

## ENG House Renovation Basement, 1<sup>st</sup> Floor, 2<sup>nd</sup> Floor

Brookline, MA 9/8/22

Date: 7/8/22

## 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.
- Díshwasher 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?



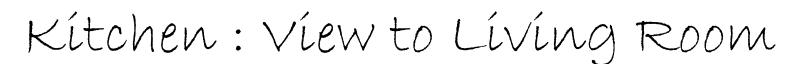
### Kítchen: Víew of Península

KITCHENVISIONS

DEFINE > DESIGN > DELIVER

- 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







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







- · 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.







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



## 1st Floor-Powder Room



- Push out wall 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







- 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
- Trí-fold Corner Mírror



## Basement - Location for Freezer



- Area could be used for freezer.
- 27" Wide by 24" deep tall storage cabinet
- Tíled backsplash
- Shelf to put dehumídífier 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

KITCHENVISIONS

DEFINE > DESIGN > DELIVER

- · New vanity and sink
- · New toilet
- Tíle 1/2 wall around room until shower/tub area.

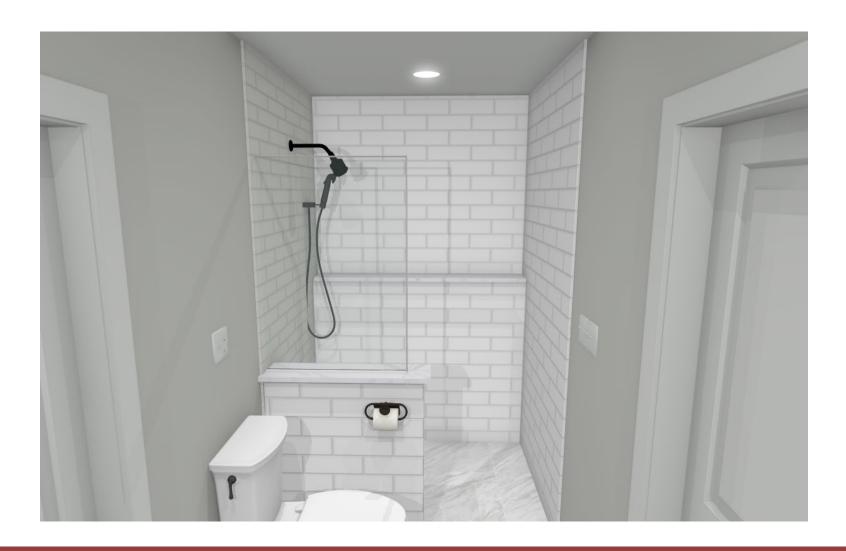








- Tíled shower, no seat.
- Grab bar inside shower on 1/2 wall
- · Glass on 1/2 wall
- No glass door for shower: Wetroom concept
- · New toilet
- Shower head and handheld shower.







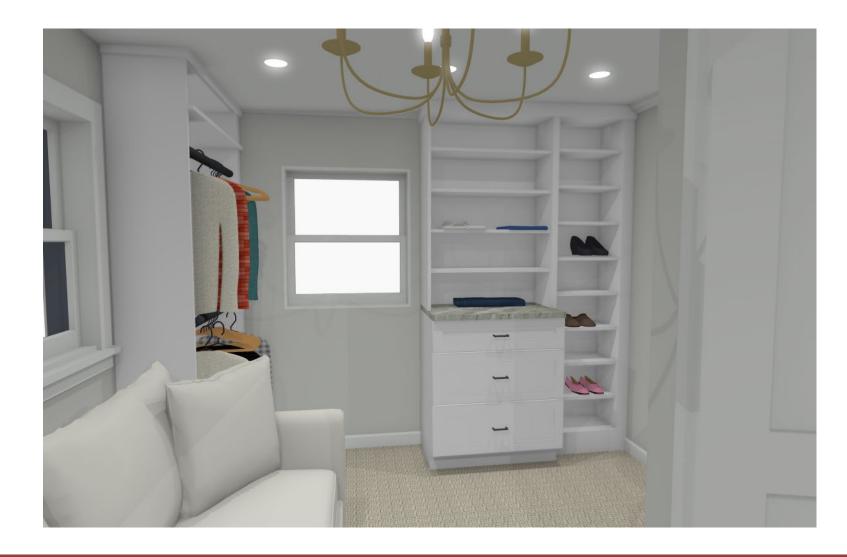
- · Only 1 sink
- Double base drawers on vanity
- · Medicine Cabinet
- · New sconces
- Floor tiled
- · New Paint on walls



## 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



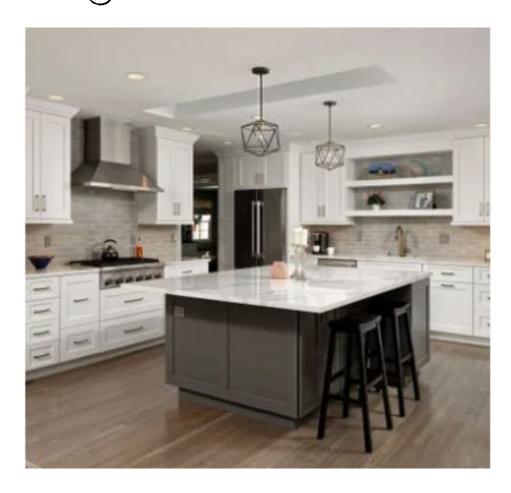
• Larger closet created here with sliding doors.







# Style & Color Combo Inspo







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