

## **Shadow Hawk Remodel**

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### **MORGAN**

**CotY 2016 – 25 Entire House \$500,000 to \$750,000**

#### **Client Goals:**

- Client wanted a contemporary yet rustic, sophisticated country home.
- Organic non-trendy look.
- Due to the 5,000 sf size – rooms needed to be cozy and comfortable with good style
- Dog friendly

#### **Property Features/Statistics/Background/History:**

This home sits on 75 beautiful acres and was purchased more for the property than the home. The home was originally constructed with the intention of creating a “Hospice” home. This floorplan did not work at all for the new owners and the interior needed to be completely gutted and redone. The property also included a separate structure with a small indoor pool that included an apartment above. This structure was completely demolished to improve the views and approach to the main house. There were a number of French doors throughout that were removed and replaced with windows for a more open feel. An 1897 guest farmhouse is also on the property.

#### **Remodel/Addition Solutions:**

- Interior demo and reconfigured layout, while all exterior walls remained.
- Included dog friendly spaces including a pet shower and grooming area with a wall mounted hand held shower head.
- Demo of additional building including an indoor pool with apartment above.
- The kitchen, nook and game room area were designed to take advantage of the spectacular hillside view.

#### **Summary:**

A new oversized front door welcomes you in to a one of a kind home. Careful attention to detail was taken to give these homeowners a home design, look and feel that they had wanted for years. This 5,000 s.f. rectangular home was a challenge due to the oversized rooms and overall lack of character. Mixing paint grade and stain grade finishes on the cabinetry created a personalized look for our clients. This custom cabinetry, along with fashionable LVT flooring throughout and vintage look lighting, transformed this large open home into a cozy and comfortable one. The interior paint colors had been selected by the homeowner years prior to this remodel. The soft gray paint color used has a slightly warm beige undertone that stops it from feeling cold like a lot of other grays. This, combined with the gray stain wash on the cabinets and matching flooring, create a soft palette that lends itself to accessorizing with bright accent colors. The kitchen was designed around existing skylights and windows maximizing all incoming light and taking full advantage of the spectacular views this property has to offer. Functional and stylish barn-doors divide the game room from the kitchen area. The vanities throughout this home are furniture style with open shelving for accessorizing, giving the home a somewhat vintage feel. One of the outstanding features of this home is the iron work. The stove hood, fireplace mantle and firebox are all custom made with matching iron materials. The iron is repeated in the lighting throughout the home. The drive up appeal has been transformed with new exterior paint and front door.

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Fresh new paint, new windows and updated landscaping give this exterior a much needed makeover.





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Removing this wall created a much larger, user friendly kitchen area great for entertaining.

Existing windows were preserved to capture the stunning view.





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*Before*

Before the kitchen was dark and lacked character. The perfect tones of gray, paint grade mixed with stain grade cabinetry, and iron accents all add to its charm.



*After*



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*Before*

The flooring before was stained concrete. After the proper preparation, a high-end “wood look” LVT flooring was used. This product not only looks great, but is dog friendly.



*After*



## Shadow Hawk Remodel



*Before*

The master bedroom was enlarged and the existing windows were reused. The custom cabinetry was built to look like furniture.



*After*





## Shadow Hawk Remodel

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*Before*



Walls were removed for the extra-large master bath area. The window over the mirror was original to the home. Using the existing frame, we replaced the original glass with a custom designed glass.

*After*





## Shadow Hawk Remodel

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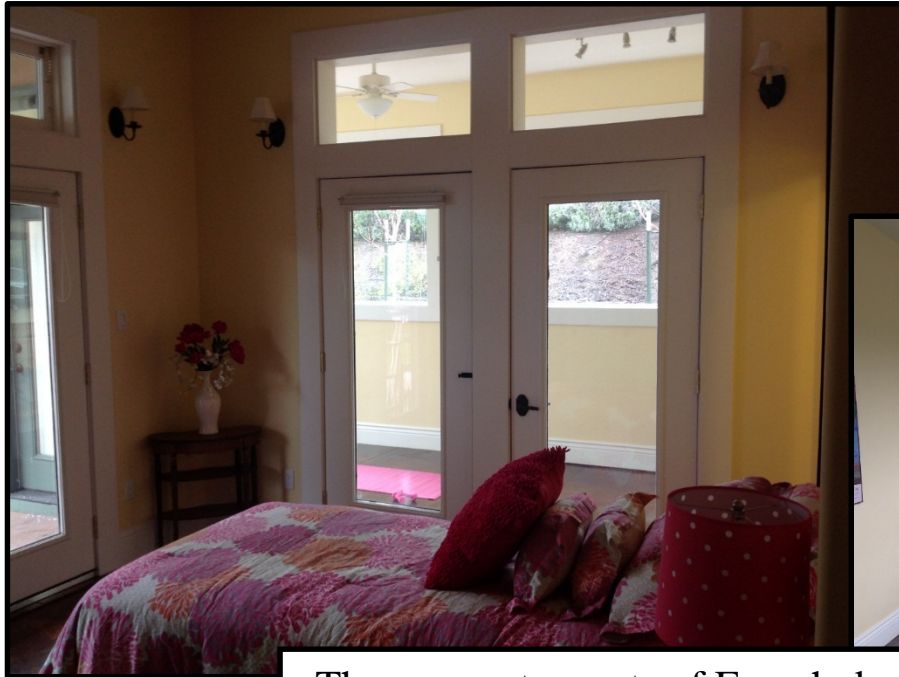


Sophisticated details help this large scale master bath area feel intimate and tranquil. A dramatic shower design and large tiles were used to help with the openness. Angled floating shelves added to the individuality of this room.





## Shadow Hawk Remodel



*Before*



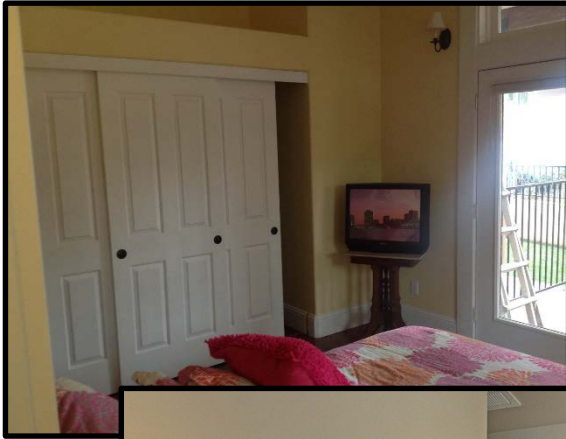
There were two sets of French doors in this room. One set was replaced by a window and the others were removed to create a more open transition into the additional space.

*After*





## Shadow Hawk Remodel

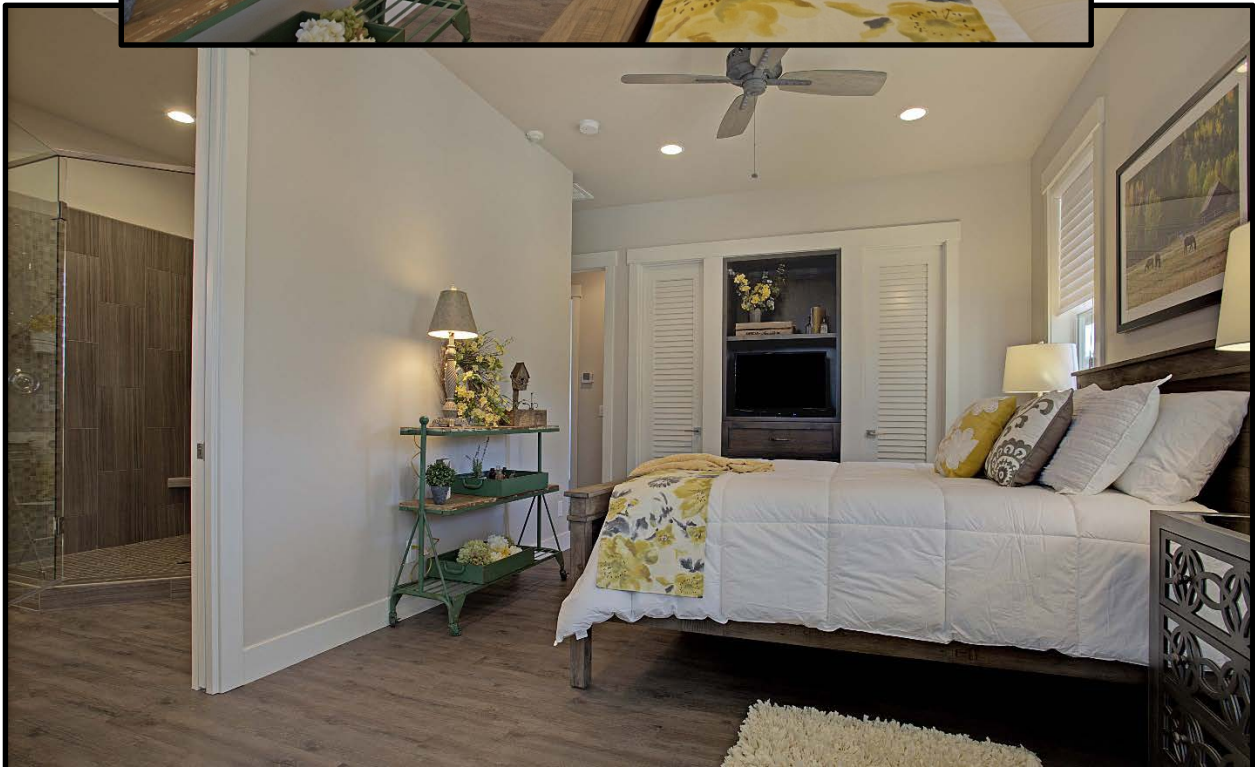


*Before*

The original closet was enlarged and is now a walk-in closet. Louvered doors and built-in cabinetry/TV area make this a quaint focal point of the room.



*After*





## Shadow Hawk Remodel



*Before*

Walls were removed to enlarge this guest bath. Oversized vanities with open shelving, and fun décor give this room great charm.



*After*



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Motorized window coverings were added to block the sun and protect the surfaces, but disappear in to the head rail to capture all the views this property has to offer.





## Shadow Hawk Remodel

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*Before*

Unique custom vanities add great style to the large bathrooms.

*After*





## Shadow Hawk Remodel

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*Before*



Dramatic designs in the showers help with the openness of the bath areas.

*After*





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*Before*

Bright, fresh and new!  
Replacing the French doors  
with windows and a new  
large 10'x4' entry door was a  
much needed improvement.



*After*





## Shadow Hawk Remodel

*Before*



Removing a portion of this wall created a more open floor plan.

The addition of the TV niche, wood box, and fireplace with stone surround create a cozy living space for these homeowners.

*After*





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*Before*

Another large bath area was created by removing walls and a shower. The large vanity with a unique faucet and bowl add to the charm of this home.

*After*



## Shadow Hawk Remodel

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*Before*

New enlarged functional pantry  
with butcher block shelf.



*After*





## Shadow Hawk Remodel

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*Before*

Floating shelves  
add character to  
this functional  
laundry room.

*After*



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**Dog Friendly!**  
The laundry room includes a pet shower and grooming area with a wall mounted hand held shower head. A separate dog room with a custom door is the perfect place for the homeowner's furry friends.





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Game Room





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The barn doors separating the game room from the kitchen area were stained a deeper tone for depth to create more contrast in the home. The LVT flooring runs throughout the entire home mimicking a real wood floor.

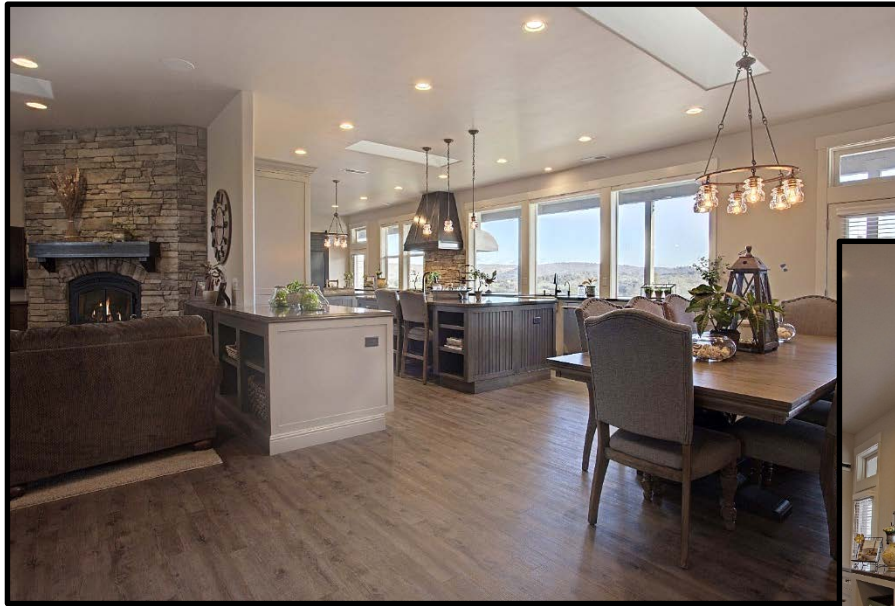
A continuous look throughout the home was achieved with these iron elements. The matching fireplace mantle, wood box, and stove hood were all custom made. The iron in the lighting fixtures was the perfect added touch!





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The transformation of this home, the attention to detail and the outstanding features make this home truly one of a kind. Our homeowners are thrilled that we were able to give them the home of their dreams.

