

4845 Washburn Avenue South, Minneapolis, MN

We began working with our clients by meeting them with their realtor as they were shopping for their home. Their goal was to be by the lakes, buy a home and remodel it while staying at the \$500k price point. Their offer was based on our ballpark estimates; we sketched up some ideas through our designer and once approved moved it into CAD plans with our architect.

The original home was a 1950's traditional rambler that was very sad looking, and quite small next to its neighbors. We transformed the home into a classic craftsman cottage that fits perfectly into the neighborhood. The couple wanted to be on their front porch and interact with neighbors, so we pulled out the nonexistent deck 6' and added a nice gable to not only enhance the curb appeal but to address the heavy roof look from the street. The front gable covers the porch and allows for a great place to sit and relax. This new front porch also fits in with the Fulton Neighborhood Design Guidelines well, fitting in with, "...roof planes [being] broken up to achieve a more three-dimensional appearance."

We didn't want this to be an obvious remodel in a classic neighborhood, so we wrapped the home with 360-degree enhancements like custom window boxes, frieze boards and Hardie shakes, which also fits in with the design guidelines.

The other glaring problem with the original home was the cramped layout. However, it was important to keep the integrity of the well built home while adding modern features. We added 500 sq feet on the main level and another 250 in the basement plus a basement storage area.

We took out the entry closet and built a custom bench to open up the cramped entry. In the great room, the old brick fireplace was far too short so we raised the mantle height, added a new gas fireplace and brought in lighter woodwork to brighten this dark north facing room.

With limited space, we carved out 70% of an existing bedroom and turned it into a new master bathroom, the other 30% we utilized in a unique pocket office.

The old kitchen was a small galley kitchen, which we transformed into a walk-through butler's pantry with barn wood countertops that opens up into the new 500 sq ft addition. The new kitchen was a must, but they also wanted a sunroom off the kitchen, a mudroom, and a master suite... all was achieved without cramping the new space, and staying in the budget and keeping with the neighborhoods character!

We were also able to completely remodel the basement, add 2 bathrooms, and under the new addition we added a bedroom and a spacious storage room. The highest praise has been the neighbors saying, "It looks like its always been here...the best of the old character and new amenities." This thought was also echoed by the over 1,300 people that came through the remodeler's showcase; many commenting it was their favorite home on the tour for the size and what they could envision for themselves. But the highlight praise was a text from our homeowner... "WE LOVE our home, thank you!!!"