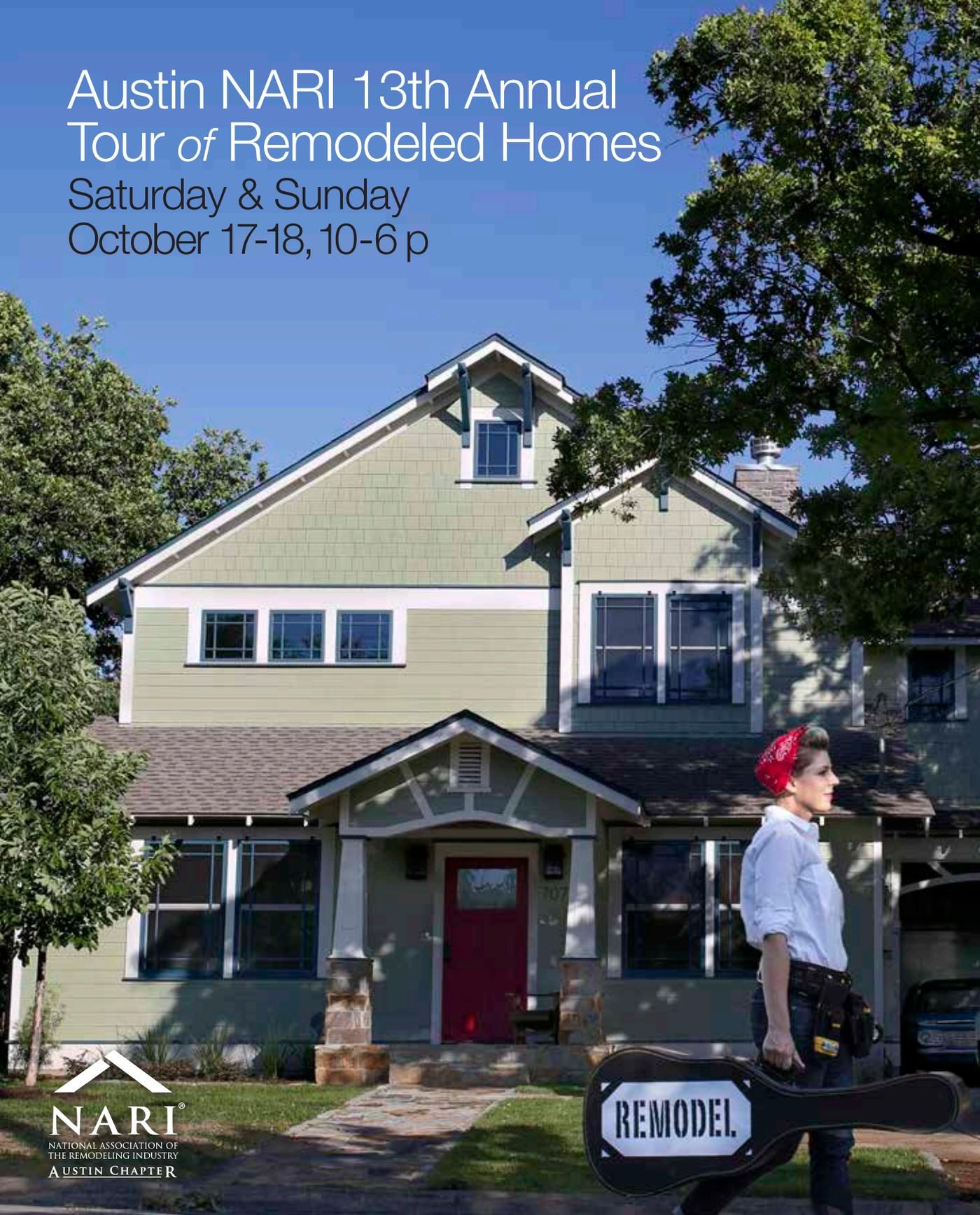


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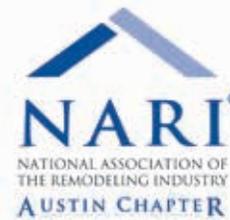
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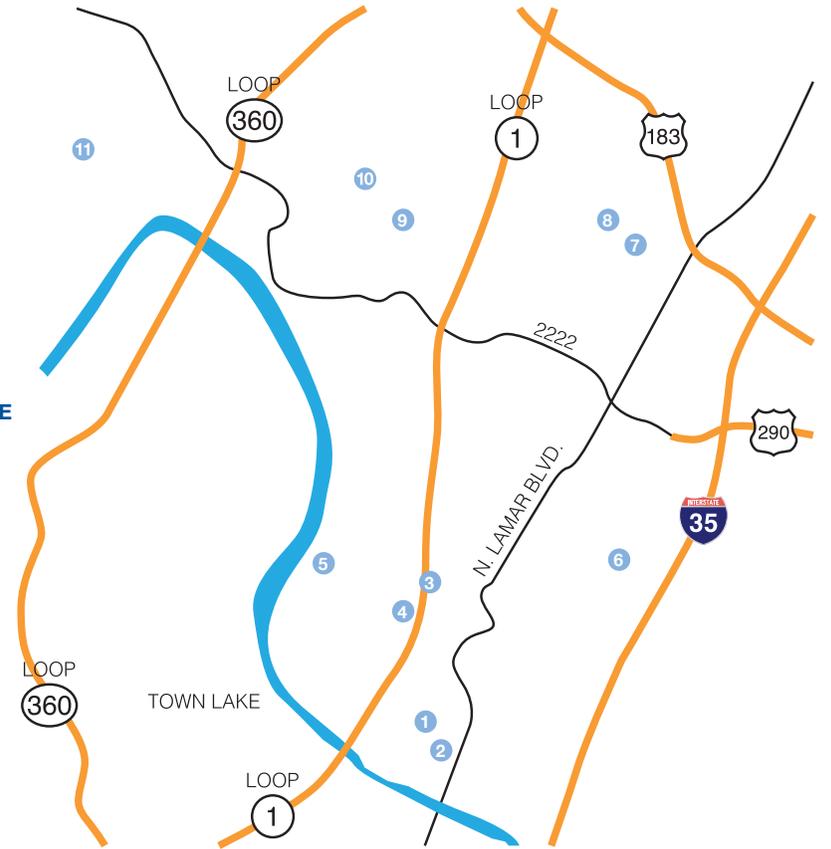
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 Shuttle (BB&T Mortgage)
 611 W. Fifth St.
 Austin, Texas 78701
- 3 **CG&S DESIGN-BUILD**
 1705 Westover Road
 Austin, Texas 78703
- 4 **PREMIER PARTNERS HOME**
 2202 Indian Tr.
 Austin, Texas 78703
- 5 **SOLEDAD BUILDERS**
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- 6 **AVENUE B DEVELOPMENT**
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- 7 **ADAMS COMPANY**
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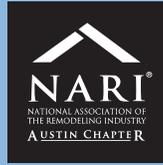
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Message from the President



WELCOME TO THE 13TH ANNUAL AUSTIN NARI TOUR OF REMODELED HOMES!

Austin is one of the most exciting places to live, and we are thrilled that you have joined us for our 2015 Tour of Remodeled Homes. Living in one of the fastest growing cities in the United States has its challenges, but we are blessed to have so many people renovating their old homes. With traffic getting worse by the day, a strong desire to stay inside the city limits is gaining momentum. The number of cranes, condos and office buildings going up downtown is dwarfed by the number of people wanting to stay put and renovate their homes. As an industry, we are excited about our future and want to share our handiwork. Thousands of people use their skills every day to help craft homes for our great city, and I believe this tour will help celebrate each and every one of their contributions.

As our city has grown, our tour has as well. This year, we have 11 exciting homes to present, and we hope you will find inspiration from every one of them. Our tour is designed to help you learn about the renovation process, find ideas that you may not have thought of and meet some of our industry leaders. Please take the time to not only enjoy the homes you are touring, but to talk with the professionals who have made these exciting homes possible.

Thank you for coming to our 2015 Tour of Remodeled Homes!



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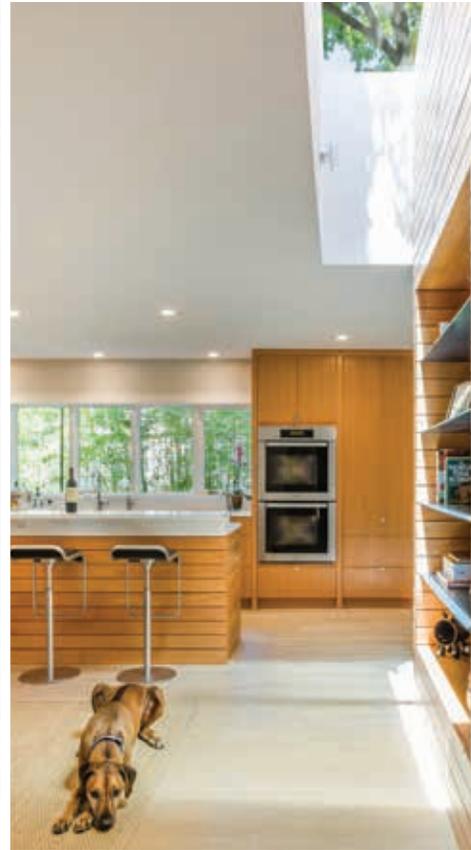


before

1

Clarksville Craftsman Gets A Sleek, Modern Interior

1005 Eason St.
Austin, Texas 78703



after

Nestled in the Old West Austin Historic District, this early 20th century home was gutted and remodeled to give it an open, light-filled and cohesive floorplan. The exterior of the house was also cleaned up with modern color selections, while maintaining the look and feel of the neighborhood.

Additions that had previously been made to the house were overhauled in both structure and aesthetics. No square footage was added, and the architect stayed on for the duration of the project because of the scope, depth and evolution of the plan.

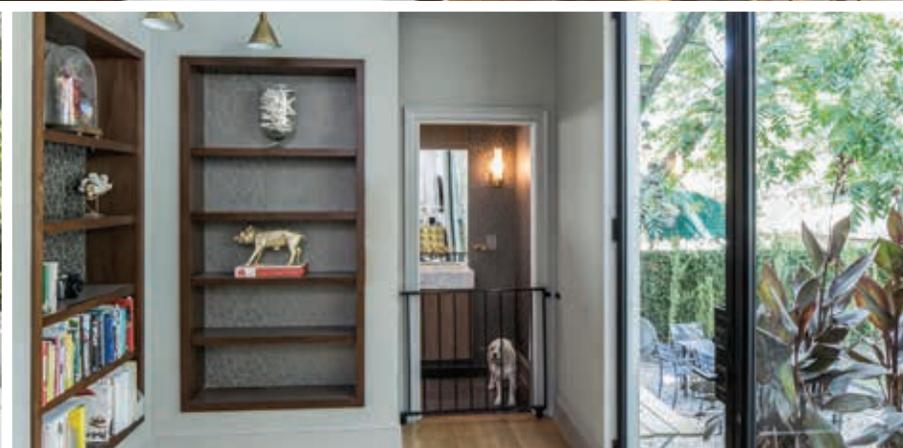
Using efficient design, despite not adding square feet, the homeowner now has a larger kitchen and dining room as well as a new proper rear entry, butler's pantry and walk-in closets. The new layout is open, clean and modern.

The homeowner enjoys entertaining and now has a showcase kitchen for that purpose. A beautiful Douglas fir bookcase flows into a skylight off the kitchen and helps bring together the wood trim throughout the house. New windows and skylights further open up the home, allowing for plenty of natural light and giving a modern feel.



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2

Merging of Old and New
In a Clarksville Bungalow

Shuttle at **BB&T**

611 W. Fifth St.
Austin, Texas 78701

The homeowners of this early 1900s charmer are world travelers, often motivated by architecture and design when choosing a hotel in which to stay. When they decided to remodel their home, they pursued the look and feel of some of their favorite travel spots while trying to balance a modern life-style and respect to the older era of their home.

In opening up the living space, the kitchen was moved to the center of the house. This move allowed for a fabulous view of the pool and patio via a 14-foot Durango window/door combination, considerably enhancing the natural light of the area.

The kitchen has modern influences, including custom dark walnut cabinets, stainless steel appliances, Silestone White Zeus countertops and Carrara white marble backsplash.

A new powder room provides easy access to a bathroom while entertaining around the pool. Caring for their four-legged family, the homeowners also installed an exterior dog door for the powder room.

Removing a wall in the master bath and replacing a tiny window for a much larger one, the space is now a spacious and modern oasis, complete with a free-standing tub overlooking the pool. Custom dark walnut cabinets and Carrara marble installed on two walls, floors and countertops create a peaceful retreat.



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3

From a Required Repair To Dream Home Remodel 1705 Westover Road Austin, Texas 78703



before



after



Going on vacation is most often a rewarding and relaxing endeavor—unless you return home to broken pipes and the repair and renovation required to clean it up. A common phrase from this CG&S Design-Build project became “While we are at it, we want to do it right.” And what started as a repair effort in the damaged bathroom of this cute, 1940s cottage became an opportunity to create the homeowners’ dream house.

The homeowners wanted the flow of the house re-configured. In the original design of the space, rooms were closed off and lacked cohesiveness. The only door to the backyard was in the master bedroom.

Opening the kitchen-living area as well as adding square footage to the home became part of the wish list. So what was the master bedroom became the living area, and a second story was added for the new master suite.

A marble-top island separates the kitchen from the dining area while maintaining a warm, unified feel. Neutral tones throughout the space tie it all together.

The second-story addition provides the homeowners a secluded haven with plenty of natural light, a fully appointed closet and a resort-style bathroom. It is a wonderful sanctuary.

While the homeowners will likely continue to vacation, their previous mishap while traveling resulted in a home that now provides a daily relaxing retreat.

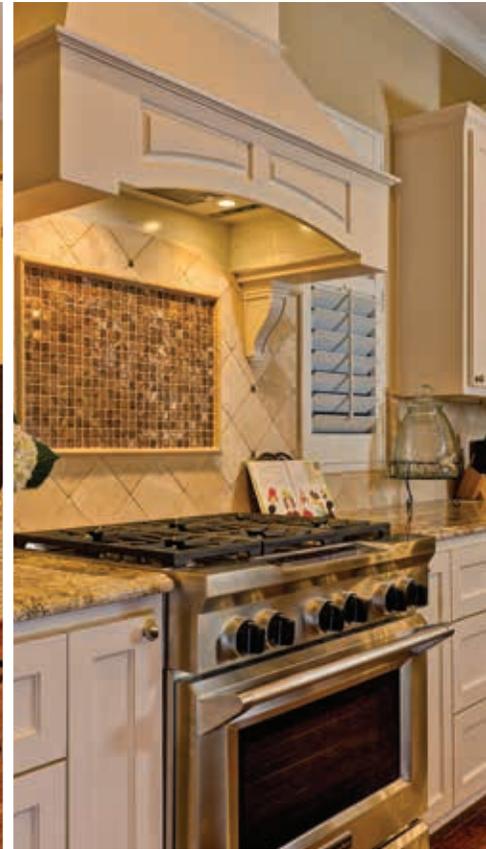


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4

A Needed Facelift for a Longtime Family Home 2202 Indian Tr. Austin, Texas 78703



This coastal craftsman farmhouse previously belonged to the grandparents of one of the homeowners. The family of four loved the space and wanted to update and add to it. But with so many building restrictions in Tarrytown, the homeowners faced the challenges of maximizing the allowed increase in square footage while also creating their dream home. They also wanted to make sure the structure still blended into its surroundings, as if it had always been there.

The homeowners needed help with a vision and relied on the expertise of an architect and Premier Partners. An open living area was a must for the family so the project included a massive single-slab island in the kitchen to serve as a "command center" for the home. The renovation also maximized storage space with many walk-in closets, linen closets and places to keep the home uncluttered.

One variable important to the owners was having separation between the master bedroom and the other bedrooms. This was achieved by configuring the master bedroom downstairs and all of the other bedrooms in the newly added upstairs. In an effort to efficiently utilize space and allow for a true mud-room from the garage, the laundry room also moved upstairs. In the process of the remodel and addition, the homeowners donated all the unused materials from the original structure to Habitat for Humanity.

The result of the project is a beautiful home for the family to enjoy for many more generations.





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5

Remodel and Add-on Of a Tarrytown Ranch 2402 Rockmoor Dr. Austin, Texas 78703



This Tarrytown ranch-style home was well built in the 1940s but needed additional space and updating. It was important to the homeowners that the design remained timeless and seamless with the neighborhood.

Architect Hugh Randolph and interior designer Charlotte Carothers worked with Soledad to create a "forever home," with timeless design and high-quality finishes. The project took this older family home and brought it to life.

The result is a spacious and modern house that still blends with its surroundings. In addition to a complete interior remodel, this renovation also includes the addition of two bedrooms, two bathrooms, a family room and an outdoor kitchen.

With features like drip irrigation and foam insulation, this home is rated four stars by the Austin Energy Green Building program. Unique custom finishes throughout the home include a copper and limestone fireplace, hand-finished rifted oak cabinetry and walnut floors.

The homeowners will be comfortable for many years to come.



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6

From Home Next Door To Dream Home

606 E. 42nd St.
Austin, Texas 78751



Several years ago this small bungalow was gutted on the interior and sat abandoned and vacant. The current homeowners, who previously lived next door, inquired every year about buying the house. Finally after many attempts, they purchased the property and began the process of creating their dream home.

The craftsman cottage was a blank slate. Very involved in the design, the homeowners wanted to restore the character of the original home. They selected Avenue B because of the number of similar and successful projects the firm had done. In addition to finishing out the empty structure, the renovation added 1,200 square feet.

The additional square footage was achieved by extending the footprint of the home and adding a second story. Now off the back of the house is a screened, outdoor living space with a sleek pass-through fireplace shared with the living room inside.

The area above the outdoor den made for a private, open-air patio off of the new master suite. It is a perfect haven for the homeowners.

In the kitchen, the design revolves around a black-and-brass La Cornue ComuFé stove that the homeowners had acquired. It is bright, open and perfect for sharing freshly baked delicacies from this exquisite space.

The redesign of this property restores the character of the original house (the white oak floors were reclaimed) and updates it with modernized features.



Austin's Coolest Home Renovations



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before

Bright, Open Floorplan Gives Home New Heart

7707 Woodrow Ave.
Austin, Texas 78757

After living in the home for a few years, the homeowner wanted to update and open the compartment-style floorplan and bring the house into the 21st century. A space now conducive for entertaining and housing the homeowner's eclectic collections, it is the perfect setting for gathering friends and family. The design also enhances the conveniences of day-to-day living.

The previous living room had a three-inch step down that was awkward and often a surprise for guests. In the remodel, the floor was leveled to make the transition from each room seamless. New cabinetry offers additional storage and an opportunity to highlight the homeowner's collection of concert memorabilia.

Cabinets that previously hung between the kitchen and living space were removed to open the area. This improved the natural light and gave the homeowner a wonderful view of the backyard while cooking or entertaining in the kitchen.

The efforts in the kitchen required a full overhaul. All of the cabinets, appliances and lighting were reconfigured and replaced. A bright yellow Bertazzoni Giallo range became the focal point of the kitchen, and a new marble island offered more prep space. This area also became a gathering spot while entertaining, giving the freshly updated home a new heart.



after





before

Contemporary Remodel To a Crestview Home 7804 Mullen Dr. Austin, Texas 78757



after

The homeowners were heavily involved with the design and build of the space to ensure that improvements worked well with their family and daily lives. Never updated, this small, dark home had all of the original 1950s fixtures, including a rotary wall phone in the kitchen.

On the exterior, the roof was raised and slanted, and a trapezoid window was installed above a modern front door. A carport with cantilevered supports was added. The updated look gives the home better curb appeal.

Inside the house, the homeowners wanted a comfortable layout conducive to entertaining. Almost 800 square feet was added to the space by enlarging the kitchen and adding a master suite. The new master bath incorporated a unique shower with a floating wall, which has tile on one side and a floor-to-ceiling mirror on the other. The result of the design brings in more light, openness and movement to the entire home.

A multi-level deck was added to the back of the house, allowing for seamless flow while entertaining. High tech audio-visual equipment was outfitted throughout the home and deck area. The space is perfect for entertaining.



www.austinnari.org/tour2015



Updated Space in Open,
 Family-focused Home
 6604 Shadow Valley Dr.
 Austin, Texas 78731



This household is made up of a family with three children. The family's goal for the remodel was to make areas where they could celebrate and share a variety of activities. They also needed additional storage, easy flow and natural light.

To accommodate these desires, the roof was raised to 10 feet in the kitchen and living area. By moving walls and the fireplace and installing floor-to-ceiling, storefront glass along the back of the house, the area now overlooks the pool and backyard. The ceiling is finished out with cedar planks, both inside and out, comingling the indoor and outdoor spaces into one.

A half bath, which was upgraded to a full bath with access to the pool, uses a tile pattern to emulate an underwater scene.

The previous kitchen was tiny and inefficient. The updated design incorporates an unconventional tower room divider between the kitchen and den. This allows for additional storage and a seating space for eating, studying or gathering. The area is open while still giving the kitchen a sense of separation.

In the master suite, the door was moved to make it a more private space. The reconfigured layout maximizes the design by adding an office, enlarging the closet and rearranging the bathroom.





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before

10

Northwest Hills Home
Enhanced for Entertaining
4111 Farhills Dr.
Austin, Texas 78731

The homeowner grew up in this house, making countless memories, and wanted to make many more. The overall goal was to incorporate a modern flair with the family's traditional tastes and open up the space for family gatherings and entertainment.

As in many homes, the kitchen is a magnet for gatherings. So the homeowner wanted a gourmet set-up and additional dining space. This was achieved with a well-planned layout and extended breakfast nook that became a new expansive dining area with room for many.

Another space for improvement was the back porch, which didn't take advantage of the beautiful Hill Country views. Raising the ceiling plane in the existing den to extend seamlessly to the new porch allows for a much expanded family room area. Marvin sliding doors and expansive fixed-glass windows help accentuate the expansive 180-degree views.

The previous dining area and entryway were reconfigured to accommodate a home office and a state-of-the-art home theater. A custom, double-pocket door system and closet hide the television and other electronics.

The updated home now generously flows for family and friends as they gather to make many more memories.



after





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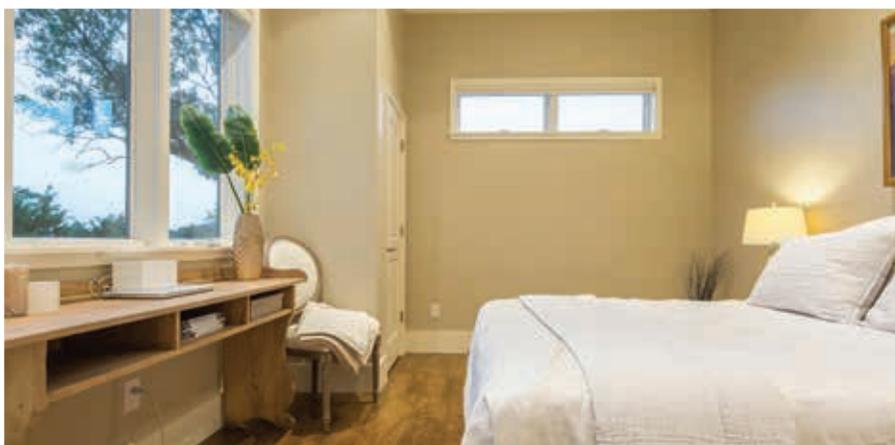
before

11

A Project Gives a Home The Sights Unseen 8115 Two Coves Dr. Austin, Texas 78730



after



Perched just off of City Park Road, this home captures some of the best Hill Country vistas in Austin. The homeowner sought integration of the kitchen, dining and living space to take in the views while adding almost 1,500 square feet for an additional bedroom, bathroom, sewing room and exercise space. Integrating a new screened-in porch was also a priority.

The first task was building a new main living space that aligned the kitchen, living space, dining room and screened-in porch to maximize the flow in a spacious, yet cozy, orientation. It was important to the homeowner for the kitchen to be beautiful as well as functional. That was achieved with Wood Mode custom cabinetry, a Thermador Pro appliance suite, specialty storage, custom-height cabinets, pull-out pantries, a bar area and seating for seven at the 12-foot long island.

The design also allowed for a new utility room to incorporate a terrazzo dog wash sink, custom stainless area dog accessories, a pull-out ironing board, a pull-out broom closet and plenty of storage.

The Master addition included an amazing custom closet and exercise room complete with cork flooring and Marvin windows on three sides positioned to maximize views of a meditation garden and the Hill Country.

Another notable feature of the project was creative design of a multi-layer lighting system throughout the house, including solar tubes, dimmable LED accent and recessed lighting and designer lighting fixtures.


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