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A Traditional Home Remodeled with a Classic and Modern Twist

On Valentine's Day 2014, we closed on our home in Kalamazoo, Michigan, and for both my husband and I, it was love at first sight; it had the special ingredients of tradition, history and unique views of a forest with deer running through. After consulting and drawing plans with our architect, and interviewing contractors, we chose Dan Jannenga of Michigan Remodeling to help us completely renovate the interior of our home. We liked that he had over twenty years in the industry in all roles. We also liked that Dan was team oriented and allowed us to be very involved in all aspects of the renovation.

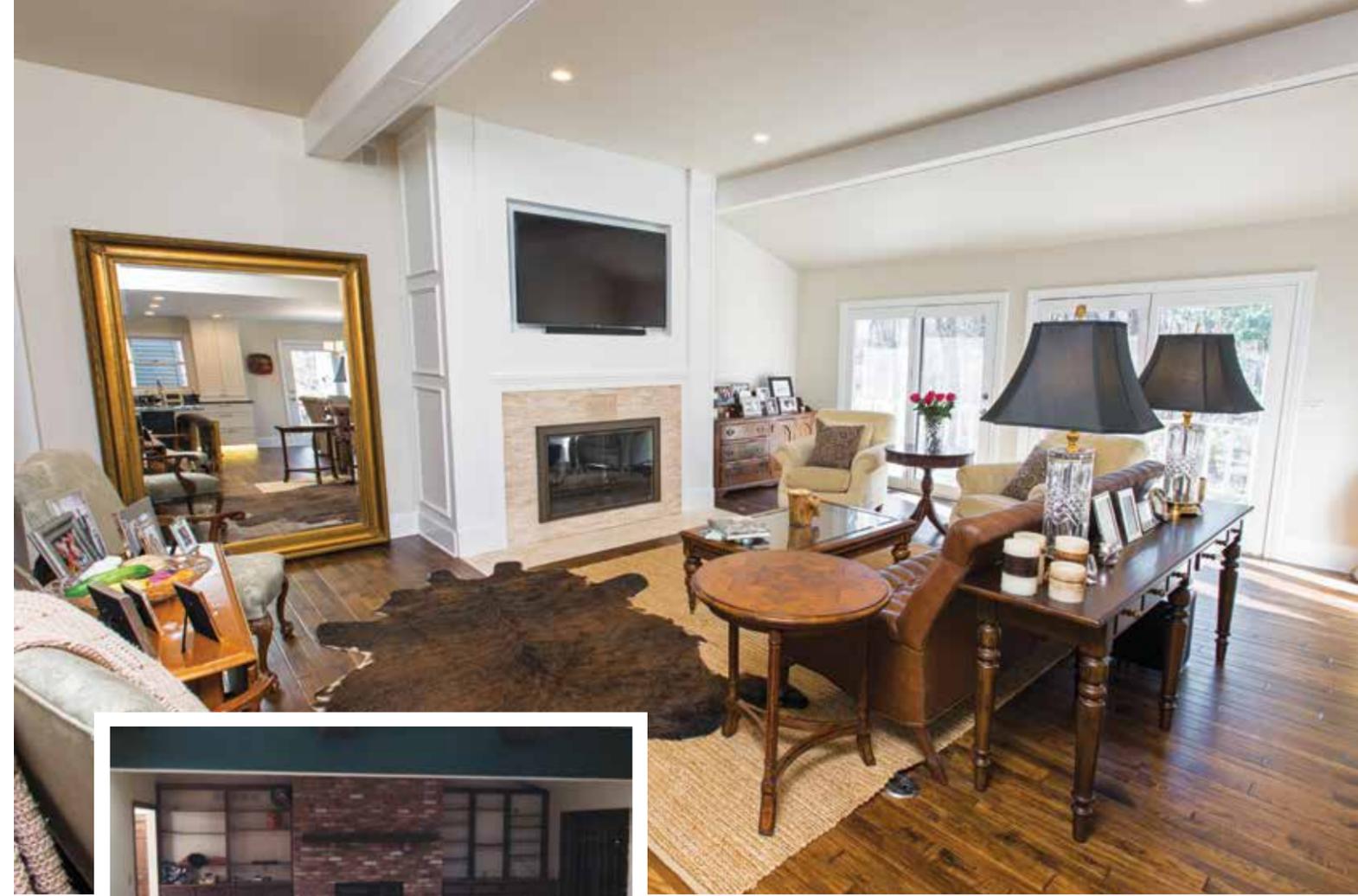
Our goal was to transform a 3 bedroom, 2 full bath, plus 2½ bath home, into a 5 bedroom 4 full bath and two 1/2 bath house with a total of over 4,276 square feet of living space. In my husband's words, "we moved a wall in every room." We liked so many elements of this 1987 custom built house, like the red brick exterior, the open floor plan, the views, and the location, but the home needed major updating, so we set to work taking over six full months to complete.

First, we decided to tackle the first floor walkout by adding two new bathrooms, three full size bedrooms, a large laundry room, an open family room and a media room. We started by removing the original air conditioning unit that stood directly behind the existing stairwell in order to finish off over 1000 square feet of unfinished living space. We removed the existing narrow and steep stairwell and instead create a U-shaped stairwell that would not only add softness and elegance to our foyer, but also dramatically change the layout of the first floor by opening up the landing and space.

A new mechanical room is where we put all the behind-the-scenes stuff including a new energy-efficient pneumatic air conditioning system, heating system, and humidifier, as well as a dual-level thermostat to maintain temperatures comfortably for both levels. A new laundry room was added with ample storage and counter space for work projects. We now have three full size bedrooms with spacious closet space and two new full size bathrooms with granite countertops, undermount sinks and a tub with ceramic tile and stone trim – all in neutral tones. In the downstairs playroom/pool table room (formerly a bedroom), we removed



KITCHEN: Kitchen with large island, top of the line appliances, and high-end appliances makes it the perfect kitchen for a gourmet chef or entertaining.



FAMILY ROOM: The family room is made current with a new fireplace, wood floors and trim for a custom look. (INSET): The old family room was dark with heavy dark wood beams, carpet and kitchen with boundaries.

the wall, added a beam to open up the area and added a large picture window to showcase the views, add light and scenery, and give the downstairs a more contemporary style for the children to play in. A media room completes the lower level with a custom made barn door for privacy.

We next set out to work on transforming the main floor level, where we added floor-to-ceiling colonial wood paneling in the foyer to create an elegant and grandeur feel. We chose to remove the formal dining room and instead convert the space into a much-needed second bedroom on the main level by turning the existing walk-in coat closet, powder room, and dining room into a guest suite (or office space) with a full bath off of the foyer. Our next area of focus was creating a master wing by adding a double door entry into a widened hallway leading to the ultra-spacious master closet (formerly the living room). We completely updated and enlarged the master bathroom with marble tile throughout, a custom double sink vanity with quartzite counters, a walk-in shower with dual showerheads, and frameless glass shower door. We kept the existing cast iron Kohler tub, but had it professionally glazed white, as it was in mint condition, and surrounded it in marble. In our bedroom area, we added sound protection, all new lighting and a large picture window to showcase the peaceful views of trees and wildlife.

Next, we wanted to convert the existing family room that led to a partially open kitchen. We transformed this space into a modern great room with an open kitchen so that I could be part of the family experience, while still making meals or entertaining. We loved the character of the existing wood beams, but removed a few and painted the remaining white. The existing brick fireplace was completely modernized by removing the brick façade and the built-in dark bookshelves on each side and replacing them with real stone, colonial trim, and a fireplace door.

For us, the heart of the home is in the kitchen, and our vision was to create a great room with an open kitchen with a large island allowing not only me to feel part of the family at night while preparing dinners, but also for our guests to congregate over holidays or dinner parties. The new kitchen was designed with louver style “Bahamas” kitchen cabinets with dramatic contrasts of black forest granite, GE monogram appliances (including an oversized, six burner range with a custom hood by Vent-a-Hood), a wet bar area with



FOYER: For a wow effect, custom wood paneling, fresh paint, new doors, new stairwell and wood flooring give this traditional entrance an updated and elegant sense of arrival!



“A Master Wing with space, elegance and natural light is the epitome of what people want in today’s modern world - an oasis to retreat to!”



MASTER BEDROOM: Master bedroom brought to life with spacious viewing window showcasing the views of nature.

MASTER BATHROOM: Custom cabinetry, glass shower doors, quartzite countertops and sconces mounted on over-sized mirror makes for a traditional, but updated look.



PLAY ROOM: Perfect spot to play pool or kids to run around with lots of natural light and windows of the outside.

a separate sink and wine fridge, a stained dark kitchen island, large undermounted black sinks and chrome fixtures to give the home the old-world glamour that we wanted to create. We added an official mudroom off of the kitchen, complete with lockers for all family members and ample closet space, and updated the powder room for children and guests.

All wallpaper was removed and the entire home was painted in a sand color in Benjamin Moore paint with sharp, glossy, white trim. New two panel doors were added throughout with taller baseboards and wider trim where possible. We said goodbye to the dark green carpet, ceramic tile and replaced them with gorgeous real hardwood flooring, marble tile, modern ceramic tile and stain-resistant carpet with a modern flair. We redid all the electrical by adding outlets, bathroom light fixtures, and bathroom fans, as well as upgraded all canned lights to 4” or 6” wide LED throughout the foyer, great room and kitchen – all of which are energy efficient. To add some bling, we added chandeliers in the foyer and dining area.

Our renovation was a true labor of love, as most are. We could not have accomplished what we did without the expertise of Dan Jannenga and his subcontractors, who happily listened to what we wanted and worked hard to make it all become a reality. Looking back now that everything is complete, we are very happy with the outcome and feel blessed to have a home that feels both brand new and timeless – like it has been here forever.

Thank you for allowing us to share our story! Ryan & Christina Lund ☐



Christina Lund

Remodeling and decorating homes is a passion along with raising my two young children, Lillyana and Maximus, practicing law and consulting for my husband’s business in Kalamazoo, Michigan and Tampa, Florida. This home is my 10th project to date and one that I am most proud of!



MICHIGAN REMODELING, INC.

PRINCIPAL OWNER: Dan Jannenga

YEARS IN BUSINESS: 24 years.

BUSINESS PHILOSOPHY:

I have always liked a quote by Ben Franklin “doing well by doing good”. I think Zig Ziglar said it another way. “you can have anything you want in life as long as you help enough other people get what they want”.

CONTACT INFORMATION:

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Starting out as a building framer in 1991 I quickly began to enjoy the feeling of accomplishment that came with seeing an empty lot turn into a framed house in little more than two weeks; knowing that I was helping to create a home that could last a lifetime and beyond.

For the next 22 years I contributed to the building trades in the areas of new construction, the selling of building products, and the remodeling of home; the latter which has always been my passion.

Remodeling of an existing home can prove to be more challenging than most people think. Most times you are working on a home in which people have spent many years living in. This could be where their children learned to walk, or maybe there are notches on a piece of trim that marked their growth. There are a lot of emotions a homeowner will go through while someone is remodeling their home and you have to take that into consideration. You are dealing with their past and future all at once.

That is the primary reason I began my own business. My mission is to fully understand what my client wishes to accomplish in their remodeling project, but also what their expectations are of me, my company, and the sub-contractors and vendors we work with to complete the project, meet the client’s expectations, and have the satisfaction of a successful project.

My family and I live in Portage and as such do our best to employ, purchase goods and materials, and contract local sub-contractors to help us turn our client’s dreams into reality.

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