



16th Annual
Tour of
Remodeled
Homes

NARI
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AUSTIN



April 6th & 7th • 10am - 6pm

2018 NARI Tour of Remodeled Homes **People's Choice Winner** (This home is not on the tour for 2019.)



Bar code scan on page 3 for the 2019 NARI Tour of Remodeled Homes.



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Letter From The President

WELCOME TO THE 16TH ANNUAL AUSTIN NARI TOUR OF REMODELED HOMES 2019!

For the past 16 years, members of Austin NARI (National Association of the Remodeling Industry) have showcased their best remodeling projects completed during the year. From a singular kitchen remodel to a whole house transformation, these projects define what our tagline “Remodeling Done Right” looks like.

I entered this industry in 1981 with a part-time job in a lumber yard during my senior year of college. While attending graduate school, I continued working there and later realized that I loved what I was doing. Being part of a building project, whether residential or commercial, new construction or remodeling, left me with a feeling of long-term satisfaction. If done right, that project would stand the test of time and be a benefit to people for generations to come. But I also learned that like any industry, there are some “bad eggs” that seem to spoil it for the rest. And those remodeling horror stories tend to get passed along over and over.

Austin NARI exists to make sure this doesn’t happen to you. Our members pledge to observe high standards of honesty, integrity, and responsibility in their conduct of business. They have a well-defined list of Core Values and Code of Ethics. They are required to uphold fair, equitable, and professional business practices. NARI builder members are skilled in proper building procedures, have a thorough understanding of the local and national codes, and have an in-depth knowledge of remodeling industry business practices. NARI builder members also have access to multiple continuing education courses and certifications designed to train, educate, and separate their skill levels from the rest.

I invite you to come and see first-hand what remodeling projects done right look like. You will be amazed at the level of transformation. You’ll have face-to-face opportunity to ask these builders questions regarding planning, budgets, timelines and satisfaction guarantees.

You don’t want to miss “Remodeling Done Right”! Thank you for attending.

Sincerely,

Steve Anthony

2019 NARI President, Timbertown, LLC



Scan for the 2019 NARI Tour of Remodeled Homes.

For additional information on 2019 16th ANNUAL TOUR OF REMODELED HOMES contact our office at 512-375-2601 or email Kayvon@austinnari.org

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Scan for **TOUR MAP**
2019 NARI Tour of Remodeled Homes

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The Best of Both Worlds Balance the Inside and Out 2001 Pecos Austin, Texas 78703



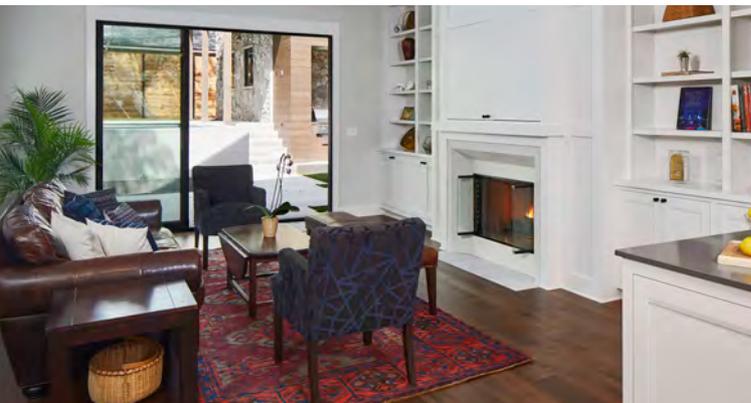
This quaint Tarrytown house started off as a small bungalow. After numerous additions throughout the years, this home lacked a sense of cohesiveness and style. Major changes were made to the kitchen and four bathrooms to bring this home into the 21st century. The wall that separated the kitchen from an old converted porch was eliminated and the ceiling raised to create a central gathering place that this home desperately lacked. White shaker cabinets and a custom vent hood compliment the home's age and style. Arabesque Carrara marble backsplash and Fantasy Soapstone countertops add a touch of class. A Wolf six-burner range with a griddle, a professional steam oven, and a warming drawer make this transformation a chef's dream.

The 1950's master bathroom was gutted to create a spa-like atmosphere. An oversized wet area including a soaker tub and shower is detailed with a mixture of Carrera wall and floor tiles. This impressive design is completed with Newport Brass satin gold fixtures and frameless glass shower doors.

Continuing the sense of cohesiveness, a variety of Carrara marble tile patterns were used throughout the home's three other bathrooms. A Bianca Carrara Marble slab was also added to the den's fireplace to update the old painted brick surround now tying all the spaces together.

To add a sense of whimsy and color, blue Cambria Skye countertops makes a powerful statement in the upstairs guest bathroom while the checkerboard vinyl flooring adds a retro touch to the laundry area.

It is not just the design details which can be seen that make this renovation a success. Excavation was done and new footings were poured to stabilize the home's foundation. Adams Company's clients can now enjoy a safe and beautiful home for many years to come.





Tarrytown Home Raises the Roof and More

3200 Cherry Lane Austin, Texas 78703



The owners of this 1945 single-story home needed to accommodate a growing family through the addition of several bedrooms and bathrooms. The existing site conditions made a ground floor addition challenging and warranted a second story addition instead. The scope of work included substantial renovation to the existing first floor and a new second story addition. The result is an extra 1,200 square feet of playroom, bedrooms, bathrooms, and circulation spaces, as well as, a 300 square foot accessory dwelling unit above an enclosed garage and adjacent swimming pool.

Remaining within the style and context of Tarrytown was an important design consideration. The use of gabled roofs, horizontal siding, and local limestone veneer reflect the predominant character of the neighborhood.

Accessibility was an equally-important consideration, so there is an accessible route into the main residence from the detached garage, as well as, an accessible bathroom adjacent to the guest room.





Inner City Living Requires Creative, Exciting Solutions!

700 Jessie Street
Austin, Texas 78704



During Construction



As an innercity builder and remodeler, Austin Impressions specializes in working with tight lots and city codes. This homeowner loved the idea of living amongst the restaurants, retail shops, and event happenings of South Austin; a place where you can park the car for the weekend and enjoy Austin on a bike, a scooter, or by foot. However, the homeowner needed a creative team to address the various challenges with living and building in this highly desired area. With its high cost of living, activist neighbors, strict city codes, and a protected live oak right next to the existing house, nothing was easy about planning and building on this lot.

To counter the high cost of living, the existing tiny house near the front of the property was remodeled into a full-time rental. Rental units are typically required to be to the side or back of the primary residence, however, by converting an existing bedroom into a garage and adding the bedroom back in a second floor addition, a two bedroom, two bath rental (that met all city codes) was achieved. Furthermore, all this was accomplished while protecting the amazing tree out front and giving the upper floor a treehouse feel.

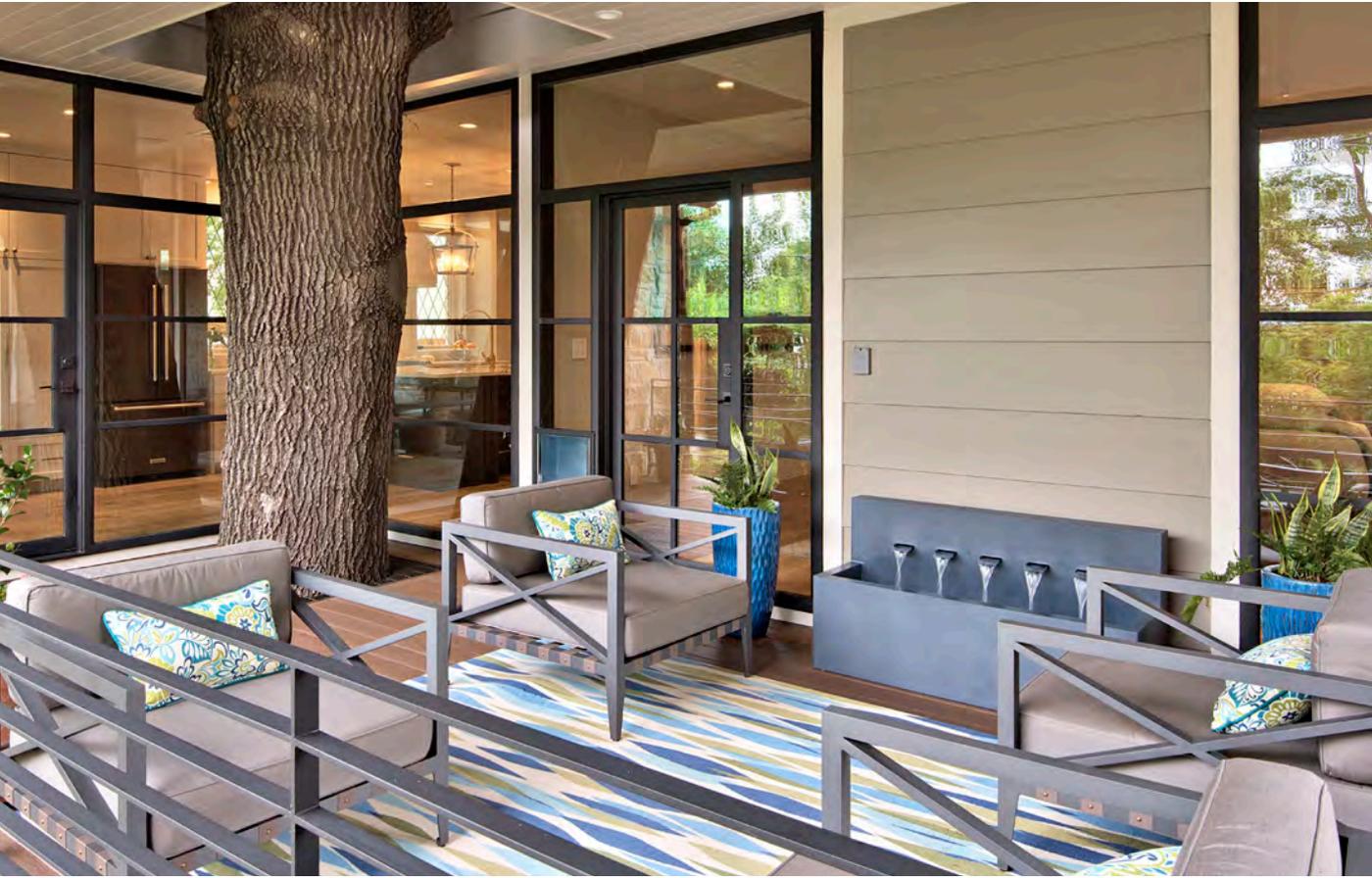
The main house was newly constructed behind the rental structure. Careful choices of exterior siding, trim, and colors retained the eclectic look of the neighborhood. It was also designed with a creative layout that could be sectioned off into individual areas during big Austin events, thus giving the homeowner more rental income opportunities to help pay the high property taxes in the area.

A finished attic space serves as a yoga/game room and a luxury hot tub offers fabulous views of the greenbelt in a nature-like setting. Thoughtful landscaping between the two structures provides walking paths and seated areas under the large oak to enhance the overall appeal of living on this beautiful innercity lot.



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before



Green Spaces Are Alive in Original West Austin Home 2410 Jarratt Ave Austin, Texas 78703

This 1920s historic beauty in the coveted old West Austin neighborhood, contains components that pull from the owner's desire to bring the outside elements in.

The historic Live Oak at the rear of the home is protected under city code, therefore, a system of cantilevered foundational piers was implemented to preserve the root system of the tree.

Additions were added to create a luxurious and spacious master bedroom that is accompanied by a spa-inspired master bath.

A new garage was built to accommodate an energy efficient personal gym space located above the two-car garage. The entire project was within 1/10 of 1% of the allowable impervious coverage per local building code, adding to the complexity of the project.

This home has been recognized for its elegant craftsmanship and beautiful, architectural design by *Home Design & Décor Magazine* as well as Qualified Remodeler's *Master Design Award for Historic Renovation*.





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Time-Honored Style Meets 21st Century Living

3002 Glenview Avenue
Austin, Texas 78703

Located in the historically recognized and charming neighborhood of Bryer Woods, this Federalist style home continues to honor the simplistic design and living of the early 1930s.

The original 1,032 square foot cottage was built in 1939 and the current homeowners purchased the property in 1998. Being longtime property owners well acquainted with the neighborhood's history, they were committed to maintaining the original style for future generations to appreciate and admire.

The interior of the cottage was entirely renovated, but the home still has accents of historic preservation including the original 1930's shiplap wood that was re-purposed on the kitchen island as well as the original fireplace and mantel.

The master bedroom area was added at the rear but is aligned with the continuity and size true to the original home.

The front exterior brick was preserved for historic value, but the paint color was upgraded to a modern grey paired with steel windows to create a modern touch. A quaint courtyard was added to the side with a wall of steel windows overlooking the yard as well as an outdoor shower space to use after gardening. This home exudes warmth and character and will hold its classic look over time.



D

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after



before



Comfortable and Spacious Living Areas Invite You In 2704 Park View Dr Austin, Texas 78757

The goal was to modernize a 1950s ranch home in Allandale by updating the kitchen-dining-living area to create a more open plan, and to create a master suite retreat. The remodel of a hallway and hall bathroom, as well as updates to the exterior, would also be included in the scope.

To do this, the whole house was gutted except for the existing laundry room and a front bedroom. The walls blocking off the kitchen to the living area were torn down to open up the space. The existing 8-foot ceiling was lifted to create a large vaulted ceiling and skylight over the kitchen-dining area, which provides a sense of spaciousness even though no additional square footage was added onto this part of the house. The kitchen was remodeled to include a large island, more countertop space along the perimeter, more cabinetry (all custom built) and a coffee bar. The whole interior was repainted and new walnut flooring was put in. A master suite addition was added onto the back of the existing home to create a new bathroom, new bedroom and new private sitting area with a vaulted ceiling and connecting porch.

This remodel completely transformed a quaint, older home into a sophisticated retreat. With its new elegant fixtures, tile from Ann Sacks, and a high-end appliance suite fit for a cook's kitchen, the new living spaces boast comfort, style, and functionality. The new master suite is also a spacious, tranquil and inviting haven for the homeowners to relax.

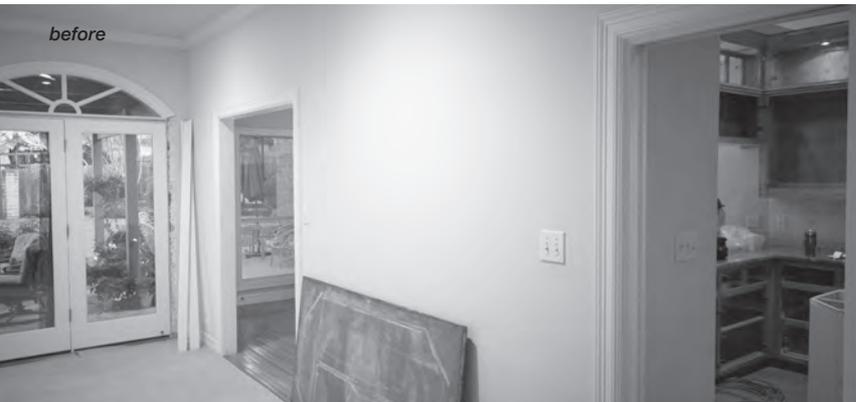




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after



before



Design and Craftsmanship Exceed Owners' Wish 3808 Hidden Hollow Austin, Texas 78731

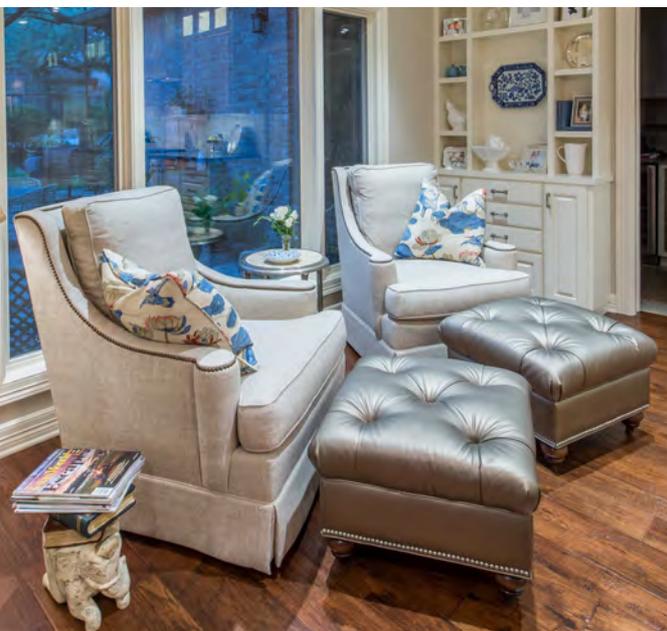
First generation owners of this North West Hills home, with its 1980's honey-colored stained kitchen cabinets, black appliances, and builder grade granite, were in desperate need of an update. An open concept kitchen was their top request, where the wife could interact with family and guests in the adjacent living and dining rooms while cooking.

By taking inventory of the clients' kitchen items, and planning cabinetry layouts specifically around those items, we eliminated the walk-in pantry and its wasted floor area in favor of an adjustable pull-out pantry cabinet. The client now has even more storage than she had previously, and all with the wide open layout she desired.

The once secluded kitchen and dining room is now one contiguous space, visually divided by sweeping cased openings that allow for better flow and interaction with family. The working prep island serves as the focal point for entertaining guests as it houses liquor storage drawers, a wine captain, ice maker, and filtered water supply necessary to facilitate beverage needs. The island's contrasting grey cabinets, high gloss Azurite granite countertop, brilliant cup pull hardware, and plenty of drawers create the feel of a furniture piece giving the space warmth and character, as well.

WAC Lighting's 2" square trim LED's provide general illumination, while task lighting is achieved via under cabinet LED tape lighting. An old world style "globe" wood chandelier in the dining area with decorative LED Edison bulbs gives off a warm and inviting light.

From the custom arched trim on the cased openings that divide the spaces, to the pacific silver cloth lined custom cabinetry in the dining room, superior craftsmanship is the highlight of this project.





512-454-1661
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Family's home reborn: from Ho-hum to Hygge 4301 Deepwoods Austin, Texas 78731

The owners of this Northwest Hills home love the vibe and community of their street. They enjoy hosting family gatherings and neighborhood block parties in their home, but were in desperate need of more room for their active family of five and entertaining large groups. The solution would be to take this typical 1960s, 4/2 ranch-style house down to the studs for a whole house renovation and addition. The result is a very livable 2,870 square foot 5 bedroom, 3.5 bathroom home with dedicated office and mudroom spaces.

Before, the public spaces were divided into two small living areas and the tiny kitchen, breakfast nook, and dining room were crammed together. By removing the walls that divided the spaces and annexing the existing back porch to become the new dining area the home was opened up for better flow and function. A cozy front alcove was designed to give definition from the entryway to the main living spaces, while vaulted ceilings and solar-powered venting skylights give the dining and living areas a bright, expansive feel.

Reconfiguring the layout of the utility and mudroom, located behind the existing garage, allowed for a 900 square foot addition. The newly designed wing of the house is comprised of a private master suite, an office/multi-purpose room, and a centrally located powder bathroom. The new U-shaped footprint of the house perfectly nests a new covered back porch area which connects to the dining room through large full-view sliding doors.

The remodeled home now has a transitional farmhouse motif. Highlights include dozens of intriguing design and storage features in the chef's style kitchen, a charming butler's pantry that the family has lovingly deemed "The General Store," plenty of shiplap siding, cozy textures, and architectural details that make this house where everyone wants to be!





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after



before

Rustic Modern Stunner on the Shores of Lake Austin 2409 Westlake Drive Austin, Texas 78746

Precision, creativity, and collaboration between builder, architect, and designer were key factors in the design and rebuilding of this 1970's Lake Austin condominium.

Our clients wanted to be “unique” from their neighbors, have an open floor plan for entertaining, and maximize their view of Lake Austin. Since this home is in a condominium complex, rules, design constraints, significant size limitations and the fact that this home shared a common brick wall with its neighbor required our team to think “outside the box” to meet our client's desires and needs.

Unique design elements included open treads on a steel stair stringer that look like a functional piece of art when you walk in the front door. Refurbished commercial light fixtures were repurposed into unique dining room chandeliers. Reclaimed beams sourced from an 1800's Texas barn were installed in the living and great rooms. In addition, the kitchen was designed to have a one of a kind feel that includes a custom-built open shelving system instead of traditional upper cabinets.

The original home's location for the kitchen was swapped with the master bedroom in our new design plan. This uncommon layout of the kitchen and great room on the second floor allowed for sweeping, dramatic views of Lake Austin and high ceilings. To guide guests up to this area, an open-tread stairway was built near the front door.

Upon entering the home, you have a clear sight line to the lake. This was made possible by using glass doors for the master bedroom. Large slider door systems were installed on both levels to maximize the views of the lake and allow for true indoor/outdoor Lake Austin living.





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High and Low Divisions Become Distinctive Dwelling

902 Crystal Creek Drive
Austin, Texas 78746

This 1990's builder-grade home received initial upgrades when its owners improved the master bath and full bath soon after moving in. After they lived in the home for a while they became dissatisfied with its fragmented layout and outdated style. The kitchen was cut off from the living space and had been renovated in the parlance of the preceding decade: 90's contemporary eclectic. It was time for both an improvement in style and function in these critical spaces.

The kitchen was opened up to the living spaces and redone in a modern farmhouse style, contrasting warm woods with cool metals, set in clean geometries. Gone is the choppiness of the previous spaces with their irregular polygons and constricted zones.

But it wasn't just the kitchen; the floors were redone with wood-like ceramic tile (hint: dog-proof) with actual wood in the upstairs spaces. The connection between lower and upper levels was improved by removing a pony wall at the stair and installing a custom steel railing. New lighting was added throughout — including a chandelier! And for the sake of completion we provided interior design services to select furnishings.

The home was built on very steep grade, making for dicey outdoor cooking spaces. We improved outdoor living dramatically by building out an infinity pool and pool deck along with dedicated grill zone that ties in perfectly to the home. What was once a steep falloff into the wooded creek below is now a platform for relaxation. We made improvements to the exterior façade and created terraced landscaping as well.

A new versatile guesthouse plays various roles, from providing flexible cabana space off the pool, serving as a guesthouse or homework studio, and creating an opportunity for an additional garage.





512-301-6000
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A Total Makeover Creates a True Showcase Home 8406 Lewis Mountain Austin, Texas 78737

Our owners loved the special design and energy features in the Katz Builders' home they purchased in 2006. Nevertheless, a new job required that they sell the home and move abroad for five years. Upon moving back to Austin, they found a fabulous five-acre homesite with a house built in the 1980s that screamed, "Please update me!" The Katz team of design professionals was hired once again to transform the home from an ugly duckling into a swan.

This expansive remodel left no room untouched including enhancing and updating the home's energy and electric features. To modernize the first floor some columns and walls were removed. All the tile and carpeting were replaced with hardwood flooring and the original front door and transom were reconfigured and replaced. All the windows in the home were replaced with some window openings being enlarged to allow for more natural light.

To continue the elegant, airy feel of the new design, the kitchen, breakfast nook, and the family room was reconfigured into one large space marrying function with striking finishes. The staircase was modified with wrought iron railings to create an open feel.

Design elements not to be missed in this home is the stunning white quartzite featured throughout the house, the kitchen island's ample size, induction cooking system, and many unique storage features. Many Universal Design elements are utilized throughout the home as well, from the raised dishwasher and universally accessible rollout drawers in the kitchen to the oversized shower and elevated cabinets in the master suite.

