

## NARI MINNESOTA – 2025 ROTY AWARDS

PROJECT: The Stone Arch Residence

CATEGORY: RESIDENTIAL INTERIOR OVER \$500,000

Perched on a stunning lakefront, this home began with a layout that didn't fully capture its incredible views or meet the family's evolving needs. With the use of 3D renderings, the whole house remodel came to life, allowing the family to visualize the transformation before construction began. The dining room was moved to face expansive windows, the family room raised and opened with two steel beams, and large windows were added to bring the outdoors in. The primary bathroom was relocated to provide lake views from the bedroom, while an upstairs bath was split into two for growing sons. Thoughtful details—including an eat-in kitchen with panel-front appliances, a bar sink for entertaining, a hidden pantry, large closets, built-in dog dishes, and arches with natural stone—blend luxury with warmth, creating a cohesive, livable retreat for the family.

### CLIENT NEEDS:

- Maximize lakefront views from main living spaces and the primary bedroom
- Remove a load-bearing wall and install two steel beams for an open layout
- Split an upstairs bathroom into two for growing sons
- Main level living designed to age in place
- Raise the sunken family room for better flow and openness
- Incorporate arches and natural stone to complement existing home character
- Eat-in kitchen with panel-front appliances
- Bar sink for entertaining



**BEFORE PHOTOS**



**BEFORE PHOTOS**



**BEFORE PHOTOS**



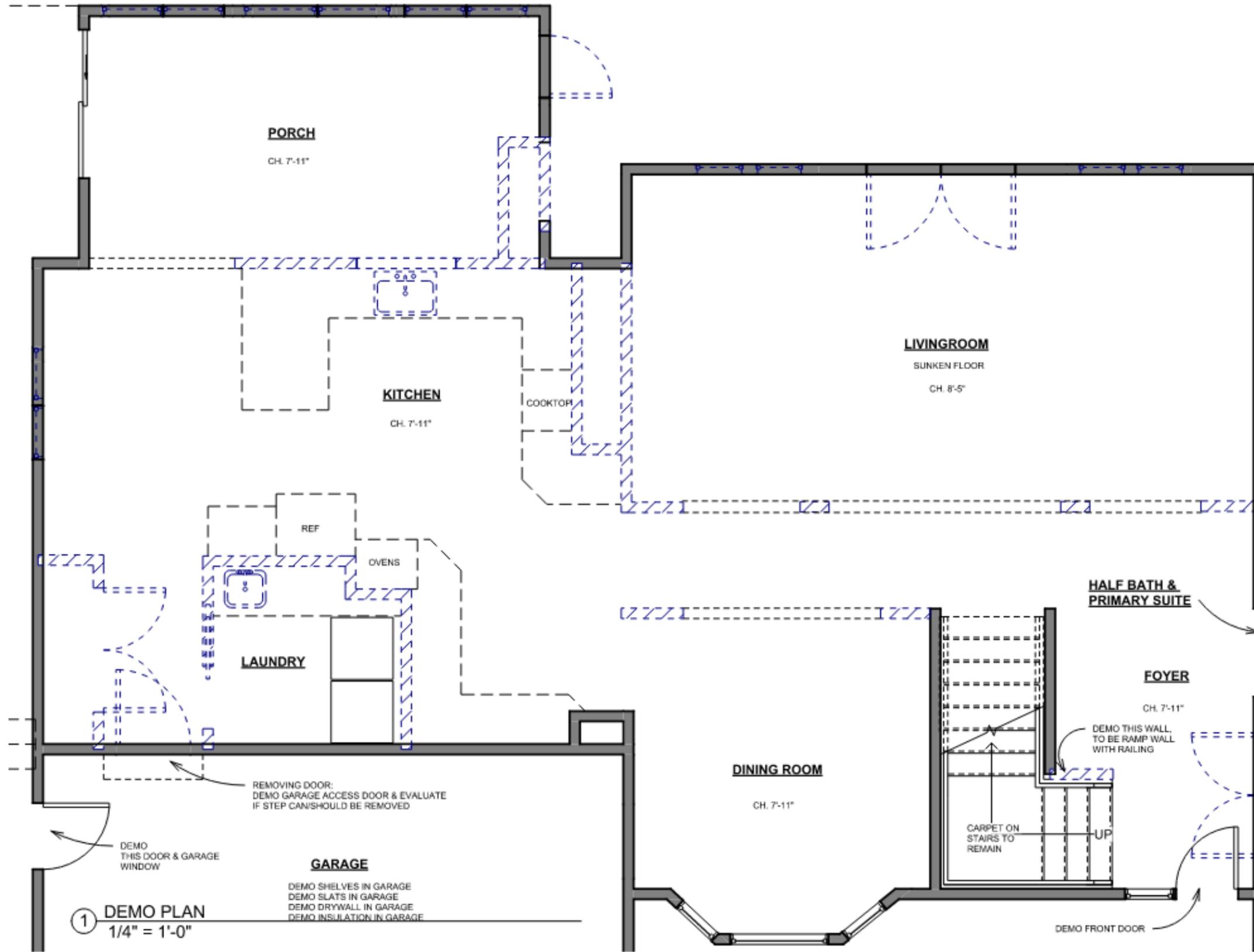
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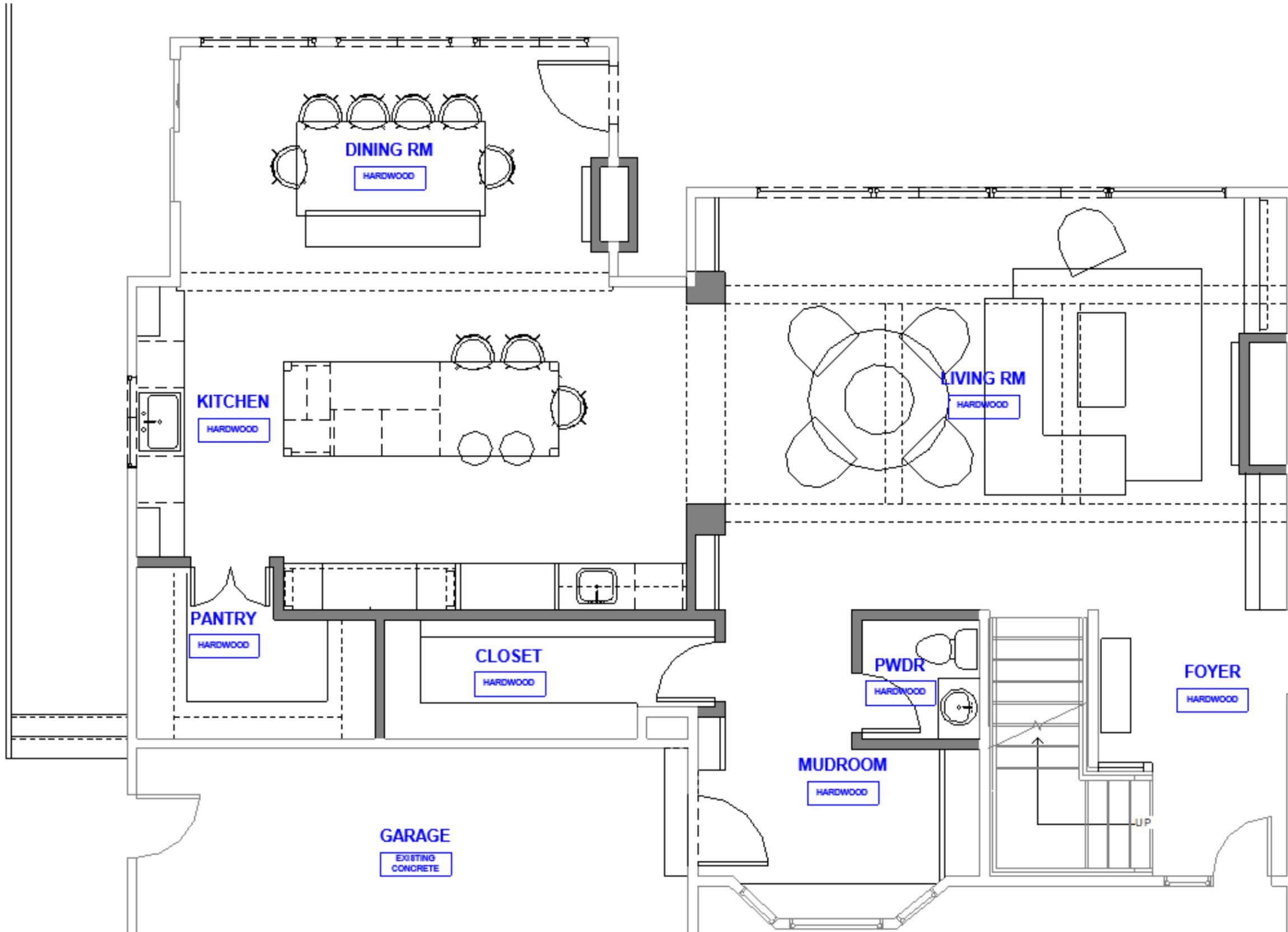
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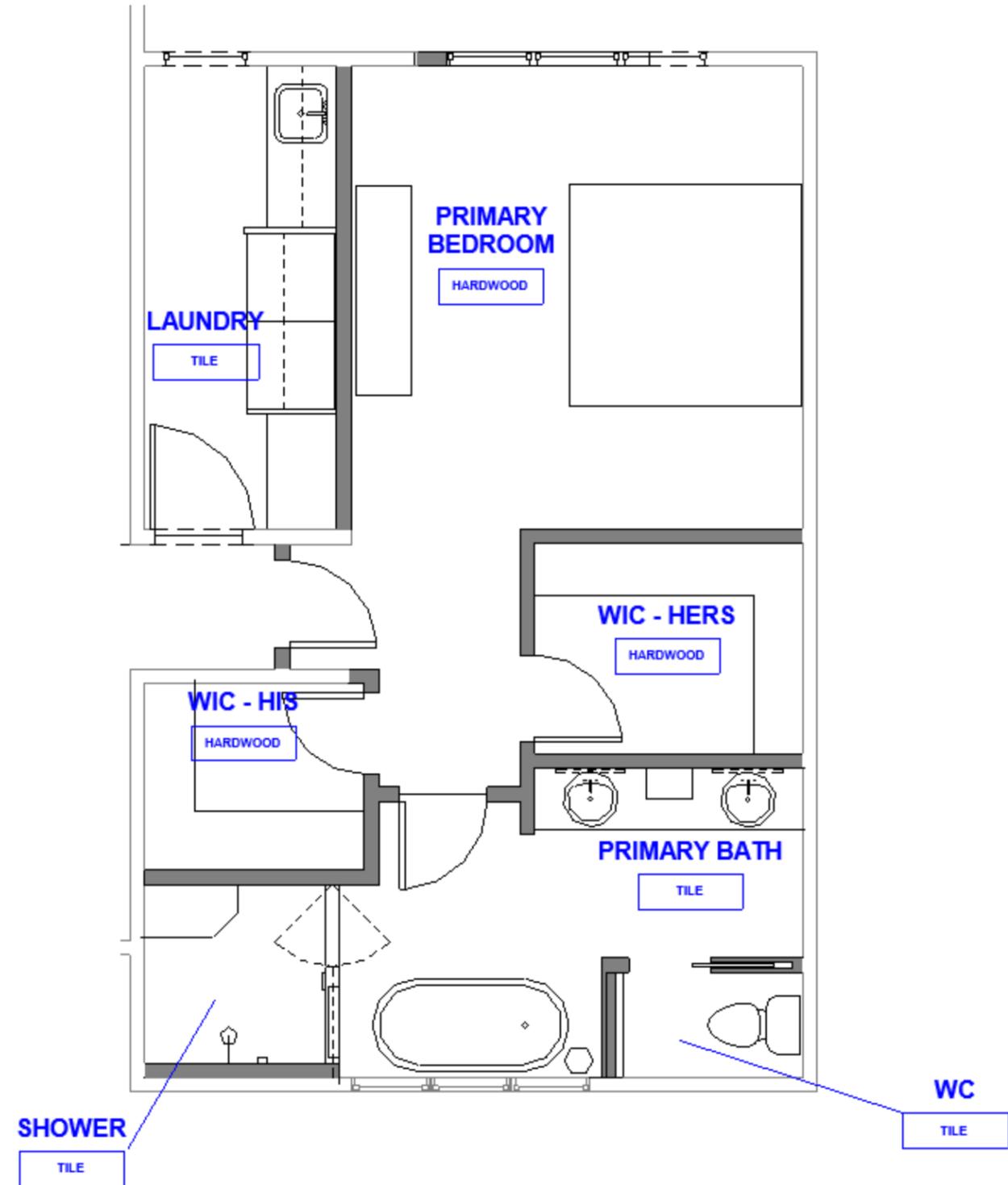
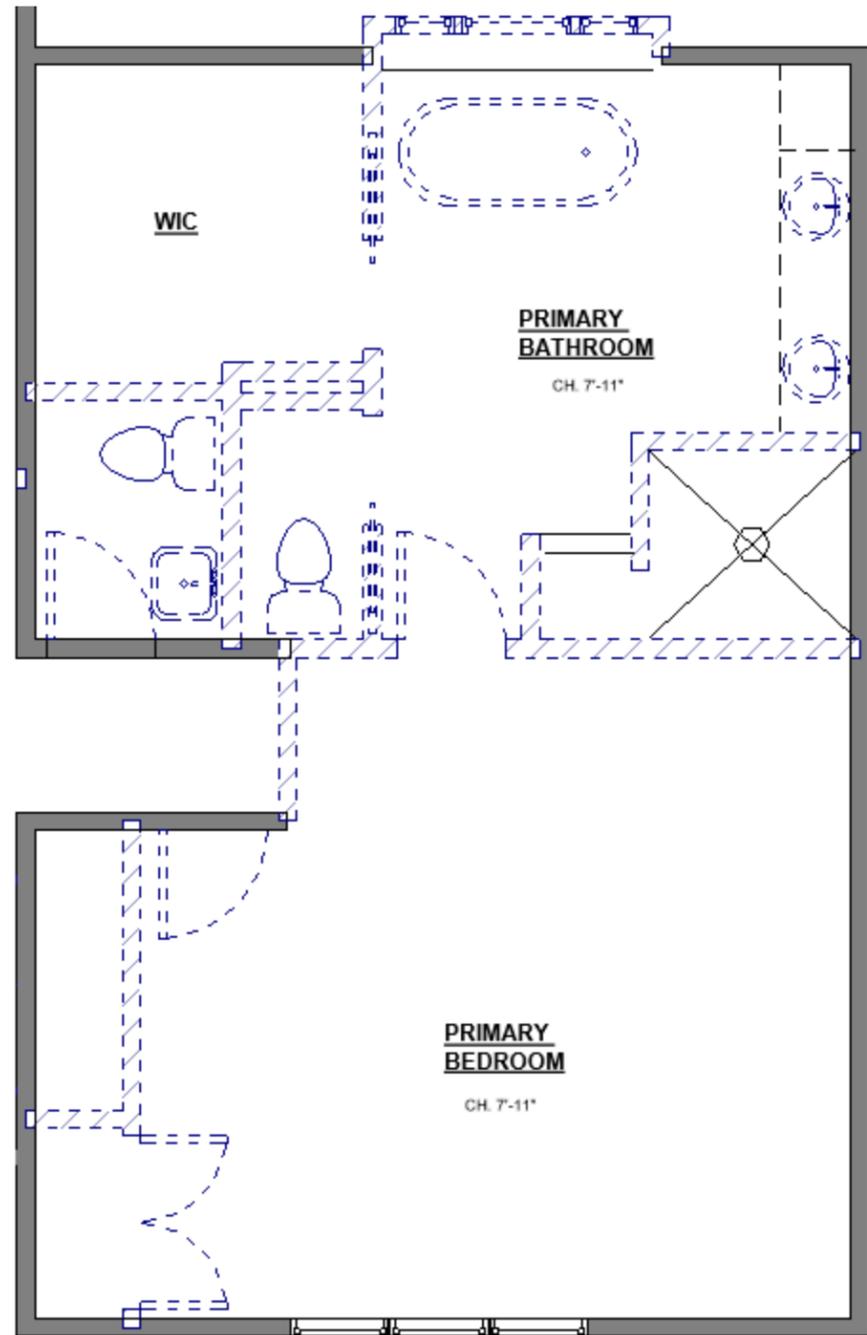
**BEFORE FLOOR PLAN – MAIN LEVEL LIVING AREA**



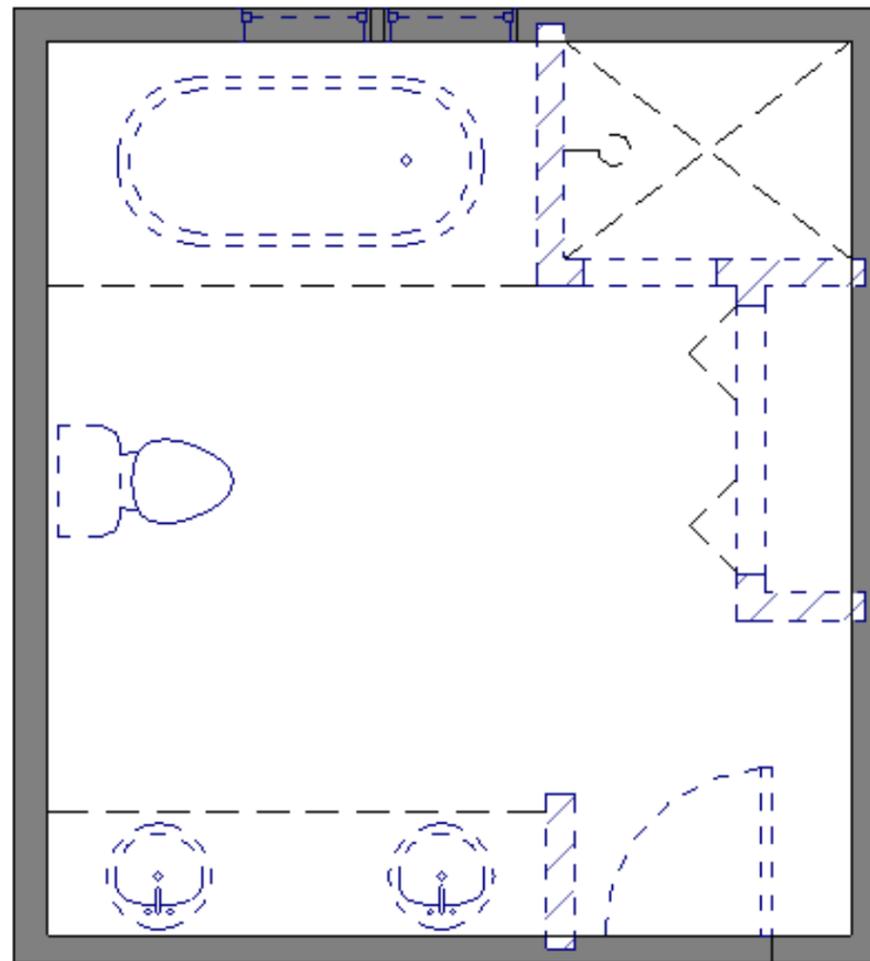
# AFTER FLOOR PLAN – MAIN LEVEL LIVING AREA



**BEFORE & AFTER FLOOR PLAN – PRIMARY SUITE AND LAUNDRY**



# BEFORE & AFTER FLOOR PLAN – UPSTAIRS BATHROOM

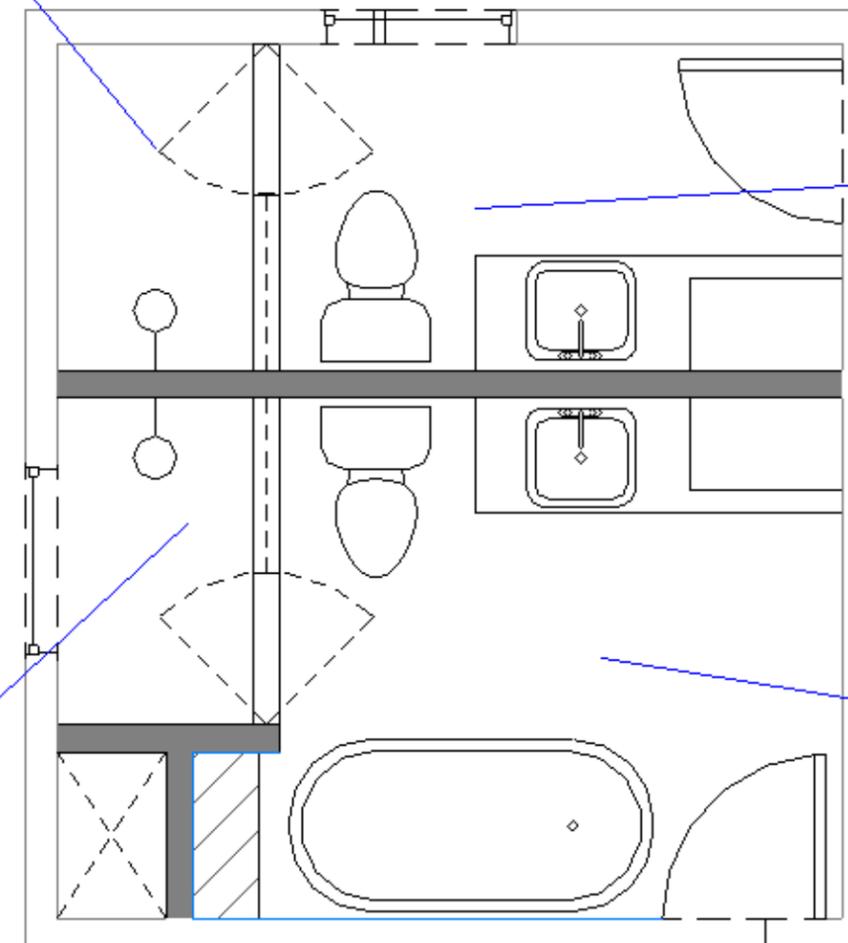


**SHOWER**

TILE

**SHOWER**

TILE



**UL BATH 2**

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**UL BATH 1**

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**3D RENDERINGS**



# 3D RENDERINGS



**BEFORE AND AFTER PHOTO**



**BEFORE AND AFTER PHOTO**



**BEFORE AND AFTER PHOTO**



**BEFORE AND AFTER PHOTO**



**BEFORE AND AFTER PHOTO**



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**BEFORE AND AFTER PHOTO**



**BEFORE AND AFTER PHOTO**



## FUNCTIONALITY

- Main level living designed to support aging in place
- Raised sunken family room for seamless flow across main spaces
- Reconfigured mudroom with relocated door, new powder bath, and large closet for storage
- Large upstairs bathroom reimagined into two smaller, functional baths for growing sons
- Laundry relocated near the primary suite for convenience
- Kitchen upgrades including hidden pantry for more storage, lots of lower drawers for accessibility, bar sink for entertaining
- Removed load bearing walls for ease of getting around
- Added custom built ins for organizing in the mudroom
- Built in dog food area
- Opened the front staircase for ease of going up and down



## AESTHETICS

- Natural stone and graceful arches create timeless architectural character
- Dark, luxe finishes balance warmth with sophistication
- Large windows frame lakefront views and flood the home with natural light
- Rift-sawn white oak flooring throughout the main level adds warmth and continuity
- Inset cabinetry with custom detailing for a refined, timeless look
- Thickened countertop edges for an elevated, custom feel
- Panel-front appliances for a seamless, integrated kitchen design
- Hidden pantry that keeps clutter out of sight while maintaining clean lines
- Custom stone hood as a dramatic focal point in the kitchen
- Wrapped beams to conceal structural elements while adding architectural interest
- Hotel-inspired primary bathroom with spa-like finishes
- Cohesive finishes that tie new spaces to the existing home design
- Niche and toe kick lighting in the primary suite



## CRAFTSMANSHIP/INNOVATIVE METHODS AND USES

- Wrapped beams to enclose structural elements seamlessly into the design
- Custom stone hood crafted as a kitchen focal point with precise masonry detailing
- Built inset cabinetry and custom millwork for a refined, tailored finish
- Designed and constructed a hidden pantry with flush, tucked doors for daily ease and clutter concealment

## PROJECT CHALLENGES

- Installed two steel beams to remove load-bearing walls and create open lakefront views
- Blended new finishes with existing architectural character for a cohesive whole
- Relocated plumbing and HVAC within load-bearing walls without compromising structure
- Raised a sunken family room to improve flow and connectivity between spaces
- Incorporated as much glass as possible with all new windows on the main level to maximize lake views while maintaining structural integrity



**CONSTRUCTION PHOTOS**

