

-SPRING 2011 UPPER MACUNGIE MASTER BATHROOM RENOVATION (OLDE TOWNE SUBDIVISION)-

Comment [LS1]:



This project began with the clients' desire to better use the limited space available within the footprint of the existing master bath space while dramatically improving both function and visual ascetics.

The effort began with removal of the existing skylight, corner tub and all the components of the old bathroom down to the wall and floor framing. Following all demolition, the new electrical and plumbing modifications were made and the walls and ceiling closed up. The walls were dry walled and HardiBacker tile underlayment was installed on the floor sheathing and walls of the shower.

Premium quality Sherwin Williams Duration paint in light and dark tones of grey were selected for wall and ceiling colors. Duration semi-gloss white paint was used on all door, floor and window trim providing both contrast with the tile and symmetry with the Corian.

The new layout was developed around a dramatically larger, open, walk in shower design. The shower features a fully tiled corner seat and premium quality Basco clear glass shower walls framed in brushed nickel.

The wall tile used consists of charcoal Italian Etna 12" X 12" on the walls, I then installed beautiful Opulence metallic green mosaic tile on the shower floor and as the backing of the recessed shelf insets. The shower fixtures include premium quality Delta brushed stainless steel shower diverter valves, shower head and personal shower with matching stainless hose and wall mount.



The mirror is custom inlaid glass framed with hand cut and set tile surround accented with opulence tile accenting bands and modern satin nickel wall sconces. A new room ventilation fan and 5 recessed light fixtures were installed all controlled by slide dimmer switches.

Below the mirror is a shaker style Cherry vanity base topped with a recycled material Corian top with an integral white Corian sink and finished with a Kohler brushed nickel faucet. Flanking the vanity are a matching wall cabinet and a new technology, very contemporary dual flush Kohler toilet.

The corner windows were replaced with Cutting Edge brand replacement windows featuring low-e glass system and obscured bottom sashes for enhanced privacy. The floor tile was a larger rectangular Italian charcoal Etna 12" X 24" tile to enhance the look of the additional floor space revealed with elimination of the old corner tub.

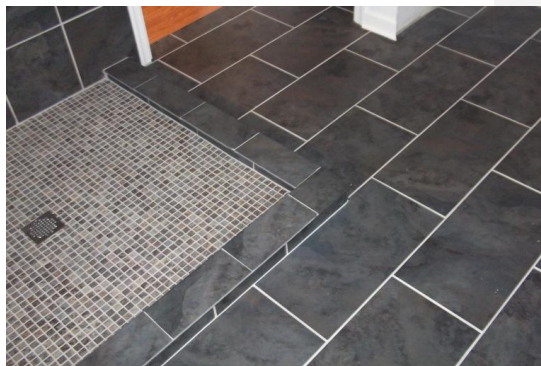
The linen closet was fully reconfigured with custom made shelves painted to match the color scheme of the room and a new 3 panel door was installed to replace the original bifold.

The new custom master bath was outfitted with high quality accessories including Delta brushed nickel towel bars, towel rings, robe hooks, toilet paper holder and Schlage locksets.

Ancillary services performed included painting of the adjoining master bedroom and an upgrade to a larger hot water heater.

The overall flavor of the of the renovation is a fusion of contemporary, industrial and a slight Asian tone. This project was a significant improvement to the homes function and value.

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