



COMPLIMENTARY
TOUR GUIDE

STEP INSIDE.

 Remodeled
HOMES TOUR

October 8-9, 2016
10:00 a.m. - 5:00 p.m.

Experience the region's most
beautifully remodeled homes.



**MASTER BUILDERS
ASSOCIATION**
of King and Snohomish Counties

REGISTER FOR FREE AT
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WELCOME

Remodeled HOMES TOUR

NAVIGATE THE TOUR WITH
YOUR SMARTPHONE
remodeltour.com/mobile

SATURDAY-SUNDAY
OCTOBER 8-9
10:00 a.m. - 5:00 p.m.



KEY
Open Saturday Only
Open Both Days

GET YOUR FREE TICKETS AT
remodeltour.com

2016 GUIDE TO HOMES

HOME	ADDRESS	REMODELER	OPEN
1	22432 98th Ave W, Edmonds 98020	Chermak Construction	Both Days
2	18204 NE 159th St, Woodinville 98072	City Builders Inc.	Both Days
3	4136 117th Ave NE, Kirkland 98033	J.A. Ratto Company	Both Days
4	17700 NE 136th St, Redmond 98052	G.R. Burgess Co., Inc.	Sat Only
5	17016 NE 135th Ct, Redmond 98052	Tenhulzen Residential	Both Days
6	16427 SE 48th Ct, Bellevue 98006	Sockeye Homes	Sat Only
7	4515 51st Place SW, Seattle 98116	Schulte Construction	Sat Only
8	4421 50th Ave SW, Seattle 98116	Renewal Remodels and Additions	Both Days
9	2111 E Mercer, Seattle 98122	Gaspar's Construction and Handyman	Both Days
10	1238 17th Ave E, Seattle 98112	Irons Brothers Construction	Both Days
11	3801 Latona Ave NE, Seattle 98105	Remodeling Stop: Dunn Lumber Seattle	Both Days
12	3920 Midvale Ave N, Seattle 98103	CRD Design Build	Sat Only
13	1606 N 54th St, Seattle 98103	36th Avenue Design Build	Both Days
14	1207 NW 83rd St, Seattle 98117	Irons Brothers Construction	Both Days
15	8907 31st Ave NW, Seattle 98117	Mighty House Construction	Both Days
16	618 N 117th St, Seattle 98133	Harjo Construction	Sat Only

PLEASE OBSERVE THESE RULES AS A COURTESY TO THE HOMEOWNERS:

- No strollers; children must be carried or walk
- Children must be supervised at all times
- Shoes must be removed before entering homes
- Booties will be provided and must be worn at all times
- No pets
- No food or drink
- No photography (still or video)

ATTENDEES OF THIS EVENT consent to being photographed or videotaped by the Master Builders Association at the event to which this guide provides entry, and authorizes the Master Builders Association to use any such photographs or videotapes for any lawful purpose, with or without advertising sponsorship, in any media, including as still photographs, transparencies, television, video, internet display or other similar media, without compensation to the ticket user. The ticket user releases Master Builders Association, and any associates, as well as any assignees, from any and all claims, including claims for injunctive relief or damages, for copyright infringement, libel, slander, invasion of privacy or any other claim based on use of the above-described material(s). Use of this ticket constitutes agreement, on the day the ticket was used for entry, to this release. Every effort is made to ensure the accuracy of the information printed in this guide, however the Master Builders Association claims no responsibility/liability for errors or omissions in this material, including advertisements.

1

22432 98TH AVE W, EDMONDS 98020

OPEN
BOTH
DAYSKITCHEN
LIVING ROOM

The home was a typical 1950s Rambler. The homeowner wanted an open, contemporary space to accommodate aging in place. The redesign included raising the sunken living room and repurposing existing rooms to create a home office, craft room, remodeled bath and luxurious walk-in-closet. The "new home" is open and bright!


chermak.com

2

18204 NE 159TH ST, WOODINVILLE 98072

OPEN
BOTH
DAYSADDITION
BATHROOM
BEDROOM
KITCHEN
LIVING ROOM
MASTER BATH
WHOLE HOUSE

In this '70s split-entry home, we reconfigured the kitchen, living room and dining room into a wonderful community space. We also did a master bathroom addition and guest bathroom remodel. Whether you are envisioning your dream home or remodeling an existing one, City Builders has the experience and expertise to build it right and turn your dream into a reality.


citybuildersinc.com

4136 117TH AVE NE, KIRKLAND 98033

3

OPEN
BOTH
DAYS

The dramatic Baraccata granite on the island is the centerpiece of this Bridle Trails remodel. Custom cherry cabinetry, honed countertops and professional appliances complement the unique design, along with the recycled wood furniture. These mixed materials combine to transform this 1984 space into a spectacular twenty-first century chef's kitchen.



KITCHEN

J. A. Ratto

B U I L D E R

The Art of Remodeling®

jaratto.com

17700 NE 136TH ST, REDMOND 98052

4

OPEN
SAT
ONLY

This 1983 English Hill kitchen had seen many family dinners. An existing closet became a large built-in pantry, drywall soffits were removed and the window enlarged to add spaciousness. Clear-grade hickory cabinetry and beams, a farmhouse sink, and quartzite countertops make the kitchen a real family centerpiece.



KITCHEN

G. R. Burgess
Co., Inc. **B**

grburgess.com

5

17016 NE 135TH CT, REDMOND 98052

OPEN
BOTH
DAYS

The extended main floor allows for a larger and lighter entertaining area. The outdoor patio becomes an extension of the new space and features a sitting deck surface perfect for morning tea. The laundry room boasts improved functionality, while a newly sculpted exercise room provides space to sweat.

KITCHEN



TENHULZEN RESIDENTIAL
DESIGN/BUILD REMODELING

tenhulzen.com

6

16427 SE 48TH CT, BELLEVUE 98006

OPEN
SAT
ONLY

In this \$50K is What You Pay™ fixed price, fixed timeframe kitchen package program remodel, the homeowners selected the package, approved the contract, then 30 working days later moved into the kitchen of their dreams! Sockeye Homes' kitchen and remodeling packages offer multiple styles and price point choices.

KITCHEN



Custom Homes ♦ Additions ♦ Remodels

sockeyehomes.com

4515 51ST PLACE SW, SEATTLE 98116

7

This West Seattle home needed a grand entertaining space that maximized the view. New windows and French doors open to a deck facing the view, and hardwood floors add cohesiveness. The chef-worthy kitchen has new cabinets, ample storage and built-in benches. The results are beautiful, and the clients are thrilled!



OPEN SAT ONLY



BATHROOM
BEDROOM
KITCHEN
LIVING ROOM
MASTER BATH
OUTDOOR SPACE

schultebuilder.com

4421 50TH AVE SW, SEATTLE 98116

8

The focus of the remodel was to open and modernize the kitchen and living area. The chimney removal provides significant spaciousness, while wood and marble modernize. The portable island can be easily transported for larger gatherings. This kitchen is now rich in spaciousness, design and convenience for the homeowners.



OPEN BOTH DAYS

IN PROGRESS

KITCHEN



remodelingsouthsound.com

9

2111 E MERCER, SEATTLE 98122

OPEN
BOTH
DAYS

KITCHEN

The homeowners of this 1926 home wanted to bring some of the original charm back to the kitchen and living spaces while also adding modern conveniences. The remodel included charming moulding, light fixtures and finishes, while updating with larger living spaces, appliances and a beautiful gas fireplace.



GASPAR'S

*The Standard in
Design Construction*gaspars.com

10

1238 17TH AVE E, SEATTLE 98112

OPEN
BOTH
DAYSKITCHEN
BATHROOM
LIVING ROOM

This 1905 Capitol Hill home has lots of charm. A new kitchen design and expanded powder room increase the homeowner's storage space and functionality. With new, luxurious finishes throughout, from countertops to flooring, this home is now a complete package and an amazing space!

Design + Build
centerironsbc.com

3801 LATONA AVE NE, SEATTLE 98105

11

OPEN
BOTH
DAYS

Dunn Lumber Co.® is a family-owned building materials supplier doing business in the Puget Sound for more than 100 years. With an ever-expanding product offering and locations from Everett to Normandy Park, their friendly, knowledgeable staff are ready to help you with your building material needs. Dunn - More than just Lumber! Visit dunnlumber.com.



BE SURE TO CHECK OUT THE WINDOW SHOWROOM, FEATURING A GREAT DISPLAY OF WINDOWS AND DOORS FROM MARVIN AND MILGARD.



dunnlumber.com

3920 MIDVALE AVENUE N, SEATTLE 98103

12

OPEN
SAT
ONLY

You'd never know what exists behind the humble original façade of this small 1906 craftsman house. The award-winning near-total remodel is a wonderful blend of vintage charm, comfort and modern luxuries. The Midvale House features an updated, modern floor plan and energy-saving technology while maximizing connection to outdoor spaces.



DESIGN
BUILD
BALANCE

crddesignbuild.com

ADDITION
BATHROOM
BEDROOM
KITCHEN
LIVING ROOM
MASTER BATH
OUTDOOR SPACE
WHOLE HOUSE

13

1606 N 54TH ST, SEATTLE 98103

OPEN
BOTH
DAYS

ADDITION
BATHROOM
BEDROOM
KITCHEN
LIVING ROOM
MASTER BATH
WHOLE HOUSE

This 1920s Wallingford craftsman bungalow was last left with an uninspired '90s remodel. The homeowners wanted to increase square footage and modern functionality—while maintaining the original bungalow charm. A 500+ square-foot second-floor master suite addition was designed with much client collaboration, along with a complete redesign of the main-level floorplan.



36designbuild.com

14

1207 NW 83RD ST, SEATTLE 98117

OPEN
BOTH
DAYS

BATHROOM
BEDROOM
EXTERIOR RENOVATION
KITCHEN
LIVING ROOM
OUTDOOR SPACE
WHOLE HOUSE

This 1941 Ballard classic was renovated inside and out. On the main floor, an expanded kitchen and revised master bathroom and bedrooms exist with the original architectural details intact, creating visual balance. A widened stairway leads downstairs to a reconstructed basement. The modernized exterior wows and a brand new deck expands the entertainment area.



ironsbc.com

Design + Build
center

8907 31ST AVE NW, SEATTLE 98117

15

OPEN
BOTH
DAYS

Our clients wanted more space for their artistic pursuits than their small North Beach home could offer. So they decided to build a DADU (detached auxiliary dwelling unit). The two-story artist loft adds a lot more space with a minimal footprint. Project features include reused metal siding, a salvaged barn door and spiral staircase, and loads of natural light, plus beautiful paintings covering the walls!



ADDITION
BATHROOM
OUTDOOR SPACE
WHOLE HOUSE



mightyhouseconstruction.com

618 N 117TH ST, SEATTLE 98133

16

OPEN
SAT
ONLY

This 1923 remodel features a new kitchen and bathroom on the main floor, along with an all new basement buildout including new bath, laundry room and bedroom. Details include a reconfigured, modernized kitchen and custom bathroom vanity table made out of reclaimed wood from a dock.



BATHROOM
BEDROOM
KITCHEN
LIVING ROOM
MASTER BATH
WHOLE HOUSE



harjoconstruction.com

What are the Remodeled Homes Tour Dates?

The tour will take place Saturday, October 8, and Sunday, October 9, from 10 a.m. - 5 p.m. Some homes are only open Saturday, so please check this guide carefully.

Where can I get my free tickets?

Online registration is open now. Visit remodeltour.com. The Remodeled Homes Tour is a free event but we encourage you to make a donation to our charity partner, Rebuilding Together Seattle, at the time of registration.

Where will the Remodeled Homes Tour take place?

This year's tour will feature homes in the Seattle area and the Eastside, including Bellevue and Kirkland.

How will I be able to find the homes on the tour?

Use this guide to navigate the homes on the tour or go to remodeltour.com/mobile on your smartphone.

Where can I get more info about the homes and builders?

The latest information about each home and builder, plus 360-degree virtual tours, can be found at remodeltour.com.



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