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# Move-In Ready

*Hurst Design Build Remodel*

**MOVE OR RENOVATE?** This is a decision many owners face when deciding whether they're living in their forever home — or it's time to find a space that accommodates their lifestyle. For the Sarmientos, the answer was a hybrid: After bringing in Hurst Design Build Remodel to evaluate their Fairview Park home, they decided to see what else was on the market. They found a place they loved with a great layout, but the interior was outdated.

"It's a nice, well-built home that just needed some work," says Pat Hurst. "They were initially looking at a large-scale remodel and addition to their previous home, but they were running into some challenges. They were land-locked and couldn't get a two-car garage in."

Instead, the Sarmientos purchased this Westlake house and enlisted Hurst to remodel it before they moved in. Hurst assessed the home and made recommendations. Because the house is situated on a corner lot, "it basically has two front yards," Hurst says, noting that the side door was exposed to the elements and the flat, bland view needed some architectural detail. "We made a side entry with an overhang so there is more of a focal point there to

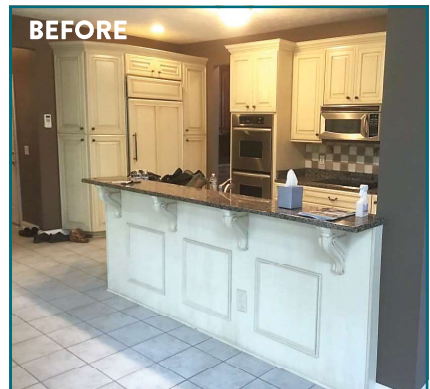
dress it up," he says.

Inside, surfaces were replaced throughout the house. On the main level, Hurst installed 5-inch white oak floors stained in a musky gray-brown color, which nicely offsets the kitchen's white custom cabinetry. There, they removed a dual-level island and put in a more kid-friendly surface with stools. The layout of the kitchen worked — updating it was just a matter of replacing materials and appliances.

The staircase at the home's entry was the traditional oak-spindle look that was common in the 1990s in colonial homes. "We did an arts and crafts twist," Hurst says of modernizing a classic home. The wood baluster was replaced with metal balusters, and they painted the bannister black. Some metal light fixtures with exposed bulbs update the traditional with a rustic-modern look. The entire interior got a fresh coat of paint in neutral grays.

The laundry area also got a makeover, including bumping out a wall into the garage to create a niche in the laundry room. This allowed for a recessed area inside to create kids' cubbies.

"We did a whole house mea-



sure and interviewed the client," Hurst says of the overall process. "We got a feel for their taste and the family dynamics. The challenge here was they hadn't lived in the home yet, so they didn't know it inside and out."

But a careful assessment of the property overcame that obstacle — and the fact that the family was not yet moved in simplified the construction process.

Now that the family has moved in, they can enjoy a functional floor plan with all the finishes they prefer. "It was a real transformation," Hurst says. "And the nice thing is, when the family moved in, the house was all done and ready for them." — KH

## NUTS & BOLTS

**HOME ADDRESS:**

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**CONTRACTOR INFORMATION:**

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**PROJECT FOCUS:**

Whole House  
 Renovation

