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Updated Lifestyle

B. Legrand Design :: Build Ltd.

THE LOT, LOCATION and neighborhood were just right. The homeowner had grown to love the Willoughby property she shared for decades with her late husband. However, the choppy layout and outdated finishes needed updating.

These goals translated into a new-addition project that also involved opening up the interior floor plan, moving the downstairs laundry up, creating a powder room for guests and remodeling a staircase into a focal point of the entryway.

"The project provides the client with a home where she can entertain her family and friends," says Bryan Black, owner, B. Legrand Design :: Build Ltd.

The existing floor plan had a cramped kitchen and choppy living room with multiple openings and an overpowering hearth that interrupted the flow. Guests had to use the homeowner's master bathroom, and the laundry room was in the basement.

As for surfaces, "It was dated in the era of 1986 when the home was built, with a lot of oak trim, carpet, vinyl flooring and laminate countertops," Black describes.

A new addition carved space for an open-concept kitchen and living space with

cathedral ceilings, featuring a cozy hearth room with a fireplace and TV area.

Custom millwork throughout the renovation involved Amish-made cabinetry and a feature island in glazed gray with furniture touches. From the outside, you'd never know the addition wasn't part of the original home, Black says. "It blends in seamlessly like it has always been there," he says.

The main part of the home was opened up to reveal direct views into the new addition. A floating wood floor in Delta Rustic Pine was installed throughout, and the surface pops against warm gray walls and white trim.

The staircase's old, oak railing with 2-by-2 spindles were replaced with a custom wrought-iron baluster and wood handrails. The wall was treated with white wainscoting. Stained stair treads and painted risers with a waterfall carpet runner finish the look — and it's the first

feature visitors see when they enter.

The project included an outdoor renovation as well, which added a patio with fire pit, pavilion and hot tub area.

Also, during the project, proper supports were integrated into the home's structure.

"We discovered an area where the existing home was built incorrectly and was missing a crucial bearing wall. We made the proper adjustments to support the existing house so we could execute on the proposed addition," Black says.

B. Legrand is always an open book with clients, providing complete transparency with project costs so homeowners can maximize their investment.

Black says he is most proud when he sees the surprise and joy in a homeowner's face when plans on paper become a tangible reality.

"It's gratifying beyond words," he says. — KH

NUTS & BOLTS

HOME ADDRESS:

4100 Ramona St.,
Willoughby

CONTRACTOR INFORMATION:

B. Legrand Design ::
Build Ltd., 4065 Erie
St., Willoughby,
440-571-5012,
blegrand.com

PROJECT FOCUS:

Addition and Whole
House Renovation

