



Austin NARI 15th Annual Tour of Remodeled Homes



Saturday & Sunday
April 7-8, 10-6p



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NARI Tour of Remodeled Homes 2018.





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Letter From The President



WELCOME TO THE 15TH ANNUAL AUSTIN NARI TOUR OF REMODELED HOMES 2018!

Starting as far back as 2003 when ABC first introduced Extreme Makeover: Home Edition with the lovable Ty Pennington, consumers have been drawn to the dramatic transformations portrayed on television with radical before and after images. From Drew & Scott of the Property Brothers to Chip & Joanna of Fixer Upper, there's no doubt America loves to see a beautiful home transformation unfold in a matter of days/weeks on an affordable budget. The problem with reality TV shows, however, is there is nothing realistic about what they portray; from unrealistic budgets including donated products and labor being traded for on-air advertisements, to deadlines achieved by multiple trades working on top of each other to finish a job sacrificing quality over appearance.

Step inside one of the twelve newly remodeled homes on this year's Austin NARI Tour of Remodeled Homes executed by nine of the area's top remodelers to see what the remodeling market is really about. From kitchens and baths to outdoor remodels and whole home transformations there is a little of everything to spark your interest and help you draw up ideas for your next remodeling project.

Ask us the hard questions about timelines, budgets, and feasibility and you will understand why we are passionate about the remodeling industry and setting up realistic expectations for successful projects. Come see, first hand, the pride displayed in a finished product—small or large—that exhibits quality craftsmanship and why NARI's tagline is "Remodeling Done Right!"

Thank you for being a part of this year's Tour of Remodeled Homes and we look forward to showing why you should avoid the "Chuck-in-a-truck" and hire a NARI professional for your next remodeling project.

Christopher Davison, AIA
2018 President, Austin NARI
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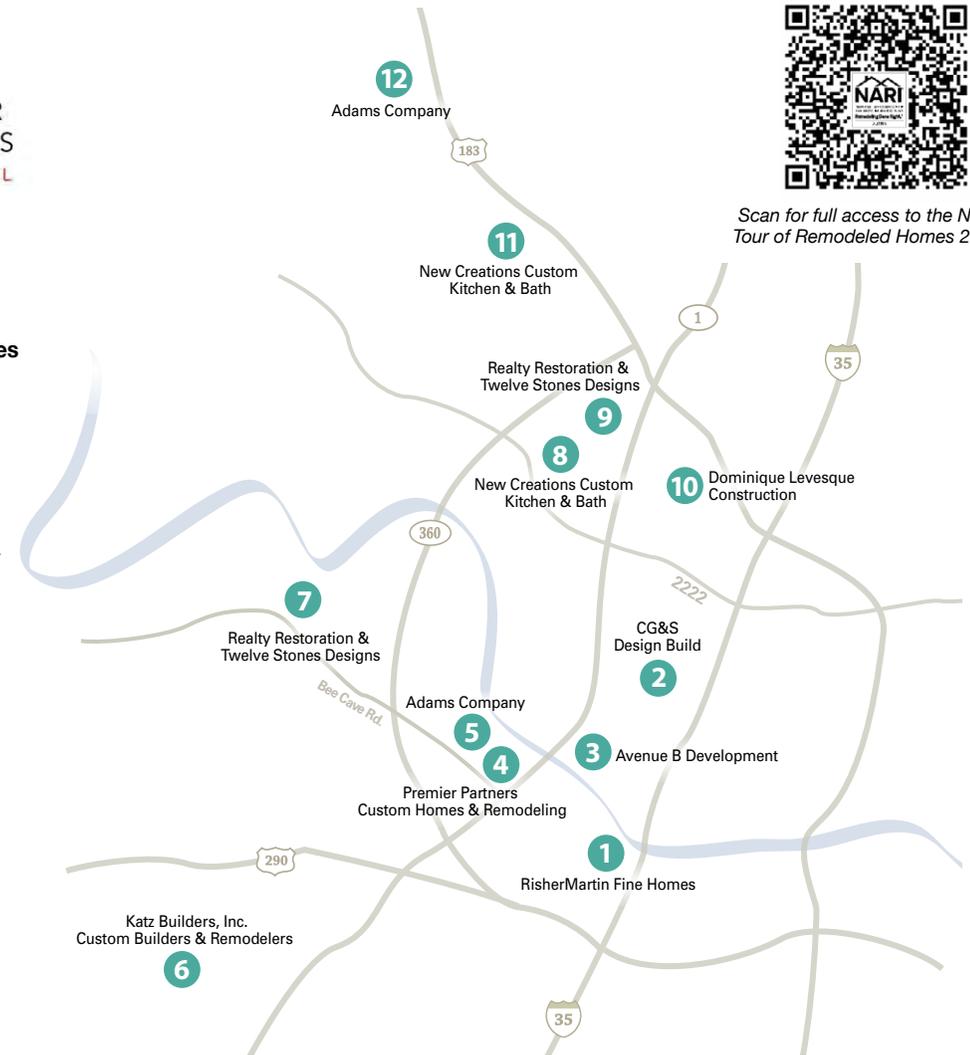
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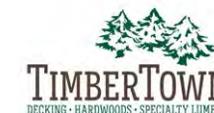
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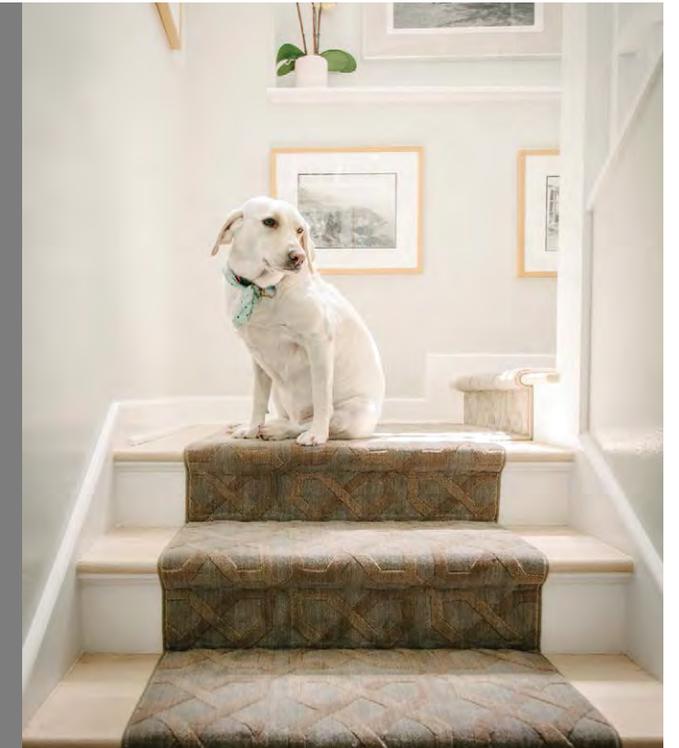
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A Total Home Renovation— Literally from Top to Bottom 1503 Alameda Drive Austin, Texas 78704



The first challenge to this exciting renovation project was to create a design solution interesting enough to convince the client that the unattractive block house should be kept and renovated in lieu of building new.

The existing floor plan featured a central entrance and long hallway that divided the house in half with three bedrooms and one bathroom; the client's program called for two bedrooms and two bathrooms. The design solution moved the entry to one side and created a circular flow of movement through adjoining rooms. The central hall was eliminated and incorporated into usable space. The third bedroom was subdivided to create two full bathrooms. Volume was created in the new living room by removing the flat ceiling and adding windows at the gable ends. A new screen porch expands the living room to the outdoors.

Inside, decades of bad plaster had to be ground away to prepare for the new interior plaster system. This system was installed directly on the cinder block walls allowing the walls to breathe and transmit water vapor. Open cell foam was used to seal the attic and crawl space while a dehumidifier/ventilator was added to keep the resulting moisture in check.

The garage, with second floor apartment, was squeezed into a canopy of twisted heritage oaks. During the planning phase, meticulous dimensions were taken in order to avoid conflicts with the tree limbs during construction.

The result of this renovation is a modern space with beautiful finishes and an updated exterior that brings this home into the 21st century.





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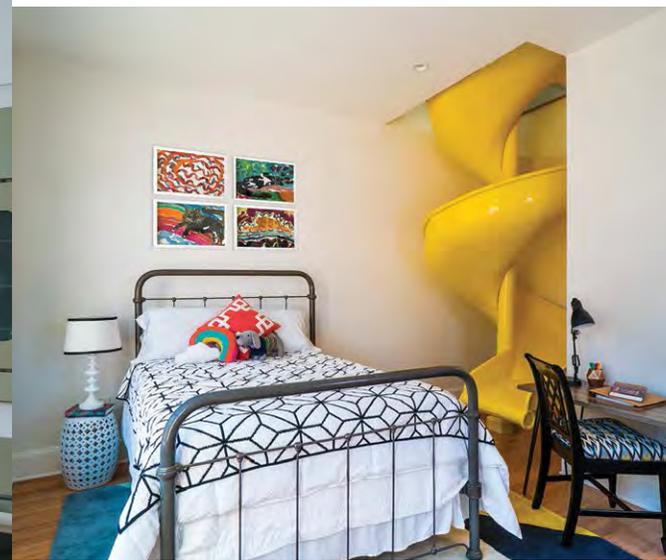
Renovation Means Living Young in the Heart of Austin 206 West 33rd Street Austin, Texas 78705

With a subtle addition and comprehensive renovation, this home in Austin's North University neighborhood carries forward the stately tradition of its 1920's roots into the 21st century. The owners wanted to keep its character—from grand crown molding to custom wrought ironwork—completely intact while reworking a subpar addition, adding a garage to the back, and a pool to northeast corner of the lot. Much of the interior space was reorganized to suit the family of three that enjoys the quiet central Austin neighborhood.

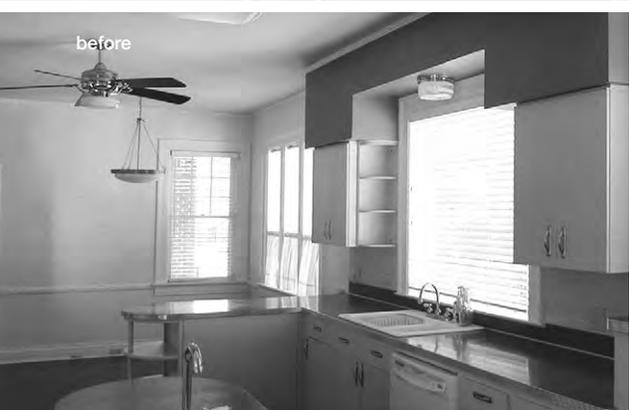
Added space includes a 2nd story playroom, family room, a master suite, guest suite, and new laundry and mud room. The 2nd story barely peeks from the roofline, which extends uninterrupted back to the added garage. The kitchen was flipped in the new floor plan, creating more space for the bedrooms.

The soul of the house can be felt in the original formal living room just beyond the entry, with its 12.5ft ceilings and original fireplace. We recreated the original crown molding and case-work for the windows and doors, and extended it throughout the new spaces to provide an echo of the past.

Unsurprisingly, North University is a proposed historic district. This home honors that identity as a contributing component. But contemporary detailing, clean lines, stainless steel appliances, non-figurative art, and blue-green color palette locate the project firmly in the present. The big yellow slide from the playroom to the kid's room adds a touch of whimsy, while the rectilinear pool in the side yard provides hours and days of fun for a home that will stand at least another 100 years.



after



before





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Quality Crafted Homes With Austin Soul

3

Cottage Remodel Comes Into the 21st Century 1612 West 11th Street Austin, Texas 78703

Originally a tiny 600 square foot 1920s cottage in the Clarksville National Historic District, this house is now an airy, 2200 square modern farmhouse incorporating the original spirit and board-and-batten facade of the pre-existing cottage. Nestled on a small and sloping urban lot, Avenue B Development worked hand-in-hand with the neighbors, architect, and city to fit the house within the limitations of the development guidelines.

The central feature of the home is the open kitchen/living/dining room punctuated by deep blue cabinetry, white walls, huge windows, shiplap, and black, concrete, and brass industrial accents. The openness of the house extends from the front door all the way to the back with 12' ceilings throughout the first floor – making the home live larger than its actual size.

This house is full of small surprises. Reclaimed, 100-year old longleaf pine floors flow throughout the first and 2nd floor, a reclaimed cast-iron clawfoot tub highlights the master bathroom, and small doses of deep jewel colors balance the white and black throughout the house. The end result blends modern, industrial, farmhouse, and traditional elements into a urban family home.

West 11th is a short cul-de-sac with limited parking but there is plenty of on-street parking available in the neighborhood on West 10th, West 12th, or Waterson.





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Complete Remodel with Upgrades Throughout 4908 Rollingwood Drive Austin, Texas 78746

Our clients needed a house that would fit their family, which includes teenagers, who of course, desired an area to call their own. We worked closely with our homeowners to find the perfect house to fit their needs however; when we realized their “perfect” home did not exist, we knew renovating an existing house was the answer. At that point, our focus was finding our clients find their ideal location, where we could then build their dream home.

Located in the coveted, Rollingwood neighborhood, this home was originally built in 1960 as a single-story, 2,450 square foot, ranch-style home. The first goal was to increase the size of the living areas in a way that satisfied their desire to implement the charm of their Southern, New Orleans roots along with a Rustic Modern touch. We achieved this by extending the foundation, adding a second story to create a larger 3,900 square foot home with a combined open, living, dining, kitchen and lounge space.

One of the common requests we receive from our clients is to incorporate an indoor/outdoor living space. By doing this, you increase the livable square footage of the home without adding significant costs. On this project, we utilized large glass sliding doors to bring the outside in and avoid a visual barrier, which ultimately makes both the great room and patio appear larger.

Sometimes the cost of a remodel is not necessarily what you see, but what you do NOT see. Heated (tile) floors in the master bath and soundproofing walls between the living spaces are extra touches that are not visible, but certainly add value and livability to this remodel.

One of our key priorities as a project team was to create a home that fit within the architectural integrity and character of our client's neighborhood. By pairing the existing brick with stucco and a soft white paint, we created a home that fits beautifully into the Rollingwood neighborhood. #AustinsBuilder



after



before





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5

Outside and Inside - A Total Modernization 506 Brookhaven Trail Austin, Texas 78746

This Westlake home was taken down to the bare studs for this whole house renovation. Adams Company started this transformation at the front entrance. The wide wooden staircase with a small landing leading up to the front door was reconfigured using AZEK decking which now creates a large outdoor living space. A stone wall that matches the existing 40-year-old stone seamlessly was added for privacy.

The front metal roof and the new Milgard's two-tone Montecito windows with bronze on the exterior and white on the interior enhance this home. The dining room now has an 18' wide opening using two 8' high, triple sliding doors for access to the AZEK balcony.

To modernize the main floor walls were removed which now opens the kitchen to the dining and living areas. This open floor plan was designed to provide separate yet adjacent spaces, one for the adults and another area for the children. The unique private children's space was created by installing a 42" high storage cabinet with large barn doors on top separating it from the adult living area when desired. An additional lounging nook bed with storage below allows for relaxing while watching television. A modern powder bath conveniently replaces the original master bath.

New front windows and eliminating the drywall in the stairwell and using the studs as an architectural feature allows light to filter through to the downstairs den.

The master suite being relocated from the main level now joins the other bedrooms, hall bath and utility room (AKA the dogs bedroom). The new master suite was designed by incorporating space from the existing mechanical room to create an extremely large master closet. The use of barn doors and pocket doors simplifies this space with a modern feel.



Texas-sized Transformation for Hill Country Farm House 8400 Blayzk Drive Austin, Texas 78737



After spending a great deal of time looking for a new home that met their expectations, our homeowners decided to update their existing 1998 home without adding additional square footage. By re-configuring some of the existing spaces, the flow of the home is more efficient for the needs of this very active, young family. Every room in the home was changed except the master suite. Practical, yet warm and comfortably elegant, the timeless finishes reflect the personality of the homeowners.

The great room hosts a variety of earthy materials from wood ceiling and beams to stained concrete flooring. The room leads to an outdoor screened in living area and pool. A lovely flex room was created from a home office into an exercise room that also functions as a guest suite with full bathroom. A previously inefficient closet has been turned into an efficient closet and child's desk. Leading from the great room, the small room formerly used as a playroom for the children is now an efficient home office for two. Small upstairs playroom has been opened and made airy and spacious allowing for lots of family actives such as arts and crafts, sewing, games and watching special TV shows together.

The bright and cheerful kitchen features a peninsula that can seat five with an inlaid wood top differentiating the eating area from the work surfaces. Hand-painted Mexican tile personalizes the back-splash. There is lots of storage for dry goods, spices, small appliances in the walk-in pantry as well as an abundant amount of custom built cabinets and drawers sized for homeowner's specific storage needs. The sink is designed with its own drain board that is integrated into the counter.

Wine cooler and storage/tasting area are additional features in the kitchen that make it a very special space for our homeowners.





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7

Complete Remodel with Spaces for Everyone

8302 Summer Court
Austin, Texas 78733



after



This expansive multi-room remodel is the inspiration for any family wanting to transform their house into a home that is perfect for everything from entertaining the wine club, to hosting a guys' night sports-watching marathon or having video game wars with the kids in the downstairs multi-purpose room. This remodel begins at the front door and fluidly winds its way through the elegant formal living and dining rooms, the spacious kitchen, a cozy breakfast nook and den, and the family-friendly spaces downstairs; which includes a dedicated laundry room, guest bath, home office/guest bedroom, and large game room.

The new kitchen is a chef's and entertainer's dream space. Precisely fitted "X" beams mark the spot for a dazzling chandelier which entices cooks and guests alike to explore the space and hidden functional storage gems. The newly designed den area maximizes the usable square footage with the integration of a 300+ bottle wine room, a linear fireplace, and attractive storage for media equipment, household papers, and decorative treasures.

In this inverted floor plan, the original downstairs layout was a maze of rooms with a narrow, winding hallway. Now there is a dedicated laundry room, centrally located bathroom that can be accessed by the guest bedroom or main hallway, and an expansive game room outfitted with multiple TV screens. The new game room allows direct access to the pool, grill, and cabana for the ideal social experience. This home is now the neighborhood gathering place for adults and kids alike!



before



A Client's Vision Realized in the Cat Mountain Vilas 6220 Ledge Mountain Austin, Texas 78731

Sitting at one of the highest elevations in Austin, in the Cat Mountain Vilas just north of Mount Bonnell, Betsy Hughart was ready to remodel the last remaining rooms in her home. She wastes no time letting you know that she has a very specific vision for her space. She wants each area of their home to have a different theme, each one making a statement. Betsy does not remodel for resale, she does it for herself. Occasionally she allows her husband of many years David, a professor at St. Edwards amongst many other things, to make some decisions, but make no mistake about it, this is Betsy's baby!

The master bath had many awkward angles and wasted space. A large cultured marble tub and step-up was connected to a tiny shower elevated to tub height. By redesigning the room, we gained greater closet, shower, and vanity spaces for the homeowners. Rain shower glass from floor to ceiling, solid teak counters, custom faux finished cabinets and walls set the standard. Add a free floating tub, fixtures in oil-rubbed brass and lots of fun characters (like our friend the sea otter) and you get one very happy client! Finally, what makes the master suite so sweet is the built-in teak bookshelf and custom fireplace.

The remodeled guest suite was inspired by the gray striped hand-painted walls by master artisan, Peter Hausmann. With the added touch of tin ceilings, splashes of bright yellow and butterflies, this fancy little gem is sure to satisfy even the most refined guest. The third bath was treated with equal attention to detail, starting with Italian granite wrapping the shower, distressed black cabinets, pin striped pendant lights and finished off with oil rubbed bronze fixtures.

As a whole, we were able to showcase the homeowner's desire for a distinct personality in each area of the remodel.





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A Whole New Look at Living Space Design 7613 Rustling Road Austin, Texas 78731

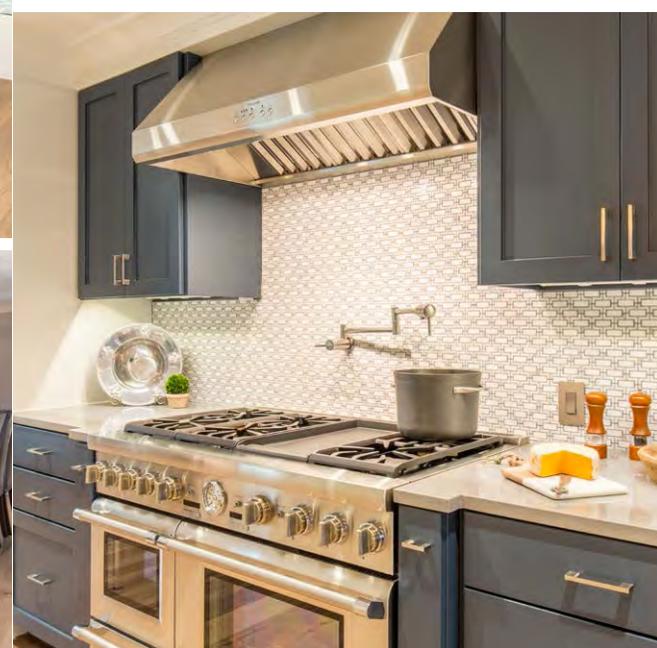
Another handsome and expertly crafted space by the design trifecta of Realty Restoration, LLC and Twelve Stones Designs! The objective of this kitchen remodel was to make more sense of the space for this busy family and to correct the errors of the previous owner's DIY projects. The homeowners desired a space that would flow with ease from all the main "living" areas. They also needed a kitchen and mudroom that would function with specific zones and dedicated storage solutions. This remodel project would not only redesign the kitchen but add elegance and functionality to the dining room, living room, entryway and laundry room. A galley style kitchen replaces the old G-shaped kitchen allowing ample traffic area between the morning room and breakfast nook. Crisp white and deep-sea blue cabinets boast a sharp contrast while the chain-link marble backsplash, domed glass island pendants, and barn house breakfast nook fixtures add nautical influences. The new laundry/mudroom is spacious and highly functional with the addition of a valet bench, tons of storage, and "family center" – complete with file drawer and charging drawer for the family's devices. An impressive before-and-after remodel the creative redesign of the spaces, the striking finish out and functional details are not to be missed!



after



before





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10

Second Level Adds Needed Space and Functionality

1507 Cullen Avenue
Austin, Texas 78757



after



This Crestview 1950s ranch home needed a dramatic update without scrapping its original structure and historically unique mid-century charm.

To do this, the original 1,100 square foot house was enlarged by extending the back and adding another 1,200 square feet. The existing floor plan was opened up to create a fluid living-dining-kitchen area for entertaining and more functional living spaces. In addition, a master suite was built on the second story to feel like a private retreat among the trees as it overlooks the towering foliage in the backyard. In keeping with the goal of integrity, the new home boasts green building features like spray foam insulation, original hardwood flooring and a metal roof.

This two bedroom, single bath home became a four bedroom, three full bathroom house (2,336 square feet in total). Come see for yourself. The addition includes a master bedroom suite upstairs, a new vaulted ceiling living room, one additional bedroom, one additional bathroom and a new laundry room. Plus, a screen porch was added onto the back just below the master suite, and a large deck for entertaining wraps around the whole back side of the home.

As builders and remodelers Dominique and Barbara Levesque strive to preserve the character of each home while giving the homeowner a functional and updated space. This Crestview home seamlessly fits into the personality of the neighborhood, yet speaks to energy efficiency, modern conveniences and the use of natural elements.



before



This Family Kitchen Finds a Warm, Contemporary Feel 10903 Callanish Park Drive Austin, Texas 78750

The Breyers' life centers around the family. From building tree houses, to cooking dinner, they like to do things together. So when it came time to remodel the kitchen, the details of the design and the features were extremely important to them. Stefanie and John, both well respected professionals in the tech field, knew they needed the space and design plan to accommodate all four members preparing meals, a place for homework, a custom wine bar, and an espresso station, all while transitioning into a warm contemporary design from a traditional home.

With espresso stained perimeter cabinets and a cream painted island, white quartz counters, frosted glass cabinet door inserts, a glass back splash, and a color scheme to pull all the rooms together, the Breyers were very pleased with the results. The cabinets are loaded with lots of great kitchen accessories like a pull out espresso station, trash pull outs, bookshelves, and cooking accessories pull outs. The project extends to a laundry room with a sparkling red quartz counter, a custom wine bar in the butler's pantry, as well as a half bath.

With all the things that take place in these areas, the family has space for it all, with everything in its place.



after



before





512-785-7226
adamscompany.biz

A Bright and Elegant Kitchen Transformation 2309 Oakshire Cove Cedar Park, Texas 78613

The owner desired a design that would brighten the extremely dark and cramped kitchen and include a walk-in pantry. The kitchen's limited width inspired a design of light cabinetry. The use of warm wood open shelving creates the illusion that the space is wider than it truly is. Arabesque tile is another simple and effective way to add interest and dimension. The use of a slim stainless-steel range hood integrates into the minimalistic design.

To open up the kitchen area and create better site lines, the dining room wall was removed and the refrigerator was relocated. Fortunately the client had more wood flooring so it could be laid in where the wall was taken out. Natural light now flows in from both the front and the rear of the house. The existing ceiling light box was replaced with recessed can lights and task lights were recessed into the open shelves to brighten the kitchen even more.

This new layout includes functional storage solutions and elements of interest which satisfies the client's cooking needs and personal style. A walk-in pantry replaces the existing closet pantry and provides the additional benefit of a place for a built-in refrigerator cabinet. Custom built white shaker style cabinetry lines this kitchen and provides maximum storage with the use of drawers. The installation of a microwave drawer frees up the counter space.

A raised bar with a USB port provides the client with a handy work station without leaving the kitchen. This once tight kitchen is now modern, functional and spacious; the client's dream kitchen.





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**NARI CotY
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The wheelchair ramp with materials and slope to code helped Austin resident leave his home after more than a year.

