

# Entire House Under \$250,000



Complete Remodel of a 1500 SF  
Beach Front Condo

# Entire House Under \$250K

- This 5 story condo building was built in 1985. The out-of-state owners recently acquired the unit and wanted to use as a 2<sup>nd</sup> home for vacations and holidays. It had never been updated.
- While offering beautiful views of the beach and the Gulf of Mexico, the view inside, not so much... So, the owner's hired an interior designer and us!



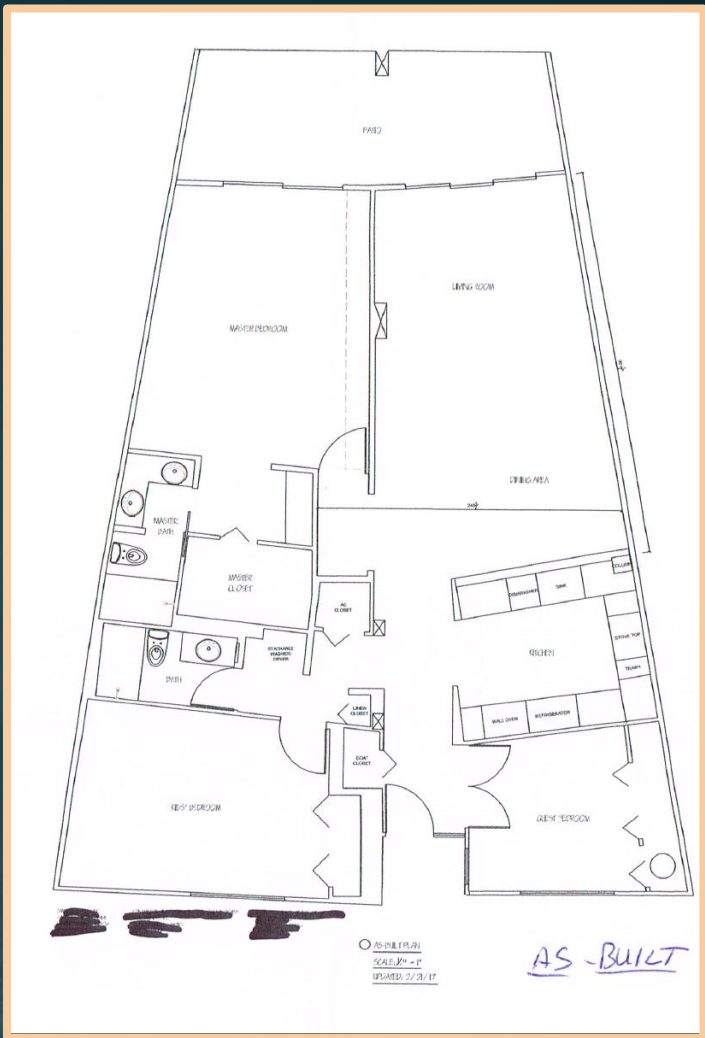


# Entire House Under \$250K

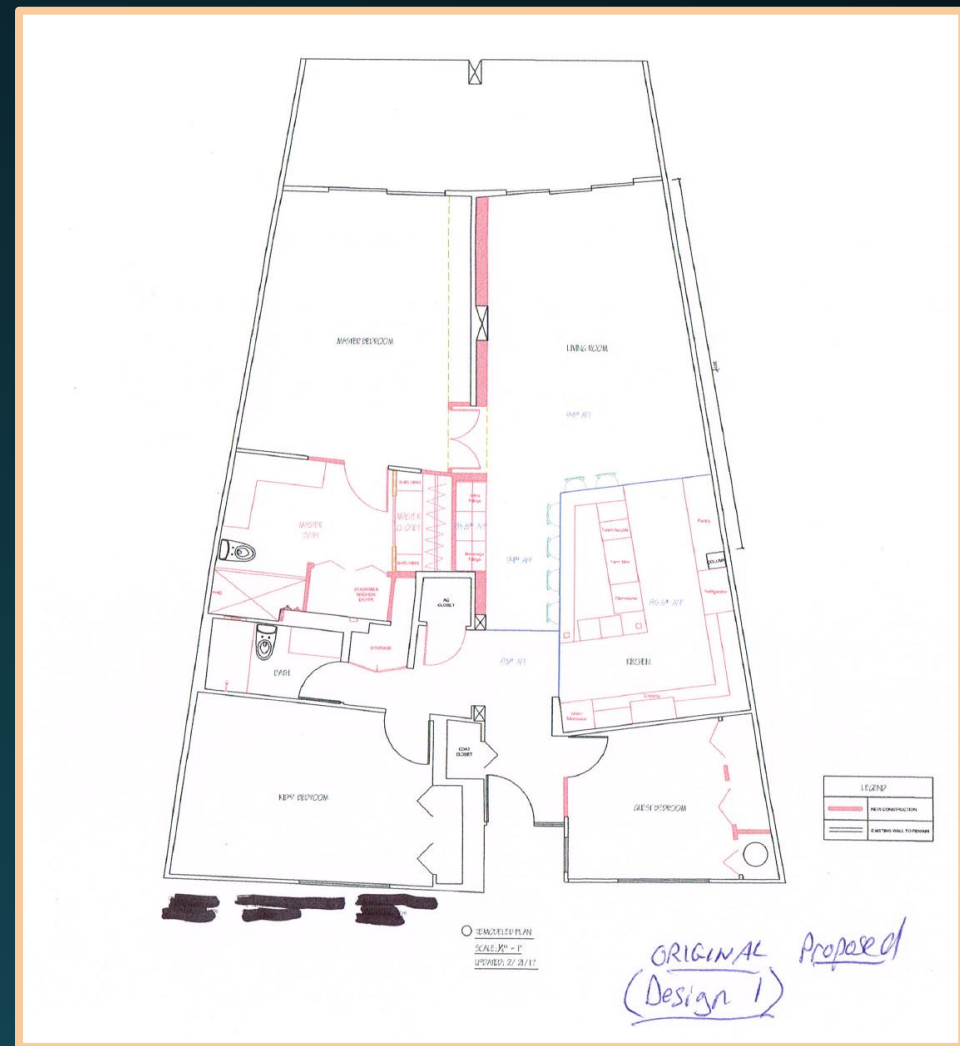
- **Owner Goals**

- Update the entire 3 bedroom, 2 bath condo with 100% remodel of everything, especially the mirrored walls and vintage flooring and doors.....
- Enlarge the master bath shower and create a walk-in closet
- Turn the laundry room 180 degrees to allow for a new storage closet
- Remodel kitchen to add storage, remove soffits and 2 walls to open up the space.
- Add a large island that would contain a farm sink & DW
- Add a bar for entertaining

# Contractor Steps to Meet Owner Goals



Before



Proposed

# Other Notable Features

Noise suppression membranes must be used in condos where carpet isn't used

Whisper Mat®

Engineered wood



Concrete slab

# Other Notable Features

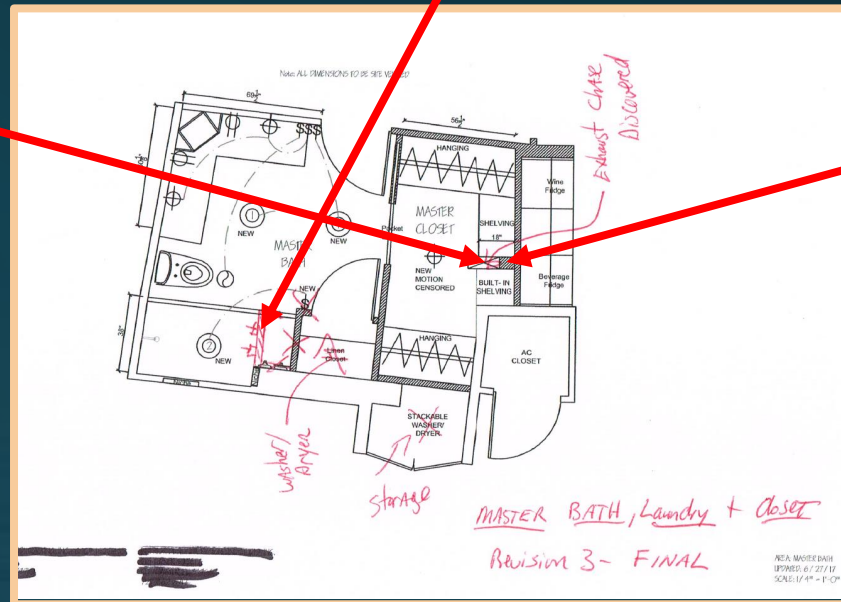
Condos with small elevators and tight stairways present a challenge in getting large items delivered to upper floors. Pictured are 4'x12' sheets of drywall being delivered





# Contractor Steps to Meet Owner Goals

The master bath shower, walk-in closet and laundry were re-designed due to the building vent chase

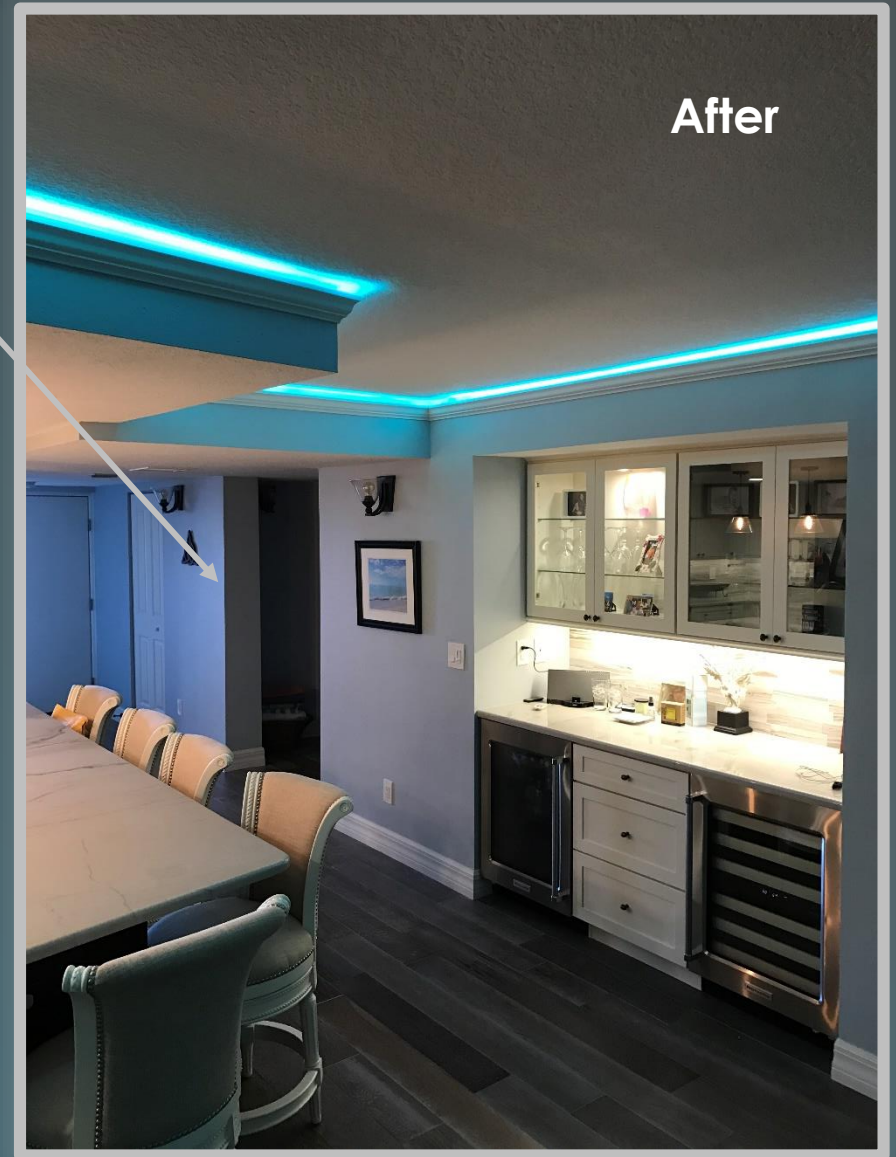
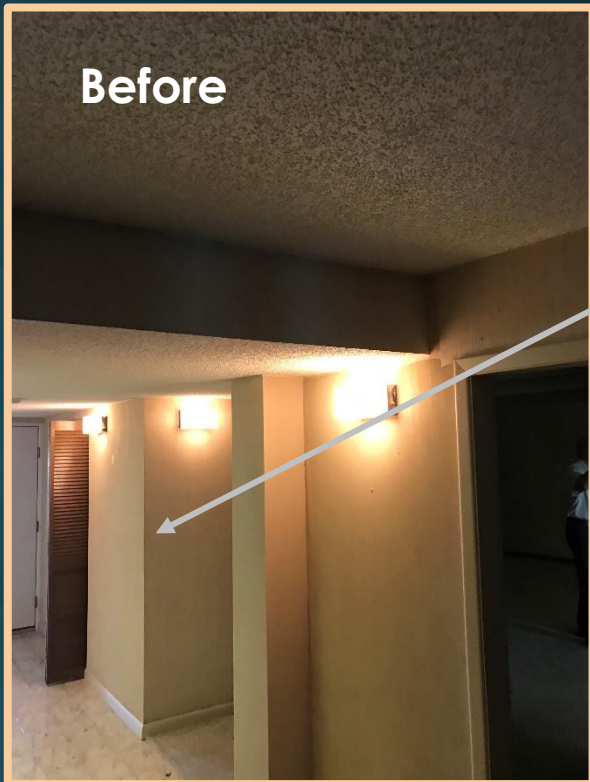


The arrow from each picture represents the view angle from where picture taken relative to feature pointed to

Future Bar area

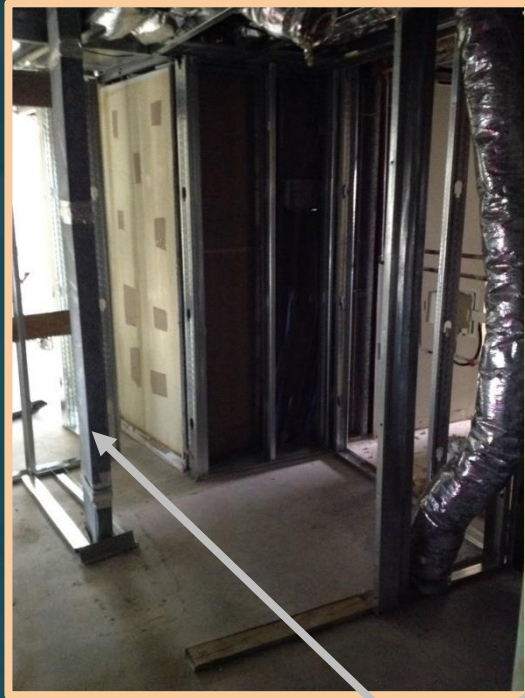


# Contractor Steps to Meet Owner Goals



Corner Reference

# Contractor Steps to Meet Owner Goals



Wall built to hide vent chase in master closet



After



# Contractor Steps to Meet Owner Goals

## Finished Product!



View from living room



View from master bedroom to bath

Bar lighting includes under and in-cabinet LED's

# Contractor Steps to Meet Owner Goals

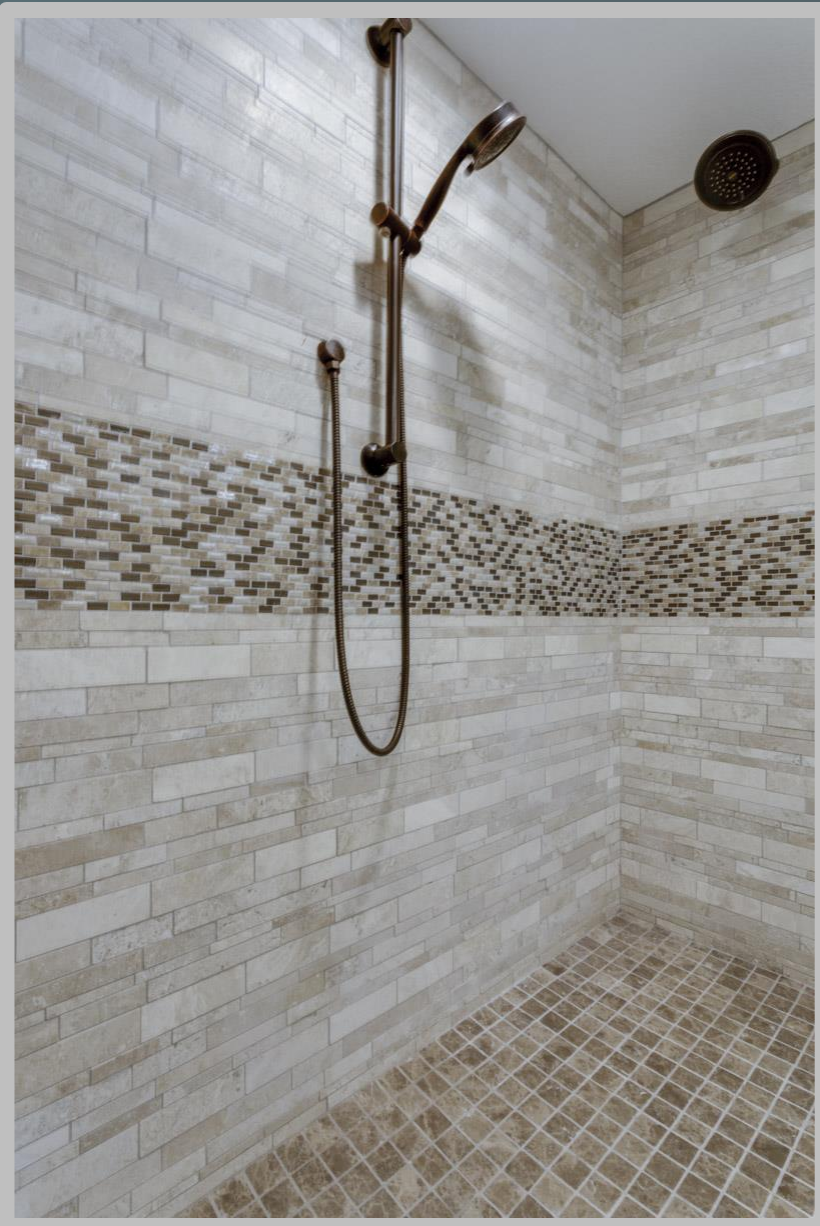


**Framing stage**

**LED recessed cans and wall sconces utilized for both general and task lighting**

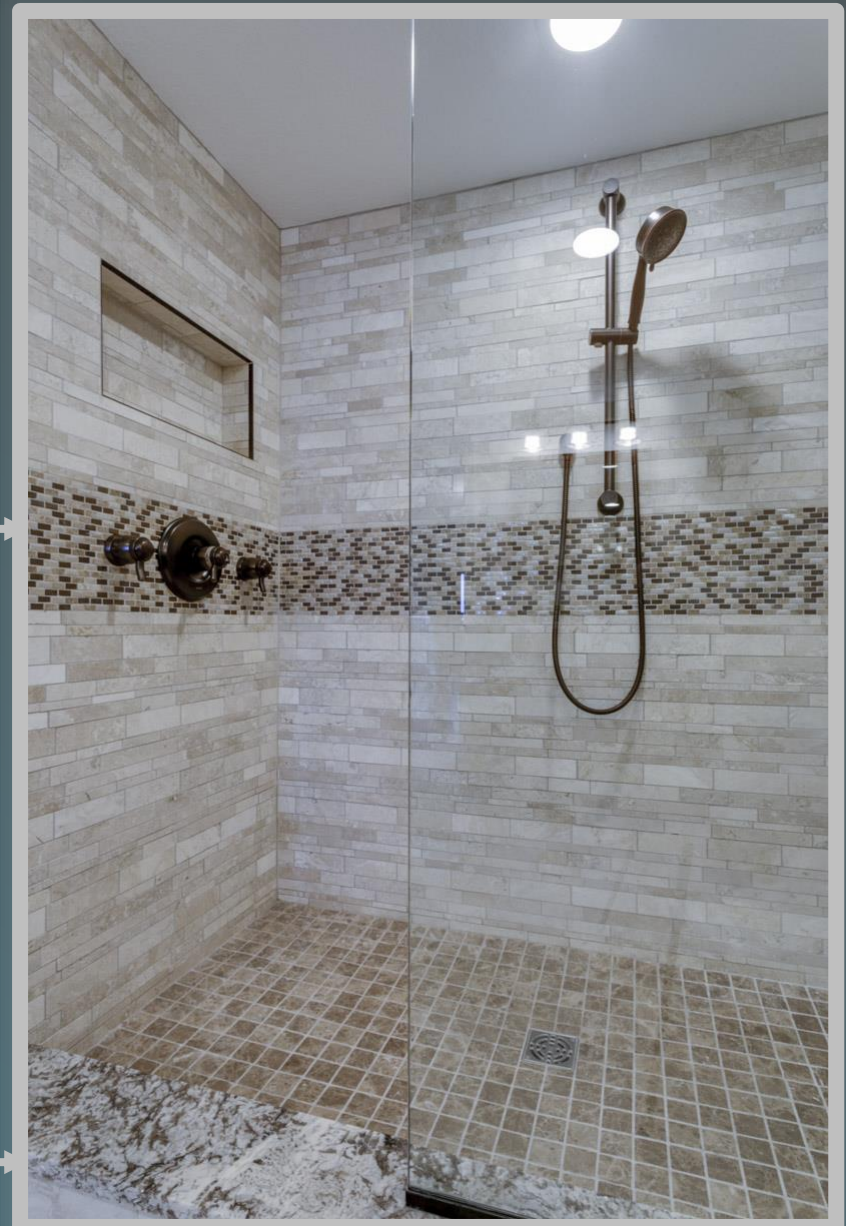


**Finished Product!**



← Glass Listello →

Quartz curb  
Matches  
counter top →











# Contractor Steps to Meet Owner Goals

In order to relocate the sink from the wall to the island, we needed to utilize a system to remove the waste water since we cannot cut the slab in a Post-Tension structure.

We installed a pump near the sink base to pump the water vertically and then horizontally to tie-in to the existing waste line. Because of the island tapered design, we had a lot of open space behind the sink so we installed the pump in that area to keep sink base uncluttered.



# Contractor Steps to Meet Owner Goals

Existing waste line



Water and electric service to island also in column

Pipe stubbed out for sink pump connection that will be inside new column



# Contractor Steps to Meet Owner Goals

Drain pipe chase  
remains, fridge will be  
to the right



Ample lighting provided  
by under cabinet LED's,  
pendants and recessed  
LED cans

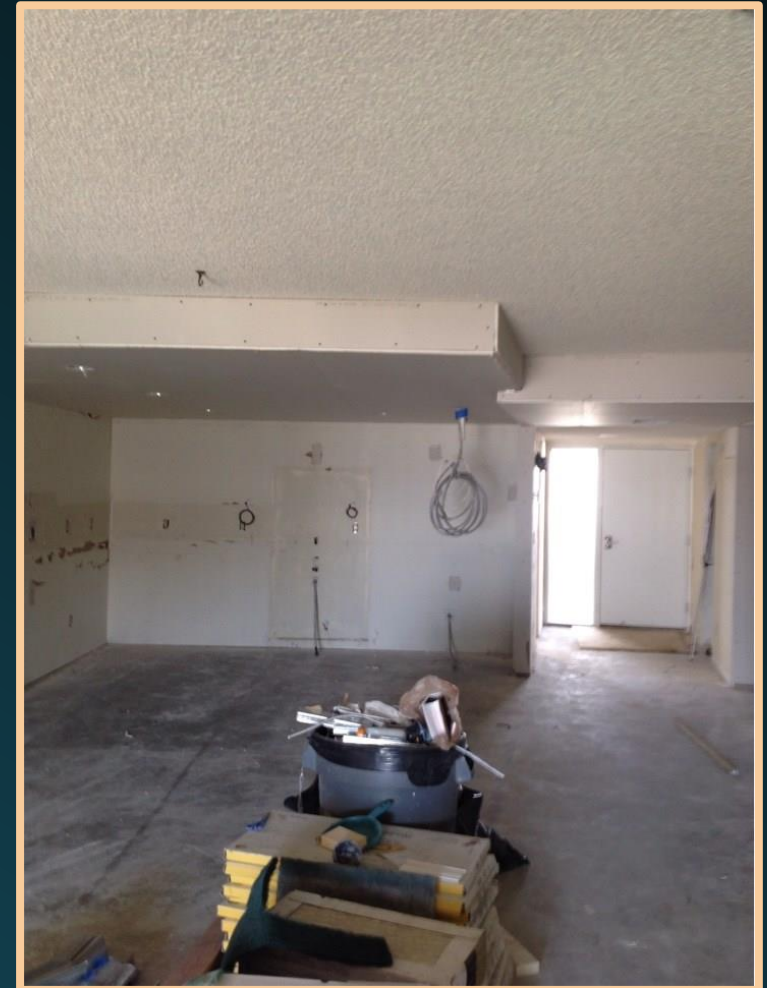


# Contractor Steps to Meet Owner Goals

Waste line that sink pump will be tied into thru column



Demo stage



Drywall rough stage

Mood  
LED  
lighting  
changes  
color via  
remote

Finished Product !





Hand  
tailored  
column  
with  
beveled 45  
degree  
corners

Marble  
back  
splashes  
used to  
compliment  
the  
Calcutta  
Quartzite  
counter  
tops

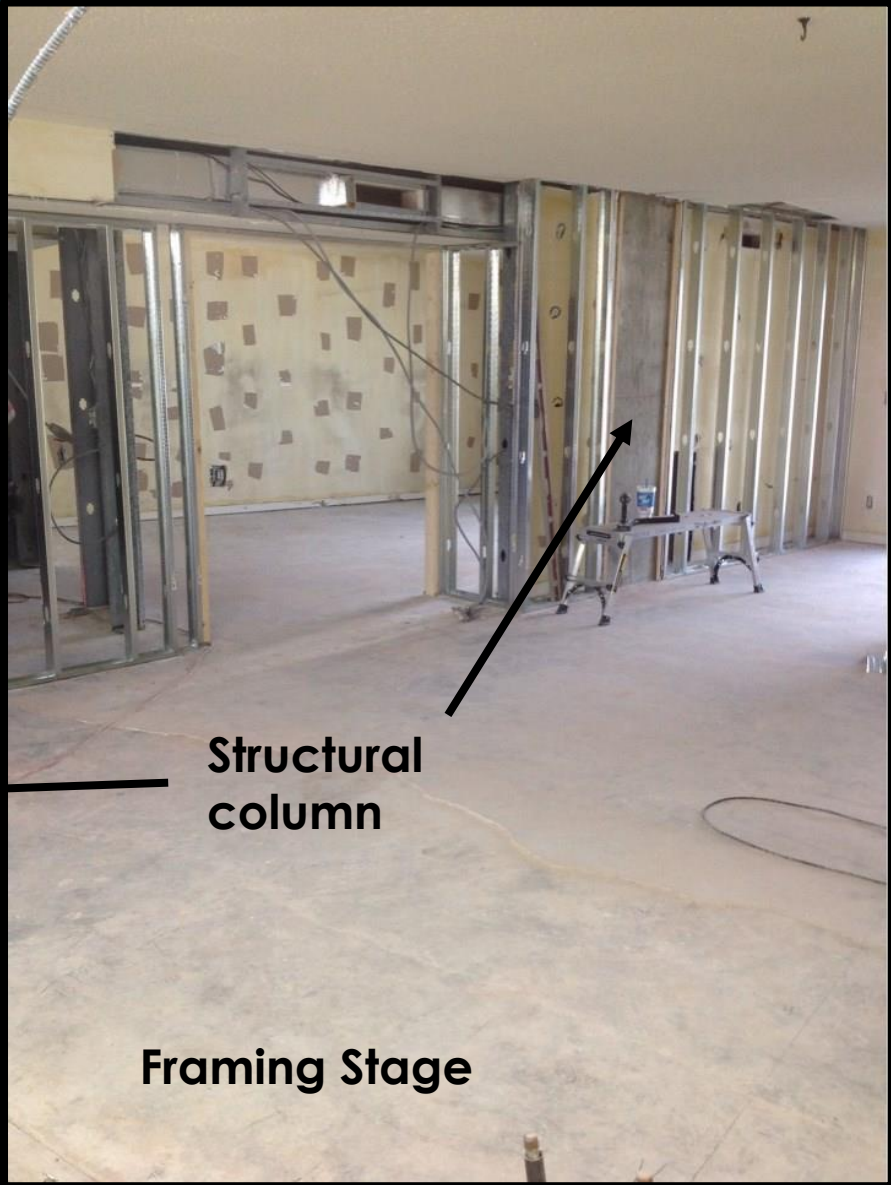






# Contractor Steps to Meet Owner Goals

**BEFORE**



**Structural  
column**

**Framing Stage**

**Finished Product!**



# Children's Bath



**Glass Penny tiles  
used as backsplash  
and carried into  
shower for listello  
deco trim**



# Children's Room

A nice place to rest after a day at the beach!



## Summary

We were able to meet all of the owner's goals with a few modifications!

The end result is a larger master shower and walk-in closet, more storage in the vastly opened up kitchen with a bar and huge island with farm sink, all with 21<sup>st</sup> century conveniences!

A wonderful, relaxing beach front residence, just like paradise should be!

