



JAK REAL ESTATE CONCEPTS • COMPLETED PROJECT

Chandler Condo | Space Planning & Full Renovation

Approx. 980 SF • 2 Bedrooms • 2 Bathrooms • Approx. \$93K Renovation Investment



BEFORE | Divided main living space

THE OPPORTUNITY

The condo had good square footage but felt unnecessarily chopped up. During purchase inspection, the kitchen/living wall was evaluated and confirmed removable. Accessible plumbing adjacent to an open area also revealed the potential for a second full bathroom. If the core renovation vision had not been feasible, the property would not have been the right investment.

KITCHEN TRANSFORMATION

The original bright-red, enclosed kitchen became a more connected workspace without unnecessarily relocating the core kitchen functions.



AFTER | Open, connected kitchen and living area

OPEN THE KITCHEN & LIVING SPACE

The kitchen footprint worked, so the primary appliance and plumbing layout stayed. The dividing wall came out, all cabinetry was replaced with ceiling-height cabinets, a two-tone finish was introduced, and a large contrasting island added prep space, seating and a central gathering point.



BEFORE | Enclosed red kitchen



AFTER | Ceiling-height two-tone cabinetry and island

Reclaiming Space, Adding Function



BEFORE | Second Bathroom

CREATE A SECOND FULL BATHROOM

Accessible plumbing adjacent to an open area presented an opportunity to add a second full bathroom. The change turned previously unused/open space into a valuable new function without adding square footage.



AFTER | Second Bathroom

SIMPLIFY THE PRIMARY BATH

The original tub/shower was replaced with a walk-in shower with one glass door. The bathroom renovation improved everyday function while supporting the larger circulation changes in the primary suite.



BEFORE | Primary Bath



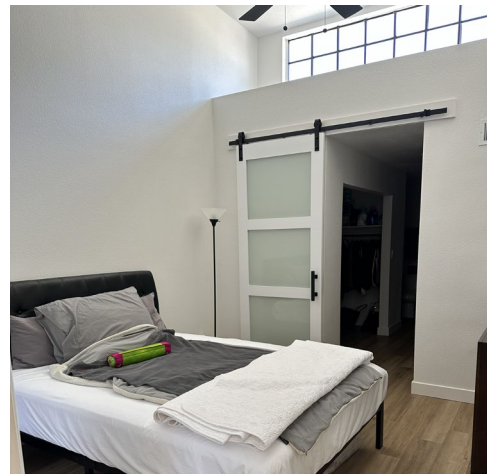
AFTER | Primary Bath

SIMPLIFY THE PRIMARY SUITE

Multiple entrances created unnecessary circulation. Redundant openings were closed and reclaimed as a walk-through closet leading to the primary bathroom. A large frosted-glass barn door provides privacy when desired without a traditional door swing consuming space.



BEFORE | Redundant opening and circulation



AFTER | Frosted-glass barn door and simplified access

Whole-Property Thinking

QUESTION WHAT ELSE CAN CHANGE

The wood-burning corner fireplace was questioned later. Once removal was confirmed feasible, taking it out allowed the adjoining wall to be squared off. One bump-out remained because it serves the fireplace in the unit below, so the design worked around that fixed condition.

RECLAIM SMALL SPACES

An obsolete living-area bathroom entrance became a coffee bar, and open shelving was enclosed to create more useful pantry storage. The approach throughout the property was simple: if space already exists, ask whether it could work harder.

PLAN THE WHOLE PROJECT

The completed renovation represented approximately \$93,000 in total investment, including flooring and new windows. Looking back, defining more of the total scope and sequencing upfront could have reduced costs and improved efficiency—an owner lesson that now informs the JAK approach.

REUSE BEFORE REPLACING

The project also reinforced a practical renovation lesson: before demolition, inventory what can be salvaged or repurposed. Existing doors and materials may have future value elsewhere in the project and can reduce unnecessary replacement costs.

THE RESULT

Without adding square footage, the renovation created a connected kitchen and living environment, large central island, ceiling-height two-tone cabinetry, a second full bathroom, improved primary-suite circulation, walk-through closet, pantry storage, coffee bar, and updated flooring and windows.

THE JAK PERSPECTIVE

This project wasn't about changing everything. It was about recognizing what didn't need to be there, identifying what existing space could become, and investing where a change created meaningful function or value.

NO ADDED SQUARE FOOTAGE. MORE USABLE SPACE.

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