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WINTER

Remodeling News

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2005 National Contractor of the Year

Courtesy of
Keilty Construction, Inc.
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Photos: Courtesy of Travis Industries, Inc. (www.travisproducts.com)



Light my Fire

There is something quite magical about sitting in front of a fireplace and watching the flames flicker and dance. Time seems to stand still and the stresses of the day fade away...

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The Looking Glass gas fireplace features a one-way mirror that displays when the fire is off. It also includes a hidden aromatherapy tray.

Move or Remodel?

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With the current housing frenzy going on in Ada County, we are being asked by a lot of people "should we move or remodel?" If this is your dilemma, hopefully this will help you work through the thought process.

The first thing to evaluate is how moving vs. remodeling will affect your quality of life. Would moving create more of a commute to work? Would your children have to change schools? Do you like your current neighborhood and the amenities it offers? Can you have the same features built into your existing home that you are looking for in a new home—such as increased space or a more functional floor plan?

Secondly, determine how much it would cost to move. Consider not only the moving expenses, but also the cost of selling your existing home, starting with that 6+/-% commission (on a \$200,000 home it is \$12,000.) Additional closing costs can be another 2%. Next, estimate how much it would cost to buy a new home. Again you

have the closing costs and the expenses involved in financing a larger mortgage.

If you decide that remodeling is the better alternative, then start out by determining your budget. Remember that when you remodel, you're doing it for the enjoyment of the improvements, not just for what you may recoup when you eventually sell. You may want to start by talking to a lending agent or getting an appraisal. With the median price of housing in Ada County increasing substantially over the first part of the 2005, you may have more equity in your current home than you thought and conversely, a new home could be out of your budget.

Next, give **Keilty Construction** a call. As a professional remodeler, we will work with you from design through project completion. Visit our web site and look at the 2005 Cost vs. Value Report put out by *Remodeling* magazine. A word of advice, if you are planning on a room addition and/or remodel this spring or summer, you should start the design process early in the year. ■

Light my Fire

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as a pleasant dreaminess overtakes us. Add to that some fine food and soft music, and you have the recipe for a delightfully relaxing experience.

Fortunately, the fireplace is no longer limited to areas that can accommodate heavy masonry construction, and to have a realistic flame does not require chopping and hauling wood.

The fire upon the hearth is low,
And there is stillness everywhere,
And, like winged spirits, here and there
The firelight shadows fluttering go.

Eugene Field



Photo: Courtesy of Hearth & Home Technologies Inc. (www.hearthhome.com)



Photo: Courtesy of Dimplex North America Limited (www.dimplex.com)

The Soulstice gas fireplace is designed with a scaled-down footprint and low heat output for smaller rooms. It comes standard with a sleep timer so you can fall to sleep to the warmth and beauty of a fire. You can also program the unit to automatically light anytime, making it a much more inviting way to wake up than an alarm clock.

Gas and electric fireplaces have come a long way. Today their appearance is so convincing that it often takes a second look to distinguish them from the wood-burning variety. In addition, several gas and electric fireplaces have now been sized specifically for use in bathrooms, bedrooms and other intimate spaces. Although these mini-fireplaces have the capability of warming up a chilly room, they are designed to be used year 'round and in warm climates. Often the purpose is to create that special ambience that comes from firelight and glowing embers.

If you need the crackling and popping of burning wood in order to evoke the nostalgia you desire, some gas and electric fireplaces have those realistic sounds included as a part of the operation of the appliance. Or, you can purchase a CD recording and have it merrily snap-crackling in the background.

When purchasing a fireplace, consider the following:

- ❖ Direct vent gas fireplaces do not need a foundation or a chimney, as do wood-burning fireplaces. They burn efficiently and vent any combustion byproducts and moisture straight through the wall to the outside, preserving indoor air quality. Thermostatic and remote controls are often available.
- ❖ Electric fireplaces are convenient and flexible. They don't require a chimney, vent or gas line. You simply plug them into a 110 electrical outlet. They can be moved from room to room, as you please. They operate with or without heat. ■

The Corner Wall Mount electric fireplace conveniently fits into corner areas that are not typically used in a room. It comes with a 3-stage remote control, and the flames operate independently from the heater for year 'round use.

HOT!
HOT!
HOT!

What's hot in today's kitchen and bath appliances? The following items are hot in more ways than one!



Engineered Glass Products introduced a stylish, elegant and easy-to-clean alternative to traditional radiator towel warmers this year. The Thermique towel warmer is made almost totally of glass, with the glass itself serving as the heating element. Invisible thin film conductors achieve a quick warm-up and uniform heating across the entire surface of glass. The glass can be customized with personal monograms and is available in different metal finishes. The towel warmer was voted the Best New Bath Product at the 2005 Kitchen/Bath Industry Show in Las Vegas.

Gaggenau's ED 220 combination steam and convection oven combines the dry heat of a convection oven with non-pressurized steam. The steam generator can produce four different degrees of humidity in the oven. It is also possible to give bread a crispy crust or poultry a golden brown finish by setting the convection mode to 0% humidity. Cooking is quick and easy with minimal need for additional oils or fat. Vitamins and other nutrients in the foods are preserved. The ED 220 has been recognized with a Good Design Award from the Chicago Athenaeum.



Photo: Courtesy of Engineered Glass Products (www.egpglass.com)

Photo: Courtesy of Gaggenau (www.gaggenau-usa.com)

ENTRANCE EXAM

This organized back entry below features filler boxes and pegs to capture coats, backpacks, umbrellas, etc. There are mailboxes for storing special treasures to show mom and dad, and file drawers below with files for each day of the week. Shoes can be slid underneath the elevated bench and out of the traffic path.

If you find yourself stumbling over jackets and shoes left in disarray at the back entry, or desperately trying to locate your phone bill in the piles of mail you dumped on the kitchen counter as you walked in, you need to get your home's entrance organized. There's no better way to do that than with cabinets.

Think about your family's daily activities and all those things you are constantly bringing in and out of the house—purse, keys, boots, coats, backpacks, umbrellas, newspapers, and more. The traditional hall closet does not provide enough divided space to organize and store these items.

What about including a mail center to organize bills and other correspondence, removing it from your kitchen counter? You need a place to store supplies as well—such as envelopes, paper, stamps, address labels, pens, scissors, and tape, not to mention a wastepaper basket for mail items you don't wish to keep.

Once you list all the items for which you normally need space, a design can be drawn up for a multi-purpose entrance that can provide the perfect solution for all your clutter. Using custom and/or semi-custom cabinets, a truly unique space can be created that solves organization challenges in an attractive and functional manner. ■

Photos: Courtesy of Omega Cabinetry (www.omegacabinetry.com)



This multi-purpose entrance above includes cabinets outfitted like school lockers with hooks and shelving. A solid wood counter creates a handy desk for a kitchen mail center while apothecary drawers and divided shelves help you organize paperwork.



GRAND Opening!

Our clients came to us at **Keilty Construction** dreaming of a glamorous but “warm” Country kitchen and great room where their children and grandchildren could gather for family events and holidays. They envisioned an open area that would allow them to work in the kitchen while still participating in activities with the rest of the family. In the typical 1980s fashion, the existing kitchen, formal dining room and formal living room were distinct separate areas. Our clients’ goal was to open up the space for better flow and to incorporate all the areas into a multi-functional space. Also typical for the 1980s, the kitchen was U-shaped with a standard 8' flat ceiling.

To accommodate the great room effect we removed the dividing wall, along with the pantry and entry closet, which separated the kitchen from the formal dining room and den. Because of an existing structural beam at the end of the wall, ornamental pillars were installed to disguise the support posts. To further enhance the feeling of elegance when entering the home, arches were added to both disguise and connect the beams. The kitchen



design included removing the peninsula and replacing it with a large work island in the center of the kitchen where family members could gather. To make the area feel larger and more open, the ceiling in the kitchen was changed from an 8' flat ceiling to a vault by “sistering” new scissor trusses alongside the existing trusses. This allowed us to vault the ceiling without disturbing the existing roof. With the additional wall space created by the vault, we were also able to add sloped transom windows above the cabinets for more natural lighting. New oak hardwood flooring was installed throughout the entire space to further unite all the areas.



Little hands helping...

