

A BETTER WAY THROUGH

Residential Interior | Under $100,000

A second floor reorganized around daily life

An awkward second floor required the homeowners to walk through one bedroom to reach another, while a cramped bathroom limited comfort. With no need for the extra bedroom, the clients envisioned a generous bath, private sleeping space, and purposeful circulation.

The remodel relocated the bathroom into the unused bedroom, adding a soaking tub, large shower, custom cherry vanity, and abundant natural light. The former bath became a passageway with built-in storage and room for art. Refinished fir and maple floors, matched trim, and carefully engineered plumbing preserve the home’s character while making the entire level work beautifully.



CLIENT NEEDS | Make every room earn its place

The retired homeowners wanted the second floor to support the way they live now.

- **Create a generous bathroom**

  Add a soaking tub, large shower and the comfort missing from the old bath.

- **Correct the circulation**

  Stop using one bedroom as the route to another.

- **Use the extra bedroom wisely**

  Reassign space the homeowners no longer needed to a more valuable daily purpose.

- **Preserve historic character**

  Keep usable flooring and match the home’s existing trim and proportions.

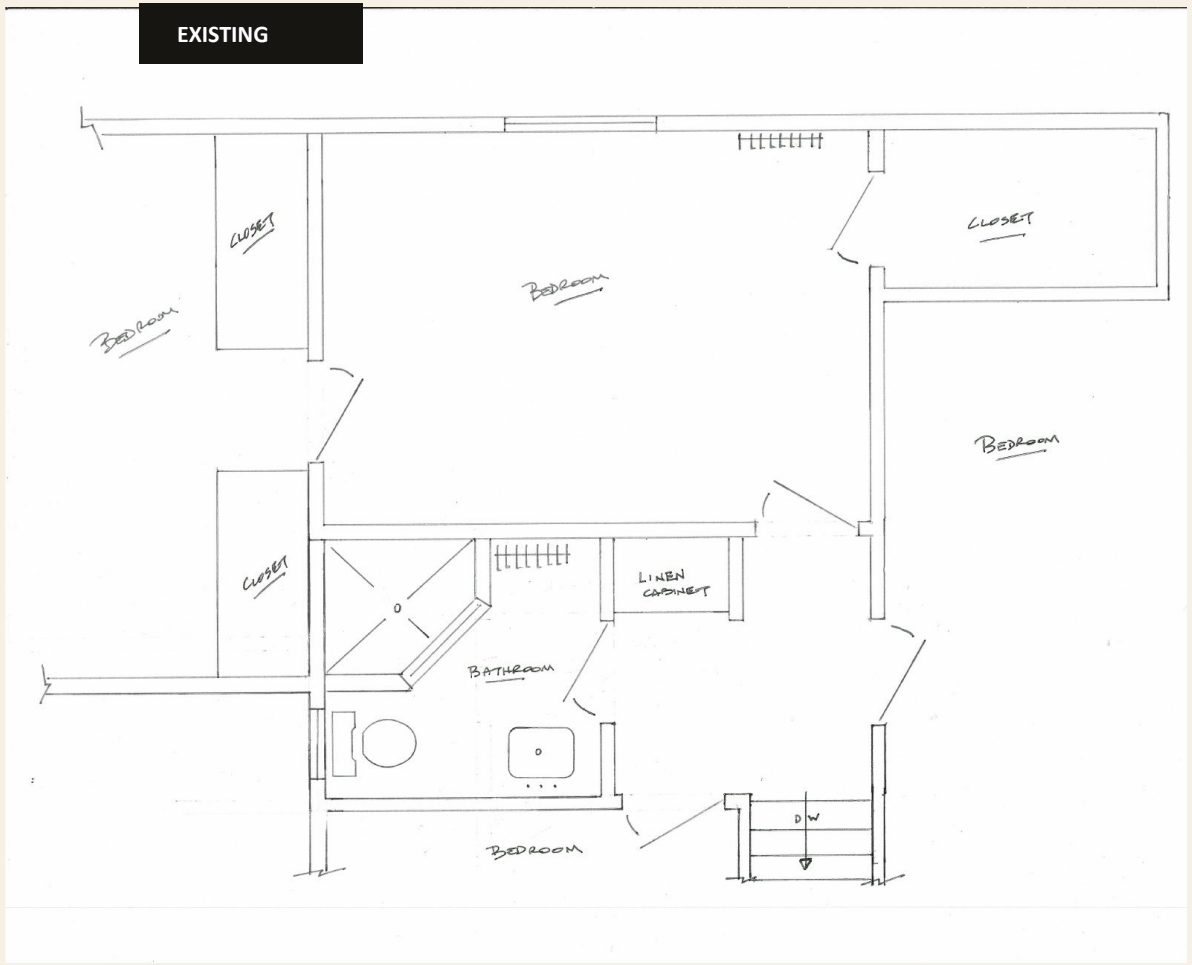
- **Respect the budget**

  Concentrate work within the existing walls and avoid damage to finished rooms below.

The plan trades an unused room for better living

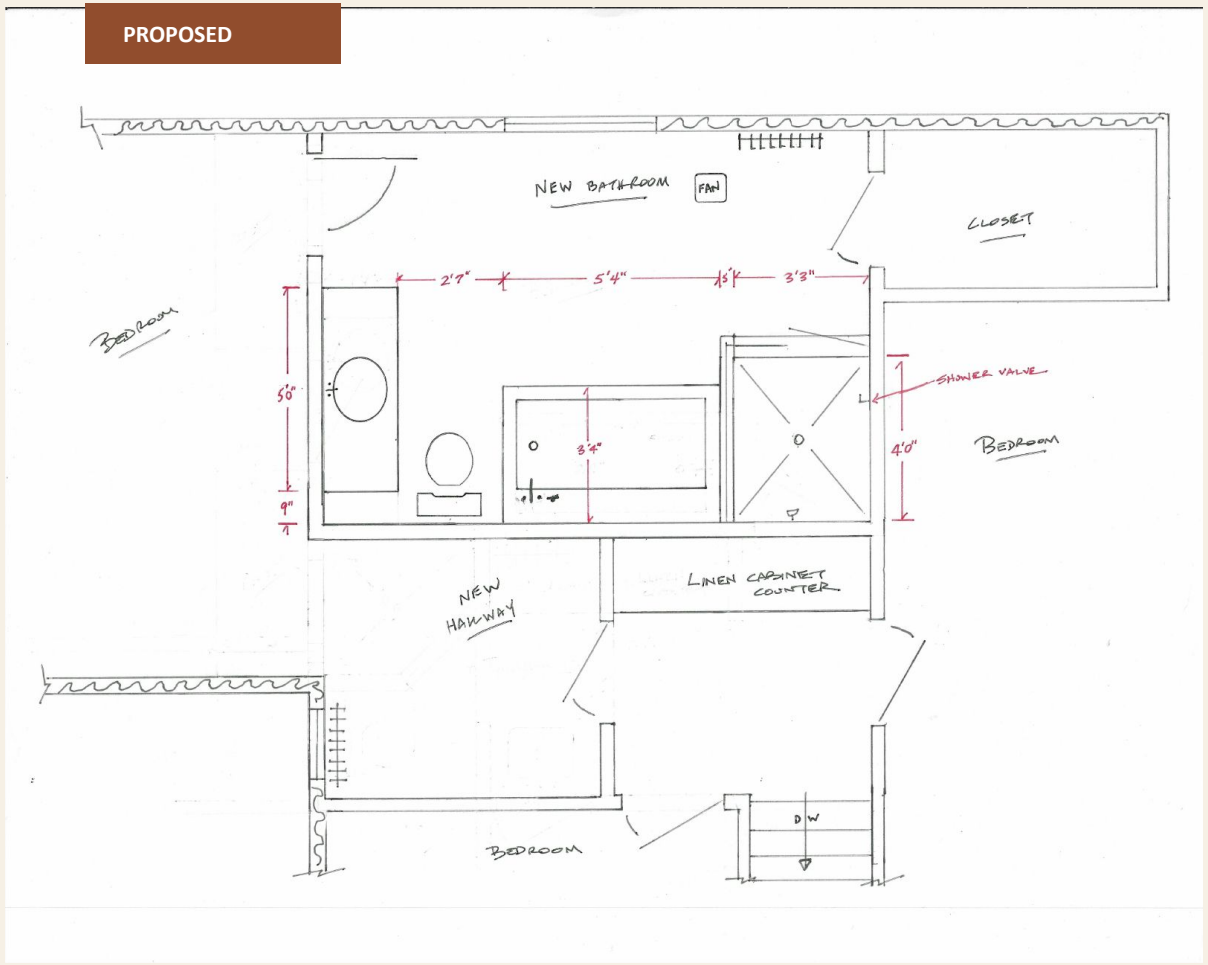
Relocation creates a larger bath, a private bedroom and a dedicated connecting passage.

EXISTING



Small bath + pass-through bedroom

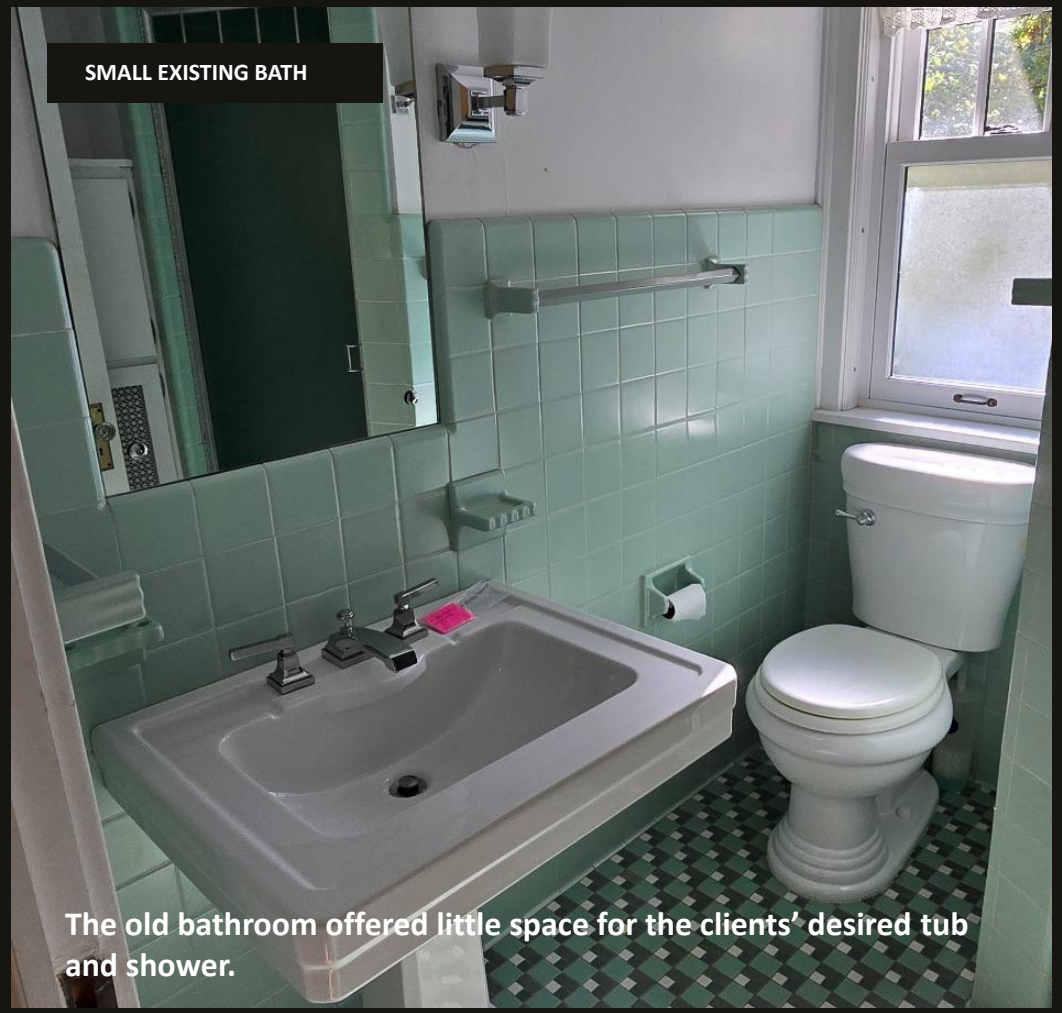
PROPOSED



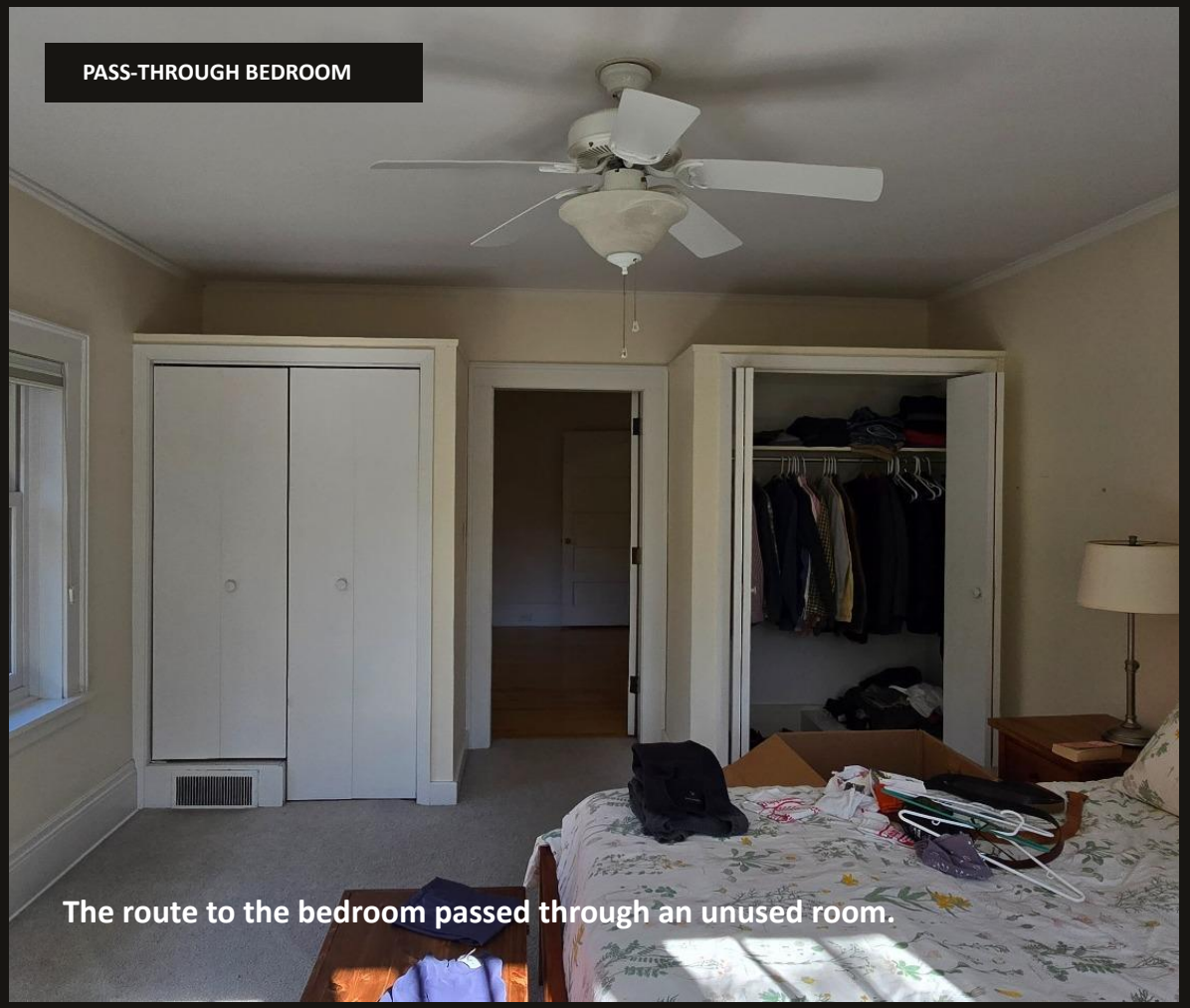
New bath + private bedroom + hallway

The existing arrangement wasted valuable space

An undersized bath and pass-through bedroom created an awkward daily route.



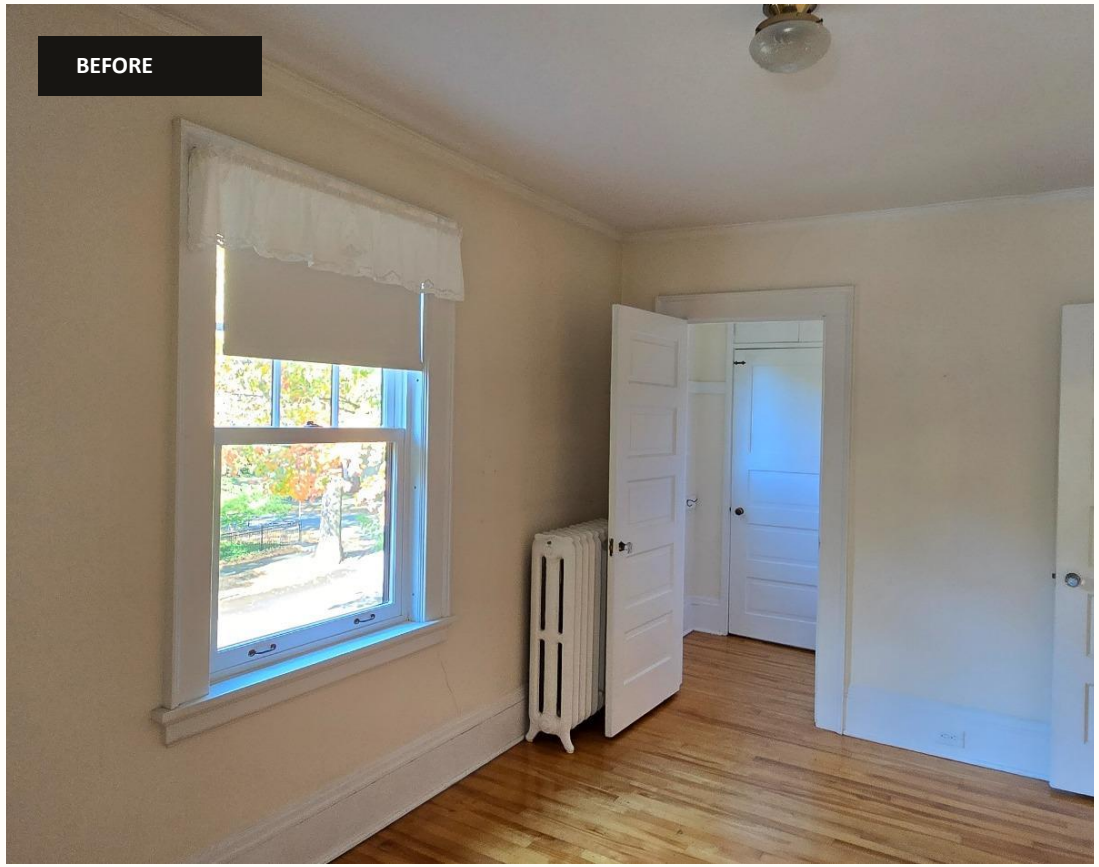
The old bathroom offered little space for the clients' desired tub and shower.



The route to the bedroom passed through an unused room.

An unused bedroom became the room the clients wanted

The transformation works entirely within the existing exterior walls.



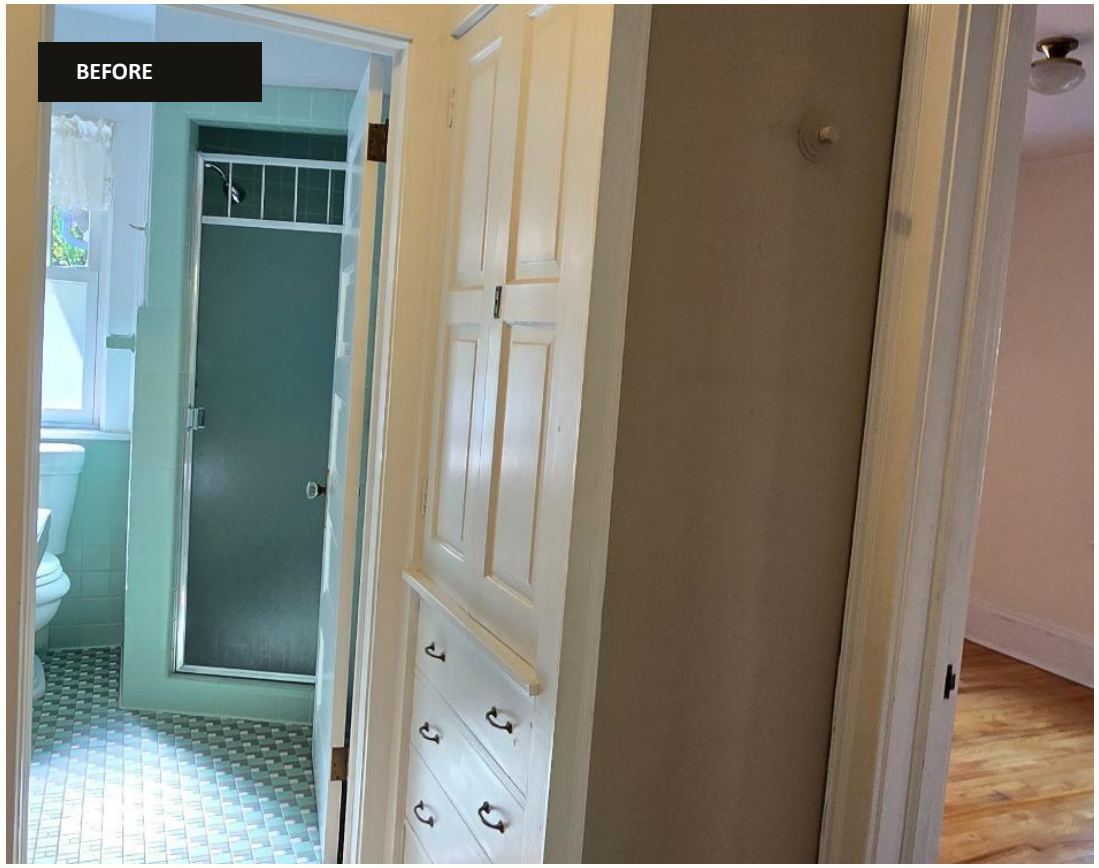
A full bedroom occupied valuable space but no longer served the retired homeowners.



The same footprint now supports a soaking tub, large shower and abundant daylight.

The former bathroom became a purposeful passage

Closing the old opening improved privacy while creating space for artwork.

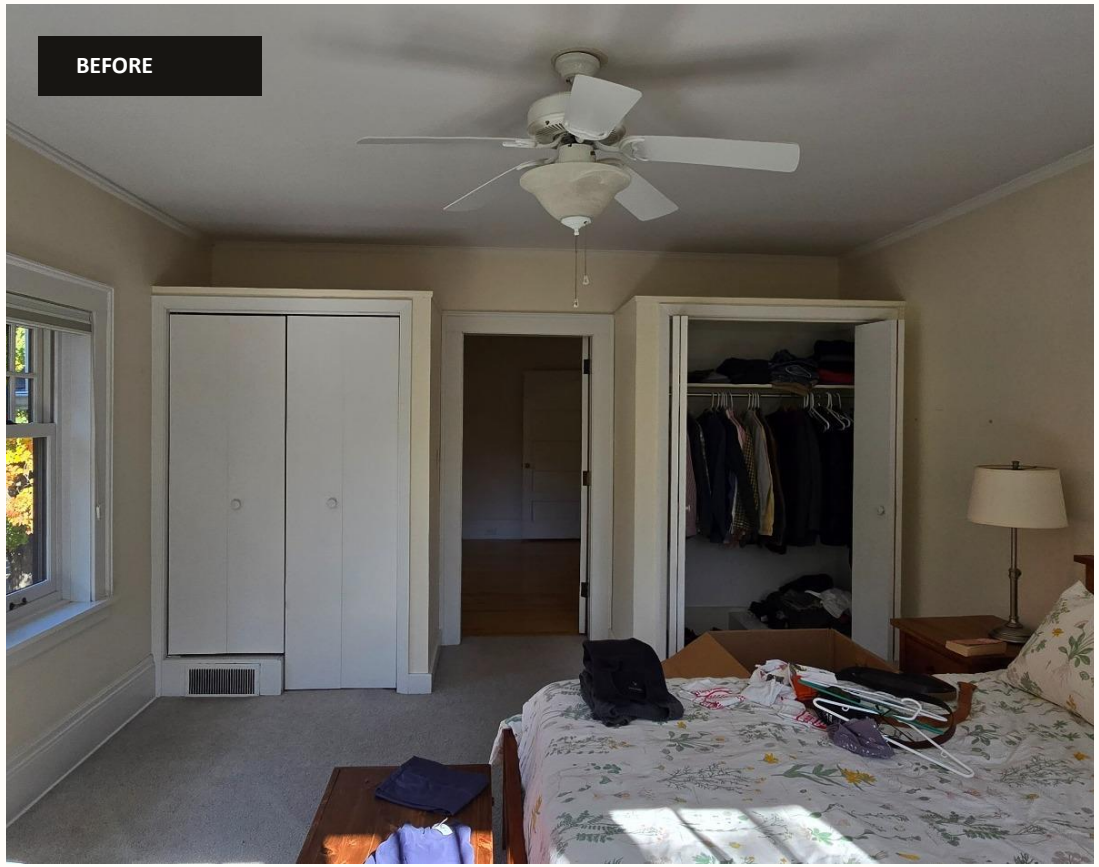


The compact bath interrupted the route between the bedrooms.

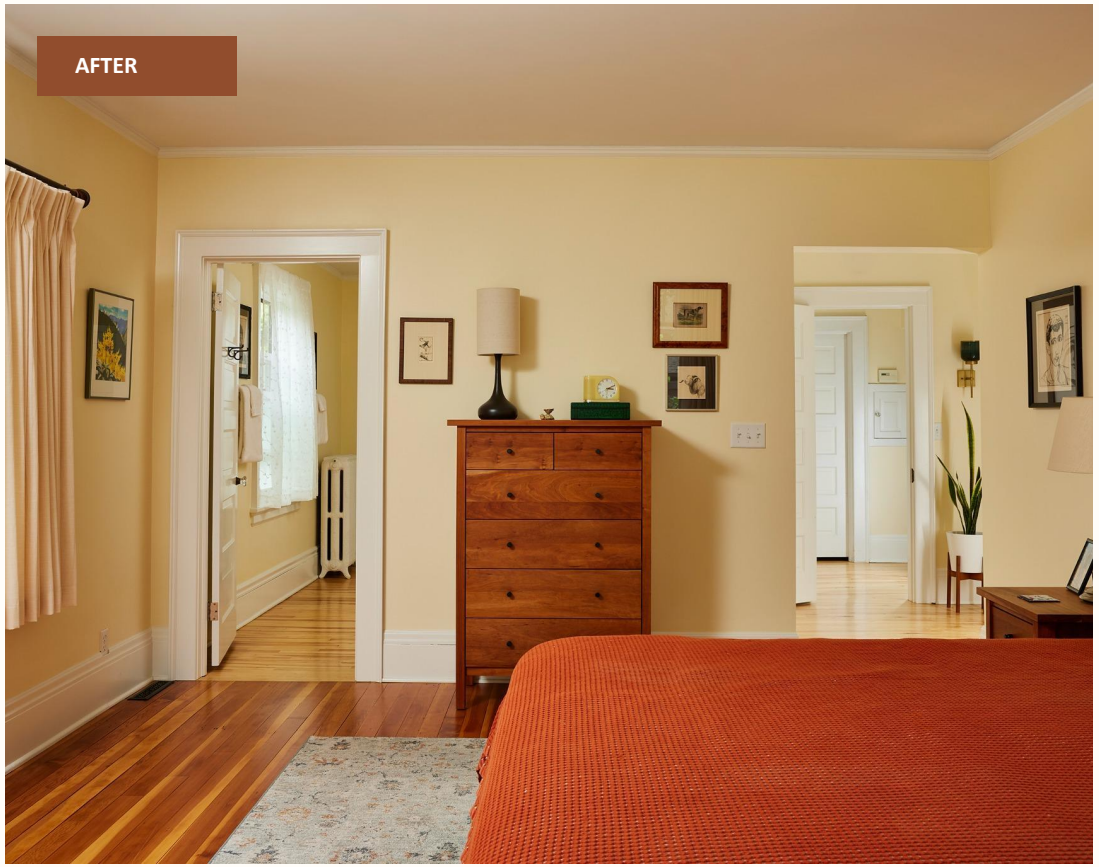


A bright hallway now provides direct access and built-in storage.

The remaining bedroom added an en suite and polish



The new route ends the need to walk through one bedroom to reach another and the unsightly closets were removed.



A defined doorway, restored floors and simplified floorplan create a true retreat.

AESTHETICS | New additions feels native to the house

Warm materials and carefully matched details connect the reconfigured rooms.



- **Rhythm and continuity**

  Repeated panel profiles, traditional fixtures and matched trim carry through the second floor.

- **Color and contrast**

  Warm cherry, honeyed floors and soft walls balance crisp white tile and surfaces.

- **Focal points**

  The cherry vanity anchors the bath while artwork gives the new passage a finished purpose.

- **Historic character**

  Refinished fir and retained maple flooring reveal the material richness of the home.

FUNCTIONALITY | Circulation finally makes sense

The new arrangement converts underused square footage into comfort, storage and privacy.



- **Direct bedroom access**

  A dedicated walkway replaces the route through an occupied room.

- **Expanded bathing space**

  The former bedroom accommodates both a large shower and soaking tub.

- **Useful storage**

  Built-in landing cabinets turn transition space into organized capacity.

- **Natural light**

  The relocated bath benefits from a larger existing window.

- **Budget-aware layout**

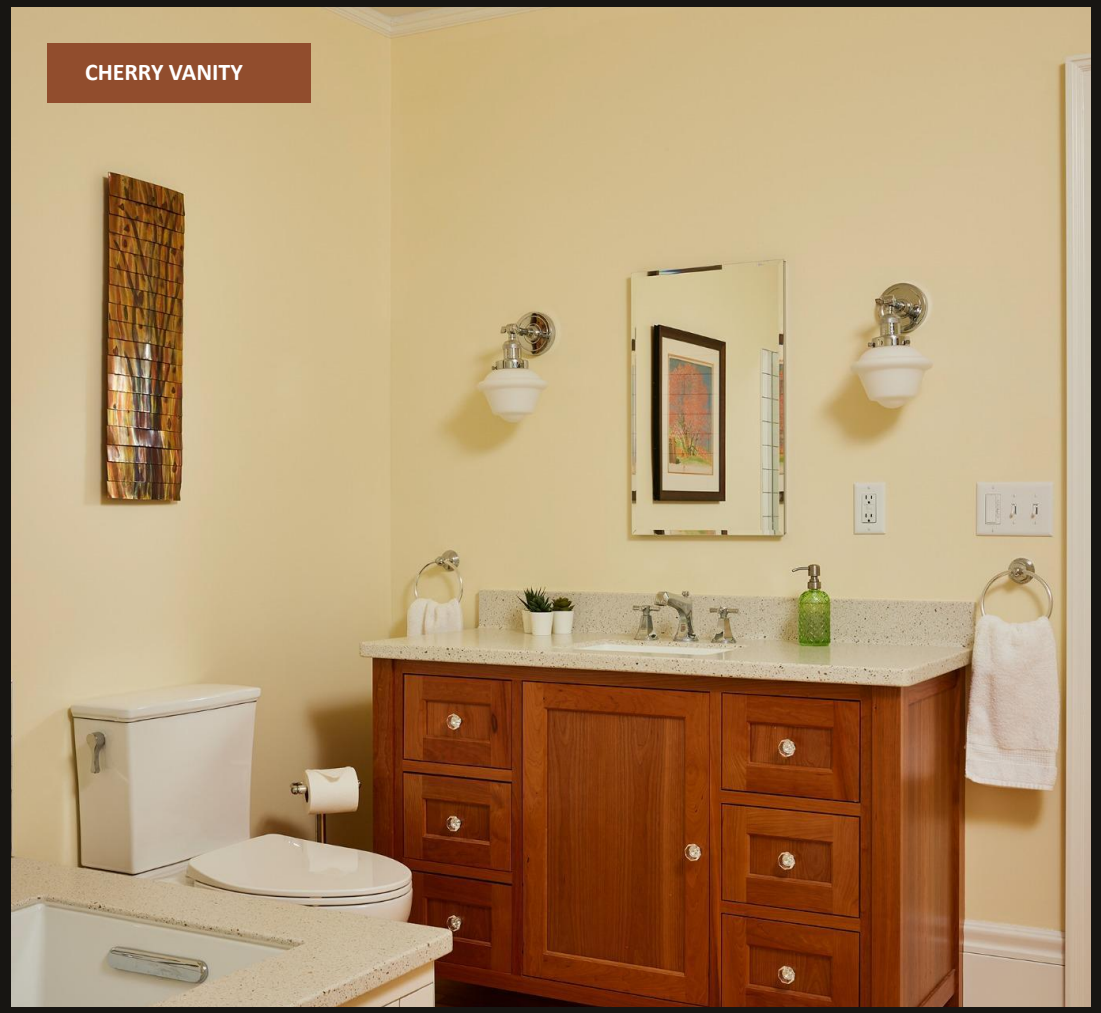
  Plumbing follows the back wall to protect the finished dining-room ceiling below.

- **Niche in half wall**

  The tiled niche allows for bath products to be out of sight.

CRAFTSMANSHIP | Custom cabinetry defines each space

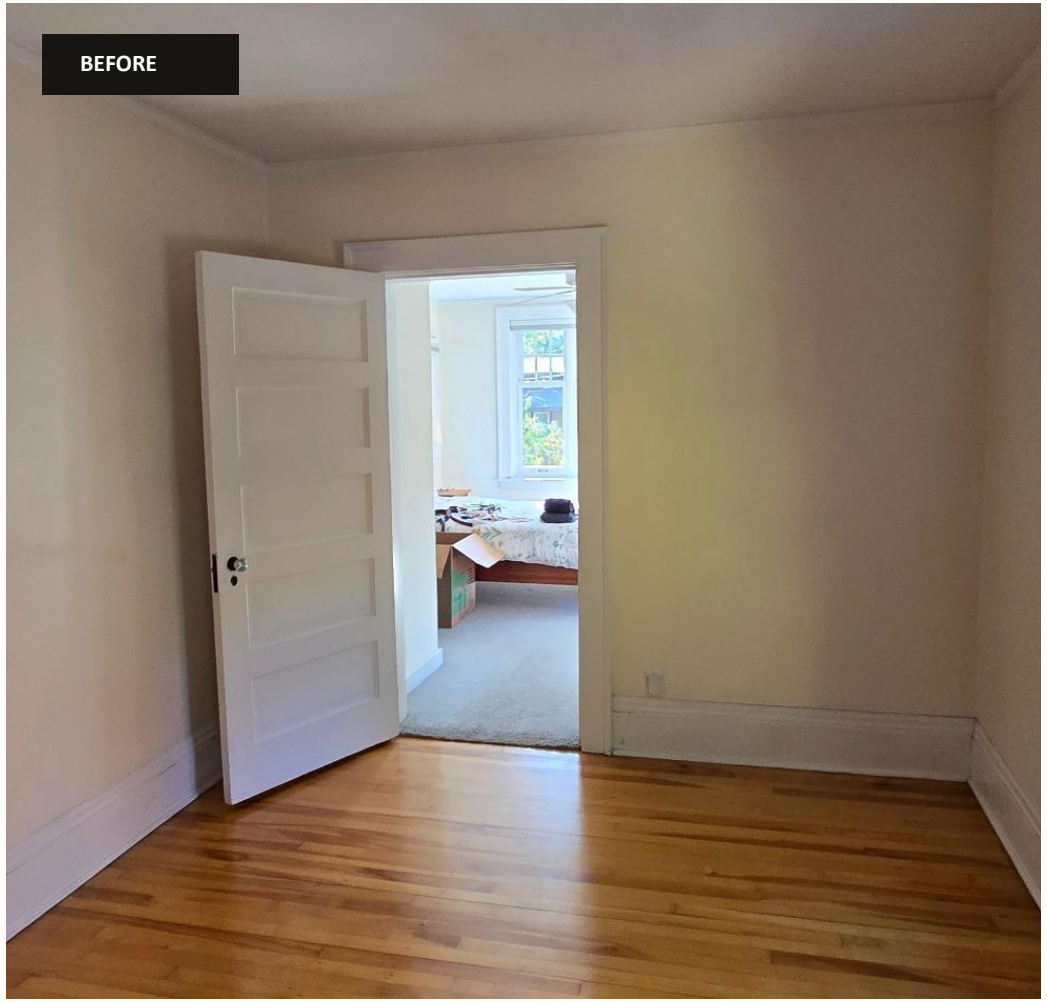
Two distinct cabinet installations fit precisely and honor the home’s traditional detailing.

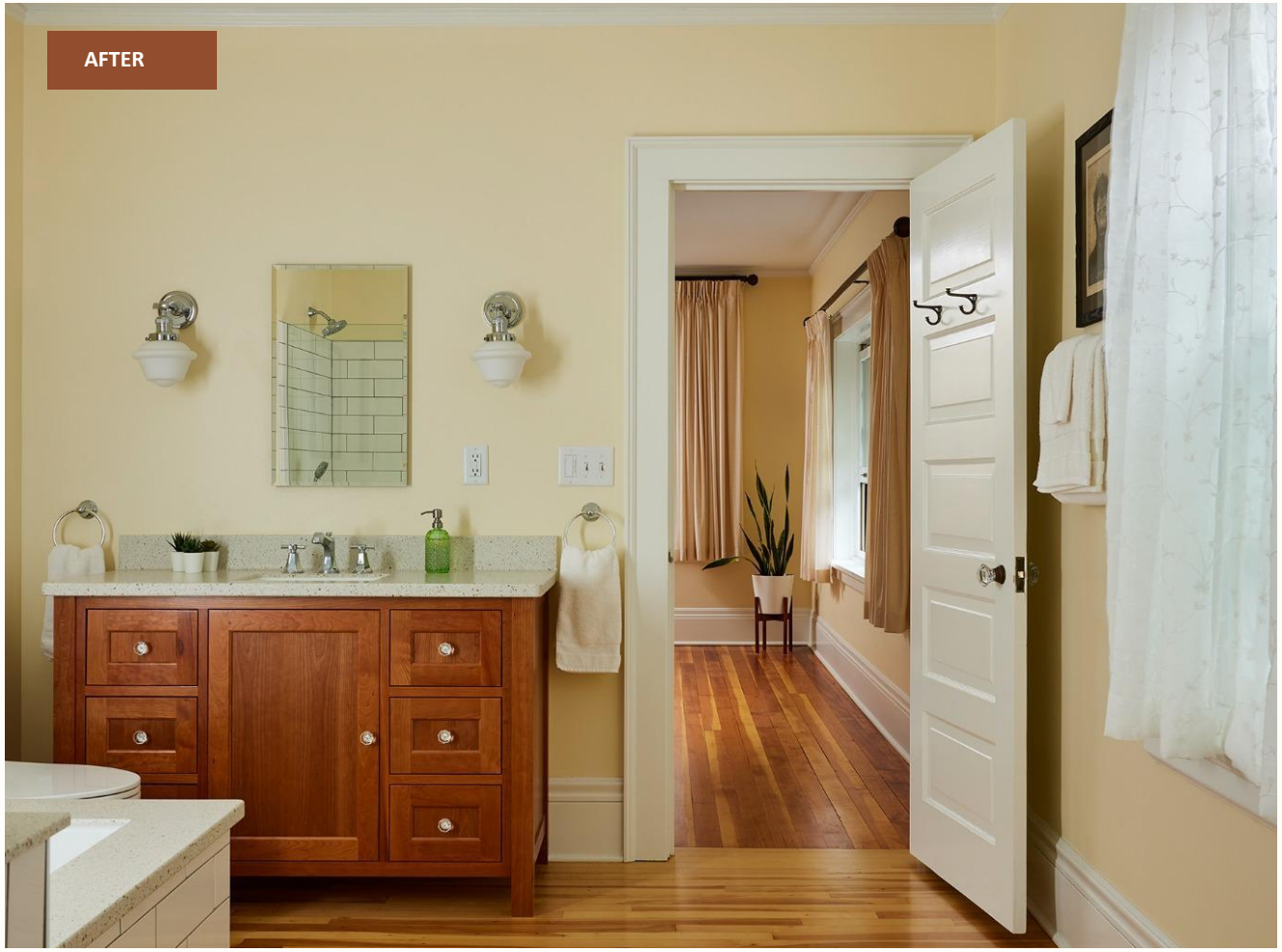




CRAFTSMANSHIP | Original floors carry the story forward

Selective restoration preserves character while disguising the boundaries of the remodel. The fir floors in the bedroom that were revealed when carpet was removed were refinished, as was the existing maple flooring in the new bathroom. Matching trim allow the new hallway, bathroom and bedroom to read as part of the original house.





INNOVATION | Engineering protected the rooms below

The plumbing strategy solved a compromised floor system without sacrificing the dining room ceiling.

- **Damage discovered**

  Previous plumbing work had severely weakened the existing bathroom floor system.

- **Engineer consulted**

  Structural review identified a repair approach that avoided wholesale replacement of floor joists.

- **Special brackets installed**

  Joist repair hardware stiffened the framing and permitted large holes to remain in the joista for the required plumbing drains.

- **Plumbing concentrated**

  Fixtures were aligned along the back wall to limit invasive work below.

- **Finished ceiling preserved**

  The solution avoided new soffits and extensive ceiling repairs in the dining room.



CLIENT NEEDS MET | The second floor fits their life

The redesign replaces an awkward sequence of rooms with comfort, privacy and purpose.



THE CLIENTS GAINED

- ✓ A generous bath with tub and shower
- ✓ A private, refreshed bedroom
- ✓ A direct and attractive walkway
- ✓ Custom storage in the former bath
- ✓ Restored fir and maple flooring
- ✓ Historic detailing within the budget

Previously underused space now supports daily life throughout the entire level.