

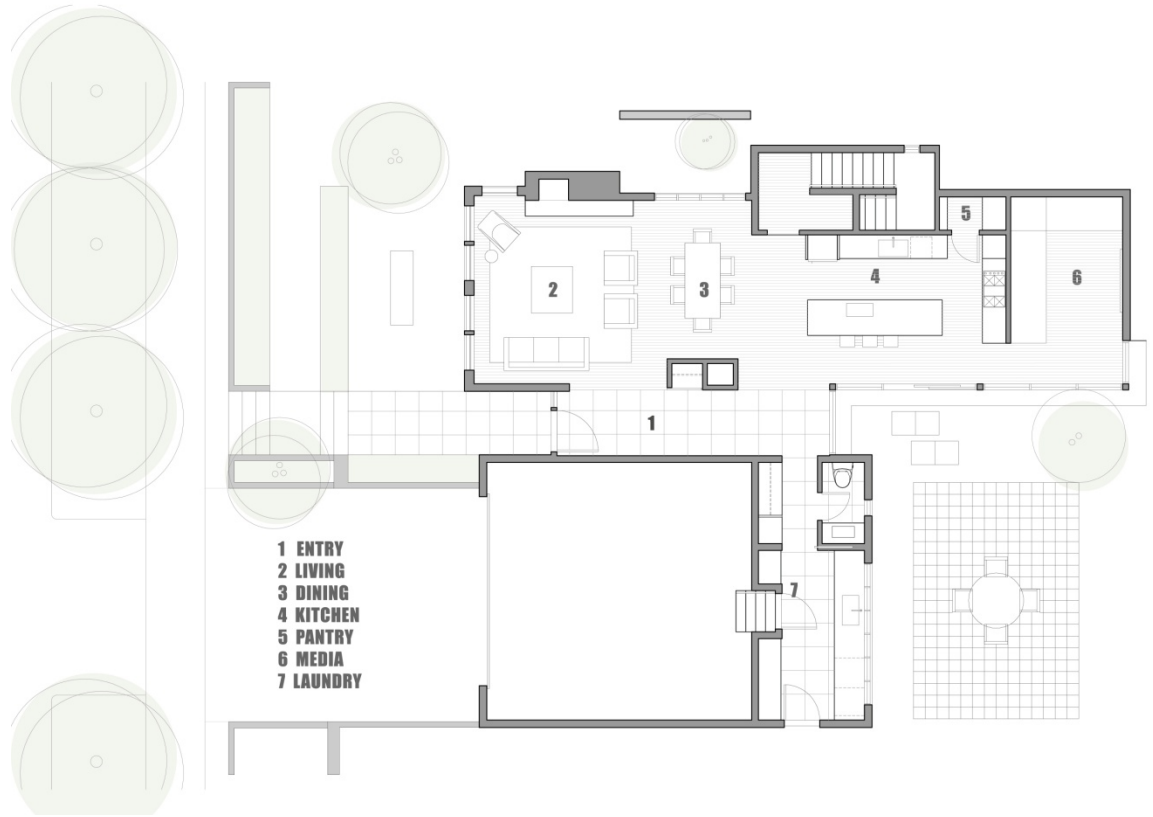
Magnolia City House

Location: Seattle, Washington
New Construction Completed 2015
Contractor: Mint Build LLC
Building Area: 3,318 SF
Photographer: Lara Swimmer

Situated in the Seattle neighborhood of Magnolia, the goal was to create a modern spacious home with lots of light, a classic yet modern feel all while managing a limited budget. Economy of structure and materials was exercised.

HOW TO TRANSFORM A LIMITED BUDGET:

- **A TIGHT DESIGN:** The house is laid out on a grid. Structure, materials, windows, and casework, all align to create a harmonious design. “I moved walls, prefabricated cabinets, 4x8 exterior siding, and windows within inches to align.”
- **FOCAL POINTS:** The large grid windows transform the house inside and out and provide high impact street appeal. The large marble slab at the kitchen wall is illuminated and is a dramatic backdrop visible from inside and out.

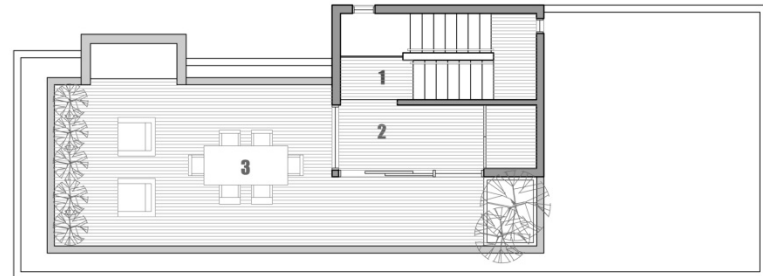


“With a modest budget you choose selectively. It’s like an outfit, Prada shoes and a gap t-shirt is just fine... you do not need all Prada.”

The project was a transformative journey from a spec built budget to a luminous design that reflects the client’s spirit.



- 1 MASTER**
- 2 DRESSING**
- 3 MASTER BATH**
- 4 OFFICE**
- 5 GUEST**
- 6 STAIR TO ROOF DECK**



- 1 STAIR**
- 2 YOGA STUDIO**
- 3 ROOF DECK**