



ENG
House Renovation
Basement, 1st Floor, 2nd Floor

Brookline, MA
9/8/22

Concept 1- 1st Floor

- New Deck
- Laundry on 1st floor in closet
- Office becomes Breakfast nook
- Island with 2 person seating
- Powder room shifts wider to make room for vanity



Kitchen : View of Range & Hood

Kitchen:

- Sink in peninsula
- Gas Cooktop remains where it is.
- Dishwasher next to sink.
- Crown Moulding,
No soffits
- Floor is sanded and re-stained.



Kitchen- View of Double Ovens and Coffee Area

Kitchen:

- Double ovens on wall
- Black Countertops
- Coffee center/ could put appliance garage here?



Kitchen: View of Peninsula

- 2 person seating at Peninsula
- 2 tone cabinets, base wood and white on wall cabs.
- Black Countertops
- Double door to pantry in Living.
- Custom door for Laundry Closet



Kitchen : View to Living Room

- Large open area for sectional sofa, end tables, and tv on far wall.



Kitchen : Fridge and Bev center

- Built in Fridge
- Bev center with glass cabinets
- Built in Wine racks
- Bev Sink
- Bev Cooler



Living Room: View to Deck

- New Deck
- New slider to Deck
- Remove AC wall unit
- Laundry Closet



Kitchen- Breakfast Nook

- Space for breakfast table in front of stained glass windows.



Kitchen- Breakfast Nook

- Breakfast Area
- Casual Seating
- Stained Glass windows remains same



1st Floor- Powder Room

- Push out wall to place vanity to place vanity
- Create ledge for storage of items.
- Toilet moves to far wall.



Basement- Overview

- LVT flooring through whole basement.
- New back door for opening for lawn mower.
- Keep laundry where it is, add cabs and sink.
- New Mudroom
- New powder room
- New workout room
- Sofa in Work-out Room



Basement- Workout Room

- New low drawers for storage under mirror.
- Tall Bookshelf
- Room for treadmill and exercise bike
- Room for weights
- Sofa for relaxing
- Large wall mirror
- Place TV above fireplace



Basement- View to Hallway

- Add hooks for hanging clothes to area that is inset into wall.
- Remove wall for open concept and keep pillar.



Basement: Laundry Room

- Add new sink cabinet and sink
- New shelves over sink
- 12" cabs above laundry
- Venting through chase to outside
- New Countertop



Basement- Mudroom

- Bench seating in Mudroom
- New area for hooks for hanging coats
- Wall of cubbies for storage of misc. items.
- Area for shoes below bench,
- Storage above hooks for bags, and hats.



Basement - Small Powder Room

- New corner sink, in attractive color
- Add wallpaper for interest
- New tile floor
- New toilet
- Flush-mount ceiling light
- Tri-fold Corner Mirror



Basement - Location for Freezer

- Area could be used for freezer.
- 27" wide by 24" deep tall storage cabinet
- Tiled backsplash
- Shelf to put dehumidifier on or AC.



2nd Floor-Overview

- New closet doors in Bedrooms 1 and 2
- New Hall Bath reno, move wall to make bigger.
- New Primary Bath reno.
- New Primary Closet



2nd Floor- Hall Bath

- New vanity and sink
- New toilet
- Tile $\frac{1}{2}$ wall around room until shower/tub area.



2nd Floor - Primary Shower

- Tiled shower, no seat.
- Grab bar inside shower on $\frac{1}{2}$ wall
- Glass on $\frac{1}{2}$ wall
- No glass door for shower: Wetroom concept
- New toilet
- Shower head and handheld shower.



2nd Floor - Primary Bath Vanity

- Only 1 sink
- Double base drawers on vanity
- Medicine Cabinet
- New sconces
- Floor tiled
- New Paint on walls



2nd Floor- Primary Closet

- Custom closet designed by Closet factory
- Tall shelves for shoes
- Drawer Base with upper shelves for sweaters
- 2 areas for double hang
- Sofa location under window



2nd Floor- Primary Closet

- Custom closet designed by Closet factory
- 2 areas for double hang
- Hamper can be located inside closet, add single hang or more double hang.
- Sofa location under window



2nd Floor- Bedroom 1

- Closet opening widened to include double doors for easier access.



2nd Floor- Bedroom 2

- Larger closet created here with sliding doors.



*Appendix
Kitchen Inspo*



Style & Color Combo Inspo



Style & Color Combo Inspo

