






RENOVATION CONCEPT PACKAGE

690 Hidden Cove Rd NE, Ada, MI, 49301

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Prepared By:

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Designer

Prepared For:

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Homeowners

Project Goals

Renovation Requests:

- **Exterior** – Create a four-season wrap-around with an in-ground pool taking up the footprint of the backyard
- **Interior side entrance** – Renovate the mudroom and nook area by the bathroom
- **Kitchen Open Layout** – Gourmet kitchen with expanded dining room and seamless indoor-outdoor flow
- **Upstairs** – Ideas for bathrooms, bedroom, office, and laundry room remodels

Investment Summary

Current Zillow Estimated Value: \$927,800

Initial Design Request:

Four Seasons room

- Estimated Cost | \$60,000 - 75,000

Final Design Request:

Exterior pool and four-seasons room, kitchen expansion, and multi-room interior renovation

- Estimated Cost | \$300,000+
- Scope Change Multiple | 4x+

Renovation Value Add:

Although not guaranteed, based on comparable renovations and local market conditions, it is believed that the subject renovations and investment in this project have the strong potential to return value exceeding the scope of work.

Before



After



Client Requests:

- Create a four-seasons room that wraps around the existing porch and extends walls to follow flush from the garage to the current sitting area in the kitchen.



Black color scheme with updated lighting allows for good contrast to the rest of the house's siding and amplifies a modern look to the exterior

Before



Client Requests:

- Give the option to see what a full-size built-in pool would look like.
 - Limitation on how far south they can build. A retaining wall on the south side of the pool is required, given the topography.

After



Concept Provided:

- Rectangular concrete built-in pool, option for a waterfall on the south side
- Built-in gas brick fireplace area with four Adirondack chairs surrounding
- Smooth interior-to-external transition in elevation with basic concrete steps from the four-seasons room

Before



Client Requests:

- Remodel shelves to be four lockers instead of five
- Have lockers go from floor to ceiling
- Enclose lockers to hide storage
- Update Flooring
- Give color options

After



Concept Provided:

- Conversion to four lockers instead of five for better symmetry
- Options provided for floor-to-ceiling white cabinets with black hardware or grey cabinets with bronze hardware
- New rectangular grey tile
- New recessed lighting



Before



Client Requests:

- Update flooring

After



Concept Provided:

- Updated flooring with modern rectangular tile to flow through the mudroom
- Reorganization options for white or wood tone storage to provide a cleaner storage solution

Before



Client Requests:

- Provide options for what this area could be with additional storage and a countertop
- Add a small chair in the corner by the bathroom for putting on shoes

After



Concept Provided:

- New modern white cabinetry with black hardware in the nook area with a light grey quartz countertop
- Small chair in the corner
- New multifunction hooks for hanging storage

Before



Client Requests:

- Refinish flooring to match the kitchen
- Close off the storage with cabinetry

After



Concept Provided:

- Refinished flooring to match the kitchen
- Close off storage with options for full white cabinetry with black hardware or remaining partially open

Before



Client Requests:

- Expand Center Island/Add storage underneath
- Move ovens to the back wall
- Reimagine lighting/cabinetry/layout
- Update flooring

Concept Provided:

- Larger center island
- Hanging modern warm lighting
- New industrial ovens under the stove top
- New seating around the center island
- Options for cabinet: navy or white color scheme

After



690 Hidden Cove | Kitchen Expansion Dining Room Facing

Before



Client Requests:

- Expand countertop
- Show what an option would look like for an addition where the four-seasons room would have been
- New lighting design
- Adjust kitchen layout to allow for the same ovens and appropriate storage

After



Concept Provided:

- Expanded size of the island
- New black hanging lights above the center island and dining room table
- New 12 person dining room table
- New floor-to-ceiling windows along the east wall
- Adjust load-bearing walls to fit the wider layout of the entertainment space
- Conversion to warm color tone lighting from the current cool tone

Before



Client Requests:

- Provide ideas for boys bathroom

After



Concept Provided:

- Modern glass sliding door shower with new tile design
- Floating vanity with light grey countertop
- Vertical mirror lighting installed on each side of the mirror

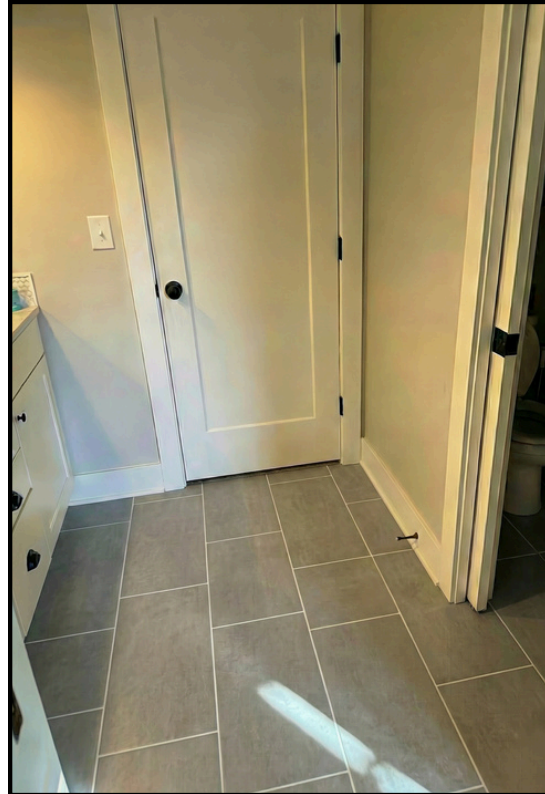
Before



Client Requests:

- Show options for flooring

After



Concept Provided:

- First option shows a modern rectangular grey tile that has been consistently used throughout the house in this report
- The second option shows a unique pattern and is composed of tan and grey color schemes

Before



Client Requests:

- Provide ideas for the bathroom

After



Concept Provided:

- Basic updates mainly to the flooring and tile surround
 - Tile shows consistent flow in design from the previous page
- Basic lightgrey subway tile surround and black hardware
 - Hardware is shown for concept purposes only; changing plumbing to the opposite side of the shower is not recommended

Before



Client Requests:

- Provide ideas for laundry room
- Close the cabinets if possible

After



Concept Provided:

- New rectangular grey tile
- Close bottom cabinets
- Provide options for the upper row of cabinetry to determine if the clothes drying rack is necessary or not
- New butcher's block countertop
- New black sink and faucet

Before



Client Requests:

- New storage design with cabinets and a countertop
- A design that incorporates a mini fridge
- Double doors to section off room
- Keep carpet

After



Concept Provided:

- Modern design with white cabinetry, black hardware, and a butcher's block countertop
- New mini fridge
- Floating shelves above the storage section
- A new, simple rectangular mirror
- Six recessed lights to maximize brightness when doors are closed
- Double doors to section off room

Before



Client Requests:

- Provide an option of what this room would look like as a sectioned-off office
- Keep carpet

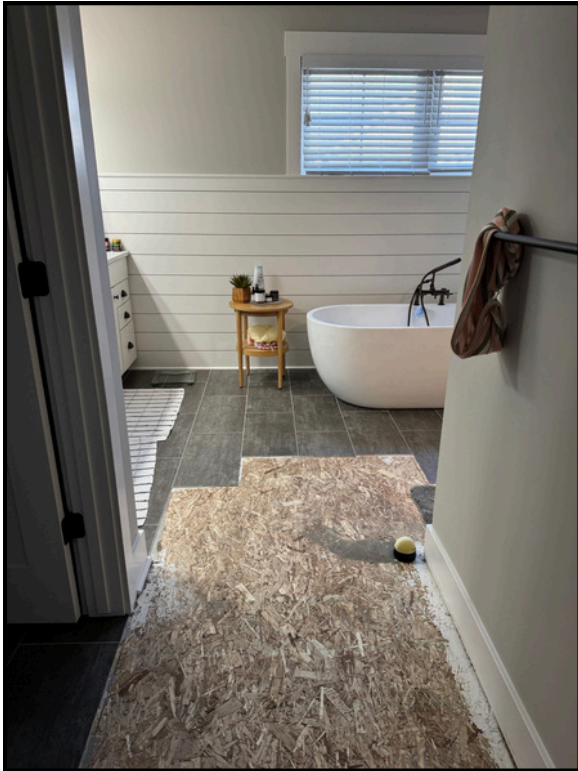
After



Concept Provided:

- New white modern office desk and chair
- New black minimal futon with new art above
- Double doors sectioning off the room
- New black ceiling fan

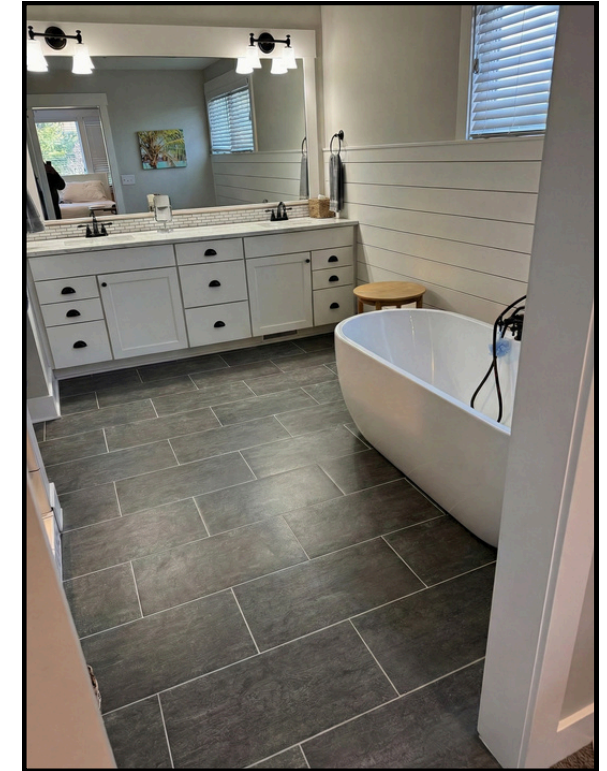
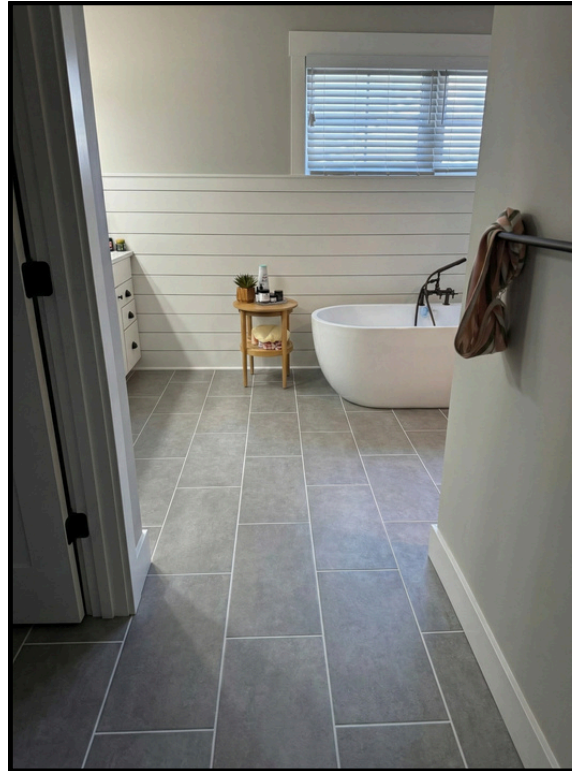
Before



Client Requests:

- Finish flooring throughout the bathroom

After



Concept Provided:

- Finished flooring throughout the bathroom

Before



Client Requests:

- Add a new and effective storage system
- Redo flooring
- Make a new built-in bunk bed that has full-size beds

After



Concept Provided:

- Created a large double cabinet storage system at the foot of the bunk bed
- Redesigned the bunk bed to allow for ground-level storage and full-size beds
- New modern black ceiling fan
- New bright paint color scheme for walls

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