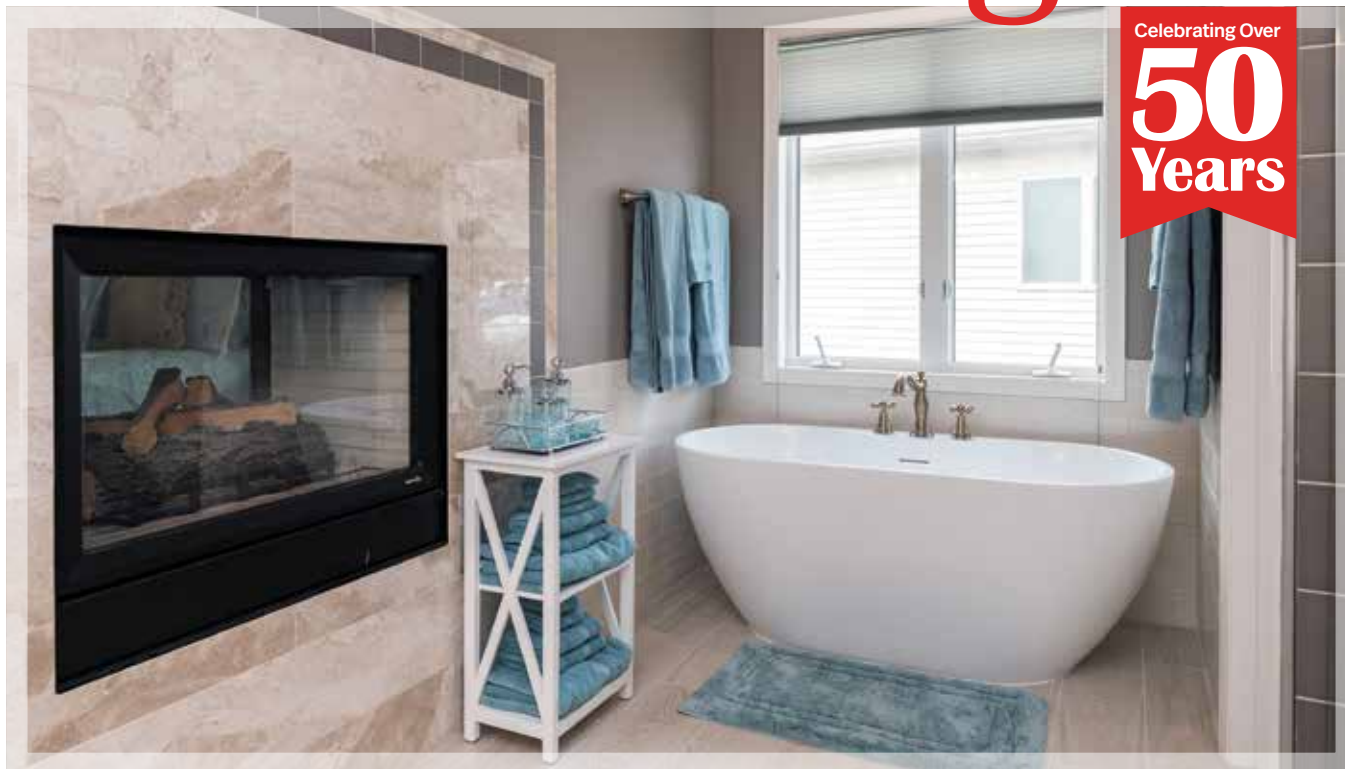


# Renderings

Vol. 9, No. 2

SPRING 2022



COON RAPIDS

## Whole House Refresh



BEFORE

The master bath was showing its age. The tub was dated and bulky.

Almost every room in the house was touched, with an emphasis on function, cohesive details and resourceful design.

The owners enjoyed their creekside Coon Rapids home for several years before relocating due to a career change. Loving their home and its wooded location, they wanted to retain it rather than sell. It gave them a place to stay when traveling on business or visiting old friends in the area.

Over the years, several of their family members used the home as a launchpad as they finished college, began careers and even started their own families. After so much use it was ready for a refresh, and it was just in time for the owners to move home again.



In the owners' suite, the double-sided fireplace is visible from both the bedroom and bathroom.

*Continued on next page*

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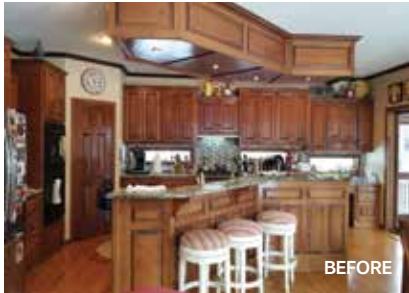
Learn More:



# Whole House Refresh

## Kitchen Update

When the home was built in 1997, it had been a model home, showcasing the latest in finishes and design. Hanging from the kitchen ceiling was a large decorative element housing the lighting. It had been the height of design in 1997; in 2022, it infringed on space, blocked light and was affectionately referred to as “the coffin” by the owner. It needed to go!



After removing the low-hanging decorative fixture, the kitchen feels spacious and sight lines are unobstructed.

## Resourceful Design

Rather than install all new cabinets and countertops, existing materials were repurposed. The perimeter cabinets were enameled and extended to the ceiling. A new island was installed with a long continuous prep space and eating space at a more comfortable height. The granite was retained and used on the perimeter as well as the “island box.” This custom box was designed to block the view of dirty dishes at the sink and features a charging area and storage. It also serves as a mini buffet when eating with family at the island!



Perimeter cabinets and countertops were repurposed.



A gray herringbone backsplash helps tie the granite countertops to the quartzite island.



## Main Floor Refresh

Other rooms on the main floor were updated as well, including the mud room/laundry, powder room, living room and formal and informal dining rooms. One of the most drastic changes is in the formal dining



area, where something as simple as removing two columns on the buffet makes the space feel twice as large.

Design: Sarah Grace Maly  
Photos: Brandon Rowell



# Spring *is here!*

## How to Prepare Your Property



### □ Clean Gutters/Downspouts

Clear any debris out of your gutters that may have accumulated and ensure all the downspouts are directed away from your home. Inspect gutters for holes or cracks and make sure they are still securely fastened. This will help avoid water backing up towards your home.

### □ Check Siding

Take a walk around your house and look for any siding damage. Repair any pieces that are weathered or cracking. If you have painted wood siding, peeling or loose paint should be scraped off, sanded and repainted.

### □ Check Windows & Screens

Check for peeling or cracked caulk around the seals. Repair or replace any screens that have holes. Ensure winter wind hasn't loosened any screens from their fasteners.

### □ Inspect the Foundation

If you have a brick home, inspect the mortar and see if any cracks need to be repaired. If you have a basement, inspect the walls and floor for cracks or other damage. If you are unsure, you may want to have a professional inspect the area to determine if repairs are necessary.

### □ Clear Area Around AC Unit

Leaves, weeds and other debris can build up over the season and limit the efficiency of your air conditioner. In addition, leaf piles are often attractive areas for mice and rats, since they are hidden and offer access to plenty of nesting materials.

### □ Vacuum Accumulating Dust

Vacuum out the dust that is sticking to your air vents. Unplug your refrigerator, slide it away from the wall and vacuum the dust that has accumulated on the condenser coils to greatly extend its life.

### □ Replace Batteries

Replace your smoke and carbon monoxide detector batteries at least twice a year.

### □ Change Filters

Customarily, homeowners should be changing the filters around their home every 3-6 months. This includes cooling and heating systems, range hoods and refrigerators, among others.

### □ Check Condition of Deck

Wood decks need to be treated/resealed regularly. You should also ensure there aren't any deteriorating or loose boards.

### □ Trim & Clear Landscaping

Make sure your landscaping and lawn slope away from your foundation to prevent seepage. Trim back shrubs and trees after winter has ended and throughout spring. This will help keep your home's siding from getting scratched or damaged.

### □ Prevent Ice Dams

No, it's not too early to start thinking about next winter! Ice dams occur when the heat escaping from under your roof causes the snow to melt. The melting snow flows under the snow to the edge of the roof where it freezes. Water collects behind the dam, seeps under the shingles and makes its way into the home.

Spring is the ideal time to go into the attic and make sure the ceiling is air-tight so no warm, moist air can flow from the house into the attic. After sealing air leakage paths, consider increasing the ceiling/roof insulation. Next, install sufficient attic and soffit ventilation to achieve a "cold roof."

**Tip:** Use caution when working on your gutters or roof, especially if you'll be on a ladder. If you are not comfortable inspecting these parts of your home, contact a professional for help.

## Call in the Pros

**There are still a few things that should be left to the professionals:**

### □ Inspect Chimney & Fireplace

Spring is a good time to have your chimney inspected for hazards like creosote buildup or flue damage. If your fireplace is used regularly, soot and creosote (a corrosive and highly combustible substance) should be cleaned out annually.

Check to make sure the top of the fireplace is screened to keep rodents and birds out. Confirm the fireplace damper opens and closes.

### □ Check for Roof Damage

Have a professional inspect your roof for any missing, warped or loose shingles and check for loose seals on your skylights. If you find any problems, you'll want to have them repaired.

### □ Inspect HVAC System

Before the weather warms up too much, have your HVAC system inspected by a qualified technician and, if needed, replace your filters.



Remodeling

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## Inside:



- **Whole House Refresh**  
A major refresh of a Coon Rapids home with an eye on cohesive details and resourceful design
- **Spring is Here!**  
How to prepare your property and what to leave to the professionals
- **Project Snapshot:**  
Main level bar area



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## PROJECT SNAPSHOT

### Main Level Bar Area

An underused room divider/television cabinet is transformed into an eye-catching center of attention.

Located in the center of the open-concept main level, the half-wall separating the dining room and living room felt like a missed opportunity. The built-in cabinets were too narrow and the top was too high to be useful. The TV cabinet was awkwardly placed and rarely used.

The peninsula was widened and custom enameled cabinets added to create a centralized bar area. A lighted display case for glassware sits atop the quartzite countertop. A refrigerator creates the ideal “beverage station” when entertaining. The new bar area is a welcoming and stunning focal point.



The fireplace facade is a creamy handcrafted tile with a crackle glaze that is enhanced by subtle variations.



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