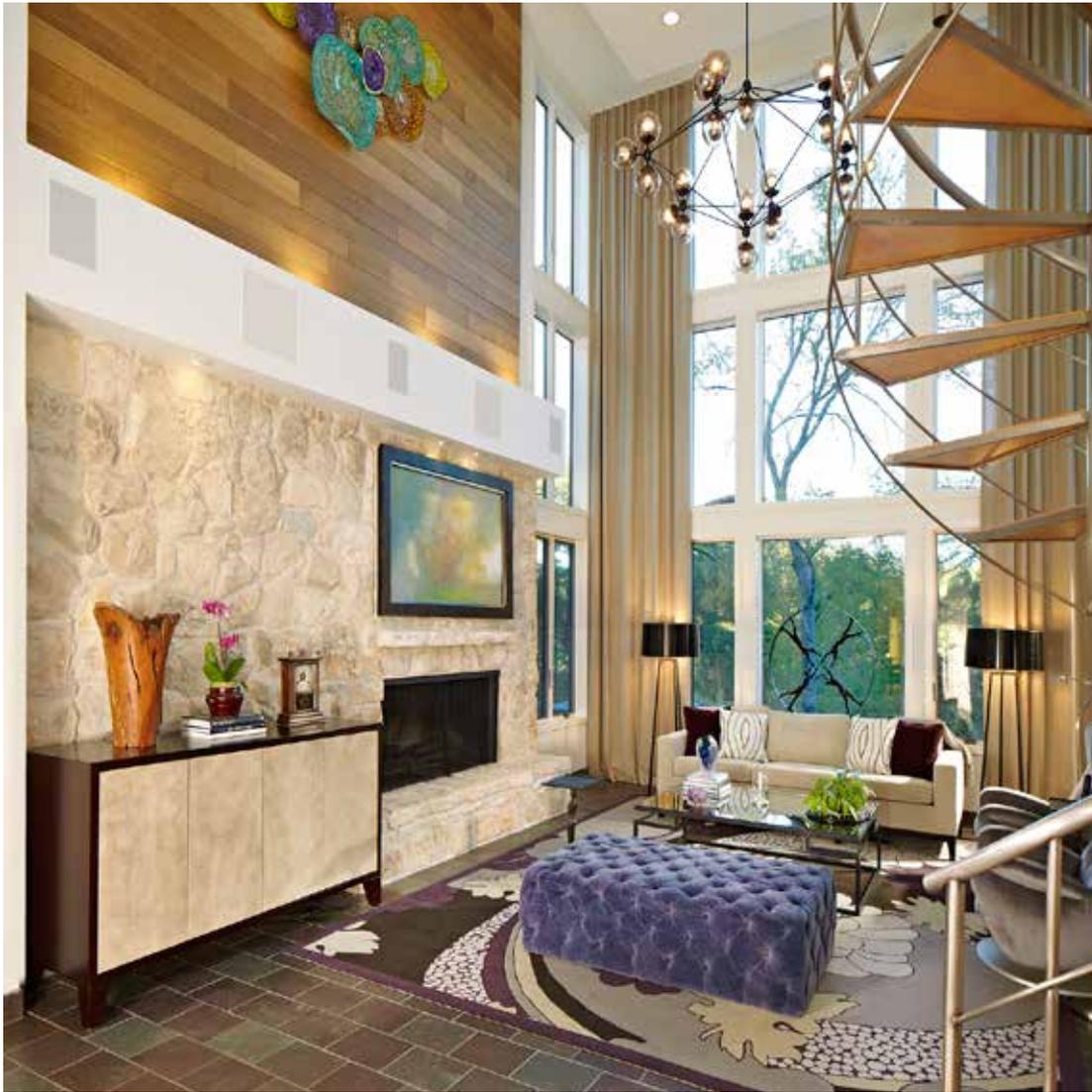


Remodeling a House, Creating a Home



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Creating your dream home from a basic structure is what renovation is all about.





REMODELING A HOUSE, CREATING A HOME

There's more to making a home than simply owning a house. Your home is an extension of who you are; it's part of your daily life, the space you come back to at the end of a long day and the place where you raise and nurture your family. It all starts with having a location that speaks to you, however, few homeowners find their perfect house ready and waiting for them. Often, it takes building your home to get what you want, or renovating an existing structure to make it your own.

REASONS TO RENOVATE

Creating your dream home from a basic structure is what renovation is all about. Buy a fixer-upper and

reinvent the interior to reflect your personality, or focus on remodeling the bathroom and kitchen for a less comprehensive, yet still impactful solution. A young couple might prefer a bigger bedroom with doors that open to the garden, while a family with elderly parents may want a specialized bathtub for frail seniors. Newlyweds might need little more than a one-bedroom cottage, and parents with older offspring living at home might need extra parking space for a number of cars.

In this e-book, we provide helpful information and ideas for anyone considering a home remodeling project.



Natural light pouring into a space typically pairs well with a neutral color palette. Capitalize on outdoor light during the day for an afternoon read, and let faux candle lighting turn the space into a conversation destination for dinner parties.

KITCHEN INSPIRATION

Having a great kitchen is every homeowner's dream. One that inspires you to create delicious, artful dishes for your family's enjoyment. One that takes the drudgery out of kitchen chores like dishwashing, and that gives you a place to work your magic. The right kitchen can come in any shape, size or style—it's all about making the most of what you've got. When you're remodeling, a little inspiration goes a long way toward designing the kitchen you've always wanted.

CHOOSING A THEME

Choosing the right theme is vital for creating a kitchen that will serve you in the long term. The style you select should complement your personality and support your family's daily needs. Common kitchen styles range from basic to sophisticated, and themes include:

Use wood for warmth, glass and metal for elegance, or colors for depth and interest. Choose your textures carefully, too. Smooth, flawless surfaces mesh well with an uncluttered, minimalist look, while grainy, natural-looking fittings do wonders for a rustic, earthy kitchen.

LAYOUT LOGISTICS

When you buy a home, you're often stuck with the existing kitchen layout because of logistical issues such as plumbing for the dishwasher and the sink. When you remodel,



however, it's entirely up to you where you want to put those items. Decide for yourself whether to create an open-plan environment that is the heart of the home, or a cozy nook where you can escape from the madding crowd and indulge in a little creative cooking and you-time. Then, ask yourself questions such as:

- How much working space do I need?
- Is it essential to have a breakfast bar?
- Will a mobile kitchen island offer more flexibility?
- Does the room need direct access to the outdoors for BBQs on the deck?

Whatever type of kitchen you choose, it needs to be a relaxing space where you can be inspired to create the masterpieces your family enjoys.



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MASTER BATH LUXURY

One of the most frequently used rooms in the home, your bathroom should be a relaxing retreat where you can rejuvenate your mind, body and spirit. Banish the kids to their own bathroom, and build or remodel your master bathroom to create a peaceful, inviting venue for yourself.

MAKING SPACE

When remodeling, you might be limited by existing walls and boundaries. When this occurs, there are a few things that can be done. Make a small bathroom appear more spacious with judicious use of mirrors. If your bathroom is located against an external wall, bring the outdoors in by breaking through and creating a French door or

large window to the garden. Make a focal point with a full-length feature wall painting or design, such as an outdoor land- or waterscape.

AMENITIES

One sink or two? A spa or a regular bathtub? To bidet or not to bidet? Select amenities from the huge range of options available. Possibilities include antique designs, rustic cabin-style shower units, bathtub jets and heaters mounted against the walls for safety. In colder climates, under-floor heating solves the problem of walking barefoot on icy tiles, while in warm regions a ceiling fan creates an unbeatable ambience.

If your bathroom is located against an external wall, bring the outdoors in by breaking through and creating a French door or large window to the garden.



LIGHTING

The lighting in your master bathroom can be a deal-breaker. Choose from a range of options including:

- niche lighting
- halogens for accents or task lighting
- ceiling-mounted fixtures
- vintage-style pendants
- recessed lighting for ambience, or stylish chandeliers

The type or combination of styles you select will make all the difference in the world to your bathroom's atmosphere and your state of mind.

COLOR STATEMENTS

There's no limit to the color statements you can use in modern bathrooms. From country botanicals through 50s glamour, your choice of pastels, lights and brights determines the character of your master bathroom. Carry the accents through accessories and functional items such as your towels and towel rails, floor coverings and flower arrangements.



WHERE WE LIVE

We've been making dens for thousands of years, since the time when mankind lived in caves alongside his animals. Today's dens and living rooms are nothing like those original spaces, but they still serve the purpose of giving us a place to gather, a hearth, a space to read, make conversation and relax. Whether your perfect living room is a formal area with high-backed, elegant recliners or a trendy pad with bean bags for seating, remodeling gives you the chance to create the den you want.

ENVIRONMENTALLY SOUND

When you remodel it's a good time to make your home environmentally friendly, so don't miss the opportunity to install double-glazed windows in your living room, to use lots of natural light and to angle the roof at just the right pitch for maximum effect.

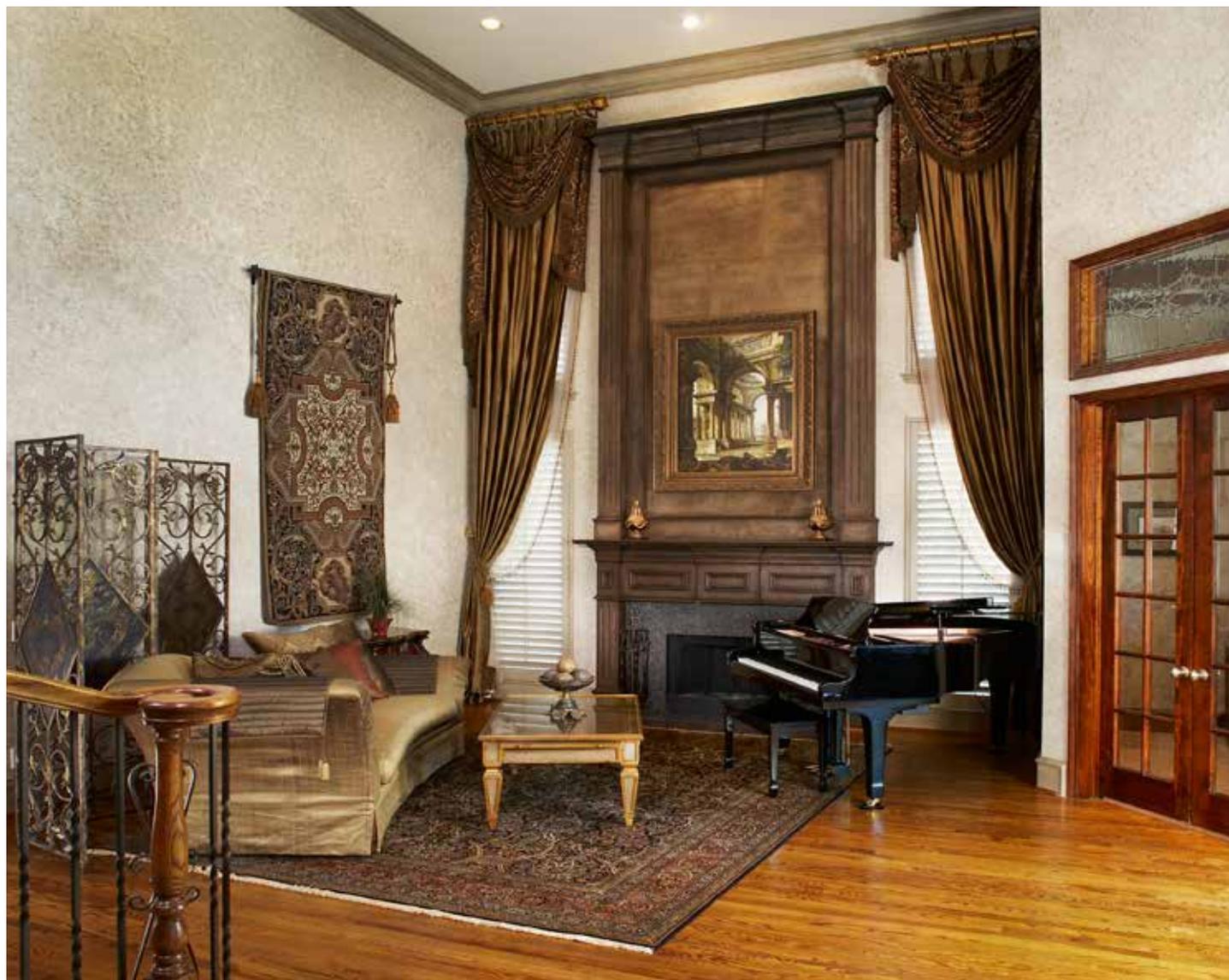


Open up the space you have and make your living areas warm and inviting.

DÉCOR DYNAMICS

Remodeling your living room and den gives you the chance to finally get rid of that nasty old wallpaper you just know is hiding under a few layers of paint. Open up the space you have and make your living areas warm and inviting. Decide before you begin what lighting concept to use, and choose fixtures and fittings that complement your selection.

...whether you install an electric, wood or gas fire you'll want it to be a main focus point in the room.



EXTERIOR FAÇADES

Choose from a huge range of exterior façades to create your dream home. When it comes to remodeling, you may have to manage with the building frame you have, but the number of different types of cladding, ornamental façades and other building finishes available will still give you enough to choose from.

MATERIAL MOMENTS

The shape or size of your home's façade and the structural forces used in creating it affect the materials you can use. Sandstone tiles may look rustic and wonderful, but they increase the weight of the façade, and your remodeler will have to take this into account. Cladding and stucco are quick and easy to install, and cost less than other options, but if you're creating your dream home you might want something with a little more character.

COLOR SCHEMES

If your home is part of a housing community, the color of your external façade may be restricted by the local homeowners' association. Brightly colored exteriors can be boring, too—many a dreamer has painted his home lilac or buttercup yellow, only to find he repaints within a year. Fencing and walls play a big part in the exterior atmosphere too, so work with the colors of your home to achieve a balanced look.

FINISHING TOUCHES

The landscaping of your property and the exterior buildings are as important as the structure itself. From the garage or car port to a poolside summer house, the pathways and features help make your house a home. Gables, arches, balconies and verandahs—from stone masonry to intricate metal work, your façade's finishing touches make all the difference to first impressions.

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NEXT STEPS

So you've decided to remodel and are eager to get going. Where do you start, and what are the critical steps to make your plan a reality?

APPOINT A REMODELER

Finding and appointing a reputable remodeler is the first thing to do. Look for a remodeler you can trust, who comes with excellent references and offers a fair price for the task. If possible, source three or more proposals before you settle on a contractor, to enable you to compare the services available.

It's always a good idea to work with a remodeler who gets to know you and your needs and takes the time to sit down with clients in their homes to discuss their vision, needs, budget and lifestyle. This allows your remodeler to see exactly what might be missing in a home remodeling project and clearly identify how we can get the most out of your budget. Make sure you find a remodeler who fosters collaboration in all parts of your remodel—design, product choices, specs, costs and architectural plans.

One of the most common concerns (after how much a project will cost) is how long a project will take. The answer? "It all depends." No two projects are exactly the same, and there can be a lot of different variables. Your remodeler should be able to provide you with an outline and specific expectations so that you'll have an accurate idea of how long your project will take.

GET FINANCING

Unless you have cash at your disposal to fund the project, you'll need to apply for financing before you get started. Contact your bank or existing mortgage lender first, because you may be able to leverage a longstanding relationship or the equity in your home to get favorable rates. Evaluate the other homes in your area



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or street, to ensure that you won't be overcapitalizing by creating a dream home whose value is higher than the surrounding homes. This will make it difficult to sell, and you could lose money in the long term.

Finalize the deal, sign an agreement with your remodeler that stipulates the cost, payment schedule, deliverables, and terms and conditions approved by your lawyer. Then stand back and watch your dream home take shape before your eyes.

About Euro Design Build

Make an investment in your home and life with home remodels by Euro Design Build. Our goal is to design, remodel and redecorate your home so that it aligns with your standard of living and chosen way of life. The Euro Design Build team is led by founder and CEO Melinda Dzinic, whose personal philosophy of excellence and integrity sets the standard for everyone on our team. We have a comprehensive team of visionaries, expert designers, and dedicated master craftsmen who are here to guide you every step of the way.

We specialize in:

- Home Design Consulting
- Interior Design and Decoration
- Professional Remodeling
- Kitchen & Bath Remodeling
- Room Additions
- Home Improvements

At Euro Design Build integrity means doing the right thing when no one is looking, because it is the only way to do it. We believe having a positive experience during the remodeling journey means identifying your needs and style as a homeowner, in order to create a one-of-a-kind space that is a perfect reflection of who you are and how you want to live.

Email

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Call

972-470-0303

Get started!

[Schedule a 10-minute phone consultation](#)

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“My personal belief is that—whether we choose to acknowledge it or not—we leave a part of ourselves behind in everything that we do. As a result, I have chosen to leave nothing but the best part of my character behind.”

—Melinda Dzinic,
Founder and CEO of
Euro Design Build

