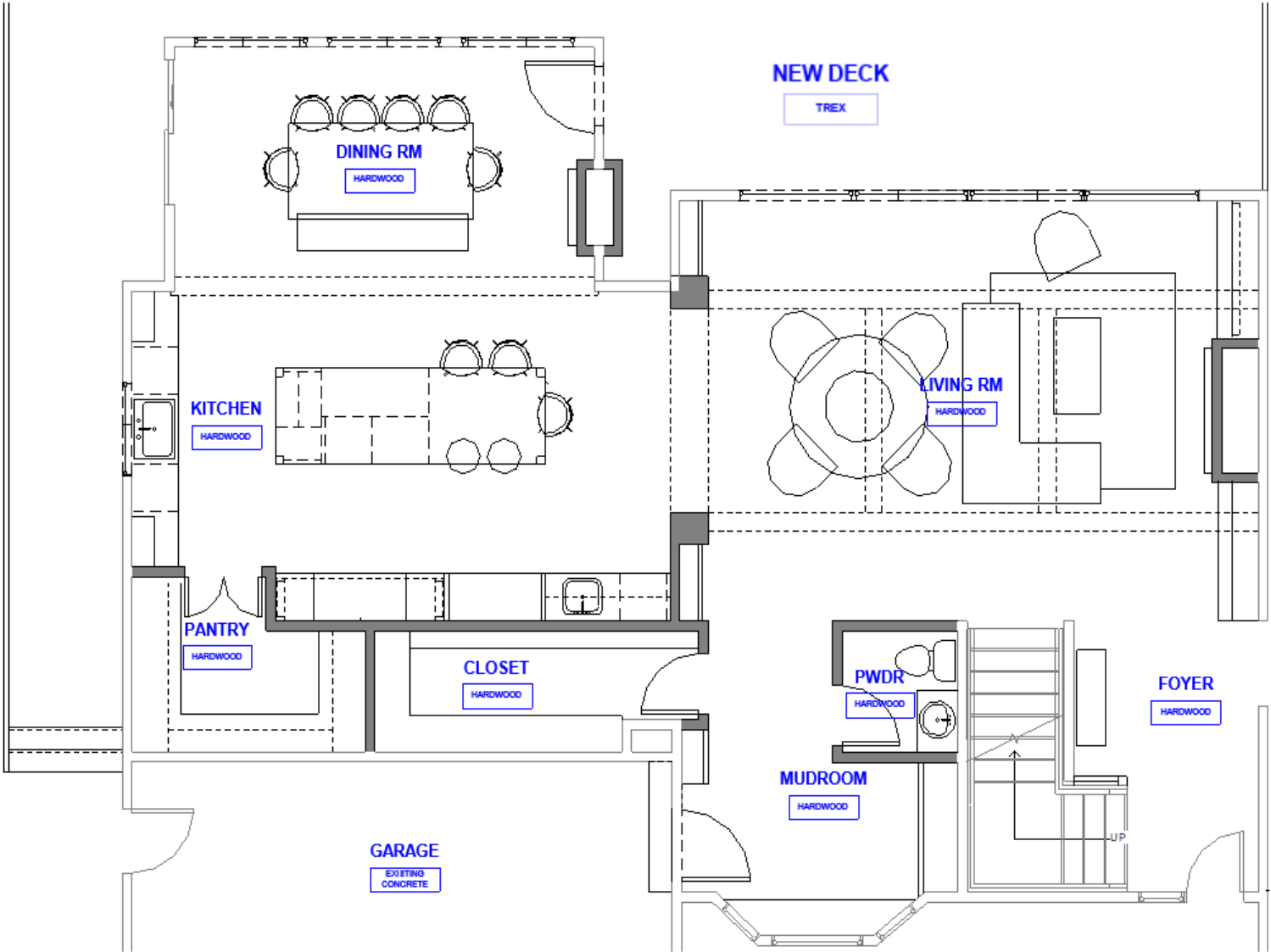
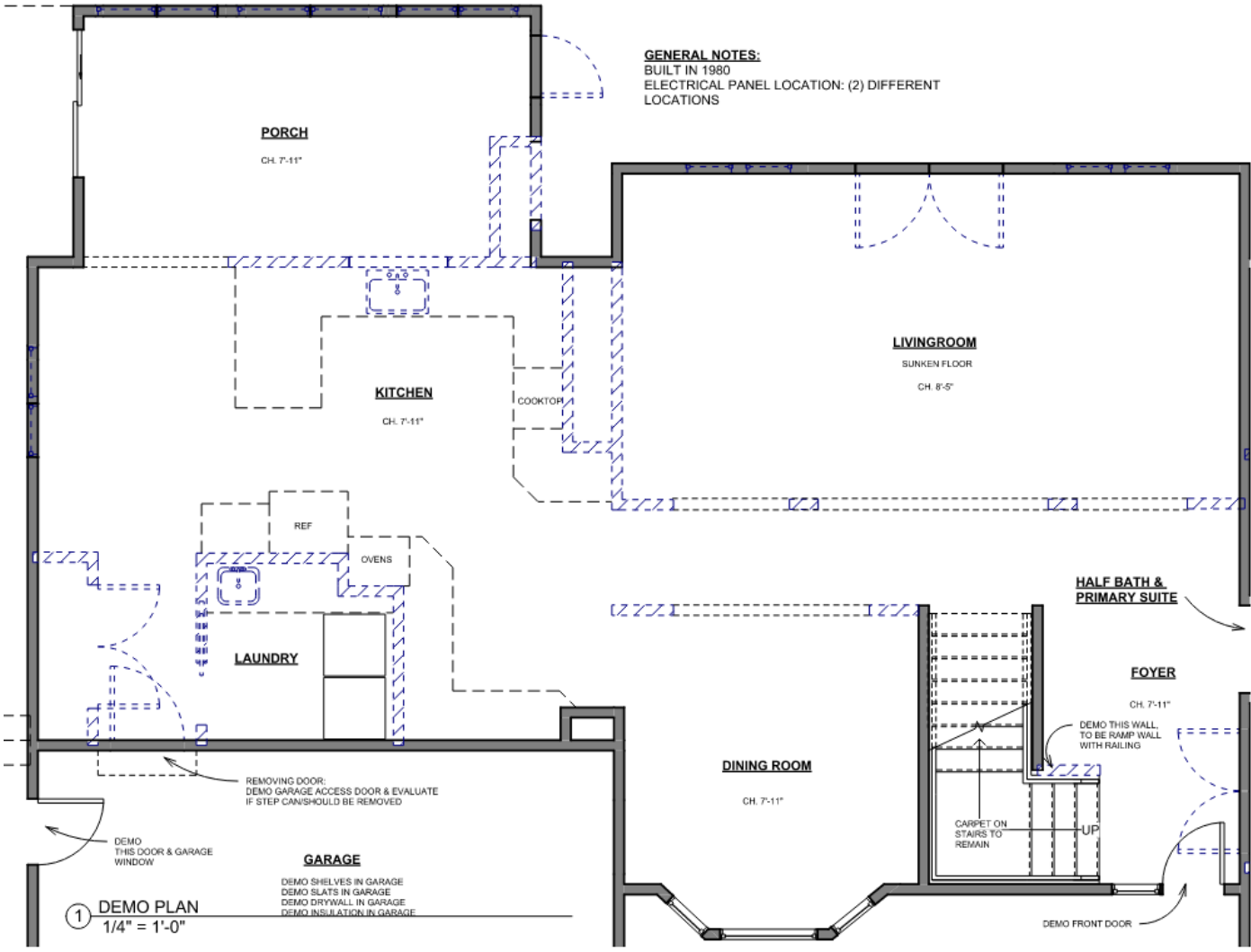


AFTER FLOOR PLAN – MAIN LEVEL LIVING AREA



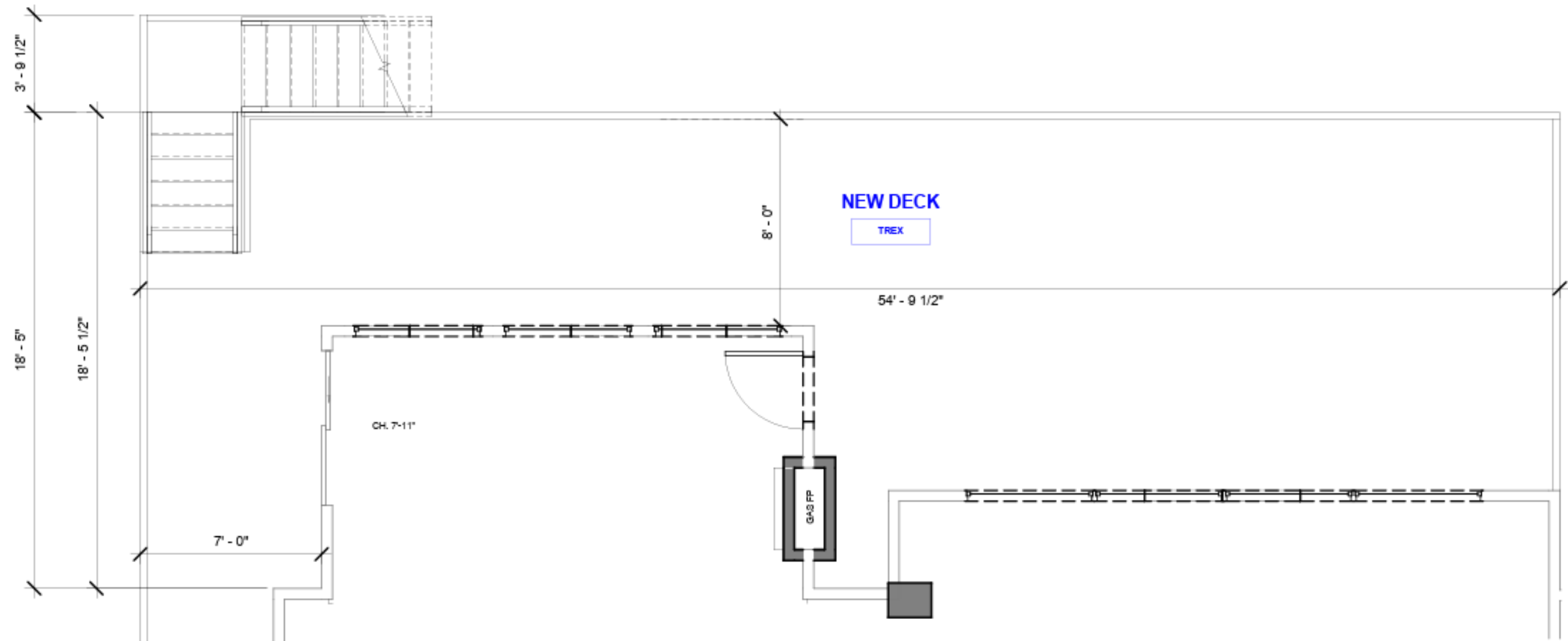


BEFORE AND AFTER FLOOR PLAN – MAIN LEVEL LIVING AREA SIDE BY SIDE



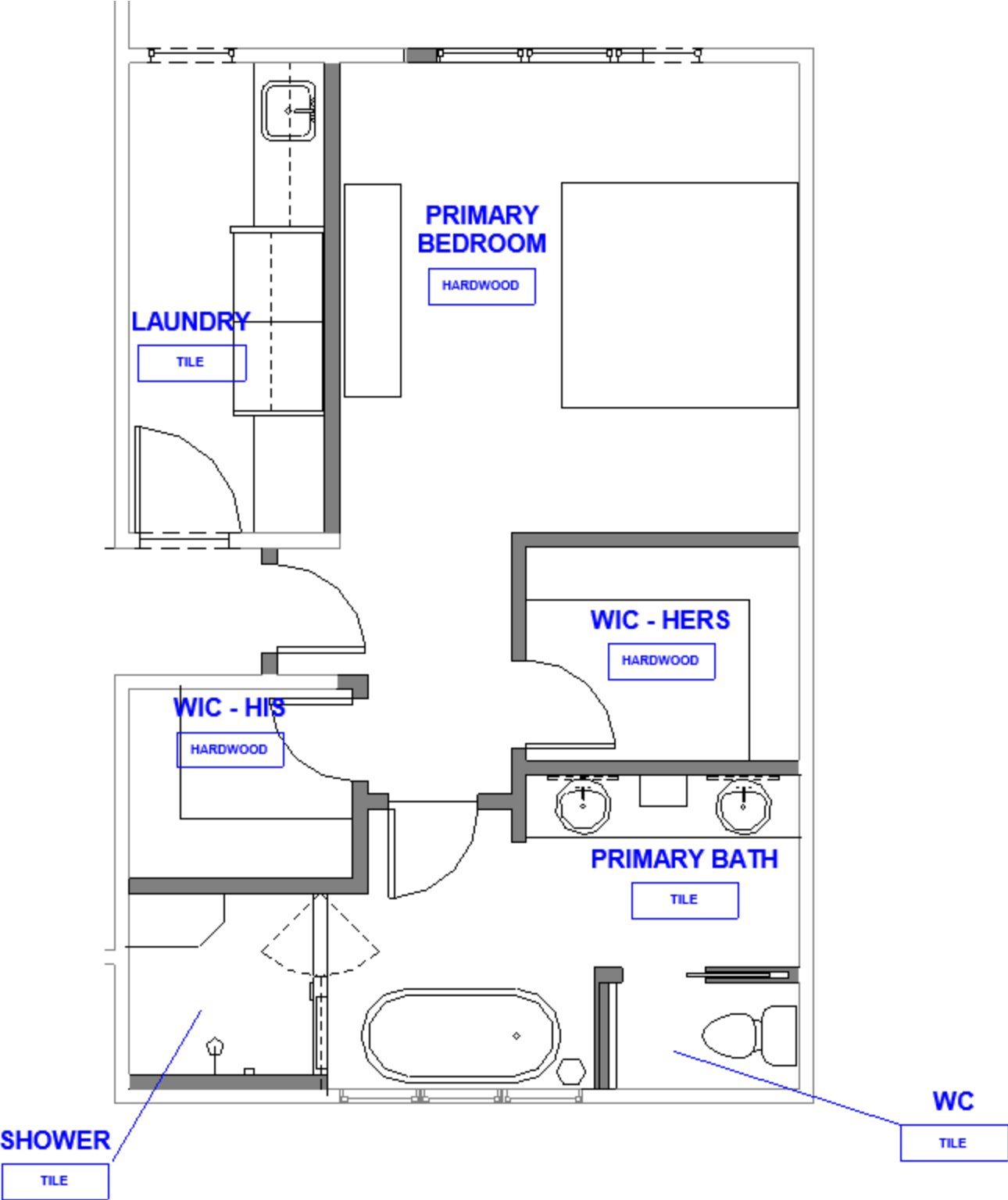
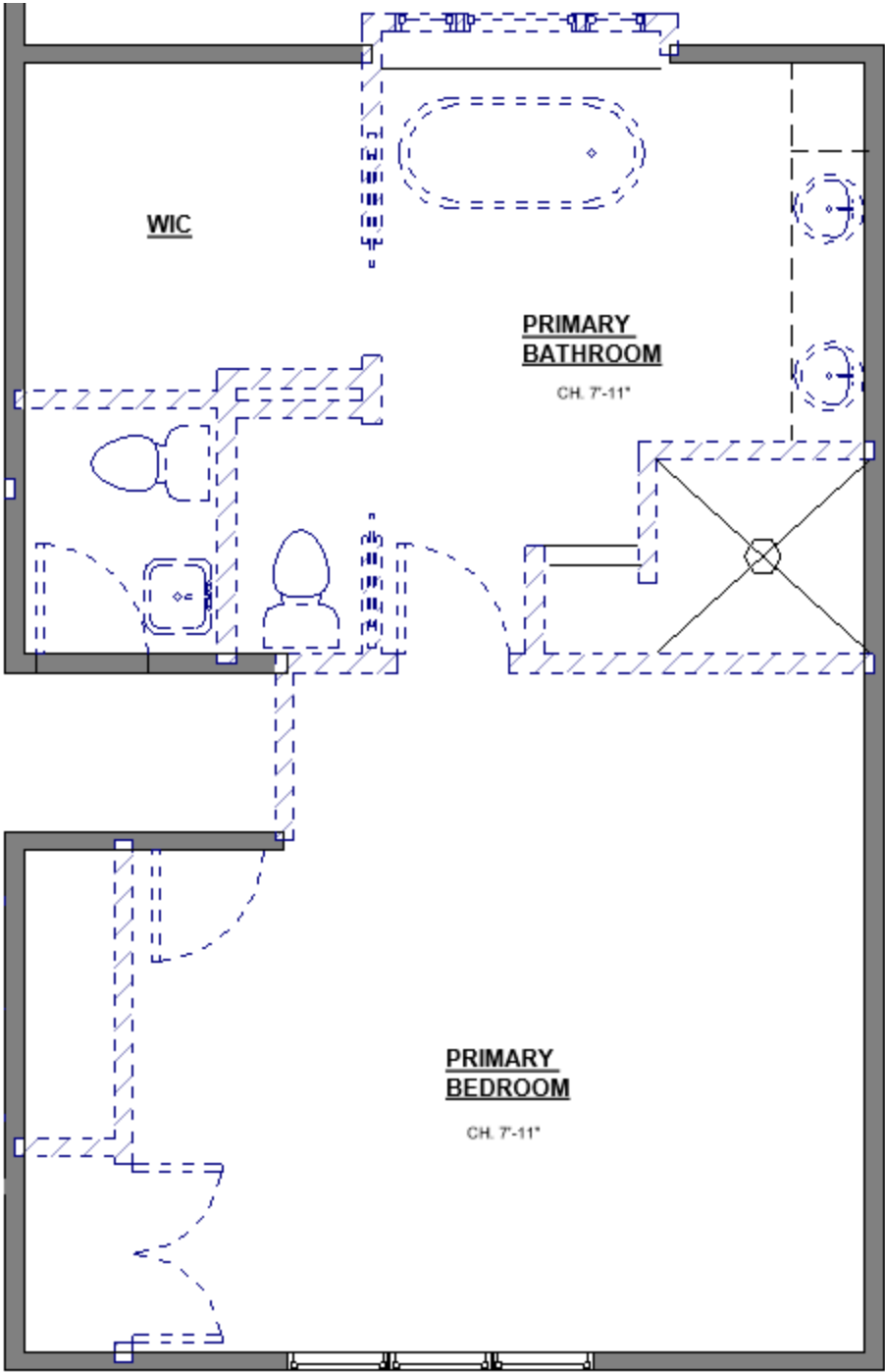


AFTER FLOOR PLAN – NEW DECK



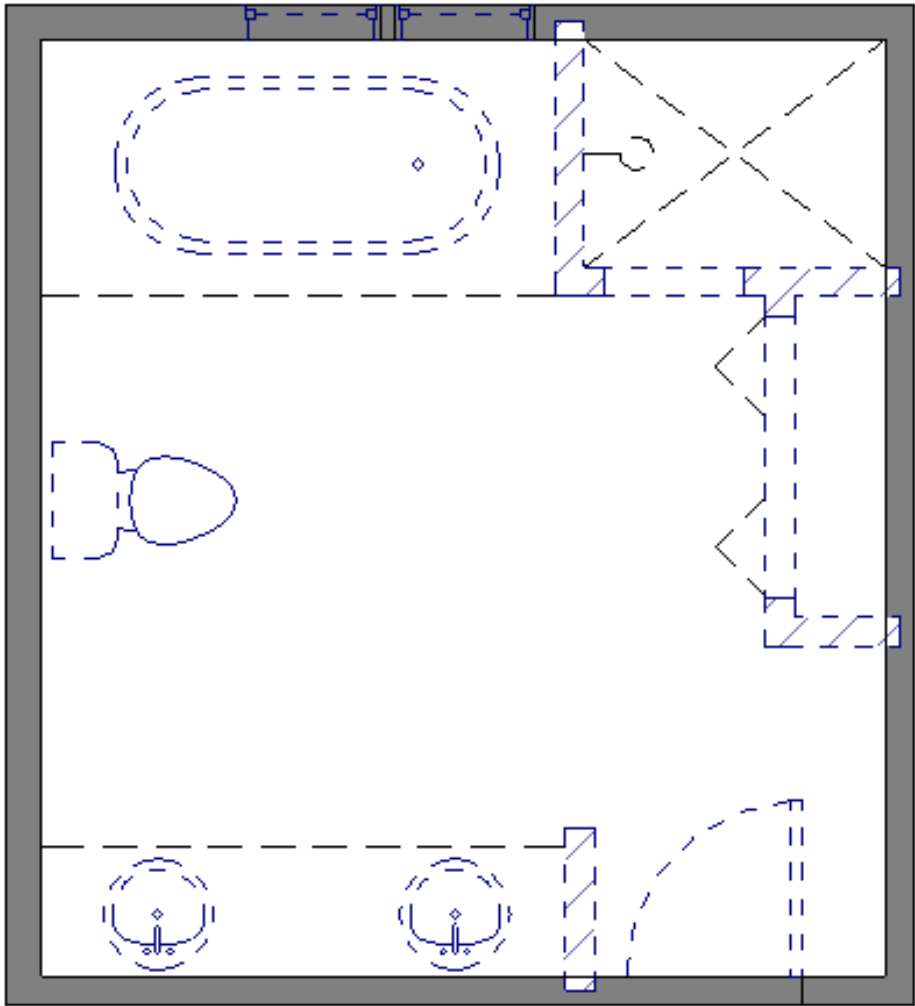


BEFORE & AFTER FLOOR PLAN – PRIMARY SUITE AND LAUNDRY





BEFORE & AFTER FLOOR PLAN – UPSTAIRS BATHROOM

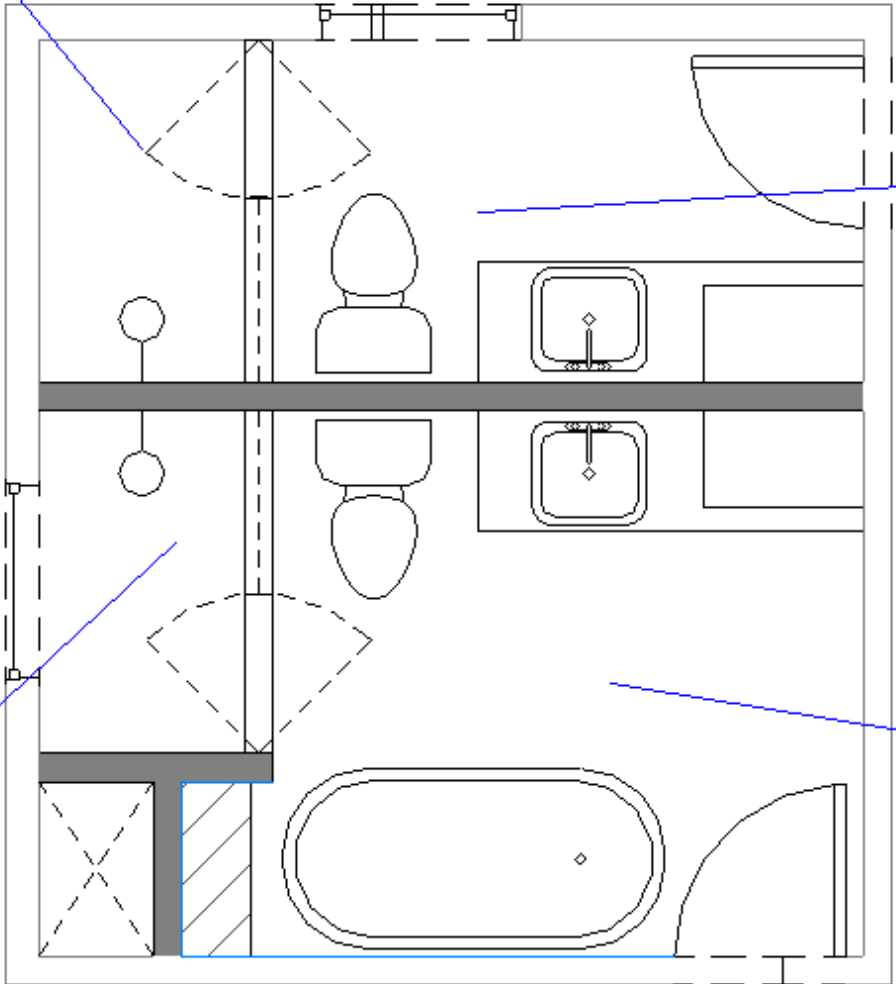


**SHOWER**

TILE

**SHOWER**

TILE



**UL BATH 2**

TILE

**UL BATH 1**

TILE



3D RENDERINGS





3D RENDERINGS





BEFORE AND AFTER PHOTO





BEFORE AND AFTER PHOTO - KITCHEN





BEFORE AND AFTER PHOTO - KITCHEN





BEFORE AND AFTER PHOTO - DINING





BEFORE AND AFTER PHOTO – KITCHEN/DINING





BEFORE AND AFTER PHOTO – LIVING ROOM





BEFORE AND AFTER PHOTO – LIVING ROOM





BEFORE AND AFTER PHOTO – LIVING ROOM





BEFORE AND AFTER PHOTO – FRONT ENTRY





BEFORE AND AFTER PHOTO – PRIMARY BATHROOM





BEFORE AND AFTER PHOTO - EXTERIOR





BEFORE AND AFTER PHOTO - MUDROOM





BEFORE AND AFTER PHOTO – UPSTAIRS BATHROOM





BEFORE AND AFTER PHOTO – UPSTAIRS BATHROOM





BEFORE AND AFTER PHOTO – POWDER BATHROOM





BEFORE AND AFTER PHOTO – LAUNDRY ROOM





# FUNCTIONALITY

- Optimized Layout:** Relocated mudroom, powder bath, laundry, and primary suite to improve flow and maximize lake views from key spaces.
- Storage Solutions:** Large closets, mudroom cabinets with mail organizers, and a hidden pantry with tuck-in doors keep the home organized and clutter-free.
- Kitchen Efficiency:** Panel-front appliances, built-up countertop edges, under-seating lighting, and a pot filler combine convenience with style.
- Family-Friendly Features:** Areas for dog bowls, flexible spaces for growing boys, and age-in-place considerations ensure the home works for everyone.
- Bathrooms:** Thoughtful layouts with lit niches provide both functionality and a spa-like atmosphere.
- Deck & Views:** Cable-rail deck maintains unobstructed sightlines to the lake while creating a seamless indoor-outdoor experience.





# AESTHETICS

- Natural Materials:** Custom white oak cabinetry, wrapped beams, and built-up countertop edges add richness and texture.
- Stone Features:** A custom stone arch hood serves as a dramatic focal point in the kitchen.
- Clean Lines & Details:** Panel-front appliances, tuck-in pantry doors, and mitered deck edges create a seamless, polished appearance.
- Light & Views:** All-new windows and a strategically placed deck frame the lake, filling interiors with natural light and emphasizing the connection to nature.
- Balanced Design:** A mix of traditional craftsmanship and modern functionality ensures the home feels elegant yet comfortable, perfect for family life and entertaining.





## CRAFTSMANSHIP/INNOVATIVE METHODS AND USES

- Custom Millwork:** Every cabinet, beam wrap, and built-up countertop edge was carefully designed and executed in white oak for a seamless, high-quality finish.
- Stonework:** The custom stone arch hood demonstrates precision masonry and serves as both a structural and visual centerpiece.
- Structural Innovation:** Two load-bearing walls were removed, and the sunken family room was raised to open the floor plan and maximize views, requiring careful engineering and creative problem-solving.
- Integrated Systems:** HVAC, plumbing, and utilities were relocated within existing load-bearing walls without compromising design, maintaining both performance and elegance.
- Hidden & Functional Details:** Innovative solutions like tuck-in pantry doors, panel-front appliances, and organized mudroom cabinetry allow the home to feel clean, cohesive, and highly functional.
- Deck & Views:** The large cable-rail deck with mitered edges preserves sightlines while blending seamlessly with the home’s overall design.



## PROJECT CHALLENGES

- Structural Modifications:** Removing two load-bearing walls to open the main floor required the installation of two 25-foot steel beams—an intricate process to maintain structural integrity while achieving the desired open layout.
- Uneven Subfloor:** The existing subfloor was unlevel from one side of the house to the other, demanding precise leveling and shimming to ensure a flawless finish for flooring and cabinetry.
- Large Windows Installation:** Installing oversized windows on the main level to maximize lake views required careful coordination to maintain structural support, water-tightness, and alignment with interior finishes.
- Tight Timelines:** The combination of structural work, custom millwork, and precise finishes needed to be completed on a tight schedule, requiring seamless communication and coordination between design, engineering, and construction teams.





CONSTRUCTION  
PHOTOS

