

RESIDENTIAL INTERIOR

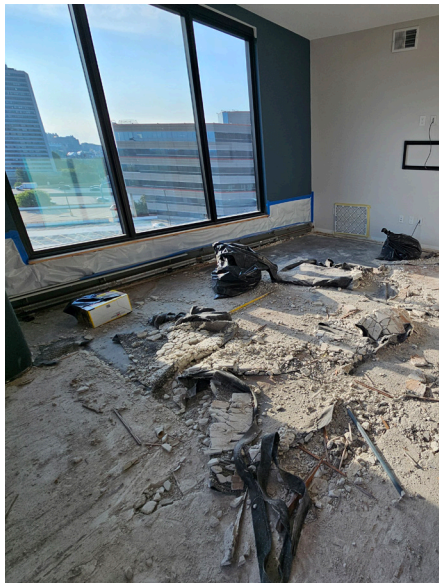
$250,000 to $500,000

Client Needs | BEFORE

Elevated Restoration

After maintenance on the building's HVAC system caused extensive water damage in their condo unit, the owners needed help restoring their home. Carpet, wood flooring, walls, cabinetry and furniture were ruined. Almost the entire unit needed to be gutted and rebuilt

While restoration was the primary goal, the project gave the homeowners an opportunity to make improvements and design updates they had been thinking about for a while. "We're aiming for a balance of warmth with modern, clean lines," said the owner. "We want to walk in and feel a sense of calm – and for others to feel like they can be comfy and themselves."







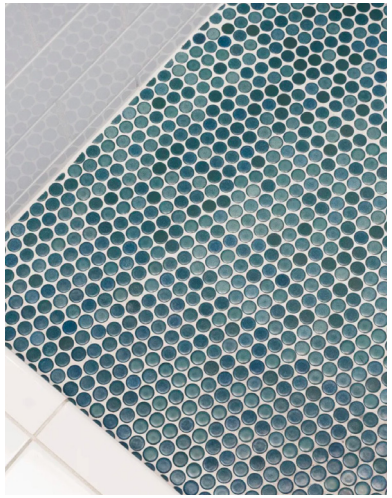


Inspiration Images

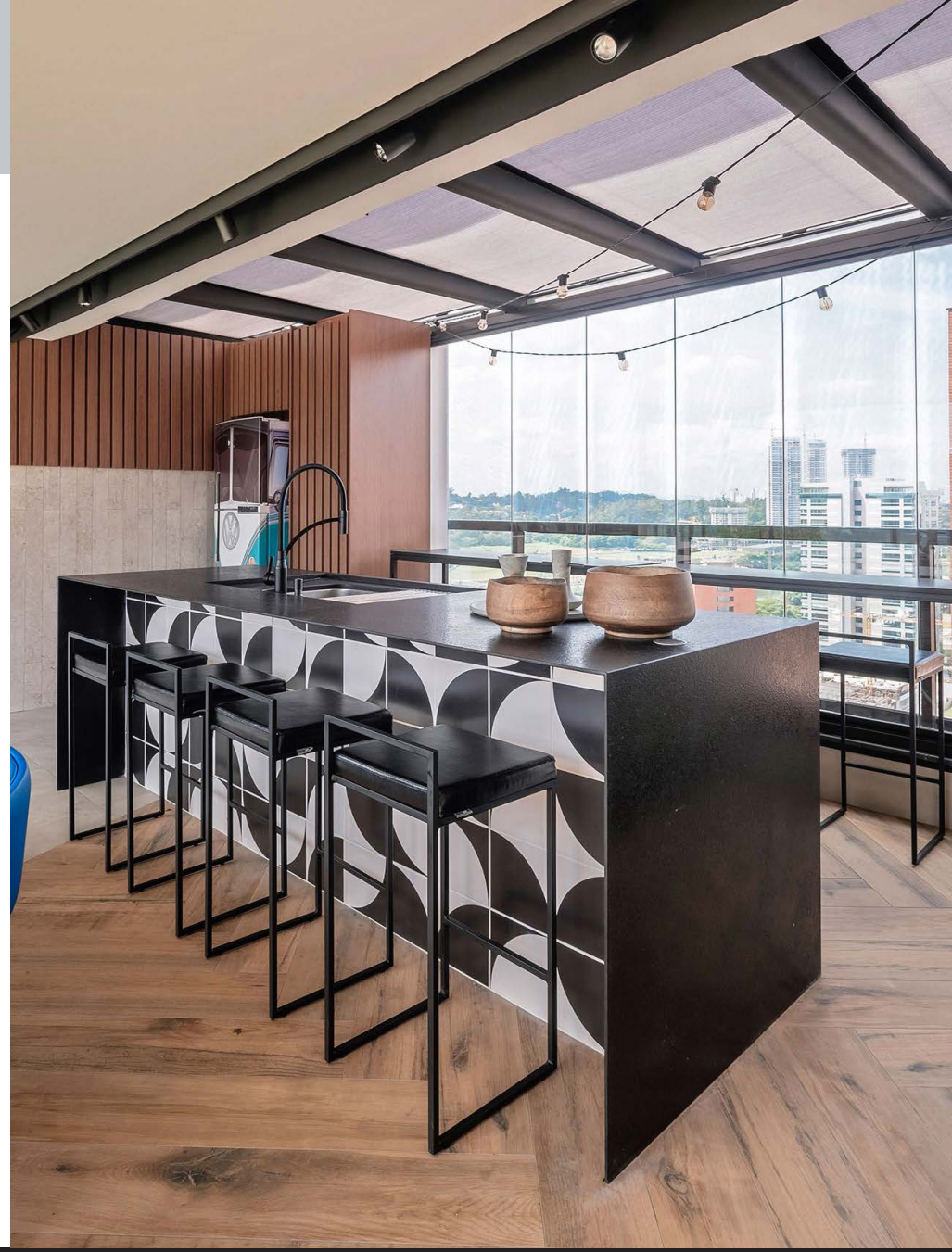












Before & After | KITCHEN



Before



After

Before & After | KITCHEN



Before



After

Functionality

From the Ground Up

Most of the unit had to be rebuilt from the concrete subfloor up. During a routine cleaning of the baseboard heaters, maintenance failed to shut off one of the valves, flooding the unit with hot steam, toxic chemicals and two inches of water. The damage was so extensive that even the concrete subflooring had to be replaced. An already challenging restoration was made even more difficult because the unit is located on the sixth floor.



Before

Before & After | KITCHEN



Before



After



Aesthetics | KITCHEN





Before their unit was damaged, the owners had been contemplating a kitchen remodel. They wanted their home to reflect a more modern and colorful representation of their personality.

Features include:

- Two-tone cabinets with rich walnut stain lowers and contrasting light gray uppers
- Glass-front cabinets were replaced with solid-front cabinets for a more polished appearance
- Updated lighting
- Matte black hardware and accents
- New custom storage and coffee bar area on adjacent wall to define the space

The owners chose to keep a few favorite elements from their original kitchen, such as the fluted backsplash tile (replaced but with the same style). The perimeter quartz countertops were also able to be reused.

Innovation | ISLAND

Designing the new island became an opportunity to innovate.

- Deep-blue Silestone quartz countertop with waterfall edges
- Matte porcelain tiles with a Mid-Century-inspired design on front
- Island countertop pop-up outlets with wireless charging
- Custom storage on the opposite side
- Seating for two









Before & After | KITCHEN



Before



After

Functionality | COFFEE BAR

Two office doorways were relocated to make room for a new coffee bar and pantry storage. The thoughtfully designed piece anchors the room, helping define the space while adding both function and style. Two-tone cabinetry, a smooth quartz countertop and playful blue-green penny-round backsplash tile tie the home's design together.

Cabinets above and drawers below provide needed storage for coffee mugs, supplies and other everyday essentials. There is plenty of space for appliances and charging electronics. Two ceiling-height cabinets on either side are ideal for taller items – cleaning supplies, brooms and vacuum cleaner.











Aesthetics

Downtown on Display

One thing that hasn’t changed is the amazing view from the sixth floor. The owners are relieved to be back in their home, settling in and enjoying their space again after the long and emotional process. “We love how it all turned out.”



Before & After | LIVING ROOM



Before



After

Before & After | LIVING ROOM



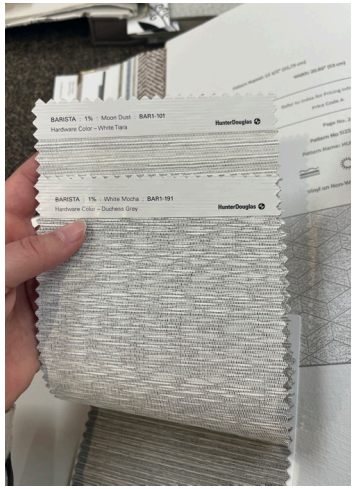
Before

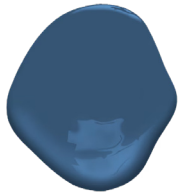


After



Craftsmanship



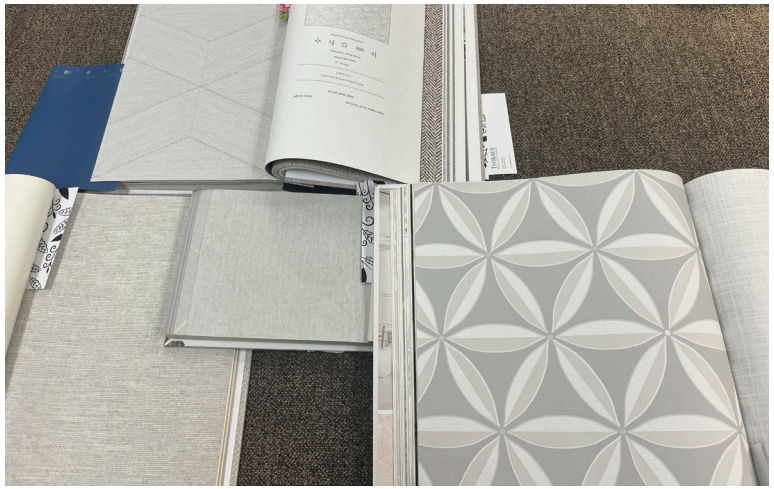


New York State of Mind



Metro Gray





Selections & Materials

- Paint: Benjamin Moore Metro Gray *(Upper Cabinets)*, Cloud White *(Walls)*, New York State of Mind *(South Window Accent Wall)* and Midnight Oil *(Columns)*
- Countertop: Cala Blue Suede 3cm Silestone *(Island & Coffee Bar)*
- Kitchen Backsplash: Kelli Fontana Tommas Carrara Ceramic Tile
- Island Front Tile: Brando Green Matte Porcelain Tile
- Coffee Bar Tile: 360 Penny Round Matte Mosaic Tile in Silver Sage

“We like to bring in uniqueness via textures, wallpapers, backsplashes, cabinet pulls/knobs, etc.,” said the owner. “We don’t want things to look like every kitchen in every magazine.”

Before & After | KITCHEN



Before



After

Before & After | MAIN LEVEL

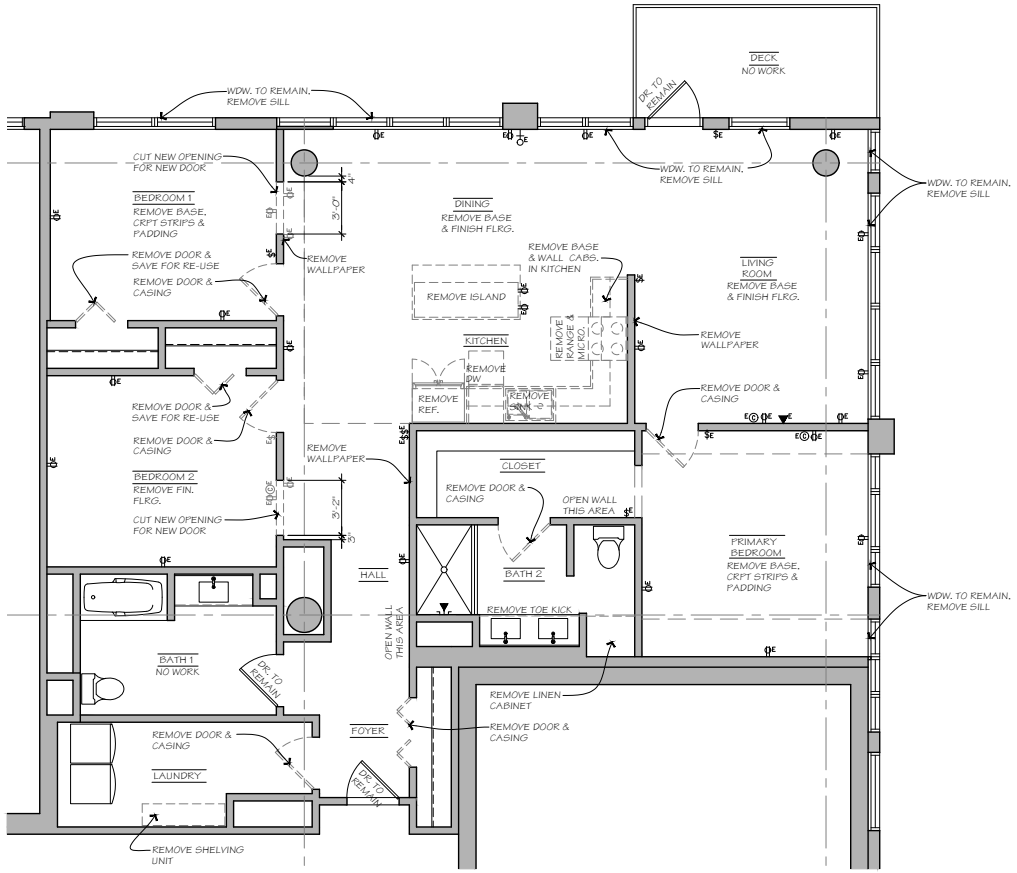


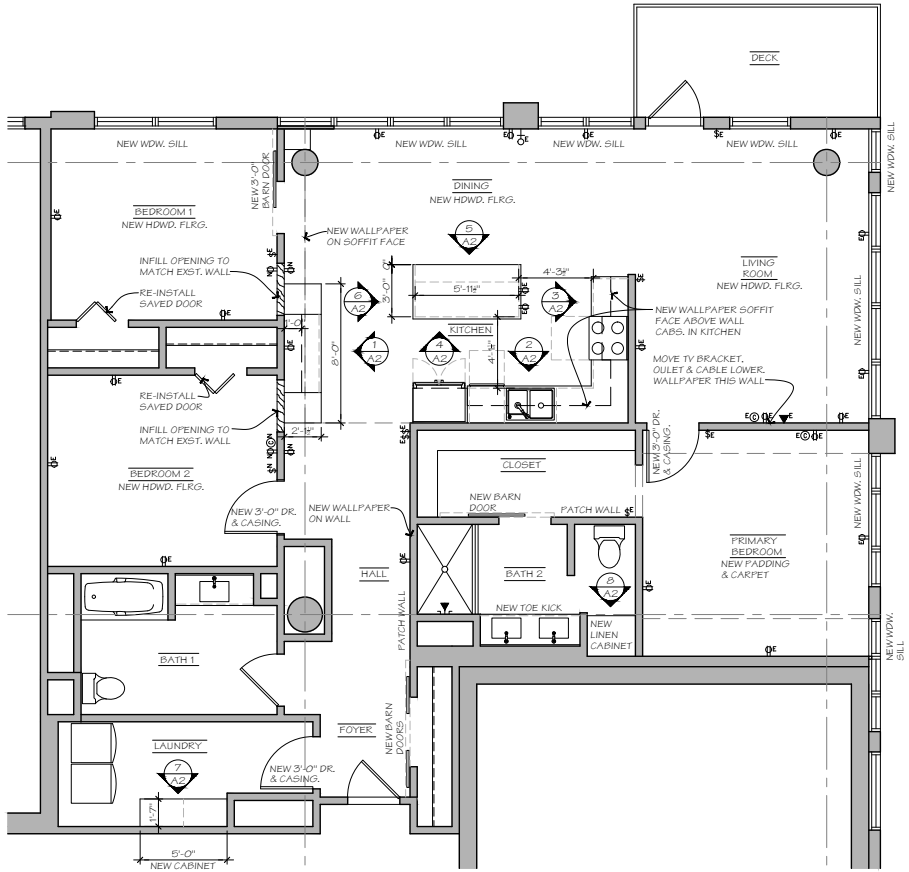
Before



After

Floor Plan | BEFORE & AFTER

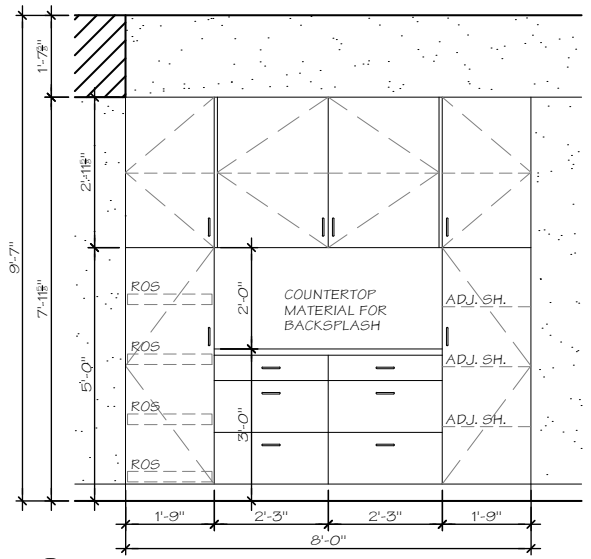




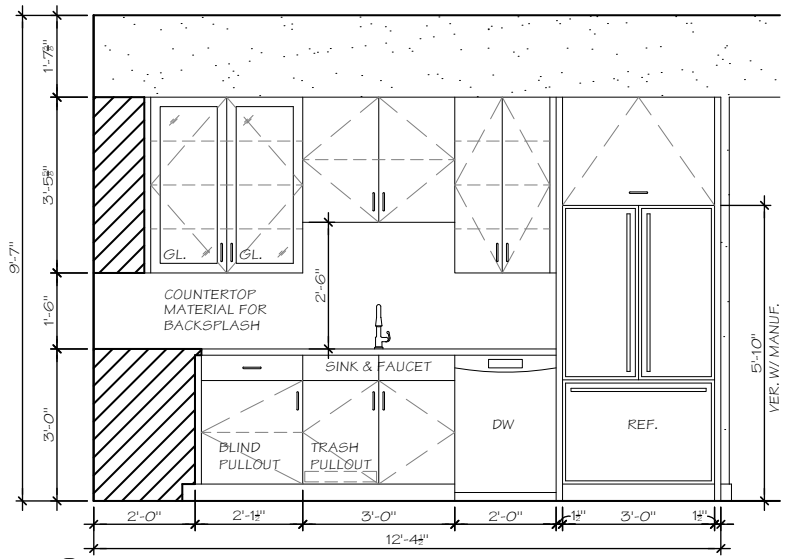
Before

After

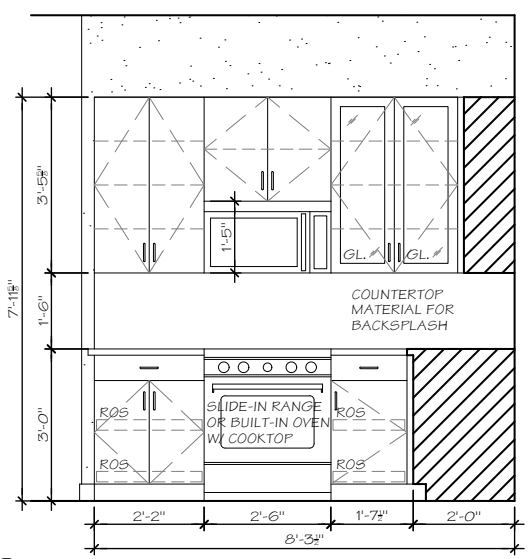
Elevations



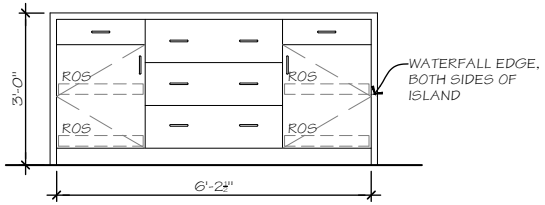
1 KITCHEN ELEVATION
SCALE: 1/2"=1'-0"



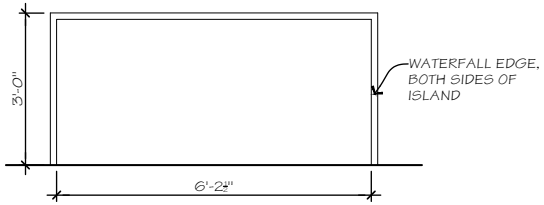
2 KITCHEN ELEVATION
SCALE: 1/2"=1'-0"



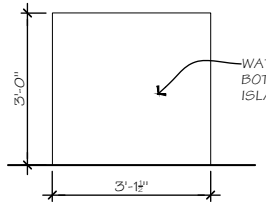
3 KITCHEN ELEVATION
SCALE: 1/2"=1'-0"



4 ISLAND ELEVATION
SCALE: 1/2"=1'-0"



5 ISLAND ELEVATION
SCALE: 1/2"=1'-0"



6 ISLAND ELEVATION
SCALE: 1/2"=1'-0"



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