



TOUR of REMODELED HOMES

NARI Milwaukee



MAY 18 - 19 • 10 LOCAL HOMES

NARI MILWAUKEE HOSTS TOUR OF REMODELED HOMES

This Year's Event Includes Outdoor Living



Outdoor Living Unlimited created a resort-style backyard for a family in Nashotah. The main attraction is a 20' x 40' inground swimming pool that's equipped with an automatic cover, heater, sun deck and lights. Surrounding the pool is an eye-catching paver patio with retaining walls, seat walls and a fire pit. A new deck boasts a full outdoor kitchen equipped with a stainless-steel grill, mini-fridge and granite counter tops. A beautiful paver stairway connects the outdoor elements to the family's exposed basement and the upper deck.



NARI Milwaukee is hosting its annual Tour of Remodeled Homes Saturday, May 18, and Sunday, May 19, 10 a.m. - 4 p.m. The 10-stop tour features beautiful home additions, stunning kitchen remodels, whole home transformations, as well as updated living and dining rooms, sunrooms, bedroom suites, bathrooms, laundry rooms and mudrooms. New this year, the tour will showcase a "resort-style" backyard with a 20' x 40' inground pool, outdoor kitchen, fire pit and striking paver staircase and patio.

The Tour of Remodeled Homes is an amazing opportunity to see completed remodels in real life and ask questions of the designers and experts who created and completed the project.

The tour includes four kitchen remodels/additions, three "whole home" remodels, two first floor remodels and one backyard transformation.

Tickets for the NARI Milwaukee Tour of Remodeled Homes are \$20 online and can be purchased at NARIMilwaukee.org/Tour or call 414-771-4071.

At a Glance

4 Kitchen Remodels/Additions

- Bayside remodel by J&J Contractors I, LLC
- Mequon remodel by Callen
- Nashotah remodel by Callen
- Wauwatosa remodel by Knutson Bros. Design-Build, LLC

3 Whole Home Remodels

- Brookfield remodel by Dimension Design, Build, Remodel, Inc.
- Franksville remodel by Excel Custom Contractors, LLC
- Wauwatosa remodel by Alair Homes Milwaukee

2 First Floor Remodels

- Brookfield remodel by Kowalske Kitchen & Bath
- Franklin remodel by GMH Construction, Inc.

1 Exterior Landscaping

- Nashotah landscape by Outdoor Living Unlimited, LLC

For more information on the NARI Milwaukee Tour of Remodeled Homes, visit NARIMilwaukee.org/Tour or call 414-771-4071.



An interior remodel on the NARI Tour is by Callen. The company worked with a Mequon homeowner to take their kitchen from traditional to eclectic. By using playful statement pieces, the space showcases the homeowner's distinct style and flair. The induction stove and bold, marble-wrapped hood steal the show as the kitchen's main focal points.

NARI Milwaukee is a 550-member strong organization that represents the best remodeling and home improvement professionals in the area. Since 1961, NARI Milwaukee has been a trusted resource for consumers. The non-profit promotes professionalism, ethical conduct and sound business practices in the remodeling industry and works to educate and inform Milwaukee-area homeowners. Consumers can have peace of mind and confidence when selecting and working with a NARI Milwaukee member. For more information on NARI and its members, visit NARImilwaukee.org or call 414-771-4071 for a free copy of "Renovate," our 2024 consumer magazine and membership directory.

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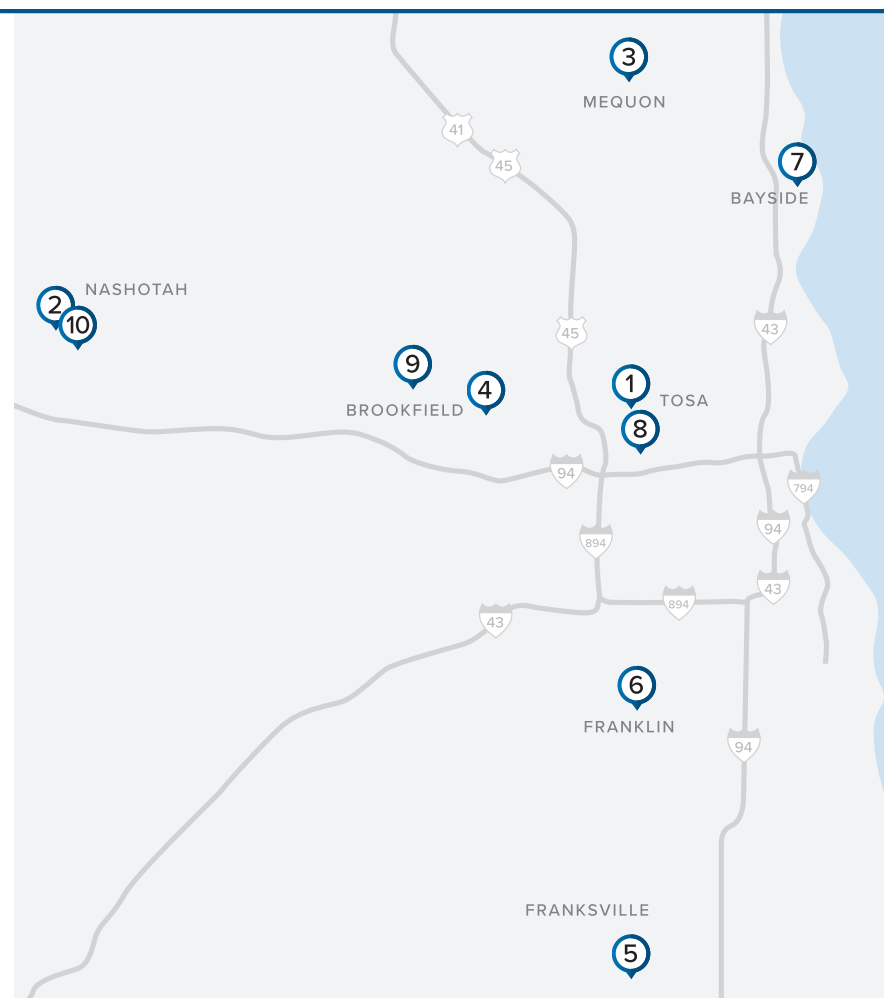
MAY 18-19

Join us for the ultimate remodeling showcase! Take a look inside beautifully updated homes across the metro area, and get a chance to talk with the craftspeople who created the stunning spaces!

Tickets and details at

NARIMilwaukee.org/Tour

- BAYSIDE**
 - ⑦ J&J Contractors I, LLC
- BROOKFIELD**
 - ④ Dimension Design, Build, Remodel Inc.
 - ⑨ Kowalske Kitchen & Bath
- FRANKLIN**
 - ⑥ GMH Construction, Inc.
- FRANKSVILLE**
 - ⑤ Excel Custom Contractors, LLC
- MEQUON**
 - ③ Callen
- NASHOTAH**
 - ② Callen
 - ⑩ Outdoor Living Unlimited, LLC
- WAUWATOSA**
 - ① Alair Homes Milwaukee
 - ⑧ Knutson Bros. Design-Build, LLC



Glass Galore

Today's windows are no longer merely a functional element. They are works of art that can elevate a home's overall appearance and deliver a connection to the outdoors - in addition to making a home more energy efficient and comfortable.

"Homeowners regularly ask me if they should replace their windows," says Jason Hensler, senior territory manager with Marvin Windows and Doors. "It's really a case-by-case basis, depending on the age of the windows, how energy efficient they are and if you'd like to update the look of your home."

Beauty Inside and Out

Since they come in a variety of shapes and sizes, windows can add drama and architectural interest to almost any space - a family room, kitchen, front entry, bedroom or even a bathroom.

For those who have a fantastic view, window walls are a perfect choice. Huge picture windows bring the outside in, filling a room with natural light while making a statement.

Bay and bow windows can also make a room feel larger and brighter. Both types jut from the home's exterior wall, creating a raised platform

that can become a design element. Front entries are another place where windows and natural light can make a real impact. Ask about the option to add sidelights or a transom to the entry door.

Outside, the trim that frames a window comes in a variety of colors and shades that can enhance a home's curb appeal. For example, vinyl windows are now available in a range of colors, including reds, browns, greens, blues, grays and even black. Typically, these colors are deep and bold, similar to the palette people use inside their home.

Big and Bold

More people are embracing the importance of spending time outdoors and that's translating to homes. It's a movement that's known as biophilic design.

"We have homeowners who want to maximize their interaction with nature so we're seeing an increase in the number of windows and doors used in a home," says Julie Davies, architectural consultant with Weather Shield Windows & Doors. "For example, in a living room, we

continued on next page



Oversized sliding glass doors from Weather Shield Windows & Doors create a "window wall" that blends indoor/outdoor living.

Glass Galore *continued from page 2*



Architectural windows from Marvin Windows and Doors make a modern statement and help open the home to the outdoors.

might replace a simple bank of windows with a multislide or bifold door system.”

For those who don't have a large window expanse but are looking to upgrade their old double hungs, casements deliver an unobstructed view.

“With a casement window, you have a good amount of glass and it's not broken up by a rail in the middle like you have with a double hung,” says Hensler. “In addition, there are casement windows that can easily be cleaned from the inside so you can maintain your beautiful view year-round.”

Energy Efficiency Advances

Replacing a home's windows with new, energy efficient ones will improve indoor comfort and filter out damaging ultraviolet light, while potentially saving hundreds of dollars a year on heating and cooling costs.

Traditional window materials used in houses across the United States - single glass pane and later doublepane clear glass - do a poor job of keeping out the cold and excessive heat. Replacing old windows represents a significant investment, but the payback in terms of improved thermal comfort, reduced energy usage and money saved over the long term makes replacement a smart choice.

“Over the past five years, the Energy Star criteria has become even more strict so manufacturers have been working to meet the new requirements. As a result, we've seen significant advances in glass technologies with different coatings that make windows even more energy efficient,” explains Hensler.

Upgrading to Energy Star qualified models can save homeowners 7-15% on annual household energy bills, or roughly \$71-\$501 annually, depending on the geographic location and the type of window being replaced.

Energy Star windows feature:

- Double or even triple panes of glass with inert gases improve their ability to insulate against unwanted heat flow into or out of the house, depending on the time of year.
- Window frame materials designed to improve the window's insulating abilities.
- Spacers that keep a window's glass panes the correct distance apart to reduce heat flow and help prevent condensation.
- Special coatings to create low emissivity (“low-E”) glass. Such low-E glass reflects heat energy either into or out of the house, further enhancing insulation. It also reflects ultraviolet (UV) light away from the house and can protect household furnishings from UV-induced fading by as much as 75%.

“Window replacement is expensive and many homeowners cringe at the cost but, if you think of it as an investment to update the look and energy efficiency of your home, it's worthwhile,” says Davies.

Glass Does Double Duty

While most people think of glass for windows, there are many more ways to use it throughout a home.

“Glass elements add interest and intrigue to almost any room of the house,” says Matt Maurice, owner of Wingspan Shower Door & Glass. “It's really a versatile design element.”

In the bathroom, glass can be used multiple ways - as a frameless or semi-frameless shower enclosure or for a sliding shower door - and helps make the room bigger because the eye takes in the clear space of the shower, instead of having it closed off.

“For homeowners who have a soaking tub and shower area, a half glass wall can separate the two spaces in an 'inviting' way,” explains Mau-



Glass walls from Wingspan Shower Door & Glass provide transparent separation between a workout room and TV room.

rice. “And, with the rise of steam showers, we're now doing more full- and partial-glass enclosures that are designed specifically for that amenity.”

Outside of the bathroom, glass walls can accentuate a wine cellar or open up a fitness room so family members don't feel like they're working out in a closet and away from everyone else.

Closets are another ideal space for glass. In the

kitchen, a glass pantry door adds brightness and light to an interior storage space. In a bedroom, a walk-in closet with lighted glass doors has a more inviting feel.

Finally, glass can replace a wooden staircase.

“A glass stairway drastically increases the scale of the room because it isn't broken up by a series of balusters. It also adds a level of elegance that homeowners love,” says Maurice.



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Creating a “Home Sweet Home”



Photo credit: Kyleen DzPloch Photography

Kowalske Kitchen & Bath expanded the kitchen of this Delafield home into the eat-in area and removed the dining room wall to create a more open floor plan.

It's a fact. Most homes aren't perfect. However, there are lots of reasons people remain in the house they have - even if it does have a few flaws.

“People stay because they love their location, their neighborhood or proximity to family and friends,” says Marie Owens, a designer with Callen. “Or they might live in a classic Tudor or Cape Cod and it's a style that they absolutely adore and don't want to leave.”

Whatever the motivation, there are ways to invest in a beloved home to make it a place that's adored and enjoyed each and every day.

“Updating your home to have more living space, a better flow, and to reflect more of your personal taste can not only add value to your home but can make you fall in love with it all over again,” says Jason Cyborowski, president of J&J Contractors I.

While homeowners may think they need an addition to get more space, that may not always be the case.

“An addition is a common request but when we dig into a homeowner's living situation we end up identifying existing space that isn't being used and can be repurposed,” says Christina Kolb, design director for Kowalske Kitchen & Bath. “For example, to make a kitchen bigger, we can take a wall down and tap into a dining room. By reconfiguring things, we can expand the kitchen and add a pantry, mudroom or first-floor laundry.”

Another place to find extra space is in the basement. When considering a basement conversion, homeowners should think about how their entire home functions and what they need

more of or are currently missing.

A bedroom or bathroom can be added to alleviate kids doubling up in a bedroom or overcrowding in a main bathroom. Plus, when it comes time to sell, having extra bedrooms and bathrooms are always a bonus.

Basements can also accommodate “extras” like hobby areas, fitness rooms, music rooms or wine cellars. They can even be used to showcase a collection of sports memorabilia. For those with extended family, a basement suite with a bedroom, bathroom and kitchenette can be created for guests who visit for longer stretches of time.

There are other creative ways to gain more space in a home.

“To enlarge a kitchen, we can do a bump out or cantilever off the existing footprint,” says Kolb. “We can also go up. If there's an attic or a gabled roof, we can add a bedroom or bathroom there.”

Another option is a dormer that utilizes existing attic or crawl space and is an addition that comes through the roof. Typically, it can be added to the second floor of a two-story home and can be placed on the front, side or back.

Owens, Cyborowski and Kolb agree a remodel can add value to a home but they stress return on investment shouldn't be the primary driver.

“The thing to always keep in mind is your comfort and style,” says Cyborowski. “While resale value is a consideration, your personal comfort and style is important and shouldn't be overlooked.”

All three advise homeowners to make choices



Callen redesigned a galley-style kitchen in Franklin that lacked functionality. The updated kitchen (pictured above) features a peninsula for additional counter space and seating options and has ample room for movement. The transformation not only opened up the area but also filled it with a welcoming, light and airy ambiance.



A kitchen remodel by J&J Contractors I removed a wall to combine the dining room and kitchen, creating a large expanse that features double islands and an eat in area.

based on what they need, want and like.

“People contact me five years after their remodel and say it really improved the quality of their life and it's been such an enjoyment because the space works better for them and is more uplifting,” says Owens. “Those are the intangible but very real reasons you do a remodel.”

For those looking for remodeling ideas and inspiration, NARI Milwaukee is hosting its annual Tour of Remodeled Homes Sat., May 18,

and Sun., May 19, 10 a.m. - 4 p.m. The 10-stop tour features beautiful home additions, stunning kitchen remodels, whole home transformations, as well as updated living and dining rooms, sunrooms, bedroom suites, bathrooms, laundry rooms and mudrooms. New this year, the tour will showcase a “resort-style” backyard with a 20' x 40' inground pool, outdoor kitchen, fire pit and striking paver staircase and patio.

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Ways to Wow!

These days, more homeowners are having their kitchens remodeled with their own style in mind. They're choosing colors, finishes and pieces that spark their spirit and make them smile.

Three members of NARI Milwaukee share their insight on design touches that deliver a “wow” factor.

Louis Weiher, CR, CCP, president of Alair Homes Milwaukee, notes that everyone's definition of “wow” is different.

“For some, it's not about the bells and whistles, it's about the space and how easy it is to use,” says Weiher, who has a home in Wauwatosa that's part of the NARI Milwaukee Tour of Remodeled Homes. “In fact, we love it when clients share that their new kitchen is a night and day difference from what they had before and they now enjoy cooking, entertaining and spending time in it.”

Let's take a closer look at a few of the elements that create a beautiful and functional kitchen.

Cabinetry

Cabinetry can come in different wood species and materials, stains and paint colors, styles and sizes. Today, homeowners are doing more mixing and matching to create an interesting visual rather than opting for a uniform look. And, wood cabinetry is making a comeback.

Monica Boldea, a designer with Kowalske Kitchen & Bath, combined walnut and taupe cabinetry in a Brookfield home that's part of the Tour of Remodeled Homes.

“The kitchen island, pantry doors, range hood and built-in coffee station are all done in stained walnut,” says Boldea. “The richness of the wood brings warmth to the room and is complemented by taupe cabinets along the range wall.”

In addition to the inviting nature of wood, there's a practical consideration. If wood cabinetry gets scratched or has a ding, it isn't considered a blemish. Instead, it adds character.

Jennifer Earhart, CR, a sales and design consultant with Callen, utilized transom cabinets in a Nashotah home that's part of the Tour.

“We took the cabinetry to the top of the nine-foot ceiling to provide extra storage but also to give the room more 'stature,’” says Earhart. “To accent the cabinetry and make a statement, we selected black hardware for the white cabinets and brushed gold for the walnut island.”

Speaking of hardware, today's options are nearly endless and many designers refer to it as the “jewelry” of the kitchen. So, while handles, pulls and knobs might seem like a minor element, they're an important finishing touch.

continued on next page



A kitchen remodel in Wauwatosa by Alair Homes Milwaukee has lots of natural light and a full tile backsplash that reaches all the way to the ceiling.



The Wauwatosa remodel also includes a custom dog door so Owen, the family's pet, can come and go as he pleases.



From builder-grade to a customized creation, this everyday Lake Country kitchen was transformed by Callen into a modern French Country Kitchen for a young family. The homeowners' vision to remove a dividing wall and merge the kitchen and dining room unlocked many possibilities, enhancing both form and function.

Countertops & Backsplashes

In today's design world, there's an abundance of materials that can be used for countertops and backsplashes.

“Everyone has a budget and has to decide how they want to allocate it,” says Weiher. “We used quartz Cambria for the countertops but others might opt for a product that's less expensive so they have room for something else they're really excited about.”

Quartz is a well-known engineered stone that's made from pulverized quartz that's mixed with binding materials. It's low maintenance, stain resistant and can be less expensive than natural stone. There are many different brands of quartz, including Cambria, Corian and Silestone.

In the Nashotah remodel, Earhart combined a white quartz island with a night soapstone perimeter to elevate the overall look and add dimension and interest.

Boldea from Kowalske created a timeless design with white quartz countertops, matte black hardware and glass lighting that blends into the space and doesn't take away from one of the room's focal points - a backsplash of hand-made Zellige tiles.

“The backsplash adds texture without adding too much to a small space,” explains Boldea. “A niche behind the range provides storage for oils and spices and under cabinet outlets and lighting keep the backsplash uninterrupted.”

Storage

While form is important, it can't replace function. That's where cabinetry, pantries and other clever fixes come into play.

Weiher notes more people are opting for drawers over doors since they're easier to access and keep items better organized. Some homeowners are embracing minimalism and are using fewer upper cabinets.

“People appreciate not having to reach up to get plates and bowls down from a higher shelf,” says Weiher.

For those who have the space, a pantry keeps canned goods, paper products, pet food and other bulky items organized and out of sight.

“We were able to fit in a small but very functional walk-in pantry that houses appliances and keeps the kitchen countertops clear,” says Boldea. “The pantry has a bit of flair to it with walnut doors that match the wood in the kitchen and have decorative reeded glass.”

If space is an issue, there are tricks to keep countertops clutter free.

“An appliance garage is an attractive way to hide daily items like a toaster, air fryer and other equipment,” says Earhart.



Photo credit: Kyleen DzPloch Photography

The goal of this first floor remodel by Kowalske Kitchen & Bath was to create a more open, family-friendly space for a couple who loves to entertain. Beautiful elements make this kitchen shine, including a zellige tile backsplash, matte black hardware and walnut detail on the hood.

Modern Conveniences

Each of the kitchens featured on the NARI Milwaukee Tour of Remodeled Homes has special amenities.

The island in the Brookfield remodel by Kowalske Kitchen & Bath, which is part of an entire first floor upgrade, has a workstation sink with sliding platforms that hold bowls, colanders and cutting boards to increase the countertop. Underneath a staircase, a built-in cabinet adds character and serves as a coffee station with drawers providing storage for coffee cups and dishes.

The open concept kitchen in the Nashotah remodel by Callen has custom wainscoting throughout. A pot filler over the range makes cooking even more convenient and defined entertaining areas with wine and coffee bars reduce congestion in the kitchen.

The kitchen remodel in Wauwatosa by Alair Homes Milwaukee, which is part of an entire home redo, has lots of natural light and a full tile backsplash that reaches all the way to the ceiling.

Plus, a custom dog door was built so the family pet can come and goes as he pleases.

To see these remodels in person, visit the NARI Milwaukee Tour of Remodeled Homes Sat., May 18, and Sun., May 19, 10 a.m. - 4 p.m. Tickets can be purchased online at NARIMilwaukee.org/Tour.



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