

#### CASE STUDY

# 1

A client is looking to downsize from their large second home in Sea Pines. They love the community, but don't want to leave a large home for their children to maintain. So, they decide to sell their home and purchase a smaller villa on the golf course. It's a perfectly sized second home for them to enjoy. The only problem is that the villa is 50 years old and hasn't been updated since the '90s.

We met with the client to discuss their ideas and budget. We then created a design and cost estimate that satisfied their needs. After obtaining the necessary approvals, we remodeled their villa providing them with an entirely new: kitchen layout, finishes and appliances; expanded foyer and laundry; redesigned master and guest bathroom; new custom closets; converted their porch into an fully enclosed sunroom; redesigned dining room with built in bar and serving area; new impact windows, exterior doors and sliding glass doors as well as wood flooring and accent walls. Now, their villa looks like a model home straight out of a magazine and the client couldn't be happier.

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# 2

A client has a beautiful, existing home in Hilton Head Plantation directly on the marsh. The views are spectacular, but the kitchen layout is not conducive to entertaining or daily living and the finishes are tired.

We met with the client to learn their ideas and develop an understanding of how they would like their kitchen to function. We then designed a new kitchen layout that compliments their existing dining area, has perfect flow for entertaining, is functional for daily living and most importantly takes advantage of the million dollar views! We removed walls; added support beams; reframed the ceiling and walls; relocated plumbing, electric and gas lines; installed drywall, fresh paint and new cabinets; installed countertops with custom waterfall features; installed Calacutta marble backsplash, new appliances and added recessed LED ceiling lights as well as some very cool LED lights along the toe kicks of the cabinets (a 'must have request' from the home owner). We also used this as an opportunity to spray foam insulate the entire roof deck and replace the aging HVAC system. Now the client has brand new, modern kitchen to enjoy with their friends as well as a more energy efficient home thanks to the spray foam insulation, new HVAC system and appliances.

#### CASE STUDY

# 3

A client purchased an existing home and was interested in making some exterior improvements so they could hopefully sell their home at a profit one day. We meet with them to learn what ideas they had in mind along with the amount of money they were comfortable investing. We then shared our suggestions as to which improvements would provide the greatest ROI and make their home most marketable.

The client trusted our suggestions and the work began. We provided extensive demolition of the existing back patio, outdoor kitchen and existing landscaping. We then provided a new patio, resurfaced pool deck, newly designed outdoor kitchen area, aluminum railing to open up the views, tiled the front porch and redesigned the landscaping throughout the property. The homeowners were then able to enjoy the newly finished property for 2 years before selling at a substantial profit while avoiding capital gain taxes.