



PROPERTY CONCEPT STUDY

1,752 SF Residence | Space Planning & Renovation Concept

Existing: 3 Bedrooms • 2 Bathrooms | Concept: Potential 4 Bedrooms • 2 Bathrooms

EXISTING CONDITION

Generous square footage, but segmented rooms, an oversized kitchen with underused floor area, mixed flooring and dated finishes.

PRIMARY MOVE

Open the kitchen to the living room and anchor the new shared space with a large island.

VALUE OPPORTUNITY

Reallocate the formal dining room as a potential fourth bedroom without adding square footage.

THE OPPORTUNITY

At 1,752 square feet, the home already has generous interior space, but much of that square footage is divided into separate rooms and circulation areas that limit how large and functional the home feels. The concept focuses on reallocating the space that already exists rather than adding more.

OPEN THE KITCHEN + LIVING AREA

The existing kitchen is large, but a significant portion of its footprint is unused open floor area. The wall containing the refrigerator backs to the living room and separates two of the home's most frequently used spaces.

Concept: Evaluate removal of the dividing wall and create one connected kitchen and living environment anchored by a large island. The island would convert underused floor area into prep space, storage, seating and a central gathering point.

If the wall is load-bearing, the open concept does not automatically disappear. Subject to structural engineering and field verification, support posts could potentially be incorporated at each end of the island so the required structure becomes an intentional part of the design.

CREATE PURPOSEFUL EVERYDAY DINING

The bay-window area on the opposite side of the kitchen offers an opportunity for built-in banquette seating. This would create a defined everyday dining area while keeping the kitchen open and connected. Together, the banquette and island seating could reduce the need for a separate formal dining room.

POTENTIAL 3 BEDROOMS → 4

The existing dining room behind the kitchen is larger than one of the home's current bedrooms.

Concept: Evaluate converting the dining room into a fourth bedroom. Closing the opening behind the existing range would create separation for the bedroom while also creating another potential kitchen wall for refrigerator placement.

This could increase the home's functional bedroom count without expanding the footprint, subject to verification of applicable bedroom, egress and permitting requirements.

SOLVE REFRIGERATOR PLACEMENT + CIRCULATION

The refrigerator has more than one potential relocation path. If the dining room becomes a bedroom, the newly created kitchen wall may provide an appropriate location. Another option is to evaluate relocating the laundry/garage doorway to the adjacent wall, creating additional uninterrupted kitchen wall space.

Final placement would be determined after field measurements and verification of structural, electrical, plumbing, HVAC and circulation requirements.

USE THE KITCHEN'S FULL HEIGHT

The existing dropped kitchen ceiling visually compresses the room and limits cabinet height. Where construction conditions allow, raising the ceiling would make the kitchen feel taller and more integrated with the living area while allowing new upper cabinetry to extend to the ceiling for additional storage.

CREATE ONE COHESIVE FLOOR

The home currently transitions between carpet and multiple tile treatments across the bedrooms, living room, entry, kitchen, dining room, bathrooms, laundry and Arizona room.

Concept: Use one continuous primary flooring material wherever practical to visually connect the home, reduce unnecessary transitions and make the full 1,752 square feet feel more cohesive.

JAK PERSPECTIVE

This concept is not about changing everything. It is about identifying where space is being underused, understanding how one layout decision can unlock several others, and investing where the change creates meaningful function or value.

Opening the kitchen can create the island. The island and banquette can replace the need for formal dining. The former dining room can potentially become a fourth bedroom. Closing that room can also create a new kitchen wall that helps solve refrigerator placement.

One strategic change can create several functional gains.

TARGETED UPDATES BEYOND THE MAIN LAYOUT

Once the major space-planning decisions are established, the remaining work can stay focused rather than becoming renovation for renovation's sake:

- Remove popcorn ceilings throughout the home.
- Convert the primary bathroom tub to a walk-in shower and evaluate a double-sink vanity.
- Refresh the secondary bathroom tub/shower, vanity, fixtures and toilet.
- Replace undersized toilets with appropriately scaled modern fixtures.
- Complete cosmetic updates in the remaining rooms as needed.

WHAT ALREADY WORKS

The home does not need to be enlarged to create meaningful improvement. Its existing footprint provides enough space to support a larger connected kitchen/living environment, dedicated dining, improved storage and a potential additional bedroom. The concept preserves that underlying value while changing how the square footage works.

A PHASED APPROACH

The concept does not require the entire renovation to happen at once. Improvements can be prioritized and completed in phases based on budget and impact.

The larger space-planning changes can establish the long-term direction for the home, while projects such as the primary and secondary bathrooms can be completed individually as funds allow. Planning the overall vision first helps ensure that each phase works toward the same end result.

NO ADDED SQUARE FOOTAGE. POTENTIALLY ONE MORE BEDROOM. MORE USABLE SPACE.

————— **FUNCTIONAL SPACES**  **REAL RESULTS** —————

Conceptual recommendations only. Final design is subject to field measurements, structural review, code requirements and permitting.