

# BATHROOM REMODEL

under \$30,000



**D** *egnan*  
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## **PROJECT SUMMARY PAGE**

### **Client's Needs & Desires**

- The owners of this bathroom remodel were a newly blended family who have three teenage daughters. The primary purpose of this remodel was to provide a place for all three girls to get ready.
- Although they wished to add quality materials, such as quartz counter tops to their bathroom remodel, they also hoped to be cost conscious.
- This led them to the decision of re-imagining an under-utilized closet that was directly next door to the bathroom, in order to add extra space to the bathroom without the expense of moving plumbing or breaking concrete. Expensive framing, drywall, and flooring work were also unnecessary with this solution.
- They hoped to find a contractor to not only understand their idea, but also to figure out how it could be accomplished.

### **Solutions**

- We were able to provide more functionality in the bathroom by adding a second sink. The counter tops were finished in quartz with diamond like flecks and were chosen to coordinate perfectly with the theme of the adjoining glamour room.
- Standard bi-fold doors were replaced with a large custom barn door with modern hardware accents to set the design aesthetic. The back of the barn door features a large full length mirror.
- Custom closet system cabinetry was used in the glamour room to achieve design goals while balancing cost. This includes a specialized drawer in each vanity for the girls to store hair dryers and irons. Outlets were placed in these drawers to eliminate countertop clutter.
- Low cost upgrades such as the shower head and lavatory faucets tie the contemporary theme together without breaking the budget.
- Lighted dressing room mirrors with dimmer switches offer the finishing touch to the glamour themed room.

## BEFORE



A picture of the original bathroom vanity with one sink.

## BEFORE



A picture of the original under-utilized closet located adjacent to the bathroom.

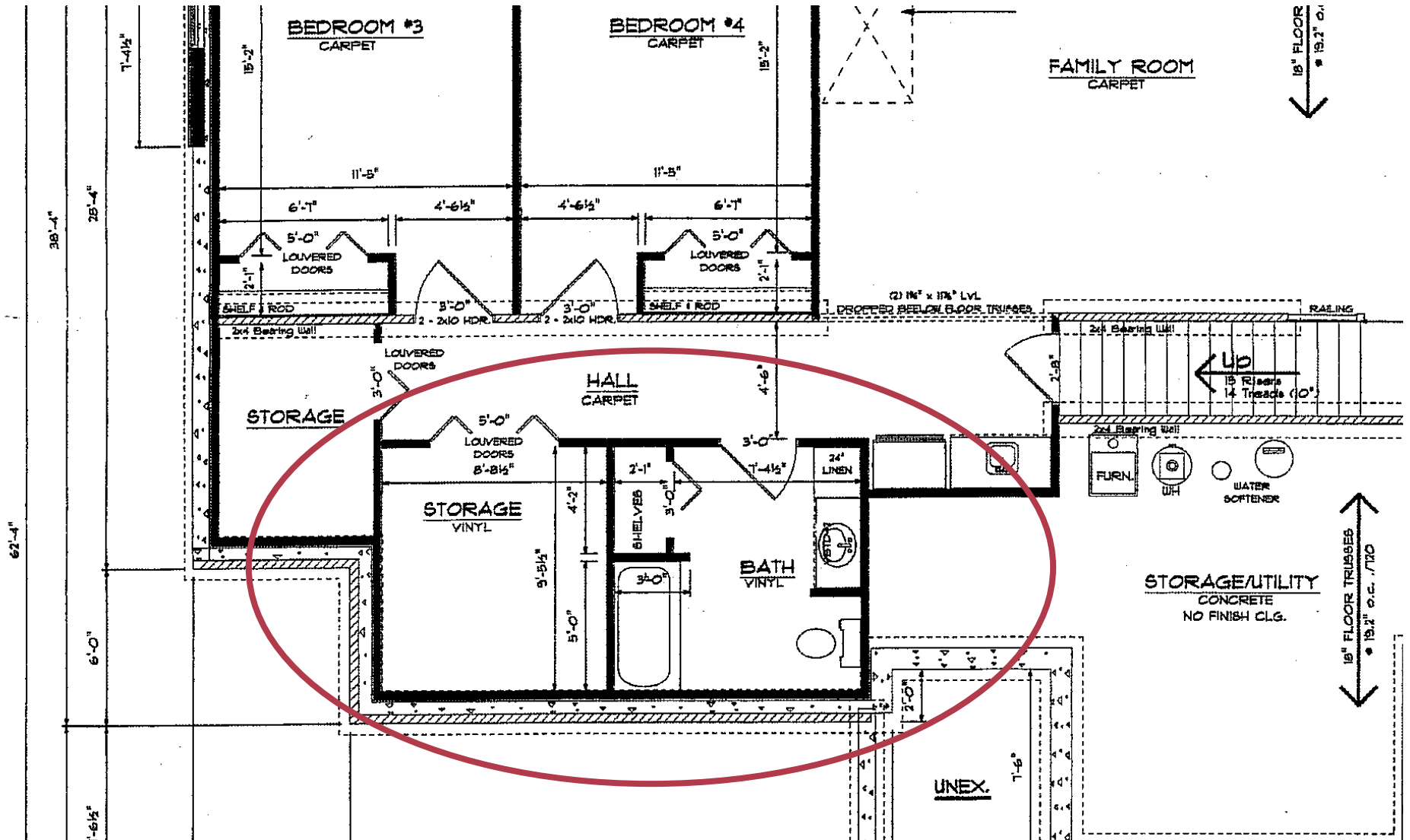


## BEFORE



A picture of the hallway that connects both rooms. The first door is the one to the bathroom, and the second bi-fold doors lead to the closet that will be re-imagined. The bi-fold doors are included with the before images, because they too will be replaced.

# EXISTING PLANS



A picture of the existing plans. Although, the footprint will not be re-configured, this image shows that the storage room (under-utilized closet) next door provides a perfect solution for added bathroom space. Our solution avoids breaking concrete, moving plumbing, and replacing flooring. It also maintains the important linen closet next to the tub.

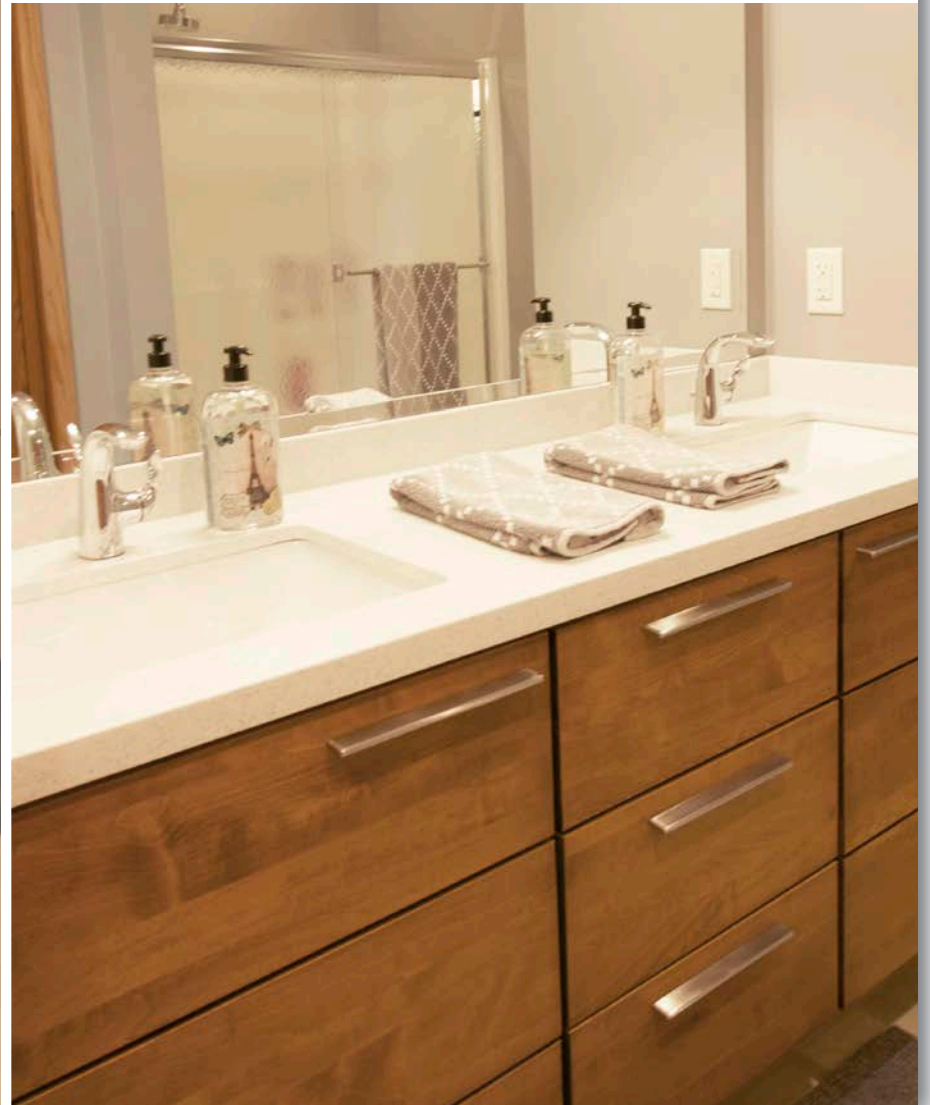


The new bathroom vanity was installed floating above the floor using a horizontal theme. Two separate sinks replace the single sink, giving the girls more room. The drawer and door faces of the vanity cabinet are created to look like drawers, however, as visible in the zoomed in picture above right, the reality is that there is a center stack of drawers surrounded by two separate cabinet doors. The doors were carefully crafted to look like drawers, adding interest and enhancing the horizontal theme.

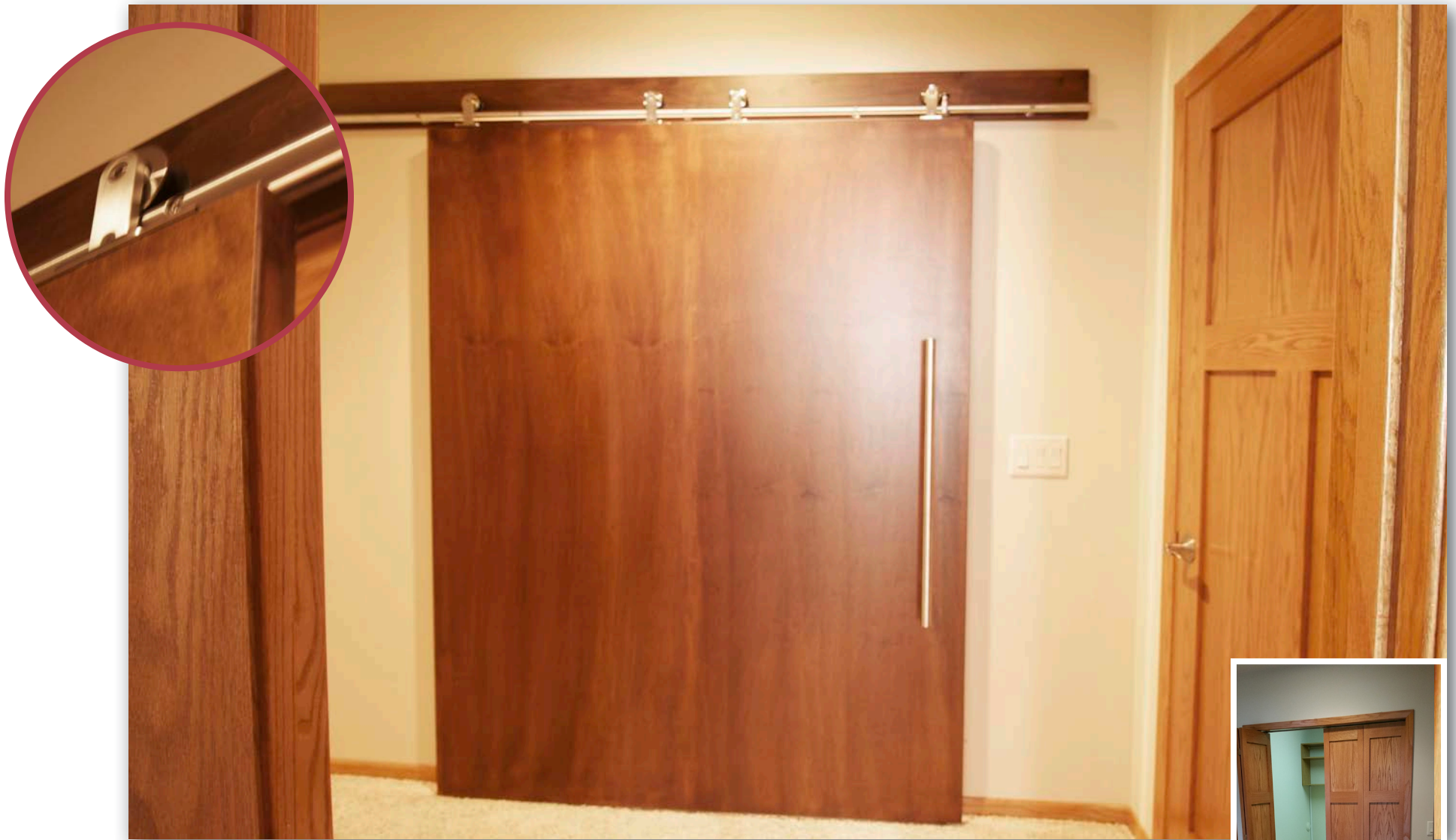




Cambria Quartz counter tops were chosen specifically for their glitter accents, providing a touch of glamour to the bathroom, and tying in to the glamour room.

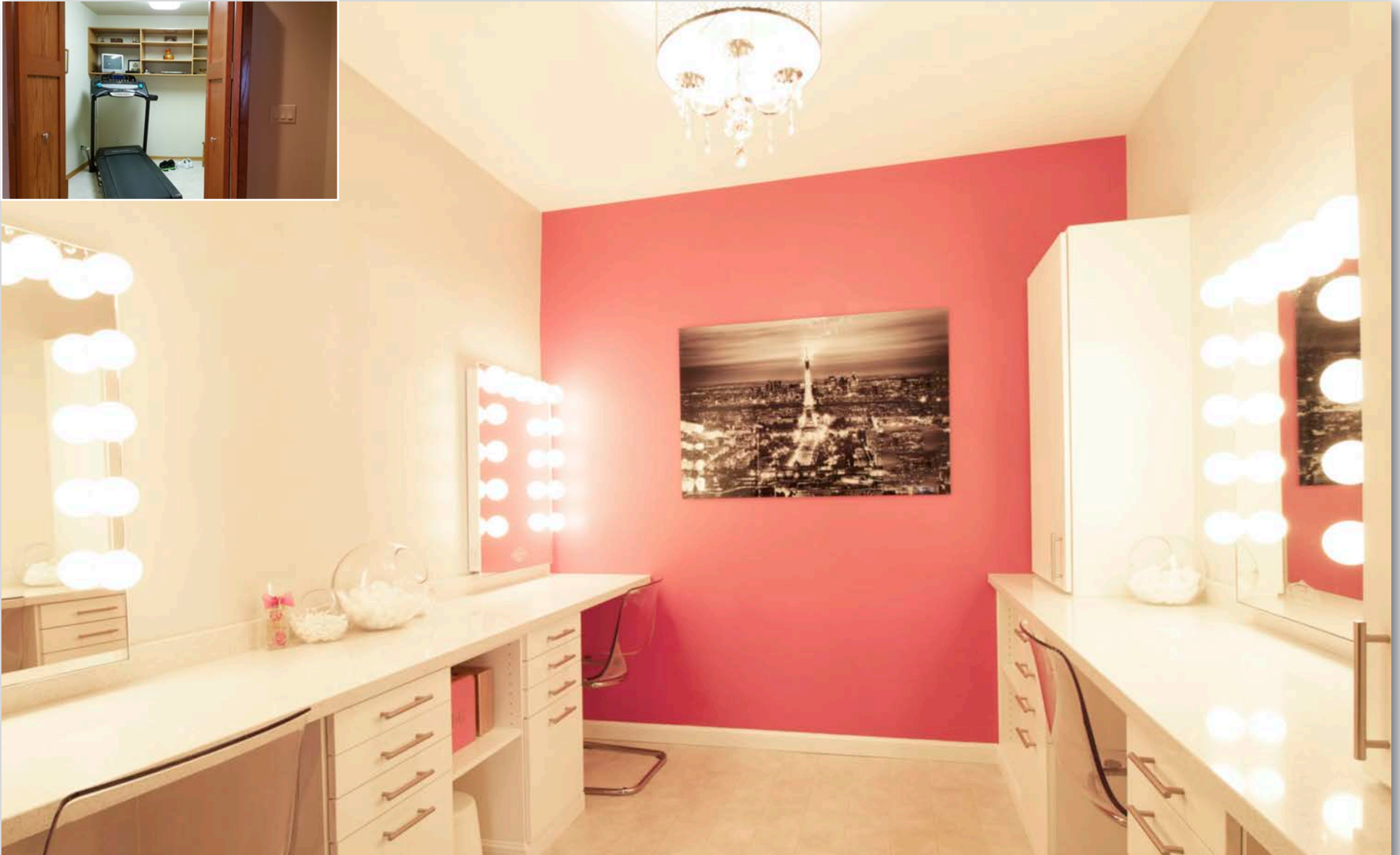
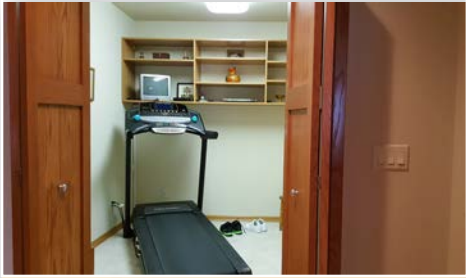






Just down the hall, a beautiful barn door now takes the place of the original bi-fold closet doors. The door is in a maple finish, and matches the new bathroom vanity. To avoid the outrageous expense of a custom door this size, our supplier joined two solid core, flat slab doors together and created one large door that flows seamlessly. The door, and hardware that was used were all carefully selected to enhance the already existing theme of modern elegance throughout the home, and the new theme of elegance that is waiting to be discovered behind the door.





The “glam” room is the most significant feature in this whole remodel. The homeowners found inspiration photos online, which were used to create and adapt our version of the glamour room for them. In keeping with the theme of the bathroom, Cambria Quartz counter tops were again chosen for their diamond like sparkles. White cabinets enhance the “sparkle” of the quartz tops.







The sparkle of the chandelier helps to define the glamorous feel of the space.





The inside of the sliding barn door is an extra large, full length mirror. A perfect solution.

Each of the three girls has a separate drawer for keeping her irons and hair dryer in. Each drawer has a special electrical outlet installed that is UL listed and allows them to leave their devices plugged in and stored inside the drawer, eliminating counter top clutter.







Each girl also has a dressing room style mirror with individually controllable dimmer lighting on one side, and extra outlets on the other.







  
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