



Welcome to our Featured Home Event:

A Spa-Like Master Bathroom



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A Spa-Like Master Bathroom



Project Story

This unusual master bath was large and built on two levels, with an awkward flow. It required “out-of-the-box” thinking.

Prior to remodeling, the commode was on the upper level, the bathtub in the middle, and sinks on the lower level—two steps down. The shower was small and cramped. In addition, heating and cooling were issues due to the bath’s location above the garage.

After remodeling, the master bath became spa-like. Sinks were relocated to the upper level, along with a European laundry. A luxurious soaking tub and expansive shower were housed in the lower level, alongside a warming fireplace.



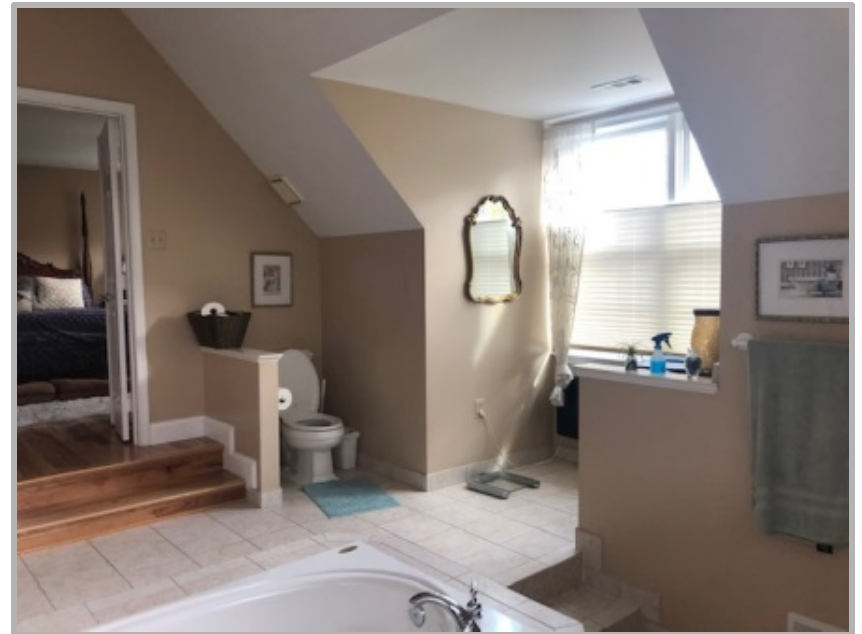
Prior to Remodeling



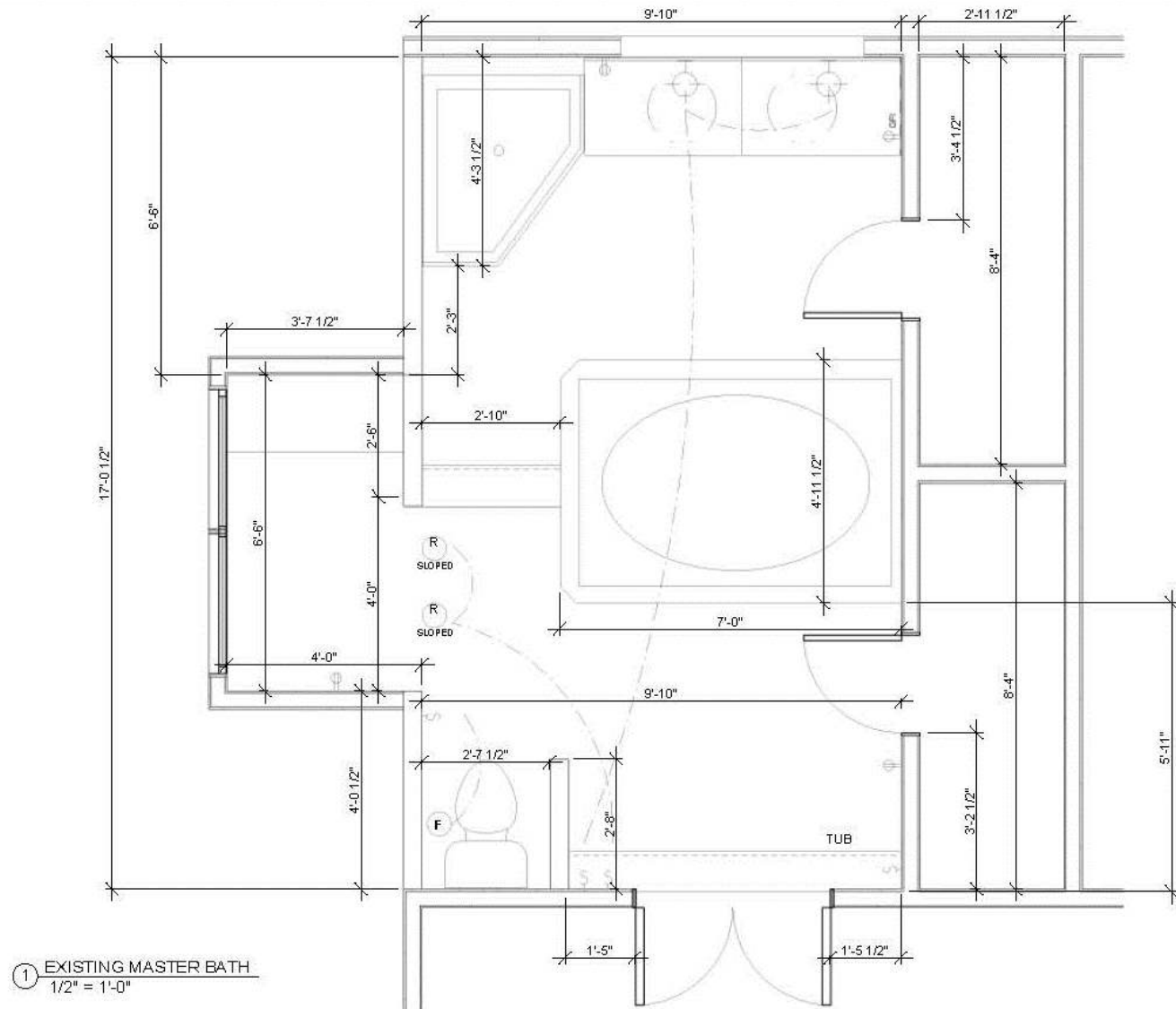
Prior to Remodeling



Two-level master bathroom located above garage



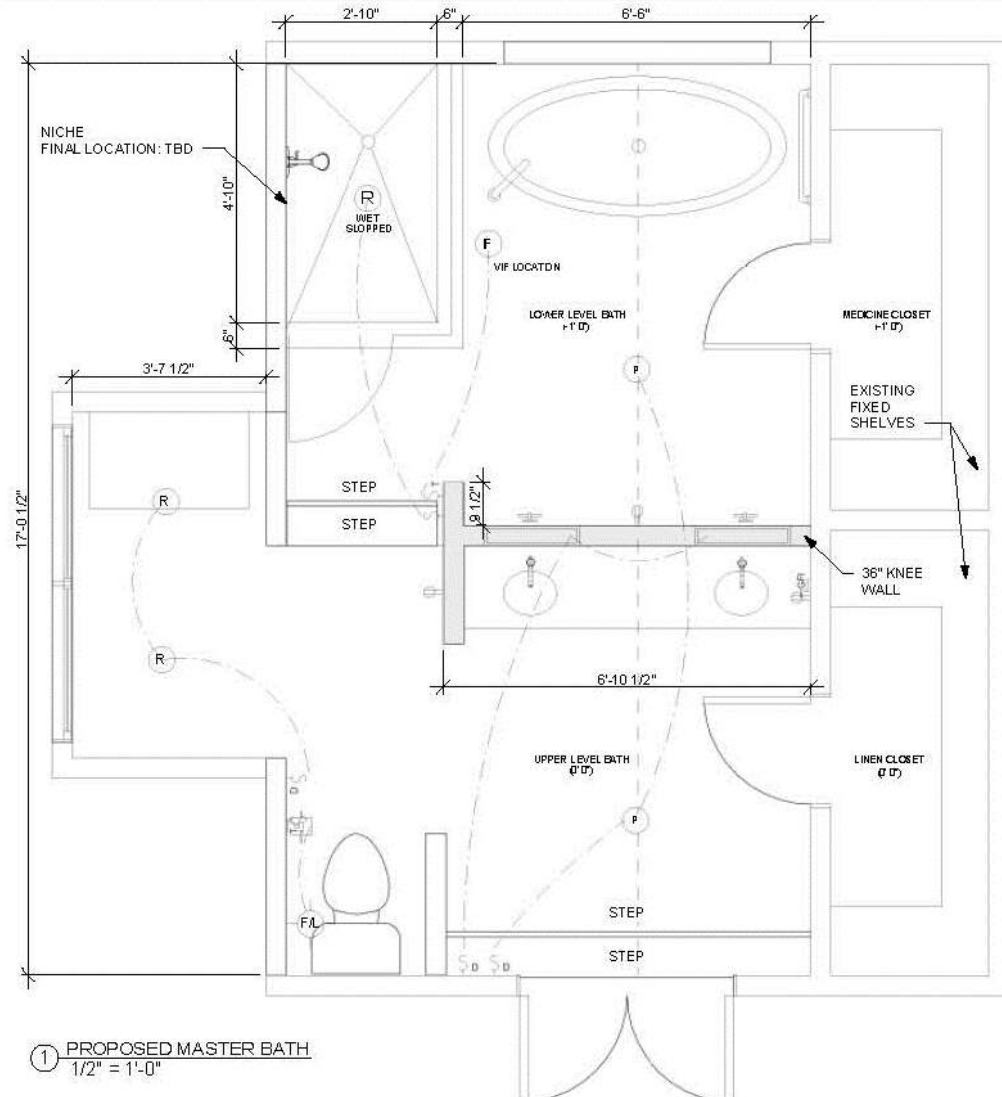
Previous Floor Plan



After-Remodeling Floor Plan

NOTES:

- DEMO EXISTING TILE, TUB AND DECK, SHOWER ENCLOSURE, SHOWER HALF WALLS,
- FRAME FOR NEW LAYOUT
- SHOWER IN SAME LOCATION - ENLARGE
 - EXISTING DRAIN LOCATION
 - EXISTING PLUMBING LOCATION
 - FRAME FOR NICHE
- DOUBLE VANITY ON UPPER LEVEL
 - REUSE EXISTING CABINETRY
- SINGLE VANITY ON UPPER LEVEL
 - REUSE EXISTING CABINETRY
- FREESTANDING TUB ON LOWER LEVEL
 - FLOOR MOUNT TUB FILLER
- REUSE EXISTING TOILET
- INSTALL NEW: TILE FLOOR, TILE SHOWER WALLS WITH ACCENT, TILE WAINSCOT, SHOWER NICHE, GLASS SHOWER ENCLOSURE, WOOD BASE, COUNTER TOPS, WALL CAPS, SINKS, PLUMBING FIXTURES, MEDICINE CABINETS, BATH ACCESSORIES, ELECTRICAL FIXTURES, BATH FANS
- PAINT BY CLIENT



What Needed to Change

- The clients did not like having to walk down two **stairs** from the master bedroom to use the commode, and then walk down two more stairs to the sink/vanity area.
- The **jetted tub** was challenging to clean and the jets were “producing gunk.” Clients no longer wanted to use the tub.
- Clients wanted a larger **shower**.
- With its location above the garage, the master bathroom was always **cold**. Clients had to use a combination of an electric fireplace and space heaters.
- Clients had upgraded the in the early 1990s, but were ready for a change. Plus, they had always wanted an **upstairs laundry**.



Before & After

Changes Made

The **vanity and sinks** were reused and relocated to the upper level, making the bathroom more functional and safe.

A **soaking tub** was installed on the lower level, and the **shower was expanded**.

A **European laundry** washer/dryer combination was installed inside a formerly unused cabinet on the upper level, giving clients the upstairs laundry area they desired.

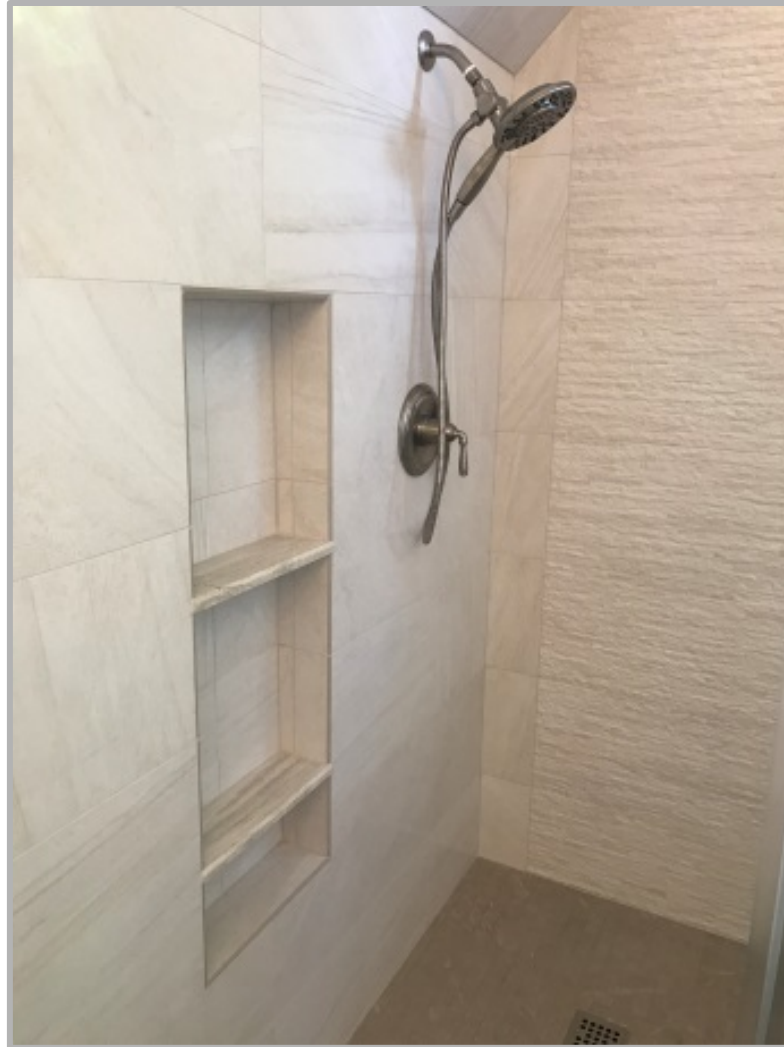
To address heating issues, the **electric fireplace** was relocated from below the double windows to the bathtub area, and **new heating components** were added to the upper and lower tier, including a **toe kick heater** beneath the vanity.



The Result



How Remodeling Enhanced This Project



Overall Enhancements

- Dramatic cathedral ceiling. We aligned the open sight lines from the master bedroom's double doors through to the back wall with its artwork and stained glass feature along the lines of the cathedral ceiling.
- Two centered pendant lights
- Suspended medicine cabinets with built-in lights on dimmer
- Enlarged, quartz countertops
- Decorative shiplap on back of mirrors
- Freestanding soaking tub with warming fireplace
- Synthetic stone wall surrounding the fireplace
- Larger, full-glass shower with accent wall & convenient niches
- Shower vent fan on a timer
- Matte-finished tile flooring
- Floor lighting on the treads and risers
- Stained glass accent in half-circle window

*Fireplace stone sponsored by
Barrons Lumber & Evolve Stone*



Clean & Pleasing Lines



Open Sightlines and Symmetry



Repurposed Fireplace



Repurposed Fireplace

We took the existing fireplace from an awkward position beneath the windows (and in danger of the curtains) and moved it to the lower level, across from the soaking tub.

We surrounded the fireplace in stone to create a spa-like feel.



After

Repurposed Vanity



Repurposed Vanity

The clients loved their vanity, so we reused the same vanity cabinet and moved it to the upper level to create a focal point.

The design of the floating mirrors, which also contain medicine cabinets, was a feat of engineering. It took superior craftsmanship to create the sturdy steel support system, while maintaining the symmetry, see-through option the clients wanted, enhanced beauty and functionality.



After

The “Wow Factor”



Safety and Beauty in One

The clients were tired of the four-step decline to the sink area, the awkward layout, the unused tub, and dated décor.

After the remodel, they got the “wow factor” they were seeking in the modern features and a spa-like feel.



Challenges: Two Levels

Two-Level Reconfiguration

Working on two levels proved a challenge. The master bathroom had to be carefully designed to incorporate steps as well as placement of electrical wiring and water supplies.

We redesigned and reconfigured the entire master bath, with the exception of the commode area. The toilet remained in the same location.

The results was a “dry” area in the upper level, with the commode and sinks, and a “wet” area in the lower level, with the tub shower, and fireplace.

We had to go in through the garage ceiling to access pipes, and installed an upgraded electrical box in the garage that can also be used in the future to charge an electric car!



Challenges: Floating Mirrors

Keeping Existing Vanity

The client wished to keep the existing vanity, which was relocated to the upper level. This involved careful de- and re-construction of the cabinetry in its new location.

A new countertop was created for the vanity, which required exact measurements.

Supporting Floating Mirrors

The clients wanted mirrors and medicine cabinets above the sinks, with integrated lighting.

The biggest challenge was how to install these without obstructing the sightline from the master bedroom, and to be able to see around and under the mirrors.

The creative solution was to “float” the mirrors. We created an H-shaped custom metal tube frame to add rigidity and support the weight of the medicine cabinets. Lighting wiring was hidden inside the tube frames.

The wall behind the vanity was reinforced, and hidden behind drywall and the stone finish surrounding the fireplace.



Steel tubes to “float” mirrors meant exact cuts in quartz countertop to fit tubes and sinks.



Back of mirrors and vanity, prior to shiplap and stone wall.



Hidden wiring and pipes; reinforced supports

Installing Frame Supports

Because the support tubes were in one piece, and the ceiling clearance was an obstacle, determining the mirror height and inserting the posts into the countertop were huge challenges.

We had to slide the H-frame down, template the countertop with the metal posts so we knew how to build the countertop, take the posts out, have the countertop fabricated, fit in the counters, and re-slide the posts in.

Challenges: Laundry Cabinet

Creating a Laundry Cabinet

There was an existing cabinet beneath the double windows on the upper level that had no purpose. This was redesignated for the European laundry.

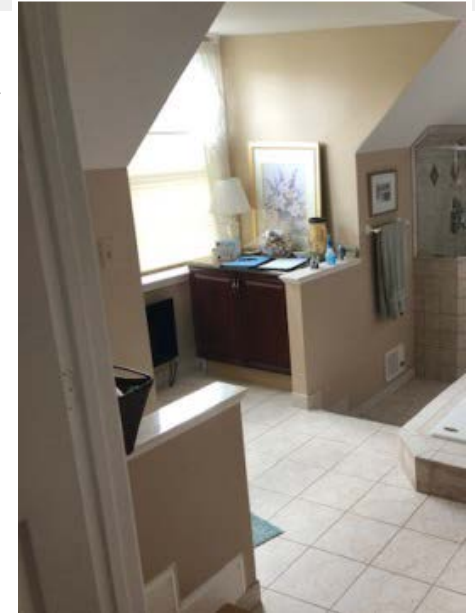
The dimensional depth of the existing cabinet was not quite large enough for the washer/dryer appliance, but since the clients loved their cabinets and wanted to keep them, we disassembled the cabinet, enlarged it, added the appliance and laundry pan, and rebuilt the cabinet. The alterations are unnoticeable.

An upper cabinet was added, and a new, larger countertop was added to blend with the sink countertop.



During: Recreating the cabinet

Before: Unused cabinet



↑ *After: European laundry cabinet* →



Spa-Like Tranquility



The Final Word: Client's Comments

“

“Our master bath remodel was an unusual design challenge and required some “out-of-the-box” thinking. We are really pleased with the results. They provided multiple design options, an accurate estimate, started on time and finished on schedule, despite some challenges along the way.

The remodel “turned out above and beyond what I hoped for. It’s nice not having to walk down four steps to get to the sinks, we’re enjoying the larger shower, and the tub is a much better design. Being able to throw a small load of laundry into the washer dryer is another plus. I’ve been trying to get an upstairs laundry for years.”

”



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FEATURED HOME EVENT

If you'd like to discuss remodeling your home, contact us at:

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