



Registered Builder

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Kitchen, Foyer, Sun Room/Den and Powder Room

Corcoran Homebuilding & Remodeling's client had a significant wish list but a limited budget for renovating this 50 year old ranch. The company's practicable and manageable solution was for the client to prioritize desired changes and to phase in the project over three years.

Removing a wall to enlarge the foyer and make it more cohesive with the living room necessitated matching existing hardwood floors and rerouting heating and air conditioning. A porch was converted to a sunroom/den. By rearranging cabinets and installing tile throughout the entire space, the kitchen was integrated with the sunroom/den. Outdated style soffits were removed and the ceilings of the den and kitchen were merged, giving the perception of a larger area with higher ceilings. The selection of maple cabinets with a darker gunstock finish was paired with cream color tile and a

combination of recessed and under cabinet lighting. A pantry large enough to accommodate a refrigerator increased the kitchen's visual appeal and functionality.

The look of the powder room came to life with the homeowner's idea of converting an old table to a vanity, a feature that was embellished by a hammered brass sink. A chair rail, wainscoting and sconce lighting enhanced the personality of the room.

A "mini split" all electric heating and air conditioning system was put in the sunroom. Windows reused from a former space saved a considerable amount of money and seamlessly blend with the design of the room. The windows, a double door and four skylights in the vaulted ceiling allow a profusion of sunlight to enter the space. Although the light helps to beautifully define the room, it

also required that blinds be placed at the windows. Valances, with lighting inside, cleverly hide the blinds and provide an interesting textural detail. The valance theme is continued as it camouflages piping for the mini split unit. The abundance of windows also dictated that the area be well insulated with Cellulose, foam and extensive caulking.



not to scale. maps do not show all surrounding streets.

Tile: Mees Tile & Marble; **Tile installation:** John Legel Tile Co.; **Hardwood flooring:** Carpet Selections; **Cabinetry:** Ron Rich, A & R Cabinets; **Appliances:** Trend Companies of Kentucky; **Mini split HVAC unit:** Bryant Heating & Cooling.