

NARI MINNESOTA – 2025 ROTY AWARDS

PROJECT: Hillside Dream

CATEGORY: Residential Interior \$250,000-\$500,000

For this full main-level remodel, we completely transformed a previously unusable living space into a warm, functional, and transitional home. The original layout, with its heavy wood finishes, pine ceiling and paneling, dirty tile floors, wood soffits, and outdated cabinetry, gave the home a very “woody” feel that didn’t maximize light, flow, or functionality.

We started by demoing the entire main level, removing a secondary front door, opening walls, and reconfiguring spaces to maximize functionality and highlight the lake views. The in-home office was converted into a more functional mudroom with a drop zone and hidden storage. The washer and dryer were moved to the main level and paired with a new laundry sink, while a hidden pantry, pot filler, panel-ready appliances, dishwasher drawers, and beverage drawers were added to improve kitchen efficiency.

In the kitchen, a larger window was added to frame the view, and inset cabinetry and custom features brought a modern, clean feel. A powder bath was added for guests, allowing the family’s daughter to have her own private bathroom.

The family room was opened to flow cohesively with the kitchen, featuring storage solutions, a ladder for access, and a stone fireplace extending to the ceiling. Throughout the main level, we installed rift-sawn white oak flooring, added inset cabinets and paneling, and created a new front closet.

Overall, the remodel transitioned the home from a dated, wood-heavy space to a bright, warm, and timeless design, balancing aesthetic beauty with practical, everyday functionality.



CLIENT NEEDS:

- **Opened main-level walls** to improve flow and maximize lake views
- **Converted in-home office** into a functional mudroom with drop zone and hidden storage
- **Kitchen updates:** larger window for more natural light, inset cabinetry, panel-ready appliances, hidden pantry, pot filler, dishwasher & beverage drawers

- **Island designed** for dinner parties and entertaining, with **hidden office area in the peninsula**
- **Family room:** opened to kitchen, stone fireplace to the ceiling, integrated storage, ladder access
- **Nighttime ambiance:** **under-seating lighting, layered finishes, and warm materials** create a relaxing environment for the owners to wind down

- **Additional updates:** powder bath for guests, main-level laundry with sink, front closet, and clever hidden storage throughout
- **Overall result:** bright, warm, and transitional main level, balancing family functionality with entertaining and timeless design

BEFORE PHOTOS



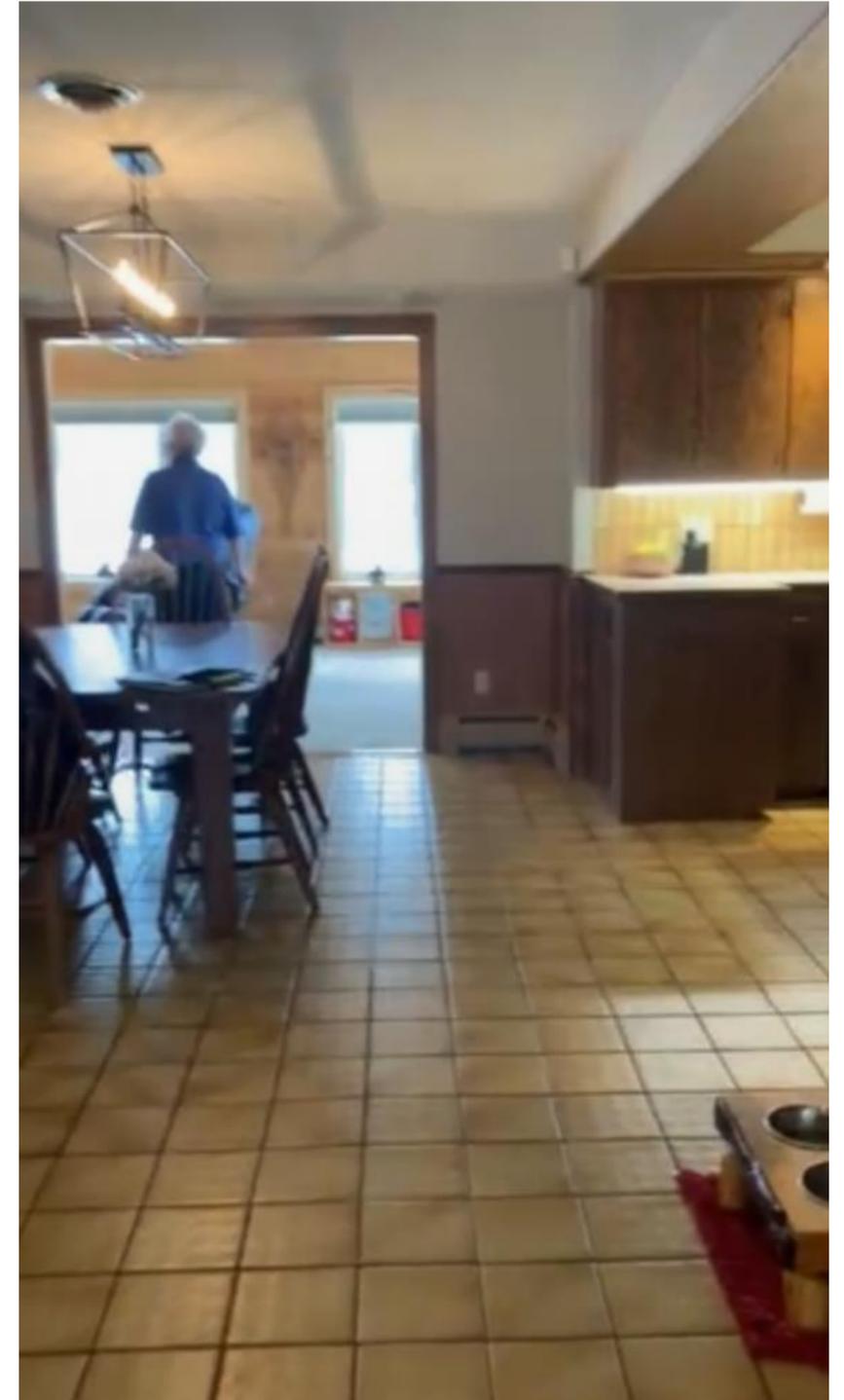
BEFORE PHOTOS



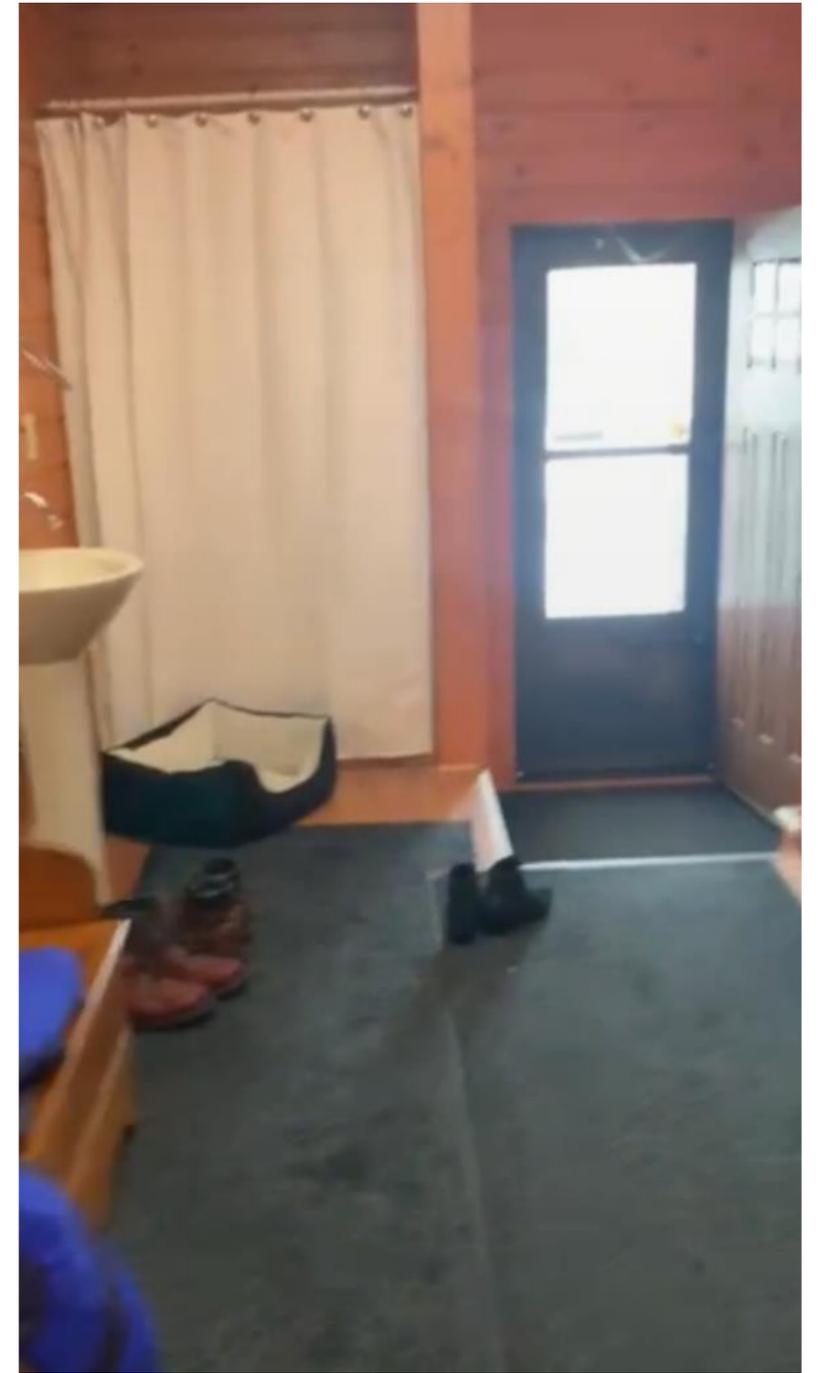
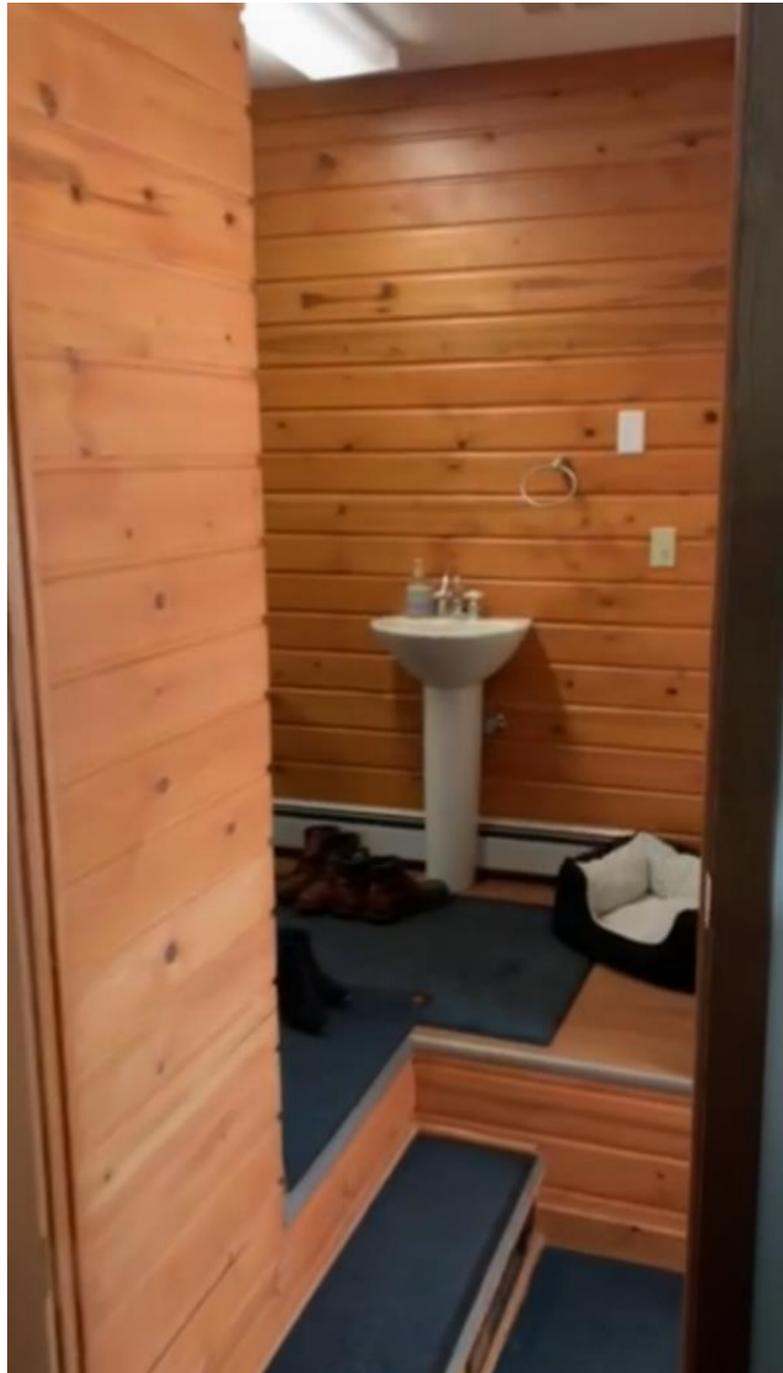
BEFORE PHOTOS



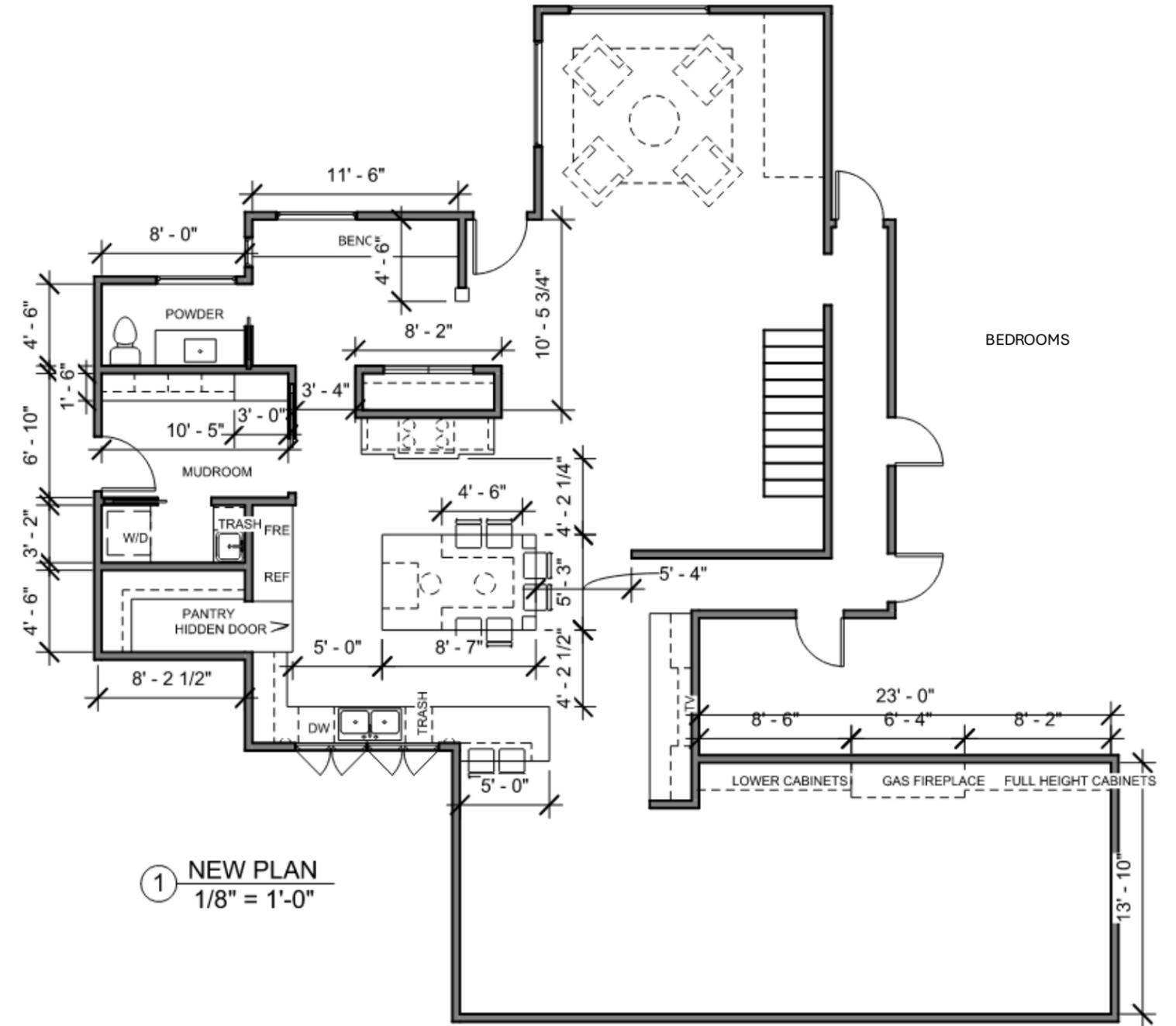
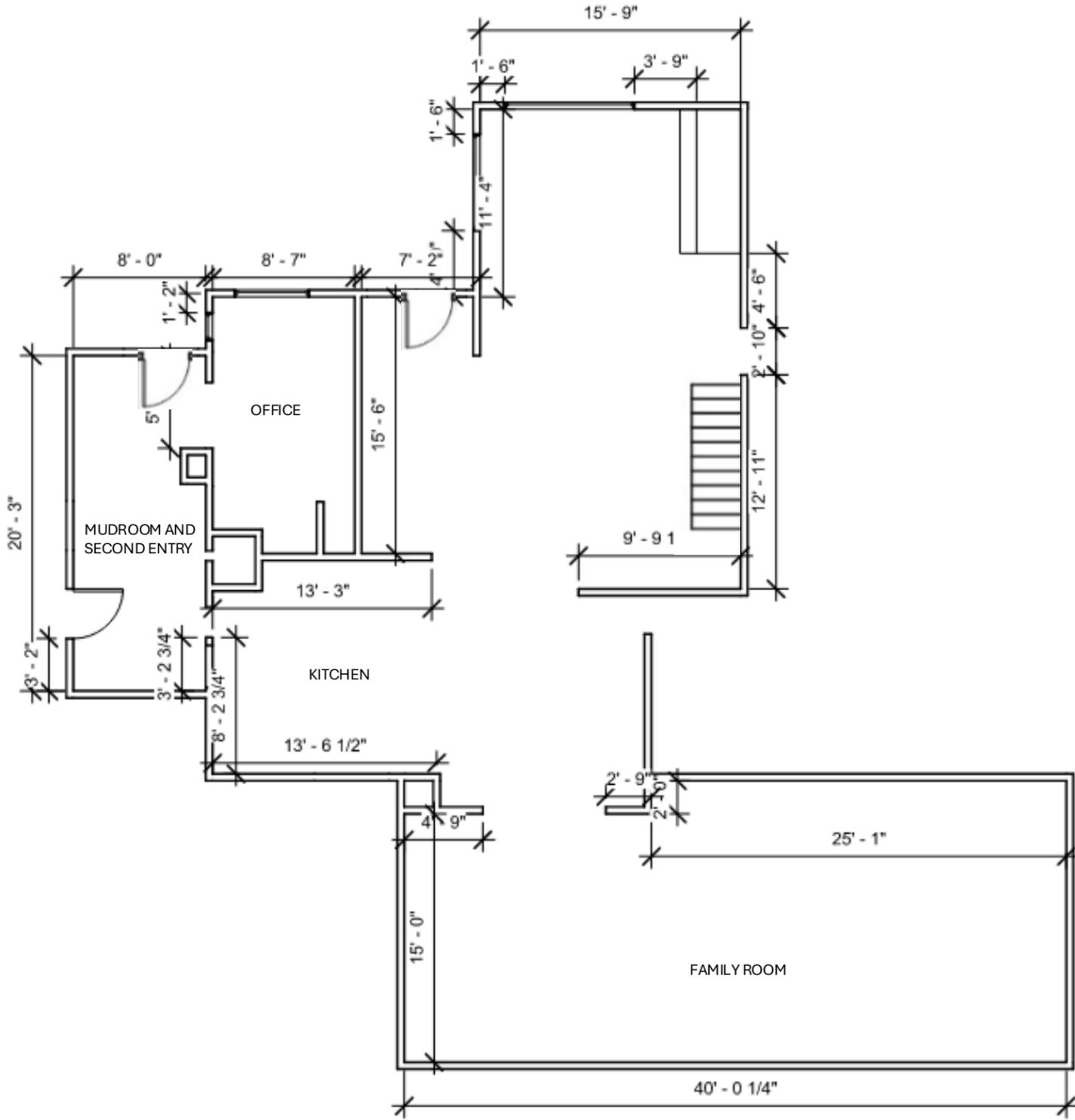
BEFORE PHOTOS



BEFORE PHOTOS



BEFORE AND AFTER FLOOR PLAN – MAIN LEVEL



3D RENDERINGS



BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO



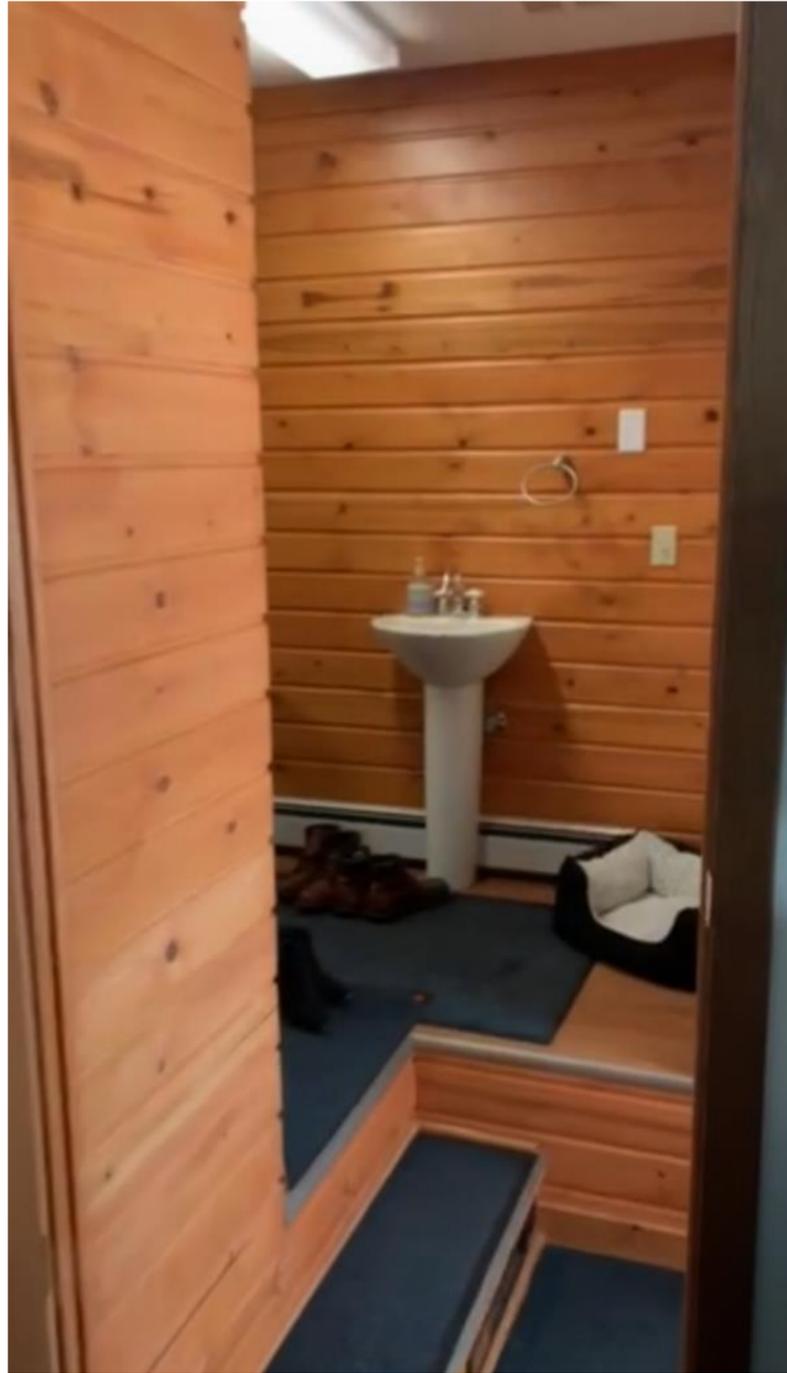
BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO

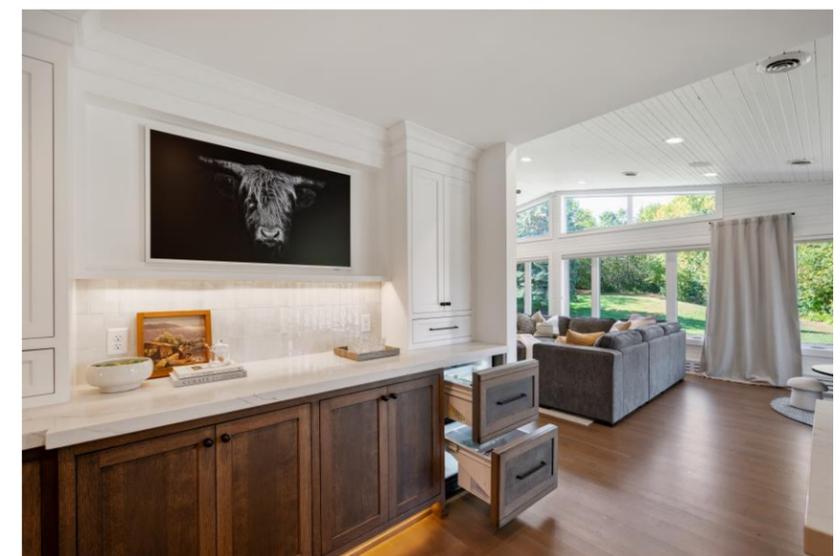


BEFORE AND AFTER PHOTO



FUNCTIONALITY

- Opened walls to improve flow and maximize lake views
- Redesigned oversized mudroom and second entry into a powder bath, mudroom, laundry room, and hidden pantry
- Moved laundry to the main level with added sink for convenience
- Mudroom drop zone + hidden storage to keep clutter tucked away
- Kitchen functionality: larger window for views, hidden pantry, panel-ready appliances, pot filler, dishwasher drawers, and beverage drawers
- Island designed for comfortable dinner parties and entertaining
- Hidden office nook in the peninsula for discreet work-from-home use
- Family room storage + ladder access, combining practicality with design



AESTHETICS

- Transformed the home from dark and woody to bright, warm, and transitional
- Replaced pine ceilings, paneling, and dated tile with rift-sawn white oak flooring
- Added inset cabinetry and custom paneling for a refined, timeless look
- Installed a stone fireplace to the ceiling as a dramatic focal point
- Expanded the kitchen window to frame views and bring in natural light
- Layered black accents and panel-ready appliances for a clean, modern edge
- Thickened countertops to elevate the kitchen's presence and design
- Under-seating lighting at the island for a warm, inviting ambiance
- Hidden pantry designed to keep clutter out of sight and maintain a streamlined look
- Balanced warm wood tones with bright finishes for depth and character
- Achieved a design that feels sophisticated yet inviting



CRAFTSMANSHIP/INNOVATIVE METHODS AND USES

- Rift-sawn white oak flooring carefully selected and installed to highlight natural grain and durability
- Custom inset cabinetry and paneling for a seamless, polished look
- Hidden storage solutions: pantry, peninsula office nook, mudroom drop zones
- Thickened countertops to elevate the kitchen's presence and design
- Under-seating lighting at the island for subtle, functional ambiance
- Island engineered for comfortable dinner parties and entertaining
- Stone fireplace to the ceiling installed with precise methods for structural integrity and visual impact
- Mitered tile edge at sink area for a clean, seamless, and precise finish
- Focused on combining timeless style with modern practicality throughout



PROJECT CHALLENGES

- Structural changes: Opened walls and added steel supports for improved flow
- Hidden features: Integrated pantry, peninsula office nook, and storage seamlessly
- Utility relocation: Moved washer, dryer, and plumbing through load-bearing walls; rerouted HVAC and removed a basement fireplace to accommodate the new layout
- Unique floor plan: Original layout was challenging, requiring creative solutions to maximize usability and functionality

CONSTRUCTION PHOTOS

