

A modern living room with a white brick fireplace, a large window, a white sofa, and a yellow armchair. The room is bright and airy, with natural light coming from the window. The text is overlaid in the center of the image.

NARI MINNESOTA —
2026 ROTY AWARDS
PROJECT: LAKESIDE INTERIOR REFRESH
CATEGORY: RESIDENTIAL INTERIOR
\$100,000-\$250,000

PROJECT SUMMARY

Lake Minnetonka is one of the area's most desirable places to call home, so when these homeowners purchased this 2,500-square-foot, two-story home built in the 1970s, they saw its potential despite its dark and dated interior.

Beyond the cosmetic updates, the home had several functional challenges. The three upper-level bedrooms shared just one bathroom, while the main level included an unusual room containing only a bathtub. The homeowners wanted to make better use of the existing space while creating a home that felt brighter, more updated, and better suited to their family.

Rather than adding square footage or altering existing window and door openings, we focused on making thoughtful improvements within the home's existing footprint. The front door and garage service door were updated, all interior trim was replaced with a Craftsman-style profile, and new flooring and paint were carried throughout the home. The main-level powder room and upper-level hall bathroom were also completely refreshed.

Through thoughtful space planning and carefully selected finishes, we were able to transform this dated 1970s home into a more functional, beautiful, and inviting place for the family to enjoy—all without adding a single square foot.

CLIENT WISHES/GOALS

- Take space from an upper-level landing to add a primary bathroom and walk-in closet.
- Update all finishes including floors, doors and trim.
- Re-design main level bathtub room and laundry.
- Update fireplace
- Update staircase while keeping its unique features
- Hide odd plumbing pipe in new pantry space
- Scrape ceilings
- Paint all interior walls, trim, doors



Architectural floor plan of the existing main level of a house. The plan shows a Living area, Kitchen, Laundry, and two Bathrooms. A red circle highlights the Laundry and Bath area, with a red arrow pointing to a note: "WOOD COUNT (HOME) DRYWALL NICH WITH SHELVES". The plan includes numerous dimensions and room labels.

Room labels: LIVING, KITCHEN, LAUNDRY, BATH, BATH, UP.

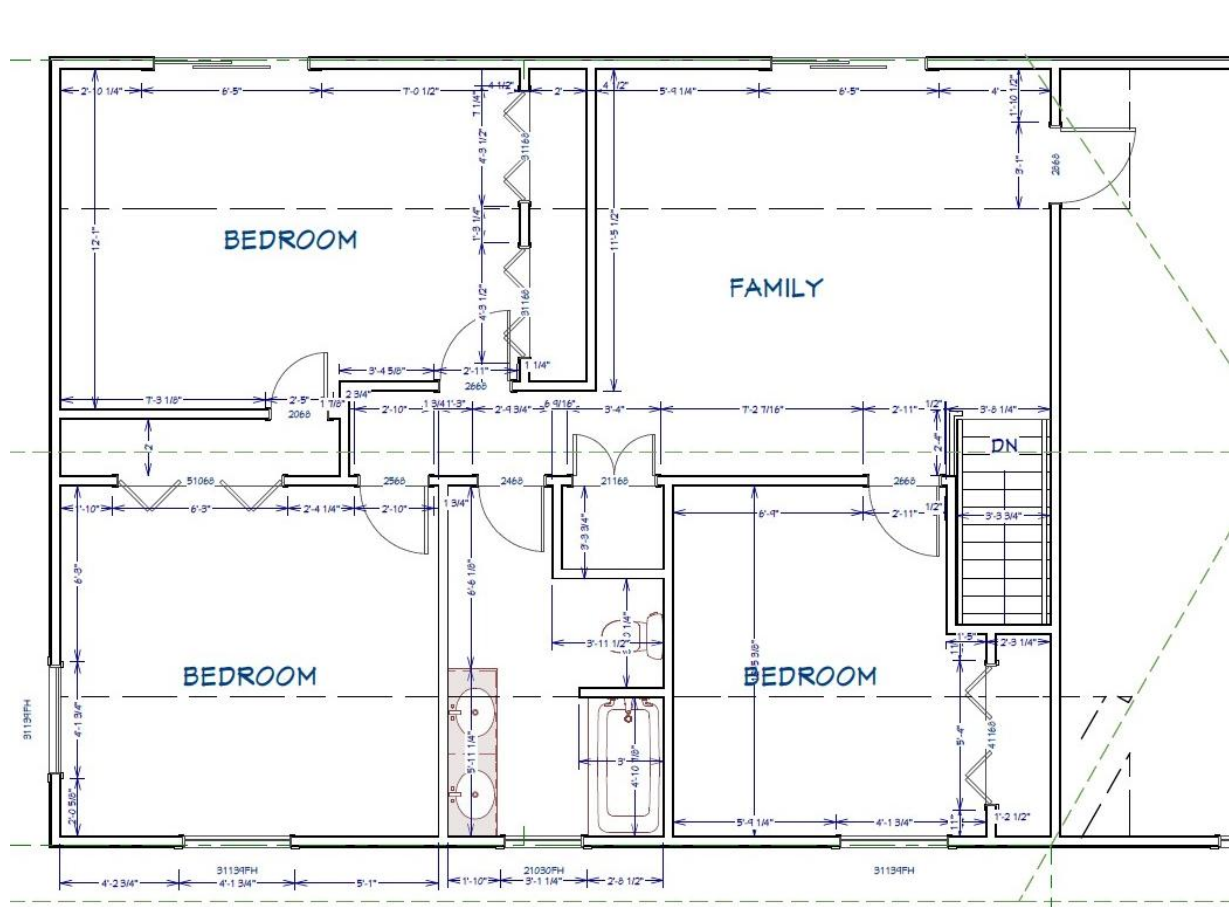
Dimensions (in feet and inches):

- Overall width: 31'-0 3/4"
- Overall depth: 11'-1 1/2"
- Living area: 13'-11 3/4" (width), 8'-4 1/2" (depth)
- Kitchen: 11'-11 1/2" (width), 8'-4 1/2" (depth)
- Laundry: 7'-7 3/4" (width), 5'-1 1/2" (depth)
- Bath (left): 5'-1 1/2" (width), 5'-1 1/2" (depth)
- Bath (right): 5'-1 1/2" (width), 5'-1 1/2" (depth)

Other labels: WH, 2460, 51160, 41060, 2460, 1260, 2060, 51060MU, 16070, 5660.

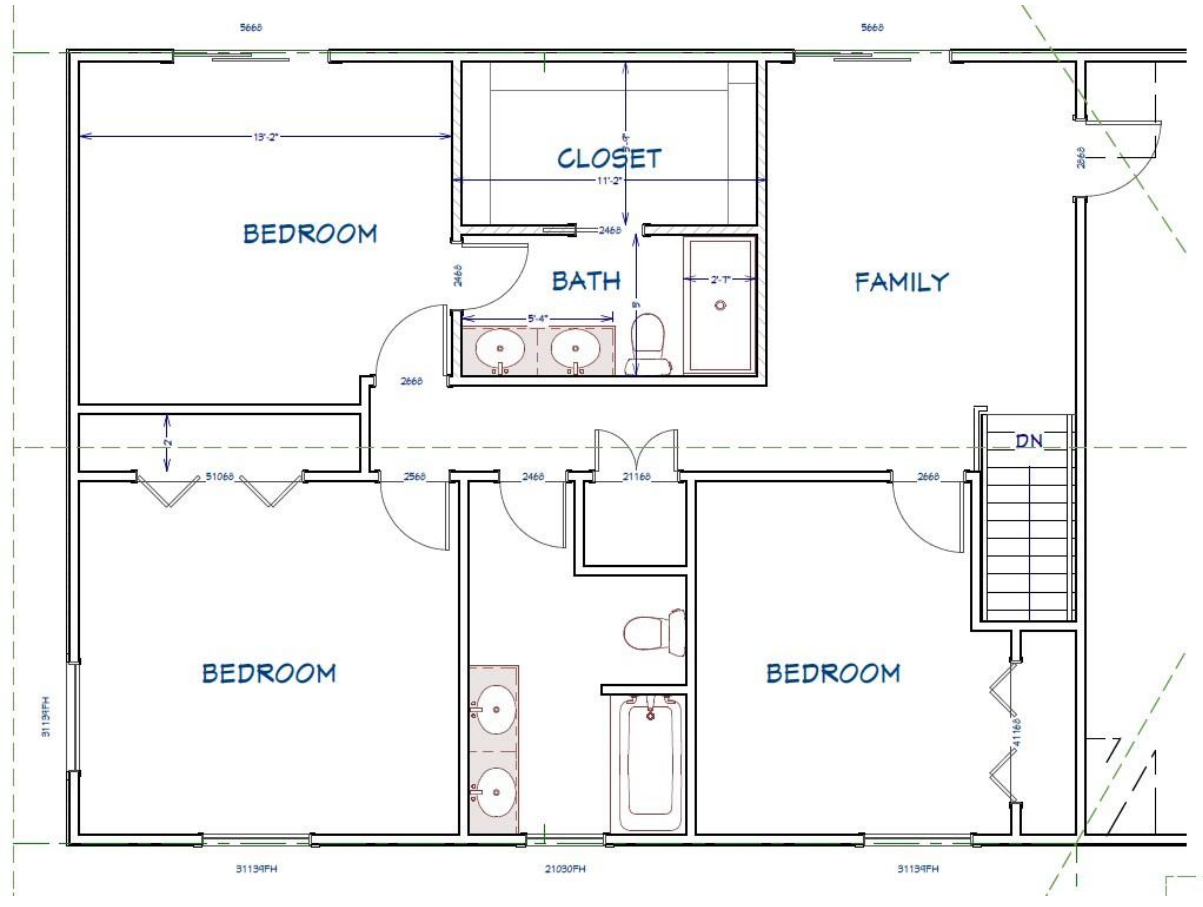
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BEFORE FLOOR PLAN
(UPPER LEVEL)



EXISTING UPPER LEVEL

AFTER FLOOR PLAN
(UPPER LEVEL)



BEFORE

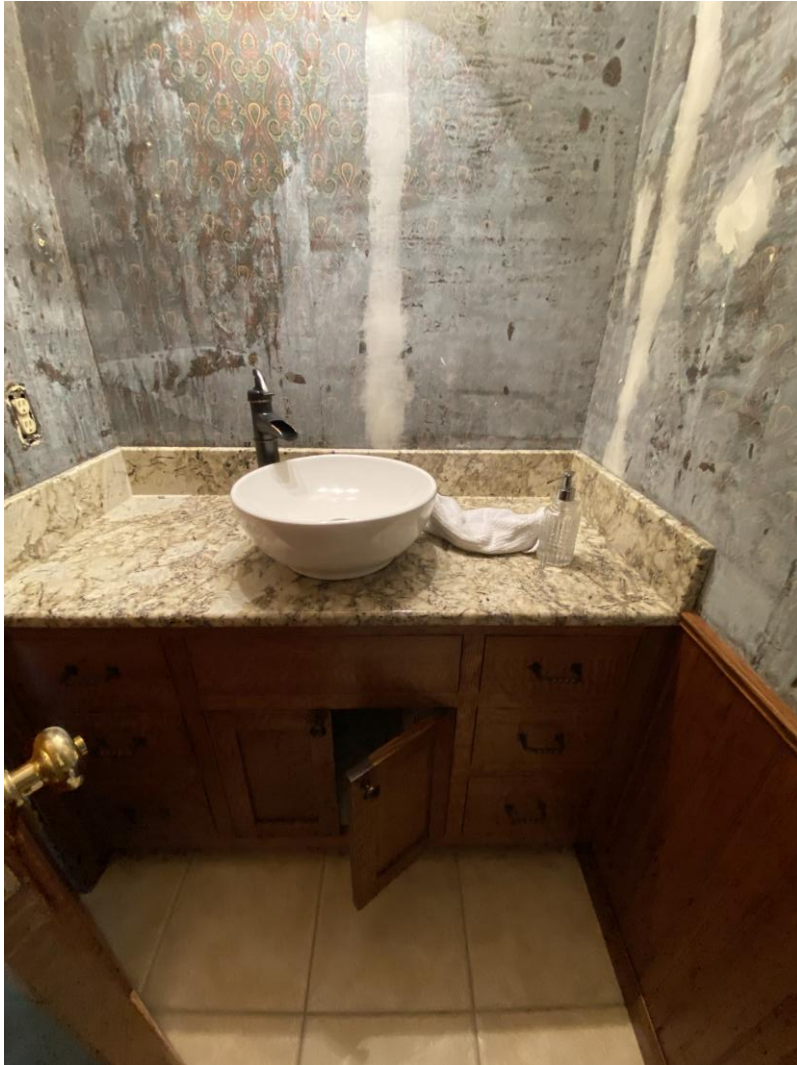


AFTER



A new front door can change the entire look of a home. This modern style in a dark color definitely makes a statement. All new luxury vinyl plank flooring, lighting, interior doors and painted craftsman style trim help to brighten the space. We also removed the carpet from the staircase and landing and wrapped the landing with wood. The railing was updated with a cable style rail.

BEFORE



AFTER



At our first meeting, the homeowner had already begun removing wallpaper throughout the home, so this small powder room was ready for a fresh start. The quartersawn oak inset vanity, however, was beautifully made and in great condition, so we chose to incorporate it into the new design. Updated hardware, a beautiful new countertop, and a glass vessel sink gave the existing vanity a completely refreshed look. The lighter finishes helped transform the space, creating the bright, airy, beach-inspired feel the homeowner envisioned.

BEFORE



AFTER



Just off the entry was an unusual room that contained only a tub/shower and carpeted flooring, making it an awkward and underutilized space. We reimagined the room as a new laundry area and converted the former laundry room into a walk-in pantry, providing much-needed storage and extending the functionality of the kitchen. A frosted glass sliding barn door allows additional light into the laundry room while eliminating the need for a swinging door, maximizing the usable space within the room.

BEFORE



AFTER

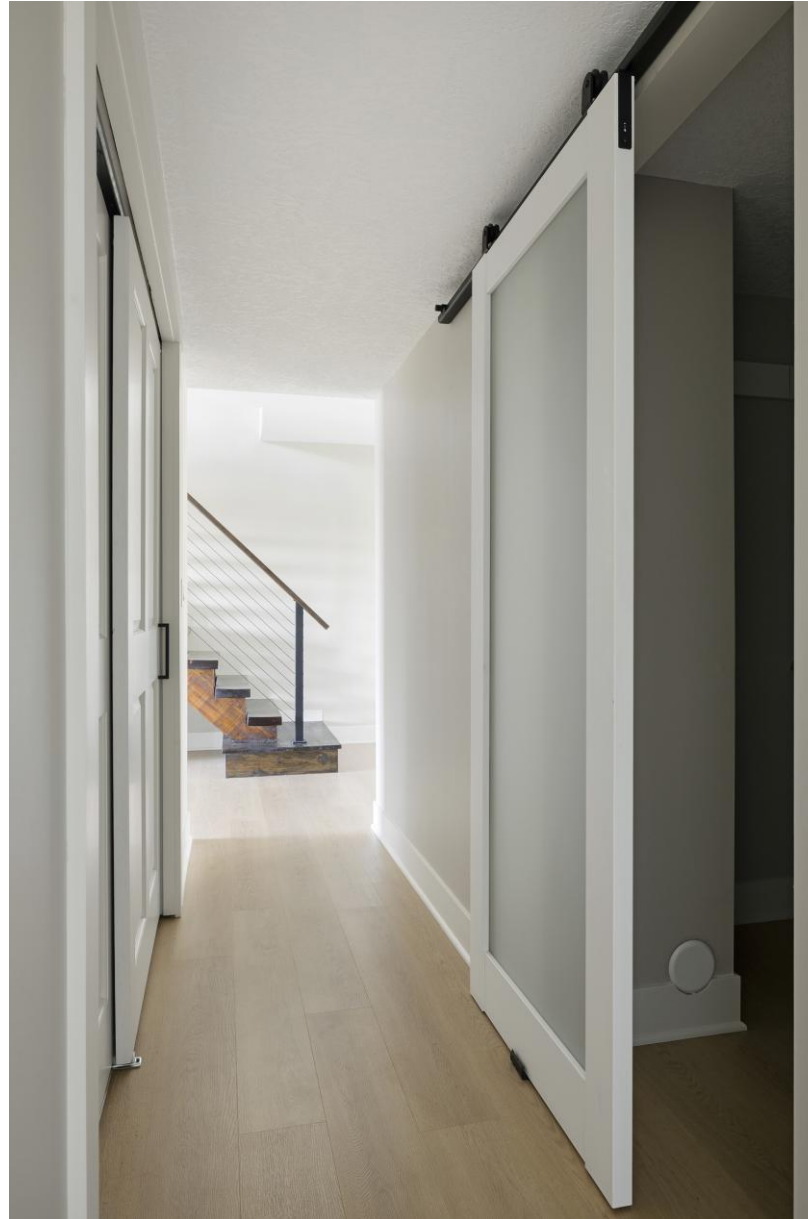


The former laundry room was transformed into a much more functional walk-in pantry, adding valuable storage just off the kitchen. A tall pantry cabinet cleverly conceals existing plumbing while providing additional storage. Deep blue cabinetry paired with a warm wood countertop gives the space character and creates a welcoming feel. We also removed the existing floor drain and continued the flooring from the kitchen and hallway into the pantry, creating a seamless transition and making the new space feel like a natural extension of the kitchen.

BEFORE



AFTER



The main-level hallway connecting the entry to the kitchen originally felt dark and confined by its low ceilings. Since raising the ceiling wasn't an option, we used new flooring, fresh paint, and updated trim to create a brighter, more inviting feel. A contemporary sliding barn door replaced the swinging door to the new laundry room, freeing up valuable space inside. We also reconfigured the existing hallway linen closet so it could be accessed from within the laundry room, providing convenient storage for cleaning and laundry supplies. Across the hall, sliding bypass doors provide easy access to the home's mechanical room—an important consideration in this slab-on-grade home.

BEFORE



The existing kitchen was in great condition, but the darker finishes made the space feel dated and closed in. Rather than starting over, we refreshed the kitchen with crisp white paint and rich blue accents to create a brighter, more inviting feel. The microwave/hood combination was replaced with a streamlined stainless steel hood, while a microwave drawer was relocated to the new pantry. We also replaced the hanging pendants with low-profile disk lights, opening up the sightlines and creating a cleaner, more unobstructed view into the kitchen.

AFTER



BEFORE



The dining and living room spaces feature new flooring, trim, lighting and paint.

AFTER



BEFORE



The living room fireplace was refreshed with paint, and electrical wiring was added to accommodate a TV. To make better use of the area beneath the staircase, we designed a built-in bar that adds both function and character while creating the perfect spot for entertaining.

AFTER



BEFORE



AFTER



Upstairs, the existing sitting area was thoughtfully reconfigured to make room for a new primary bathroom and walk-in closet. Although a portion of the living space was repurposed, we were able to preserve a comfortable sitting area where the homeowners can still relax and enjoy the beautiful lake views. New flooring, fresh paint, and Craftsman-style trim continue throughout the upper level, creating a cohesive look and feel throughout the home.



BEFORE



AFTER



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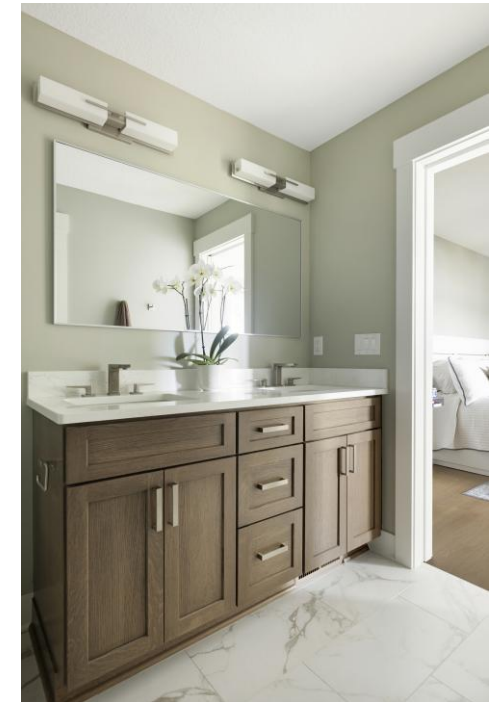
AFTER



AFTER



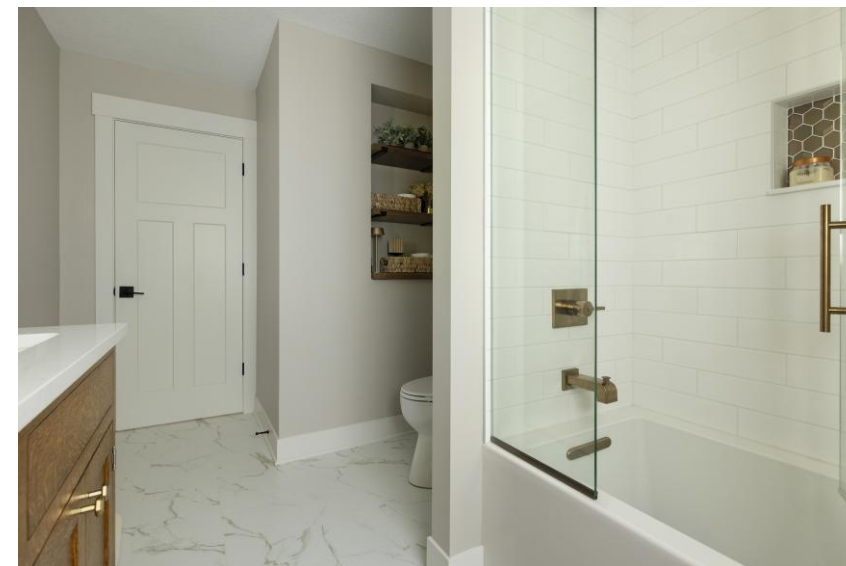
The new primary bathroom features double sinks and a walk-in shower. Porcelain tile, quartz countertops and a warm cherry stained vanity tie in with the new updated look of the home. The closet has enough room for all of their clothes, both hanging and folded.



BEFORE



AFTER



The hall bath was completely updated without moving anything around. There was also another area where we reused the beautiful quartersawn oak vanity.