



Whole House Remodels

Whole house remodels are growing in popularity. This approach allows homeowners to not only gain some wonderful living spaces, but also ensures that the home's revised floorplan flows in a truly livable manner.

Whole house remodels are for homeowners who love their neighborhood but have either outgrown or grown tired of the existing amenities offered in their home. There are a variety of ways to approach a whole house remodel. As with any remodeling project, the scope of work depends on the home, the owner's needs, and the budget. Some homeowners are satisfied with simply updating the home inside and out with new fixtures, appliances, materials, and colors. One step further would be to modify the interior layout by removing and relocating partition walls with minimal changes to the exterior. Another step further would be to remodel the interior layout while also picking up additional square feet with an addition out or above. A major whole house remodel would be to redesign the entire home by reconfiguring living and sleeping space by removing and relocating a majority of the walls, giving the home a new layout and a new exterior appearance.

When contemplating a whole house remodel, it helps to break your wish list down into "must haves", "nice to have," and "luxuries". A good designer or architect can use that list as a guide as he or she determines how to make the best use of your existing space and show you the potential your home has in terms of views, set backs, aesthetics, mechanicals, and structural challenges. With today's technology, many designers can walk you through your proposed new home with computer generated 3 - D models.

Because whole house remodels can change the look of your home's exterior, it's best to have a good understanding of

any subdivision or community restrictions that must be taken into consideration. Some municipalities require planning commission approval. This approval process can extend the timeframe of the overall project. Actual building time can vary based on the extent of the remodel.

Remodeling an existing house is more eco-friendly than tearing it down and building a new one because it keeps tons of construction debris out of landfills. In addition, sometimes the existing home sits closer to either the road or side yards than is currently allowed. If the existing house is completely removed from the property, any new home would have to comply with

Should I Stay or Should I Go During Construction?

"I strongly recommend moving out for privacy and health reasons, both mental and otherwise. My clients add renting a furnished apartment nearby for the duration of the remodel into their budget. If you think you can't afford to move out, take some luxury element or high-end finish out of the project. Your well-being (and relationship) is not a luxury."

– Marianne Kohlmann, Blue Hot Design

“When contemplating a whole house remodel, the reaction of your neighbors also needs to be taken into consideration. If the plan is to increase the size of the home, you need to determine how the size of your new home will compare to other homes in the area. The way your home blends with the existing neighborhood can have an impact on resale value.”

– Steve Gosenheimer,
Imagery Homes, LLC



Existing



Proposed



Using the home’s original footprint, this illustration shows a dramatic new style that offers both more space and updated styling.

the current zoning setbacks, which may result in a smaller building pad.

As with any remodeling project, there isn’t much that can’t be accomplished in a whole house remodel. The major limitations are budget, building footpad, and imagination. If you are thinking about a whole house remodel, it pays to sit down with a building professional and discuss the various options available. With a little hard work and creativity, you can work with your remodeler to turn your current home into the home of your dreams.

Marianne Kohlmann from Blue Hot Design, Steve Gosenheimer from Imagery Homes, LLC, Jim Pitzen from Pitzen Design, Ltd. and Ron Klassen from Wallner Builders shared their expertise for this article.

Opposite page: photo below courtesy of Wallner Builders.

This page: top right photo courtesy of Imagery Homes, LLC. Renderings courtesy of Blue Hot Design. Photos at right courtesy of Pitzen Design, Ltd.

A whole house remodel can really emphasize the things you love about your existing home – and give you a home you’ll appreciate even more.



Before



After