

# PROJECT OVERVIEW

## Overview

These clients loved their neighborhood. Their two-storey, walk out home was backing a lovely green space. After raising their family, they just really wanted their home completely transformed from the tired 90's aesthetic. As well, the Lady of this home was approaching retirement and really wanted a home she would absolutely love and enjoy for many more years. She decided to invest in herself, her family and their home to achieve that! Through that thought process, this family invited Pinnacle's Design-Build Team into their home to offer inspiration, designs and structure solutions; specifically to the main floor, staircase and upper common areas.

## Criteria

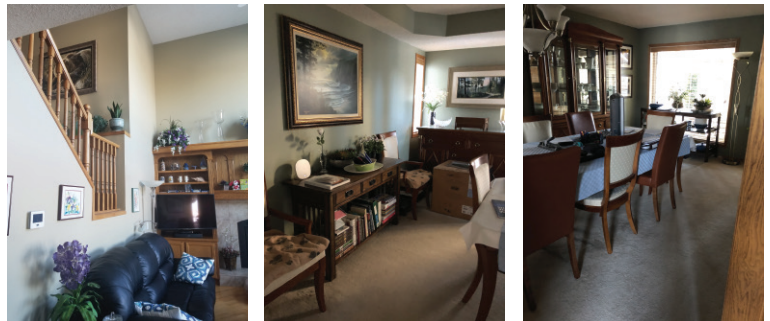
- Transform the entire main floor including how this space would be used between kitchen and dining area
- Modify the floorplan to make better use of the closed off formal dining room
- Create a much more aesthetically appealing family room, staircase and upper loft area
- Update the flow from the front foyer to be much more open and welcoming
- Create a more functional laundry and update the powder room

## How the Criteria Was Met

This renovation went through several iterations to bring about a fabulous and very unique center Butler's Pantry that would beautifully connect the kitchen to the dining with a focus on both aesthetics and function. To achieve this, a challenging, yet doable engineering design had to address the bearing wall running right through where this central Butler's Pantry would be positioned. A support beam had to be installed in the floor system to support the load transfer, while ensuring the fully developed basement would not be impacted. In addition, a hidden bearing beam now resides running full width behind the upper cabinets on the fridge wall.

The final results of this space, provides an immediate wow-factor from the first step in the front door as your sight line transitions from Foyer to Dining to Butler's Pantry and beyond to the Kitchen. However; now the spaces are no longer closed off and compartmentalized; these spaces are now wonderfully connected, aesthetically stunning and delightfully functional.

## BEFORE PHOTOS



*Continued on back*

A final finishing detail in the dining area was Pinnacle's custom furniture refinishing service that completely refinished the family's dining room suite to better connect with the new flooring and color palette.

Stepping through the front to back hall, and past the fully updated staircase; is a soaring two storey great room and kitchen space; now completely transformed and simply stunning. The custom two storey fireplace detail and the Kitchen cabinetry by Pinnacle Custom Cabinets, brings about both a stunning, and fully appointed gathering area. The kitchen comes with many wonderful amenities and accessories, but the transition from kitchen to a jaw-dropping Butler's Pantry is a truly amazing and a delightful experience. This area is large enough for a complete baking centre but can quickly morph from baking powder and flour; to a sophisticated cappuccino and beverage serving area directly adjacent to the dining room; either behind French Pocket Doors or fully open to the dining room for a spectacular dining experience. Family, friends and guests will leave this home after a wonderful dining experience feeling pampered as if just having visited a 5-Star resort!

The Foyer transformation leading to the back hall, powder room and main floor laundry now finally feel architecturally correct. The front closet is now repositioned to allow more gathering space in the foyer, while repositioning and resizing the guest closet, brought more storage for both guest coats and seasonal items for the homeowners. The transition from the foyer to the main hall leading to the Powder room and formerly awkward door swings to the laundry, now are correctly sized and refitted with non-obtrusive pocket doors. The Powder room is now truly in sync with the design and aesthetics of the main floor makeover, and the nearby laundry space tucked behind the newly positioned pocket door is both functional and wonderfully appointed with an array of custom built-ins and cabinetry.

The final feature to this renovation was the staircase transformation from honey oak railing, to pristine white to match the cabinetry on the main floor, and a complete millwork replacement of all upper floor-loft doors, casings and baseboard. All in all this is a truly unique renovation project that will serve to bring both function and joy to these homeowners for many years to come!

## 3D CONCEPT RENDERINGS

