

INTERIORS

THE EISENSTEINS
1614 PEBBLE BEACH



THE KITCHEN REMODEL...

How long have you lived at Magnolia Point?

We moved here from Jacksonville in November of 2005.

the front wall of our house and it damaged our flooring which caused us to empty our house and temporarily move out. Time to repaint baseboards, walls, and crown moldings. With the floor change the only original items that would be let were the laundry room and hall bath floors. So they got changed as well, over 2,300 square feet in total.



What have you done to the interior since you've been here?

In 2017 we remodeled the owners bath, and changed out the lighting and countertops in the hall bath and pool bath. In 2021 we suffered water intrusion through

What motivated you to undertake this kitchen remodel?

We suffered a water loss that destroyed our flooring and everything in the house was packed and we were 95% moved out. This was the opportunity to finally update my kitchen. I loved the cherry cabinets and cherry wood

floor but was so tired of the darkness. I had granite countertops but why the previous owner put in an over mount sink is one thing I never understood. Time to fix that too.

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INTERIORS

BUT FIRST THE FLOORS...

What were some specific items you included in your 'wish list'?

To change out the color of the cabinets, new flooring of course and to have a single level countertop. New granite with undermount sink and whatever little upgrades I still didn't know about at the time. Cabinets were all raised 1/2" as well.

How did you come to select a contractor for the job?

USAA has preferred contractors so we started with a company. It was difficult trying to work the wall loss and flooring loss while still trying to get my kitchen work done at the same time. Dealing with the insurance company complicated the process. After several weeks the company USAA recommended left to help with damage in Texas during the crazy winter storm that occurred. So we were back to square one. We shopped for flooring contractors for several months. Again my dilemma was trying to address flooring and wall repair through insurance and adding my kitchen to the mix. Once we received the lump sum payout we found a general contractor that was able to coordinate all the projects.



Did you use your own or the contractor's layout/design tools?

I wasn't moving walls other than converting the two tier countertop to a single so there weren't any layout designs to work with.

How did you source the fixtures?

I made this hard on myself and did the selection of all the materials. Shopped for a month and visited 10

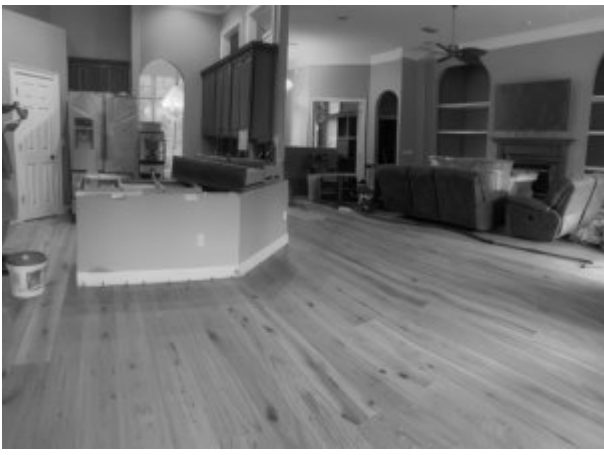
granite yards before selecting one that was unique and earthy.

How did you choose the colors, paint and/or wall coverings, cabinet hardware?

I had orangish gold walls that I wanted creamy beige and found a color called Antler by Sherwin Williams. I love it! Once the granite was selected I just needed to find a backsplash tile to blend in and not compete with the countertop. I chose an under mount Ruvati

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workstation, sink button disposal and added a few additional light outlets with USBs and USB C.

What were some of the challenges of the project?

The contractor went on a cruise during this job and then he was short handed and there was a delay in materials. When things weren't on schedule or a problem came up I had to figure out a way to make it happen. I am grateful I have a work background that lent to me taking charge when needed. I had to reschedule the cabinet painting 3 times due to delays in getting the new flooring in. This was 2021 the year after covid and the supply chain was a mess.

How did the budget level up at the end?

Budget was fine - overall I used a spreadsheet to track every expense and the contractor had a good system he used so over-all pleased with the investment.

What advice can you offer someone planning a similar project?

Don't. LOL This is a tough question since the scope of work in a kitchen remodel can have more dramatic changes than I had but if I had it to do over again I would have started the search for a contractor to do all the work from the beginning and not have looked for one for each component of the work to be done, i.e., flooring, walls, and then kitchen. Get 3 bids from 3 GC and get references. Pick your style and color scheme first. Then select your countertop followed by backsplash and then everything falls in behind.

What improvements to your home, if any, are you considering next?

Since the interior work in 2021 we replaced our roof, removing our solar panels for good. This year we remarcited our pool and refinished our pool deck. The only things left on our list to do is to apply a coating to our garage floor and maybe a screen for the garage door.

