

GOLD

Kitchen Less Than \$50,000

**RISHERMARTIN FINE HOMES, AUSTIN, TEXAS,
RISHERMARTIN.COM**

The existing narrow galley kitchen didn't accommodate more than one person. A basement directly below presented moisture problems. To open the space, the design team used the formal dining room space to turn the kitchen to face the living area. New appliances with floating glass faces add a sharp, clean feel. A marble backsplash adds a textured element to the sleek room. A Hanstone-topped island increased counter space and white bar stools yield an inviting common space. Birchwood floors replace the laminate. To combat the moisture problem, a team of specialists created an air gap between the existing cinderblock walls and the interior stucco walls. Space was left in the subfloor. All of this led to a common drain that directs water out of the home. The utility closet was transformed into a large dehumidifier to remove remaining moisture from the room.



Gallagher Studios

SILVER: Progressive Builders Northwest,
Portland, Ore., pbnw.net