

## KITCHEN REMODEL GREATER THAN \$85,000

This narrative is for a gut kitchen remodel completed in 2019 in the Killearn Estates area. Layout changes included: removing the pantry closet, relocating the cooktop, and reorienting the island. We used Belmont Cabinets for the cabinetry. This is a frameless, semi-custom cabinetry line. The frameless cabinetry allowed us to optimize storage and accessibility per cabinet box simply due to the box construction. The semi-custom aspect allowed us to optimize storage further by dialing in her cabinetry to precise measurements instead of the standard 3" increments often seen in standard cabinet lines. It also allowed us to add some customizations including: tall pantry cabinets with adjustable rollouts, a custom tall cabinet for her double ovens, extra large drawer bases, and soft close, full extension drawer boxes. Overall, these customizations make this kitchen more accessible and functional for the homeowner. For countertops we used Caesarstone's White Attica, which was a bright white with thin greyish/blue veining. To bring out the veining color, we did a similar color for the backsplash to tie things together. We tiled around the window and behind the hood. We stopped the tile at the top of the cabinetry and bridged the gap to the ceiling with shiplap to finish it off. We tied in the shiplap in three other locations: the accent wall, the back of the cabinetry on the island, and the custom wood hood. Another huge component of this remodel was the lighting. We used tape lights for accent lighting over the upper cabinets. For undercabinet lights we used lighted angled power strips from Task Lighting. This allowed us to get all of the outlets out of the backsplash and create a cleaner, more attractive appearance. For overhead lighting we did 2 pendants over the island, a wall sconce over the sink, and 4 flush mount disk lights for ceiling lights. We also included angled power strips with usb outlets on the end and side of the island. This allows the client to charge electronics in the kitchen and also avoids cutting holes for electrical in the side of the new cabinetry. Lastly, we created a little coffee nook. This gets the coffee machine out of sight but still allows it to remain on the counter.

