

NARI MINNESOTA - 2026 RotY AWARDS

PROJECT: THE NINETEENTH HOLE CATEGORY: RESIDENTIAL BATH \$70,000-100,000



Client Objectives

a decade overdue

After nearly a decade in their townhome, the homeowners were ready for a primary bathroom that matched how they actually lived — not one inherited from a floor plan they'd long outgrown. The space had dated finishes, a tub they never used, and a layout that worked against them every day. They arrived with a clear vision, a specific inspiration, and a countertop they'd already fallen in love with.

- Remove the unused jetted tub and reclaim the space
- Enlarge the shower and add a built-in bench to support aging in place
- Add a dedicated seated makeup area
- Improve toilet privacy within the open layout
- Increase storage throughout the primary bath
- Blend bathroom with dark wood in adjoining bedroom suite
- Incorporate Cambria Clovelly countertop, spotted by the homeowners at a golf course clubhouse

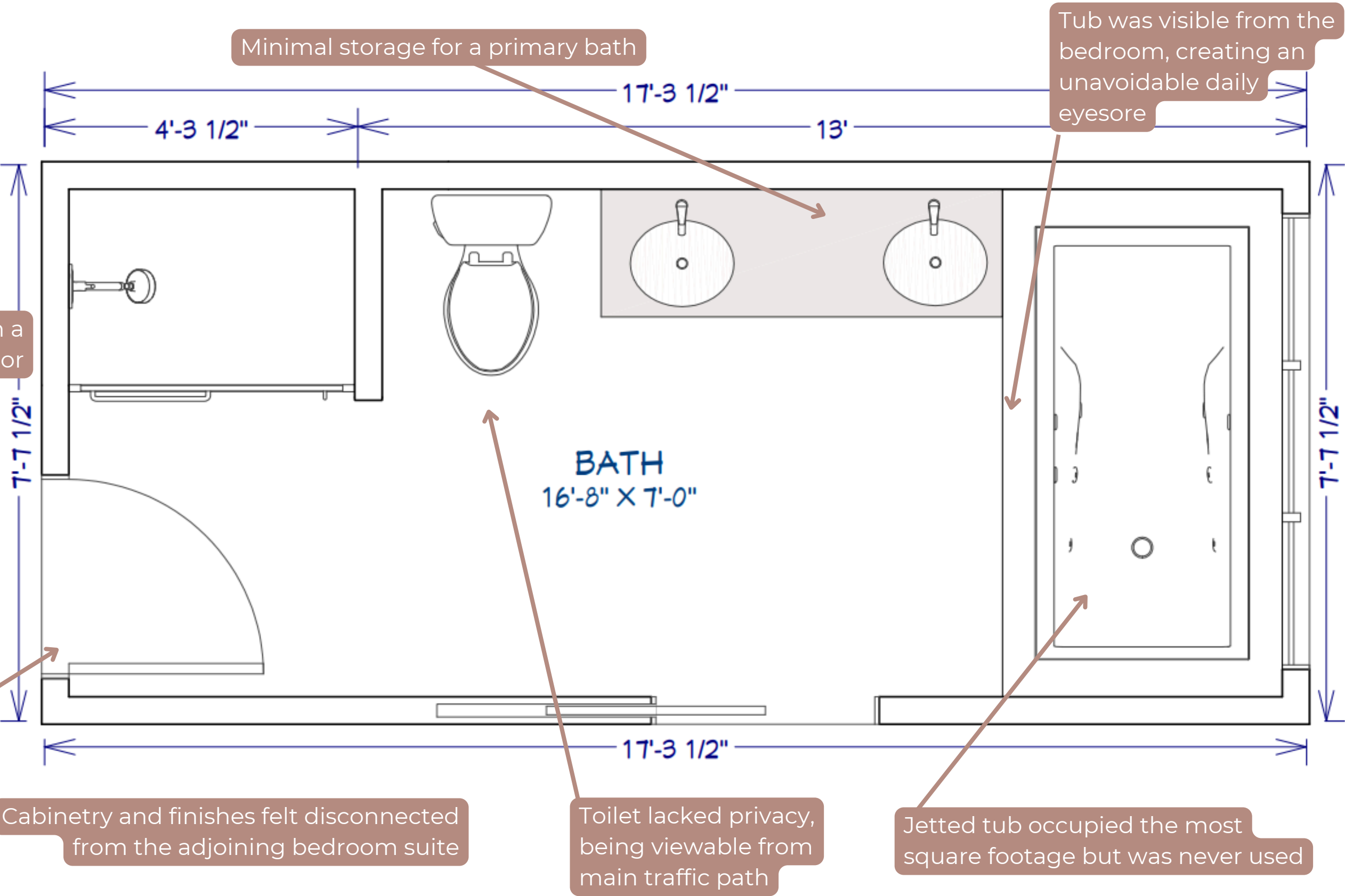


Client Frustrations

before plan

The existing primary bathroom was overwhelmed by a large jetted tub that hadn't been used in years but dominated the layout. It, along with the toilet, sat in the direct sightline of the bedroom doorway. Storage space was minimal and the space felt cramped, despite a larger footprint.

EXISTING FLOOR PLAN
3/16" = 1'



Client Wishes

inspiration built around real life

Use the countertop, Cambria Clovelly, they'd discovered at a golf course clubhouse as broadly as the design would allow.

A linen cabinet and improved cabinetry configuration to address the lack of storage.

Expand the shower and include aging in place features

A seated makeup area — separate from the sinks, with its own electrical outlet

Remove the jetted tub entirely and redirect that square footage to features the homeowners would actually use every day.

Move the toilet out of the main sightline.

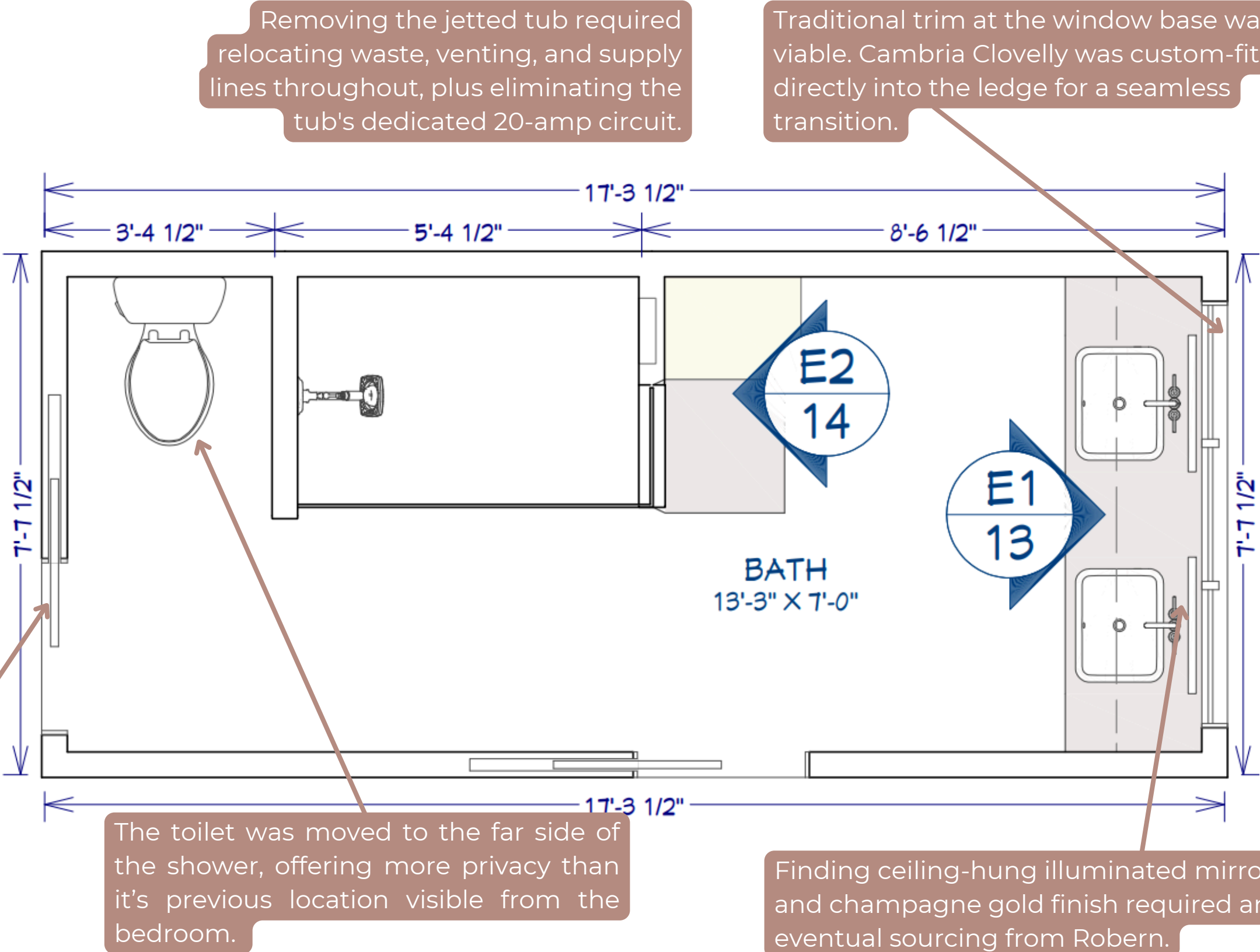
Blend cabinet finish with dark wood tones of the adjoining suite.

Challenges Addressed

after plan

The primary challenge was spatial: fit every item on the homeowners' wish list into 115 square feet. Early concepts explored moving the shower in front of the exterior window — but that required exterior modifications and association approvals the homeowners wanted to avoid. The window had to stay, forcing a full rethink. A clear path forward emerged when our designer recalled seeing elsewhere a photo of suspended vanity mirrors in front of a window. This unique solution, one never dreamed of, was presented to and embraced by the homeowners.

PROPOSED FLOOR PLAN
1/2" = 1'



The Layout Puzzle

Anchoring the vanity in front of the window unlocked the floor plan: with the vanity relocated, the shower expanded, the toilet shifted for privacy, and the makeup station found its home. The constraint became the room's defining feature.

Functionality

rebuilt and reimagined

Every square foot has a job. The new layout replaced a single unused fixture, the tub, with purposeful spaces designed around how the homeowners use the room today — and how they'll use it in the years ahead.



Before



FUNCTION

Top-down/bottom-up shades behind the mirrors deliver control over daylight and privacy .



FUNCTION

Added storage, including the vanity and a linen closet.

Functionality

details that shine

FUNCTION

Seated make-up station station with pull-out storage and dedicated outlet — separate from the sinks.



FUNCTION

Built-in bench and backing was added for the homeowners as they aged in place, leaving it flexible for future needs/



FUNCTION

Recessed shampoo shelf keeps toiletries organized and off the bench.



Craftsmanship

precision in every detail

This project balanced exacting technical execution with a single design move that unlocked the entire floor plan. Both qualities are visible across every surface.

CRAFTSMANSHIP

Cambria Clovelly fabricated to a two-inch mitered thickness across all areas — consistent edge profile throughout.



INNOVATION

With the vanity in front of the window, standard trim wasn't an option. Cambria was custom-fitted directly into the ledge for a seamless, flush result.

CRAFTSMANSHIP

Three materials — MSI Gridscale Ice on the side walls, Daltile Indoterra Woven on the showerhead wall and niche back, Cepac copper penny rounds on the floor — each with different grout and edge trim, aligned cleanly.



Innovation

the one idea that unlocked it all

Placing the vanity in front of the existing window was an uncommon move that preserved the exterior, avoided HOA involvement, and turned the window into one of the room's defining features — natural and artificial light working together behind suspended mirrors and light fixtures.

The uniqueness of this feature, and its striking outcome, has proved to be popular. Even now, months after the project was completed, our homeowners report that requests for tours of the remodeled space are one of the first things guests ask for upon arrival.



Aesthetics

a palette that belongs

Two things set the direction for this bathroom: the dark, warm wood tones of the adjoining bedroom suite, and a countertop glimpsed in a golf course clubhouse. The design draws from both — a palette with depth, warmth, and a vanity wall that stops people in the doorway.

AESTHETICS

Glass shower walls allow the shower's beautiful tile combo and Cambria Clovelly to shine.



Before



After

AESTHETICS

Delta Stryke fixtures in Lumicoat Champagne Bronze run through the shower, faucets, and accessories.



AESTHETICS

Suspended illuminated mirrors hang in front of the window with warm pendants overhead, a striking feature, illuminated or not.

Aesthetics

depth at every surface



AESTHETICS
Crown detail and stiles to the floor give it a furniture-quality finish.

AESTHETICS

Delta Stryke fixtures in Lumicoat Champagne Bronze run through the shower, faucets, and accessories.



AESTHETICS

The countertop from the golf course clubhouse became the room's throughline.



AESTHETICS

Top-down/bottom-up shades turn a practical solution into part of the room's light design.