

### COTTAGE KITCHEN REMODEL

RAY KENNAMER CONSTRUCTION, INC.

WINNER | KITCHEN REMODEL UNDER \$75,000

This 1940s cottage kitchen lacked adequate storage and needed to be reconfigured to get maximum use out of the space without increasing the footprint. A seven foot by four foot island was custom built to hold both the sink and dishwasher and allow for added seating. Quartz countertops were added and the outdated light fixture overhead replaced with two large cone-shaped pendants. What was once an awkward corner of cabinets now holds a new custom built range hood with a large gas oven and marble slab backsplash inset. The original windows were kept in place, giving nuance to the age and character of the home. On what was once an empty wall, a large floor to ceiling pantry was created, with pull-out shelving and a broom closet. A new dry bar was incorporated into the design, stylishly increasing storage space while matching the owners' entertaining needs. New hardwood flooring installed in the kitchen ties in seamlessly with the rest of the home.



**BEFORE**



### 1801 KENSINGTON

RIVER BROOK DESIGN & CONSTRUCTION

WINNER | KITCHEN REMODEL \$75,000-\$150,000

After being inhabited by hoarders, this dark, closed off kitchen was in desperate need of an update for its new homeowner. The kitchen was fully gutted and relocated to the old porch, where it could be open to the living room. The ceilings were vaulted and new larger windows installed to flood the space with light. High end cabinets with quartz countertops were installed, along with all new stainless steel appliances. A center island features plenty of added storage and prep space. A built-in coffee station was added for an extra touch of luxury. Special antique architectural pieces, such as the reclaimed wood beams overhead, add the finishing touch to the design.



**BEFORE**



## 2021 BEST IN SHOW FINALISTS

### 104 PINE RIDGE CIRCLE

RIVER BROOK DESIGN & CONSTRUCTION

WINNER | BASEMENT REMODEL

This 1950s-built home received a whole house transformation inside and out, including its unfinished basement space. With children and grandchildren living nearby, the homeowners decided to turn the basement into a second living space to accommodate guests and serve as a fun hangout spot. The new living area features plenty of comfortable seating for watching sports or movies, with an adjacent kitchenette to keep snacks within reach. A game area with pool table, ping pong table and coffee bar add to the fun atmosphere. In the guest room, built-in bunks were added to make the most of the sleeping space. A dark, modern bath was also created with custom casework, dramatic hex tile flooring and shower tile in an intricate herringbone pattern. The garage doors were removed and new custom bifold doors installed that can be fully opened for parties. Exterior paint ties the basement to the rest of the house.



### 209 EUCLID

RIVER BROOK DESIGN & CONSTRUCTION

WINNER | EXTERIOR REMODEL

With a penchant for entertaining guests and a soft spot for a fabulous screened-in porch, this homeowner wanted to add a wow factor to this dated home. The exterior was redesigned to change the low-sloped roofline, which didn't have any visual appeal. Gables, a dormer and bay window were installed for added dimension. Details such as copper awning and gutters, custom shutters and recurring arches add architectural interest. At the rear of the house, a screened in-porch was added with a vaulted ceiling, creating the perfect airy retreat. A roomy deck and dining space below provide additional areas for entertaining. New hardscape and landscape come together in a look that marries Old World charm with refined modernity.