

Los Posas Remodel

Client Goals:

- More entertaining space for family and friends.
- A new theater for family viewing.
- Workout space for homeowners.

Property Features/Statistics/Background/History:

This home had an outdated backyard “Palapa” that was demoed in order to make room for the addition and new outdoor entertaining area. A stunning resort like pool already existed utilizing the large boulders that are indigenous to the area.

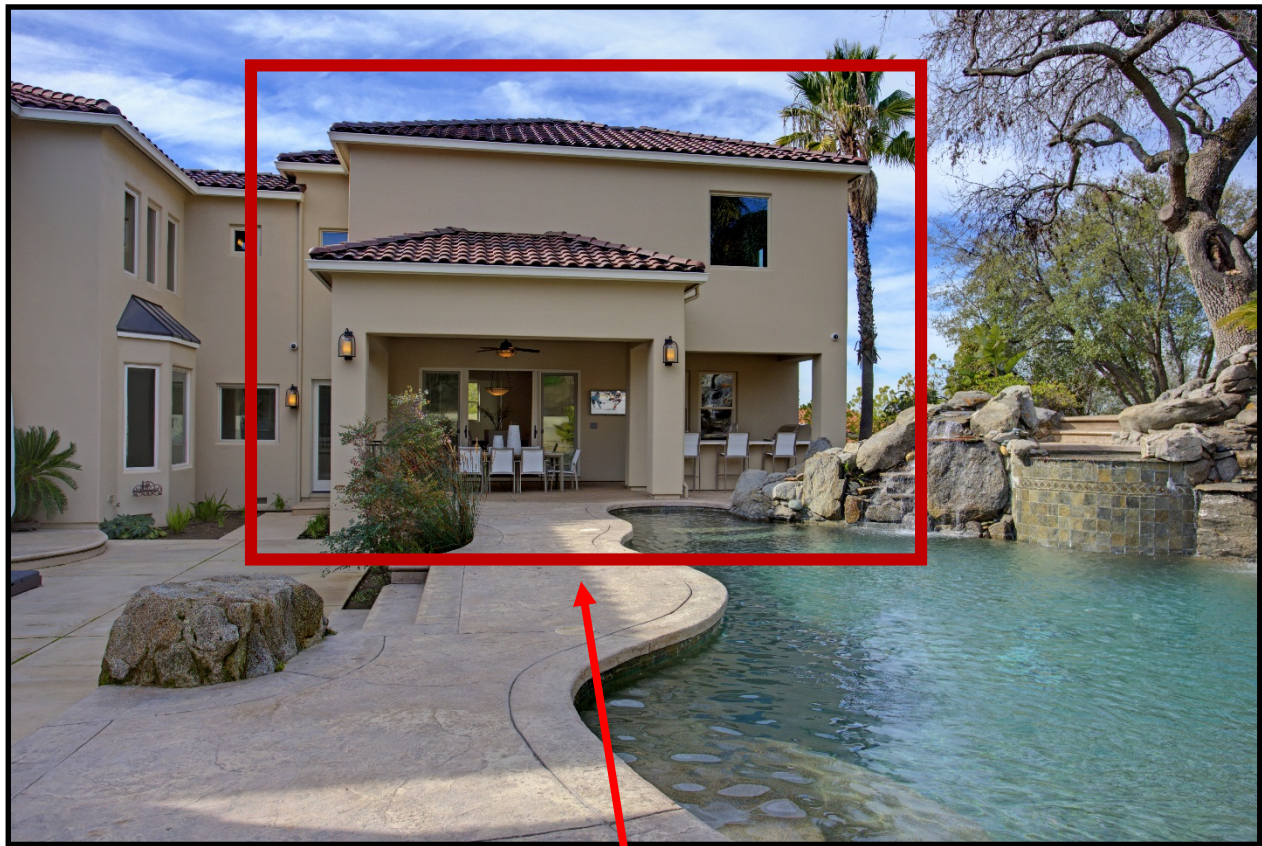
Remodel/Addition Solutions:

- 2 story addition adding 2,000 square feet
- Upstairs: Theater room, exercise room
- Downstairs: Bonus room, relocated laundry room
- Changed existing upstairs bonus room in to guest suite with new bathroom
- Exterior BBQ/entertaining area and logia
- Worked around existing pool and rock formations
- Setback issues, very tight fit with multiple elevations
- Seamless tie in to existing home
- Removed outdoor spiral staircase and deck to integrate the new addition

Summary:

Amazing seamless transition for this large addition! We integrated the new addition and outdoor area beautifully while working with the constraints of the existing landscaping and pool area. The new logia is complete with a BBQ, TV, sink, under-counter refrigerator, and paddle fans – all perfect for outdoor poolside entertaining. Just inside the logia is the new bonus room that will thrill any sports enthusiast. With multiple TVs, including a 72”, large bar area and plenty of room for the pool table and other activities. The laundry room was moved to a more functional area near the master bedroom. By moving this laundry area – it created a welcoming entry in to the new bonus space. The old bonus room was converted into a new spa like guest retreat, complete with vein cut marble. A full exercise room was also added with an entire mirrored wall. As avid movie fans, a theater room was a must! Seating for 8, contemporary muted tones, coffered ceiling, state of the art equipment all combine for the perfect viewing experience. We were able to integrate the new outdoor spaces beautifully and maximize the views of the existing pool and these homeowners are thrilled with their new entertaining area!

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Addition to home
includes downstairs
game/bonus room,
upstairs theater and
exercise room.

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Before

The outdated “Palapa” was removed and a new covered loggia was constructed. Existing concrete, boulders and landscaping were all preserved and tied in to perfectly.



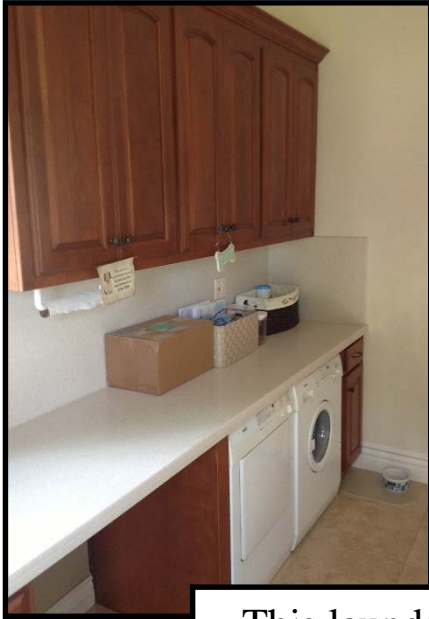
After

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After

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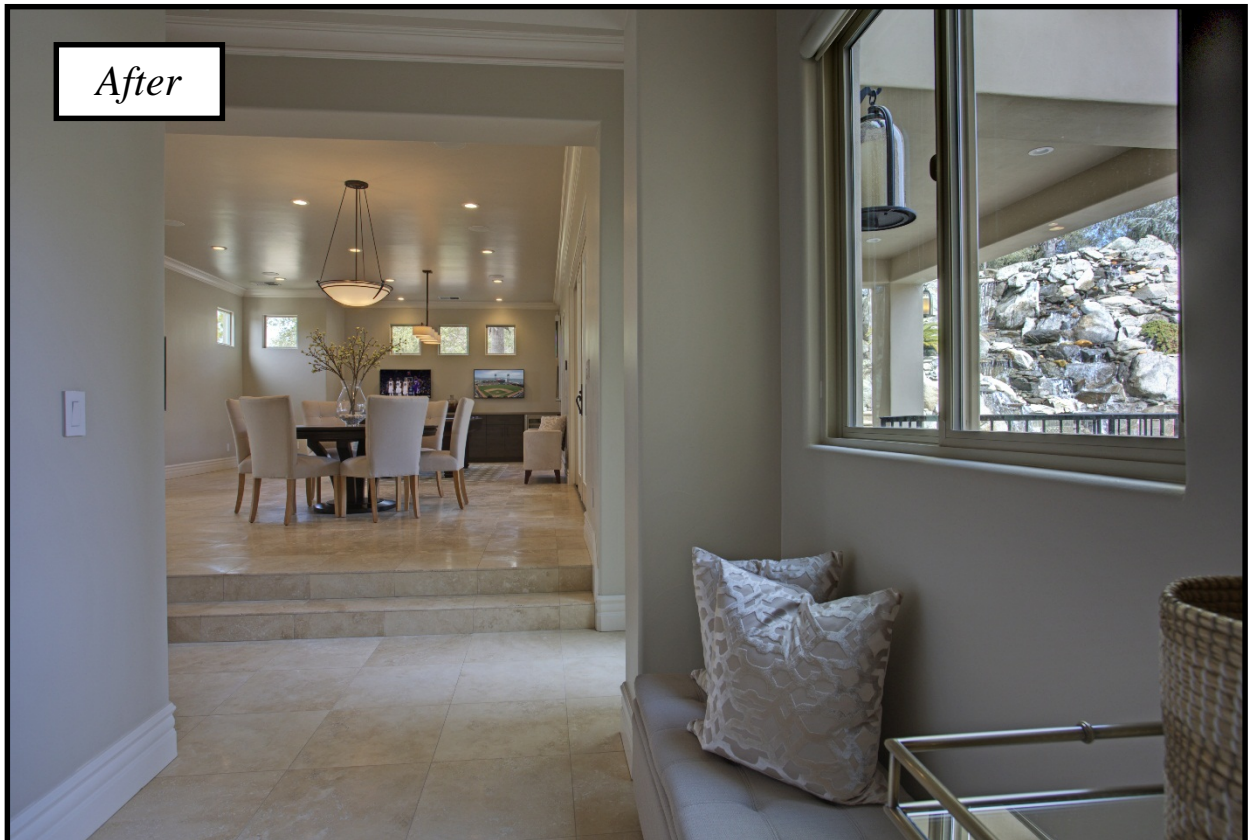


Before



This laundry room was relocated and now has become a beautiful entry in to the new bonus area.

After



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Before

This bar area and door to a Jack & Jill bathroom were removed.



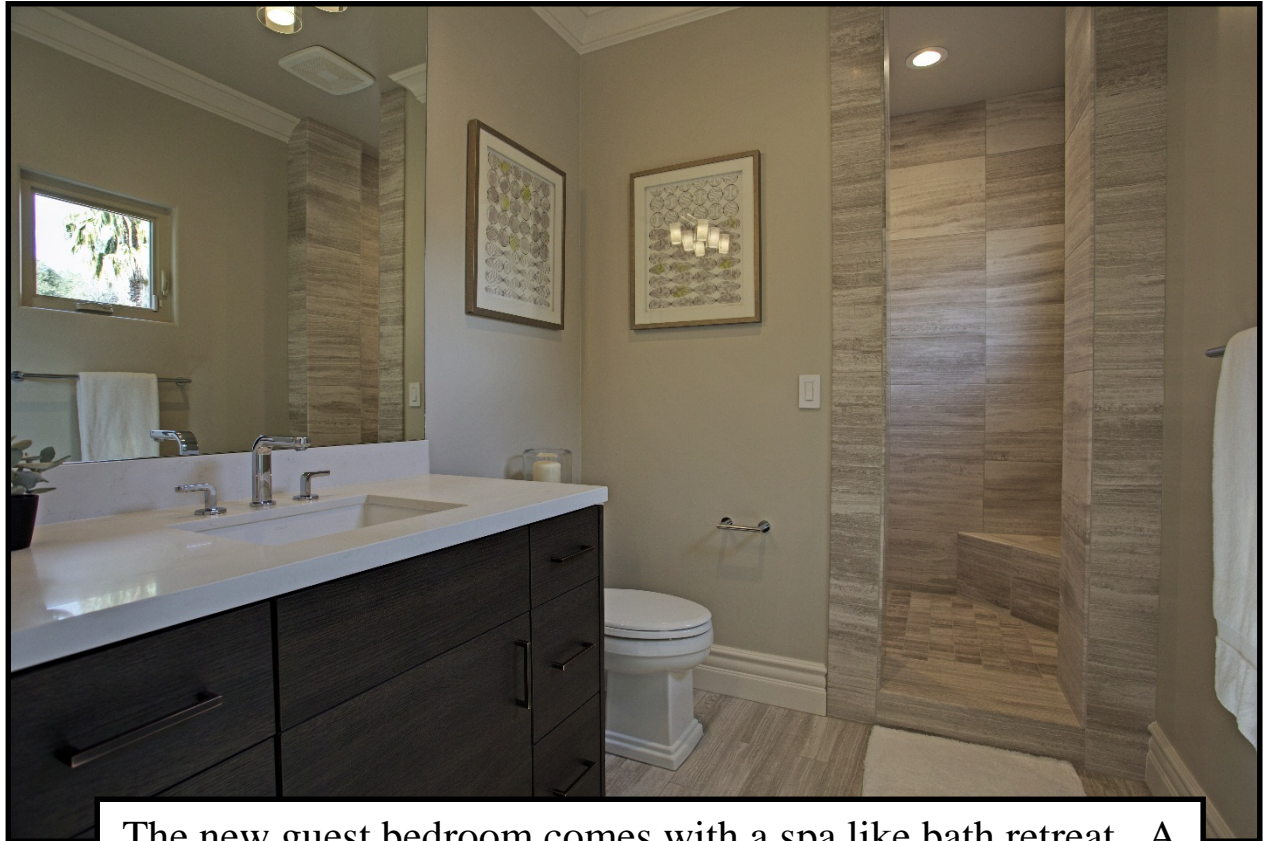
Before



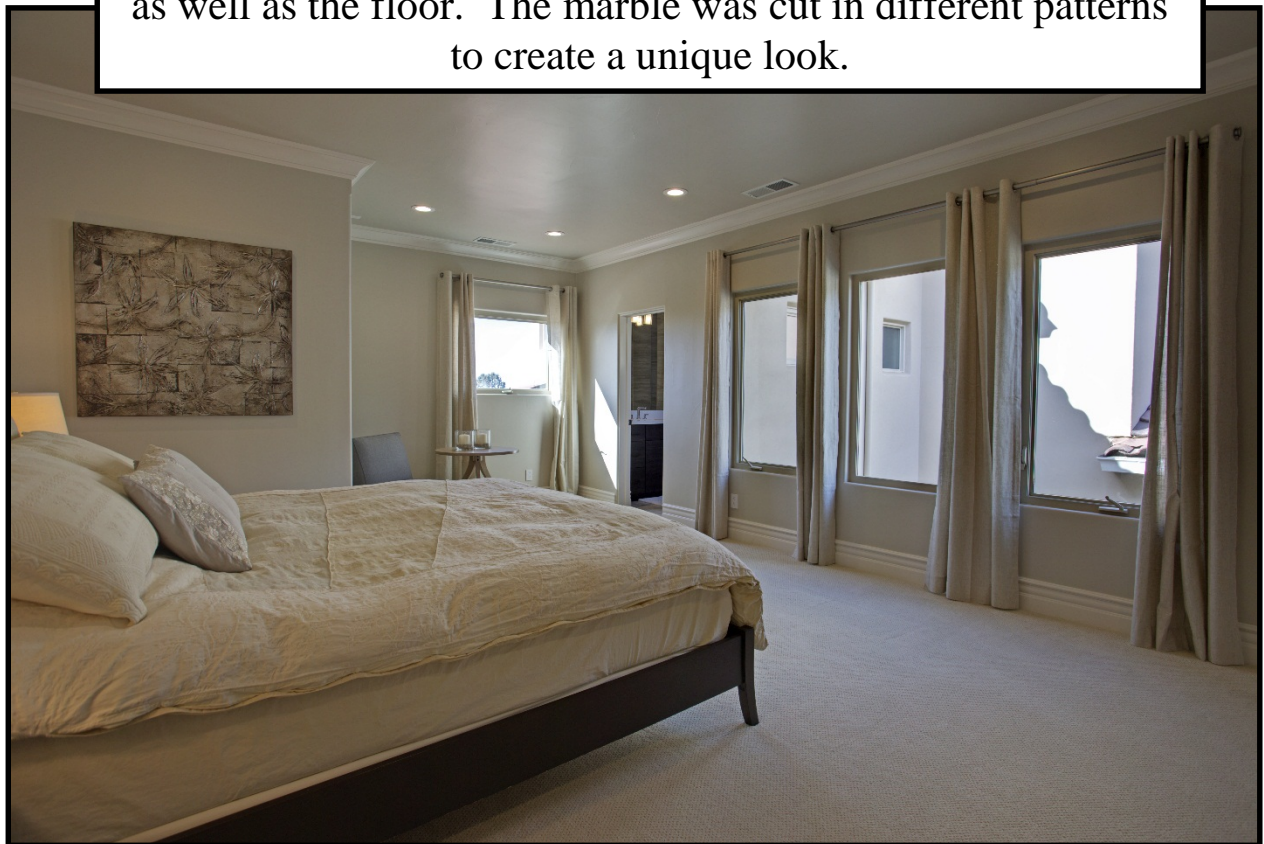
This bonus room became a beautiful new guest on-suite.

After

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The new guest bedroom comes with a spa like bath retreat. A vein cut marble was used in the bath area on the shower walls as well as the floor. The marble was cut in different patterns to create a unique look.





Custom Closet

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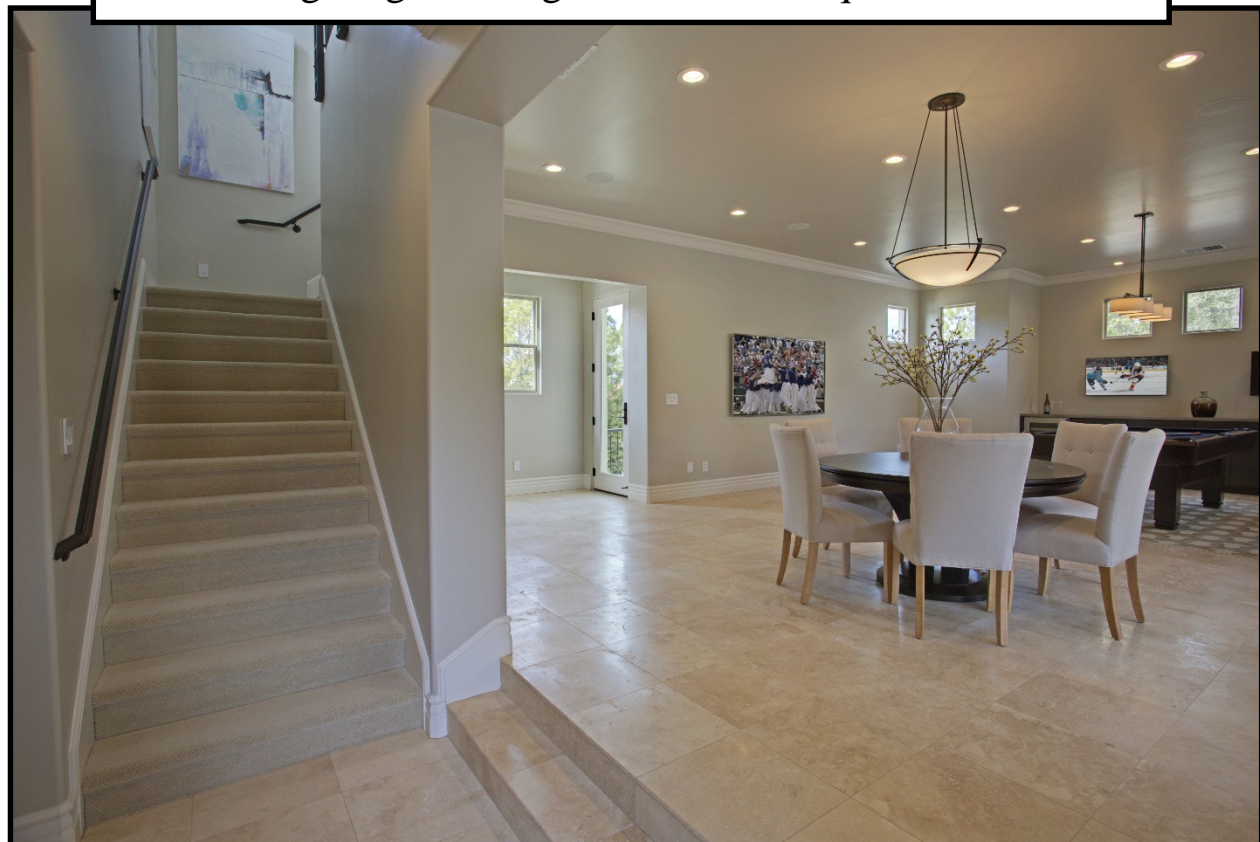


The cabinets throughout are the new contemporary metro series. These cabinets in the beverage center all have pull out drawers. The solid surface countertops in this game room are a modern Ceasarstone classic series and have square mitered edges for a sleek design.





The paint throughout was a mixture of several tones of grays. These colors, high end light fixtures and travertine flooring all give this game room a unique clean feel.



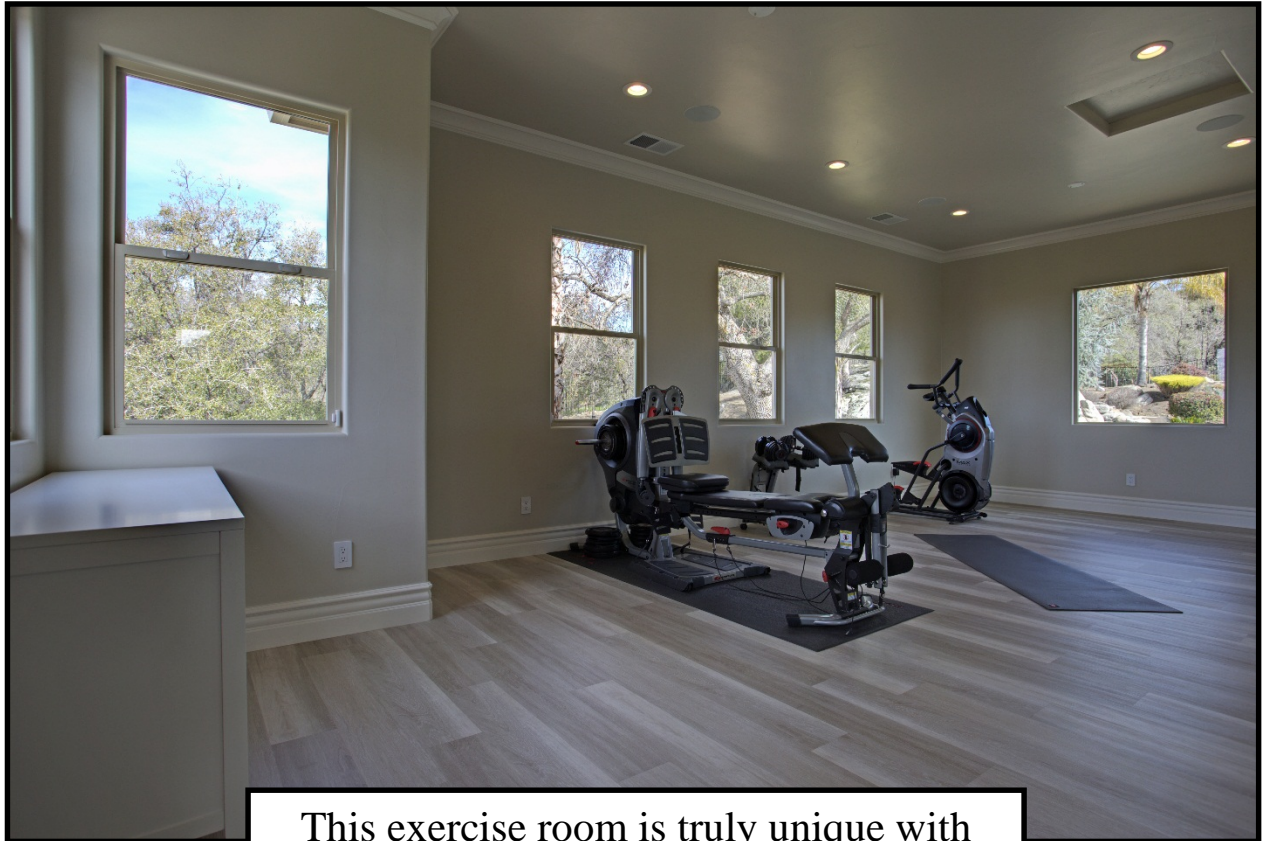
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Amazing Theater Room



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This exercise room is truly unique with large screen TV's mounted to a wall to wall mirror! The flooring is a high end wood look durable laminate.



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This Laundry room was relocated to the master bedroom area making it more convenient for the homeowner. Large countertops, contemporary Metro cabinets, and a small sink turned sideways to fit in the small space all contribute to a great laundry room design. A flex spout faucet was installed for bathing of small pets. A drop-in counter piece over the sink adds extra counter space when needed.



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This BBQ pavilion creates a dramatic anchor for the entire outdoor project. The pavilion is complete with Lynx BBQ and side burner, Dekton Countertops, sink, TV, and fans – all perfect for outdoor poolside entertaining.



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Existing pool, concrete, rock formations and landscaping created a challenge during the construction process. All of this was carefully protected and the end result is an additional that looks like it has always been there.



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