

HAPPY OWNER IN RENO MODE

After living in her townhouse for 10 years, Kathryn decided it was time to do a room-by-room renovation. She spoke to her sister about the project, and was referred to Amedeo by her sister's friend.

"Amedeo came out and looked around the townhouse and offered a couple of different ideas," she says.

"At our first meeting, Kathryn wanted to replace the cabinets in the kitchen," says Amedeo Barbini of Barbini Design Build. "I explained that if we did that, her kitchen would look the same, except it would have new cabinets. She would spend money but the kitchen still wouldn't work for today's lifestyle."

Amedeo provided two options: one with new kitchen cabinetry as she requested, and a second one that included removing the wall separating the living/dining room and kitchen to create an open main floor.

"I showed the designs to my family and decided open concept was the way to go. I wanted a big island," Kathryn says.

She gave Amedeo the go-ahead, then moved out to stay with a friend so she wouldn't have to deal with construction noise and dust. At first she visited the home about once a week, then more often as the job progressed. "The tradespeople were great. We'd chit chat. All the guys were great."

Demolition took a couple of days, with a big dumpster occupying the driveway for only a day or two. Because hers is an end unit, removing demolition materials was easier because everything could be lifted over the fence and carried around to the dumpster.

Once the wall was removed, Kathryn said she











noticed “there was so much light. It was a huge difference because the main floor wasn’t so dark.”

The old flooring was removed and new hardwood was installed throughout the main floor. Since the living space is open to the stairs, she decided to redo them as well.

The beautiful, bright white kitchen has the big island just like Kathryn wanted. Two walls feature cabinetry with stainless steel pulls and a glass backsplash that creates drama. Kathryn had seen glass backsplashes on websites she searched for kitchen ideas and liked what she saw. “Everybody loves it. It’s not all glass. There are some matte-finish tiles that create a design. The same tiles are used for the backsplash for the wine bar.”

The plumbing was kept in the same location and a new sink and dishwasher were installed. A gas cooktop is on the same side of the room.

The other side of the room includes white cabinetry, an integrated refrigerator (Kathryn wanted everything that could be hidden to be hidden), a wall oven and at one end, a wine bar. It has white lower cabinetry that includes a wine fridge, open space for additional wine bottles and a liquor cabinet. The upper cabinet is dark grey, with a glass front and lighting to add sparkle to the wine glasses displayed there.

The room’s third wall is almost all glass, with windows flanking double glass doors leading to the deck, another job added to the project.

Kathryn wanted to continue the work into the backyard because the kitchen opens up to it and it hadn’t been done in 10 years. She wanted to extend the deck to hide a new air conditioning unit. The deck extension adds interest to the design because, instead of going straight across, a middle portion extends into the backyard.

The deck was reinforced and new wood was installed on top. It has enough space for additional seating and a barbecue.

She says she wanted something simple for the backyard. “I’m not a gardener and don’t spend a lot of time in the backyard. I asked Amedeo to suggest easy-care plants and wanted greenery even in the winter. There are cedars down one side. In a few years when the cedars grow, they’ll provide privacy.”

The back of the yard is planted with hydrangeas. The old interlocking brick patio, which was a nuisance with weeds growing in





between, was removed and replaced with larger patio stones.

The renovation project began in April 2016 and was finished in July. “Amedeo did a fantastic job,” she says.

The project was pretty well on time and there were no problems during the renovation. “It’s not an old townhouse. It’s about 20-years-old, so there were no electrical problems, although a couple of things were put up to code.”

Kathryn says she’s happy she decided to go with Barbini Design, because she wanted a company that would oversee the whole project. She learned from past experiences of some friends, whose renovation projects

had turned into nightmares. “I wanted to go with a reputable company. I plan to use Barbini for the whole house.”

Kathryn’s project continues: Barbini is renovating a bedroom and walk-in closet (the separate rooms make it easier to do a room-by-room renovation on the second floor) and the next job will be to renovate the loft.

“She’s in renovation mode,” Amedeo says. “By creating a beautiful environment, Kathryn plans to enjoy her home for years to come.”



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