

NARI MINNESOTA – 2026 ROTY AWARDS

PROJECT: MADE TO STAY

CATEGORY: ENTIRE HOUSE \$750,000 - \$1,000,000

Our clients are a young family who loved their lake property and surrounding wooded setting but had outgrown the size, layout, and functionality of the existing home. With twin daughters, two parents needing dedicated home offices, and a desire to remain on the property long-term, they chose to substantially expand and reinvent the home rather than relocate.

The transformation included **three separate additions**, extensive interior reconfiguration across both levels, and a comprehensive exterior renovation. Each addition addressed a specific need within the home, including an **addition at the front of the house that created a larger, more welcoming entry with improved circulation and additional space for the family's everyday arrivals and departures**. Together, the three additions provided the square footage needed for family living, working, entertaining, and long-term functionality while allowing significant portions of the existing home to remain and become integrated into the new design.

On the main level, the expanded footprint created space for a large kitchen and dining area designed around family life and entertaining. Custom natural-wood cabinetry, an oversized island, extensive seating, generous storage, and large windows overlooking the property allow the kitchen to comfortably accommodate everyday meals as well as larger gatherings.

The opposite side of the main level was reconfigured to create a private primary suite with a spacious bedroom, walk-in closet, and spa-inspired bathroom. Dedicated home offices provide both parents with functional workspaces without sacrificing bedrooms or shared family living areas. A secondary bathroom, laundry room, mudroom, and custom storage further support the needs of a busy young family.

The lower level was transformed into an extension of the home's primary living space, with a large family room, second kitchen and bar, game and dining areas, additional bedroom space, and an updated bathroom. Improved windows and an open layout bring natural light into the lower level and strengthen its connection to the surrounding property.

A redesigned staircase visually and physically connects the two levels, while the exterior was unified around the home's substantially expanded footprint with new siding, windows, doors, and coordinated architectural detailing.

Throughout the project, the design team balanced significant expansion with the homeowners' desire to preserve the property and portions of the home they already loved. Age-in-place considerations were also incorporated into the planning so the house could support the family not only while raising their daughters, but through future stages of life.

The completed renovation transformed the existing residence into a highly personalized long-term family home with room to work, gather, entertain, retreat, and grow, all while allowing the homeowners to remain on the lake property they never wanted to leave.



CLIENT NEEDS

- **Remain on the Property:** Transform the existing residence into a long-term family home rather than leave the lake property and setting the homeowners loved.
- **Accommodate a Growing Family:** Expand the home to provide the space needed to comfortably raise their twin daughters as the family's needs evolve.
- **Three Strategic Additions:** Expand the home in three locations to accommodate new living, working, gathering, and everyday-use spaces while thoughtfully integrating the existing structure.
- **Expanded Front Entry:** Enlarge the front of the home to create a more welcoming and functional entry with improved circulation and additional space for a busy family.
- **Dedicated Home Offices:** Provide each parent with a functional, private workspace without sacrificing bedrooms or shared family areas.
- **Connected Family Living:** Replace the compartmentalized layout with brighter, more open spaces that encourage everyday interaction and improve circulation.
- **Gathering-Focused Kitchen:** Create a large kitchen with an oversized island, extensive seating, storage, and workspace for everyday family life and entertaining.
- **Private Primary Suite:** Establish a dedicated retreat with a spacious bedroom, walk-in closet, and spa-inspired bathroom.
- **Functional Support Spaces:** Incorporate a mudroom, laundry room, secondary bathrooms, and custom storage to simplify the routines of a busy family.
- **Expanded Entertaining Areas:** Transform the lower level into a complete secondary gathering space with a family room, kitchen and bar, game and dining areas, additional bedroom space, and bathroom.
- **Natural Light & Views:** Increase daylight throughout the home and take greater advantage of views toward the lake and surrounding wooded property.
- **Unified Architecture:** Integrate three additions and retained portions of the original structure so the finished home reads as one cohesive residence rather than a series of additions.
- **Long-Term Planning:** Incorporate age-in-place considerations so the home can continue serving the family as their needs change over time.



BEFORE PHOTOS



BEFORE PHOTOS



BEFORE PHOTOS



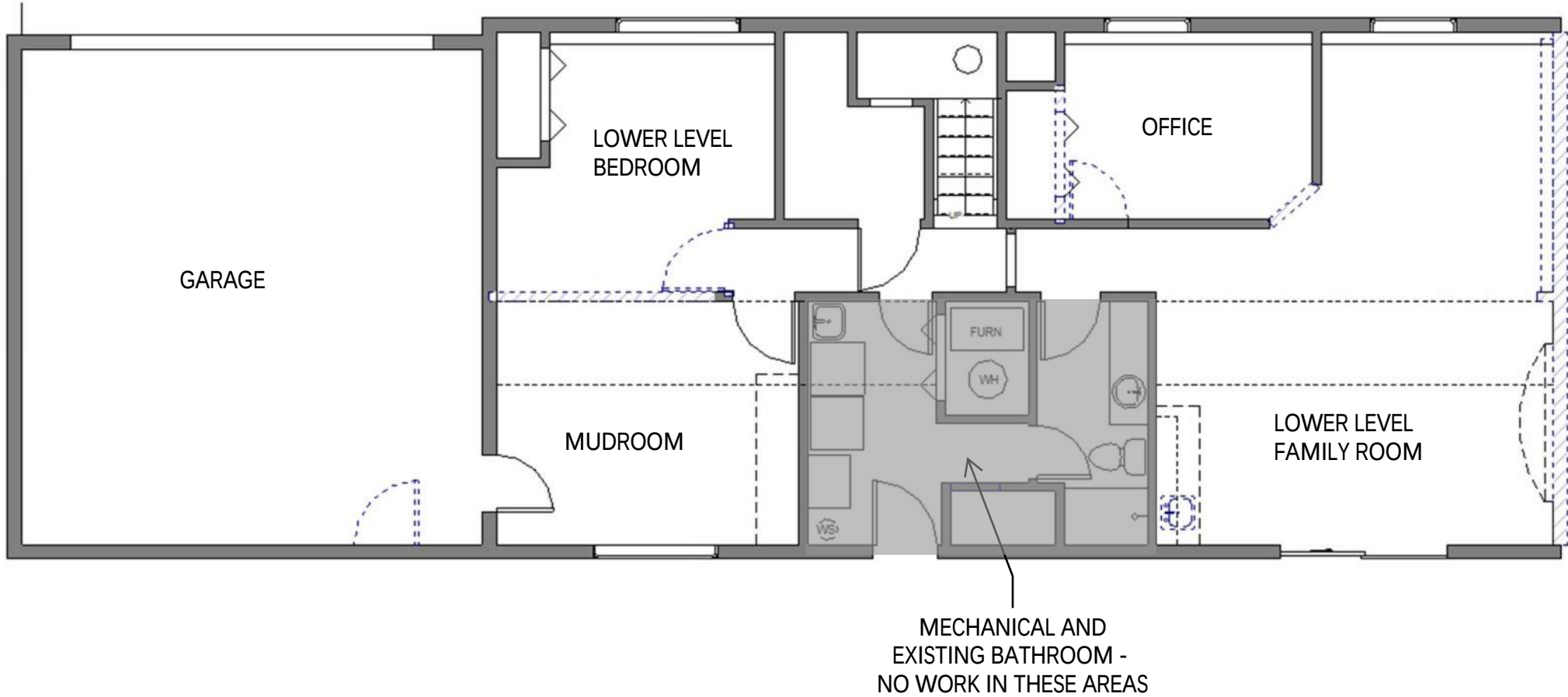
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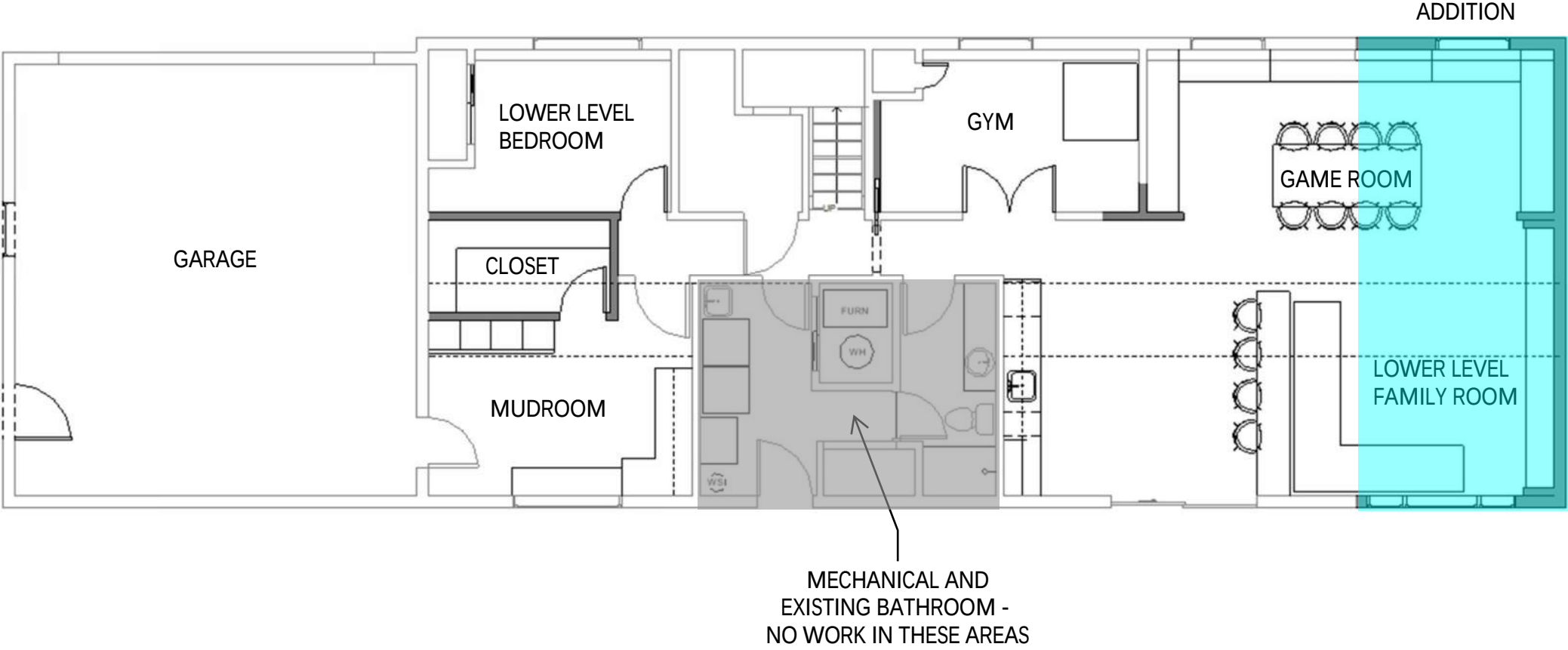
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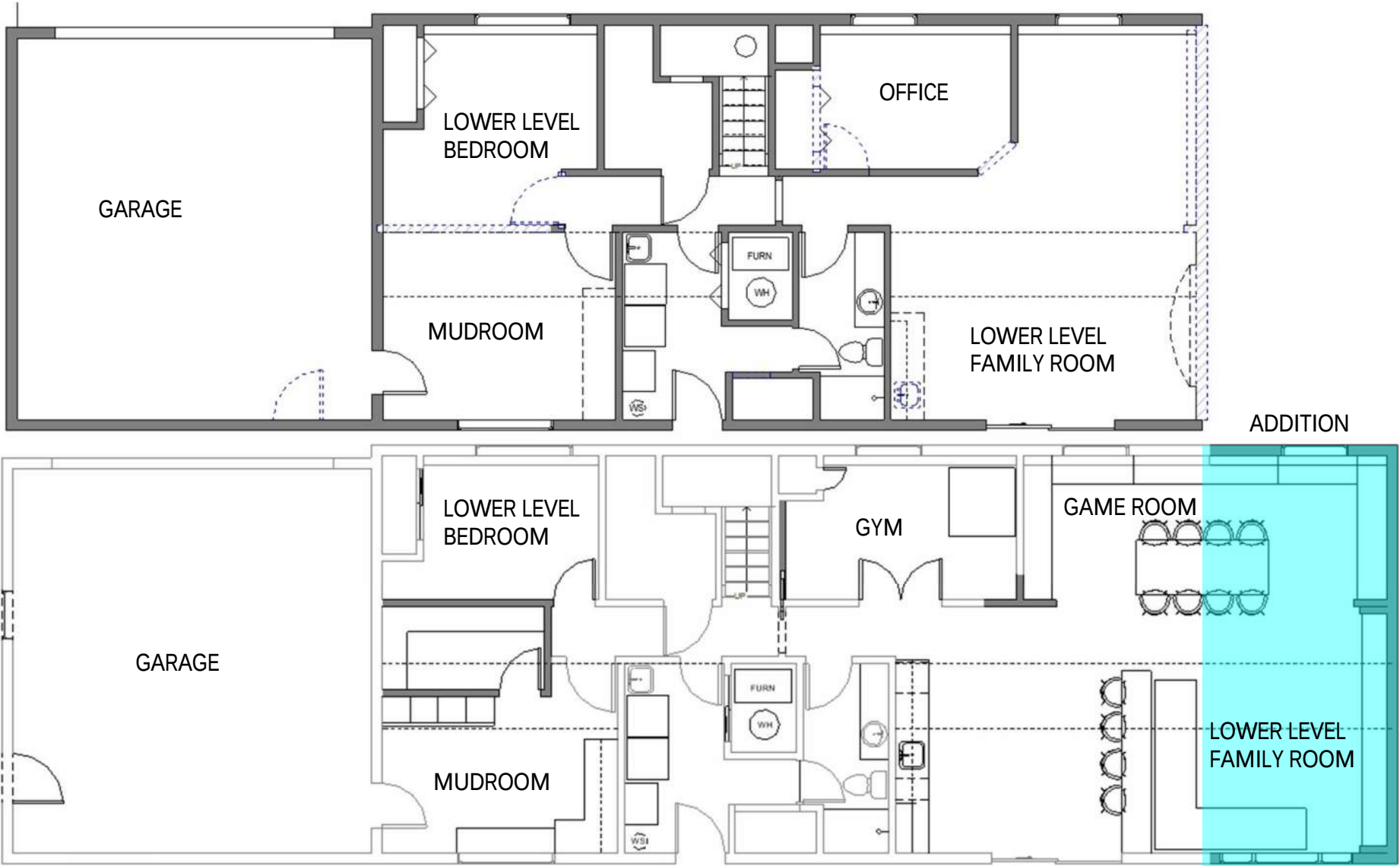
BEFORE FLOOR PLAN – LOWER LEVEL



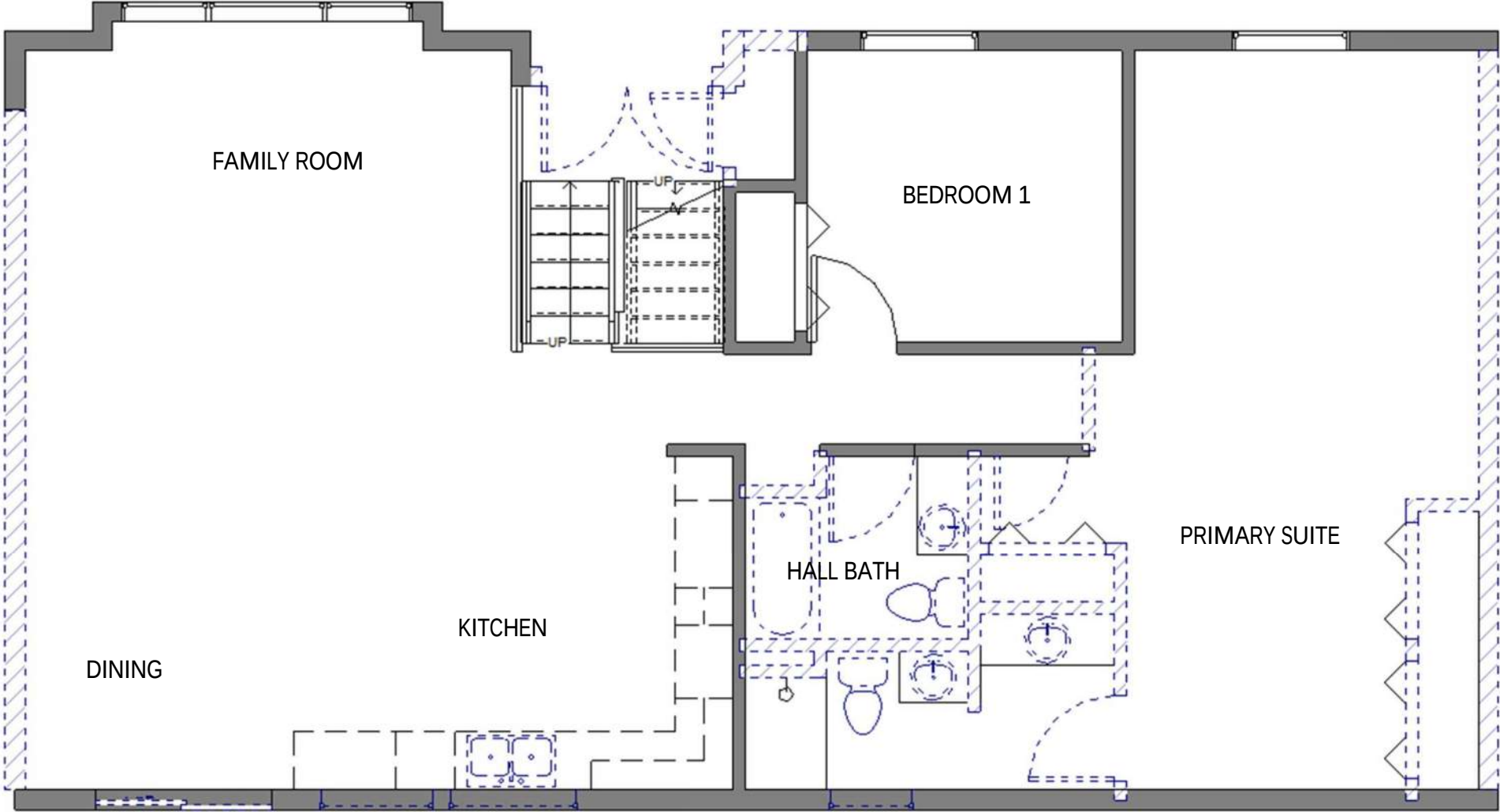
AFTER FLOOR PLAN – LOWER LEVEL



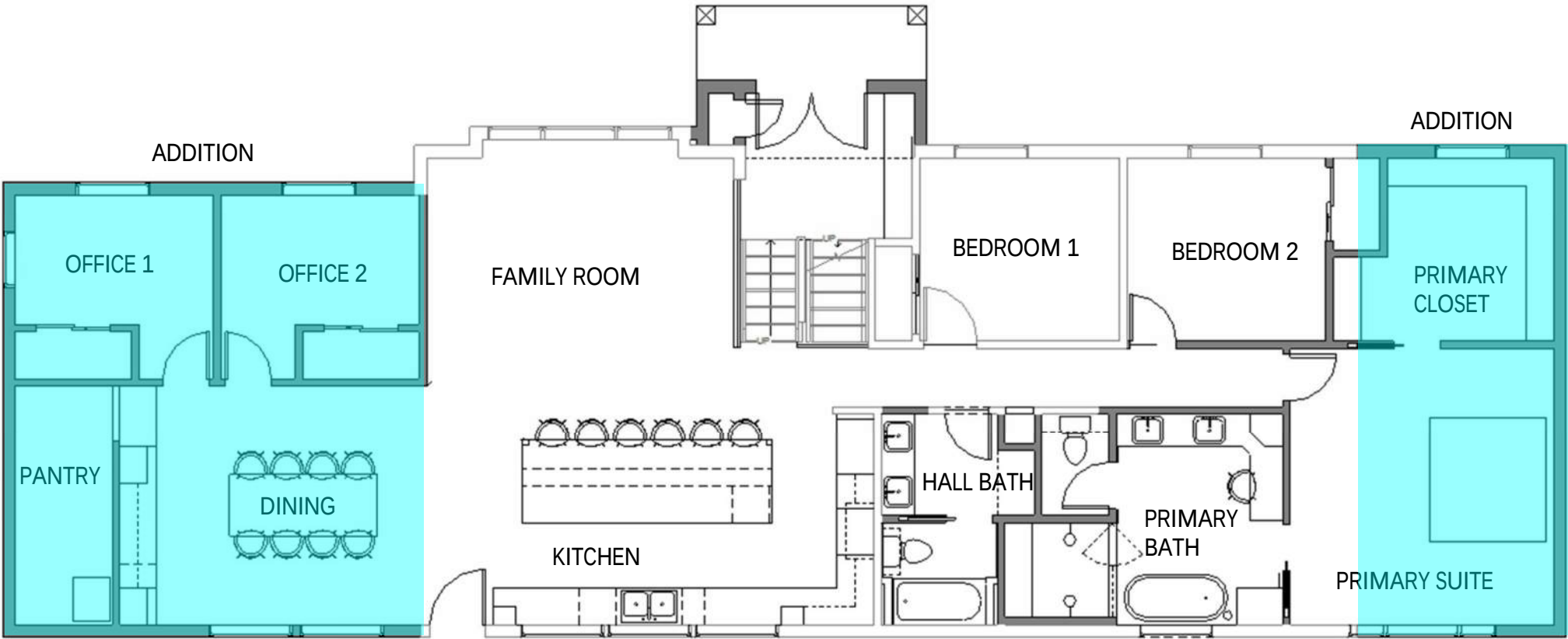
BEFORE AND AFTER FLOOR PLAN – LOWER LEVEL SIDE BY SIDE



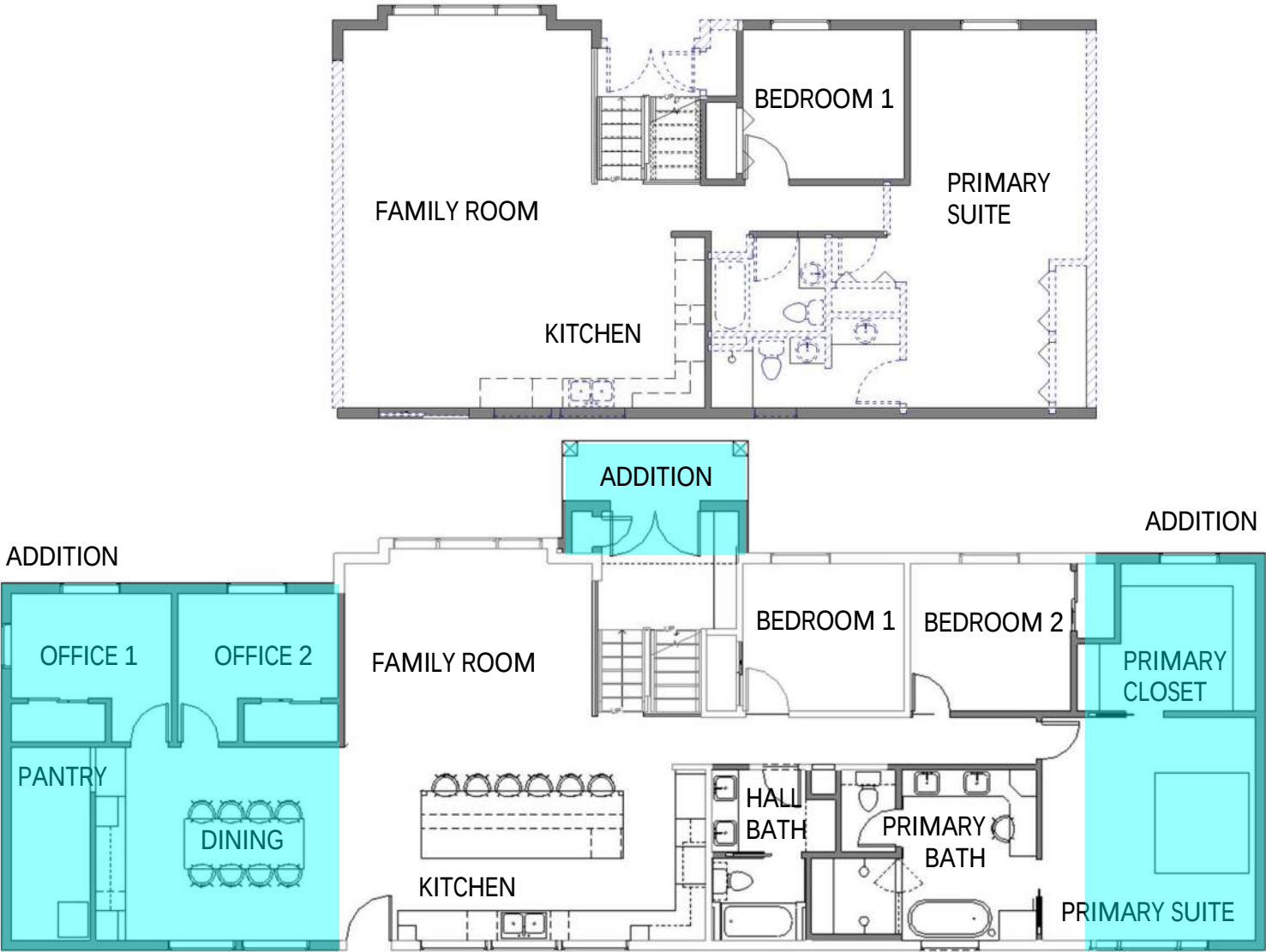
BEFORE FLOOR PLAN – MAIN LEVEL



AFTER FLOOR PLAN – MAIN LEVEL



BEFORE & AFTER FLOOR PLAN – MAIN LEVEL



3D RENDERINGS



3D RENDERINGS



3D RENDERINGS



BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO



BEFORE AND AFTER PHOTO



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FUNCTIONALITY

- **Expanded Floor Plan:** Three strategic additions provided the additional space the young family needed to remain on the lake property they loved while creating a home that could grow with them long-term.
- **Family-Focused Kitchen:** A significantly larger kitchen with an oversized island, generous preparation space, storage, and extensive seating supports both everyday family life and the homeowners' desire to comfortably host larger gatherings.
- **Dedicated Home Offices:** Separate offices give both parents private, functional workspaces without sacrificing bedrooms or shared family living areas.
- **Expanded Front Entry:** The front addition created a larger, more welcoming entry with improved circulation and additional space to accommodate the daily routines of a busy family.
- **Private Primary Suite:** A spacious bedroom, walk-in closet, double vanity, freestanding tub, walk-in shower, and private water closet provide the dedicated retreat the homeowners wanted within their long-term home.
- **Lower-Level Gathering Space:** A second kitchen and bar, large family room, and game/dining area allow the lower level to function as a complete entertaining destination while providing additional space for the family as their twin daughters grow.
- **Mudroom Organization:** Custom lockers and cabinetry give coats, shoes, school bags, and everyday necessities designated locations, directly addressing the storage and organization needs of a young family.
- **Improved Laundry:** Dedicated cabinetry, countertops, and storage create a more efficient laundry space capable of supporting the family's everyday routines.
- **Whole-Home Storage:** Custom cabinetry, closets, vanities, lockers, and built-ins maximize storage throughout the expanded home while maintaining the clean, uncluttered aesthetic the homeowners desired.
- **Connected Levels:** The redesigned staircase creates a safer, brighter, and more cohesive connection between the main and lower levels, allowing both floors to function as integrated parts of the family's everyday living and entertaining spaces.
- **Long-Term Functionality:** Age-in-place considerations were incorporated throughout the planning so the home could accommodate the family's immediate needs while remaining functional as their lifestyle changes over time.



AESTHETICS

- **Warm Contemporary Style:** Natural wood cabinetry, light walls, soft neutral finishes, and dark accents create the warm, contemporary atmosphere the homeowners envisioned.
- **Statement Kitchen:** Natural wood cabinetry, stone countertops, decorative lighting, and the dramatic central island establish the kitchen as the visual heart of the home.
- **Connection to the Property:** Large black-framed windows frame views of the lake and wooded surroundings, making the setting an intentional part of the interior design.
- **Spa-Inspired Primary Bathroom:** Large-format tile, a freestanding tub, glass shower, custom vanity, and streamlined fixtures create a sophisticated yet relaxing private retreat.
- **Architectural Staircase:** Natural wood handrails paired with dark vertical balusters create contrast and establish a consistent architectural detail between the home's two levels.
- **Consistent Millwork:** Coordinated cabinetry, trim, doors, built-ins, and wood tones establish continuity between the three additions, renovated spaces, and retained portions of the original home.
- **Cohesive Exterior Transformation:** New siding, windows, rooflines, and architectural detailing visually unify the three additions with the original structure, giving the expanded home a fresh identity that feels intentional rather than added onto.



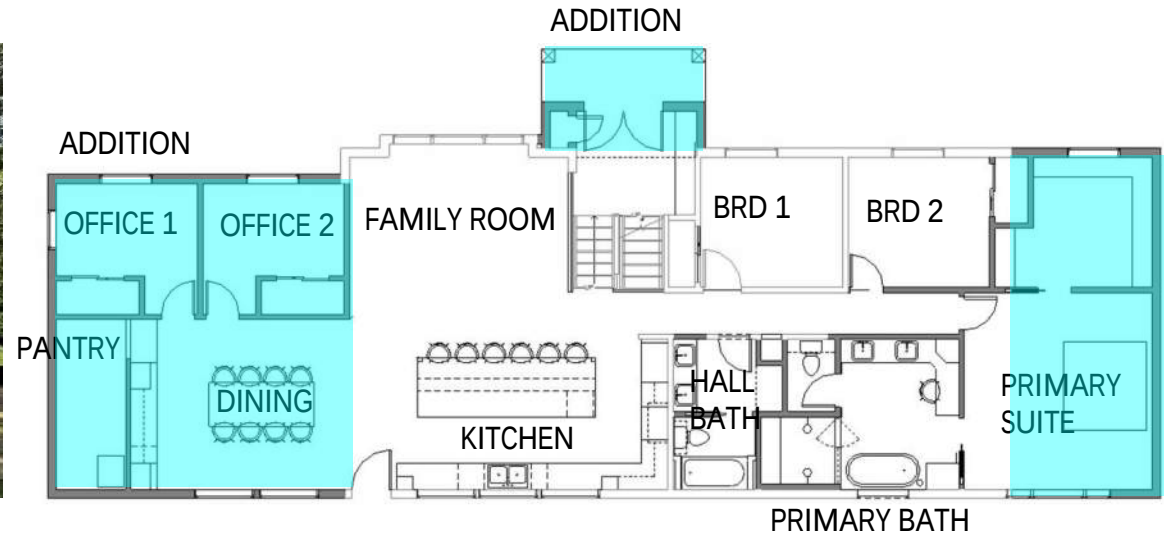
CRAFTSMANSHIP

- **Three Integrated Additions:** Three additions were carefully tied into the existing structure, providing the space the growing family needed while maintaining a cohesive architectural character throughout the completed home.
- **Custom Cabinetry:** Purpose-built cabinetry throughout the main kitchen, lower-level kitchen/bar, bathrooms, laundry, mudroom, and other storage areas provides the tailored organization required for busy family life.
- **Large-Scale Kitchen Island:** Precise cabinetry and countertop installation allowed the oversized island to balance extensive seating, storage, appliance integration, circulation, and multiple work zones for everyday use and entertaining.
- **Integrated Lower-Level Kitchen:** Custom cabinetry, countertops, appliances, and lighting were carefully coordinated to create a fully equipped second kitchen and bar that feels integrated into the surrounding entertaining space.
- **Detailed Bathroom Installation:** Large-format tile, custom niches, glass enclosures, cabinetry, and plumbing fixtures were precisely coordinated to achieve the refined, spa-like primary retreat envisioned by the homeowners.
- **Architectural Stairwork:** New wood railings, dark balusters, posts, and surrounding millwork were carefully executed to create a distinctive architectural feature that visually connects the home's two levels.
- **Seamless Material Transitions:** Flooring, cabinetry, countertops, tile, trim, and millwork were coordinated between new and retained areas so the three additions and remodeled portions read as one cohesive home.
- **Window Integration:** New window openings were carefully coordinated with cabinetry, interior layouts, and exterior elevations to bring natural light into the expanded home and strengthen the family's connection to their lake property.



INNOVATIVE METHODS AND USES

- **Three Strategic Additions:** Rather than relying on one large addition, the home was expanded in three targeted locations, allowing square footage to be added where it provided the greatest functional benefit while retaining and reusing substantial portions of the existing structure.
- **Reimagined Existing Footprint:** Existing and new spaces were redistributed across both levels to accommodate two home offices, expanded family living, a private primary suite, and entertaining areas without unnecessarily replacing usable portions of the original home.
- **Expanded Front Entry:** One addition specifically addressed the undersized entry, transforming it into a larger arrival zone that better accommodates the daily needs of a family with growing twin daughters.
- **Dual Entertaining Zones:** A full lower-level kitchen and bar complement the main kitchen, allowing gatherings to function across both levels while keeping food preparation and entertaining integrated within each space.
- **Integrated Age-in-Place Planning:** Long-term accessibility was considered as part of the overall floor plan rather than added as an obvious retrofit, allowing the home to accommodate changing needs while maintaining the desired residential aesthetic.
- **Strategic Window Placement:** New and enlarged openings were coordinated with interior layouts, cabinetry, and exterior architecture to capture lake and wooded views while bringing significantly more daylight into the expanded home.
- **New + Existing Integration:** Materials, openings, circulation, and architectural details were carefully planned so three additions and extensively renovated existing spaces function as a single home rather than separate phases of construction.



PROJECT CHALLENGES

- **Three Separate Additions:** Expanding the home in three different locations required careful planning to ensure each addition tied successfully into the existing structure while allowing the completed residence to function and appear as one cohesive home.
- **New-to-Existing Integration:** Extensive modifications were required throughout the original structure to connect new and retained spaces while maintaining consistent floor elevations, circulation, finishes, and architectural detailing.
- **Complex Structural Coordination:** New openings, expanded rooms, altered rooflines, and connections between additions and the existing house required close coordination between structural, framing, mechanical, and architectural components.
- **Whole-Home Reconfiguration:** With work occurring throughout both levels, the team had to carefully sequence construction while relocating and coordinating kitchens, bathrooms, laundry, offices, bedrooms, and gathering spaces within the expanded footprint.
- **Mechanical Integration:** Three additions and the relocation of multiple plumbing-intensive spaces required extensive coordination of HVAC, plumbing, electrical, and ventilation systems through both new and existing construction.
- **Unified Exterior Architecture:** Multiple additions created the challenge of integrating new rooflines, siding, windows, doors, and exterior detailing so the finished home would appear intentionally designed as a whole rather than visibly added onto over time.
- **Maximizing the Lake Setting:** Expansion and window placement had to balance interior functionality with exterior architecture while preserving and improving views toward the lake and wooded property that motivated the family to remain in the home.
- **Balancing Current and Future Needs:** The redesigned home needed to accommodate the immediate needs of a young family with twin daughters and two home offices while also incorporating age-in-place considerations for the homeowners' long-term use.



CLIENT FEEDBACK

“We had a great experience having _____ for our entire home remodel and 1000sf addition. They stayed on schedule to the day. We moved back in on the date according to the schedule they had developed months before construction start. Their entire team is very professional, caring and detailed oriented. Subcontractors working on the project spoke very highly of _____. We’ve received a lot of compliments on the design and quality of the work. Would highly recommend.”

– Homeowner of ‘Made to Stay’