

Featured Builder

TK Building & Design LLC

(see ad p. 28)

PROJECT TRADE PARTNERS**Alliance Custom Cabinetry** (see ad p. 32)**Brubaker Painting and Paperhanging LLC** (see ad p. 34)**Flow Mechanical LLC** (see ad p. 36)**Indoor City** (see ad p. 36)**King & Company** (see ad p. 34)**Natural Stoneworks** (see ad p. 30)**True Phase LLC** (see ad p. 36)

Second Floor Makeover

E

ntering into a new stage of their lives, homeowners Doug and Laurie found themselves empty nesters and looking forward to retirement around the corner. Prior to the pandemic they thought that they would downsize and pursue a secondary residence where their out-of-town daughters and family could gather. Fortunately, with the rapid transition to remote work during Covid 19, both of their daughters had the ability to work remotely and moved back to Lancaster where they now work out of their new homes. Doug and Laurie contemplated building their "forever home" but could not replace the convenience or privacy of their

current residence. Ultimately, they elected to transition their home into space that would serve their needs for years to come. Starting with the second floor, the homeowners made renovating the master suite (bedroom, bath and walk-in closets), hall bathroom, office and office bathroom their top priorities.

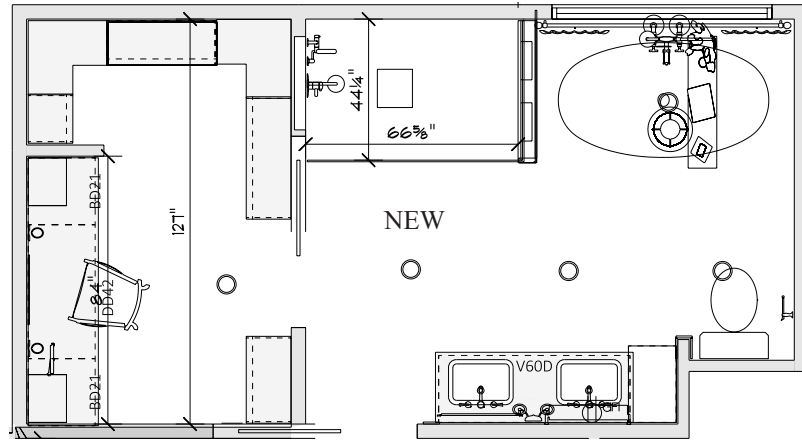
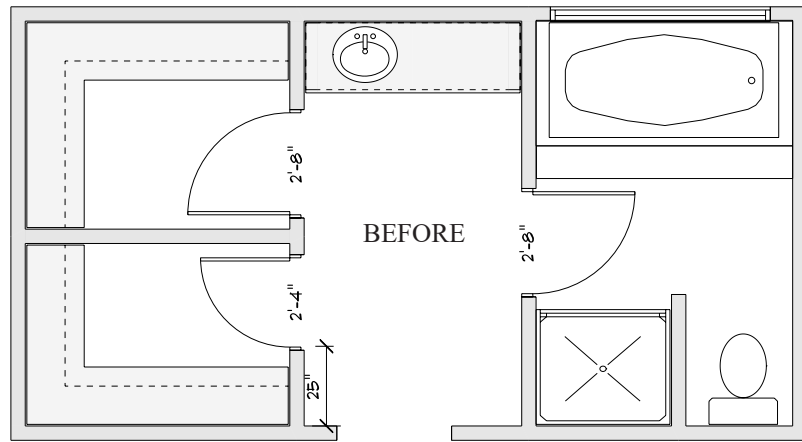
When looking for contractors, the homeowners were referred to the award-winning builder and remodeler TK Building & Design by a retired contractor whom they trusted. After meeting with Sean Shover, TK's Director of Operations, to discuss their

projects, they felt comfortable with hiring TKB&D as their contractor. They were impressed with Sean's listening skills and attention to detail as well as his creative ideas concerning transitioning the master bedroom space.

Throughout the process TK Building & Design was dedicated to delivering a flawless result and was very responsive to the modifications to the original design that were made throughout the journey. Sean made it easy for them to place their trust in TKB&D by answering their follow up questions and staying engaged even before the project started. Once

We were referred to TK Building & Design by a retired contractor whom we had used previously and trusted very highly. Upon meeting Sean Shover, TK's Director of Operations, we were pretty well convinced that we needn't look any further. Sean was thoroughly engaged listening to our ideas and offered several creative suggestions that enhanced them. We felt very comfortable with TK from the start and they certainly didn't disappoint us – we couldn't be happier with the project's outcome!

Homeowners, Doug & Laurie



all the construction details were identified, they met with Amy Sensenig, TK's Interior Designer, who designed spaces staying true to their 1980's home, but reflecting both personalities and an updated style. The homeowners didn't have a specific design or choices in mind when they started the project and asked Amy to create something special for each room. After discussing the details, it was decided to divide the project into two phases to limit the disruption.

Phase One included the hall bathroom, office, and office bathroom. And while Phase One proved to be a beautiful transformation, Phase Two was, without question, the main event. This



phase involved a very dramatic makeover of the master suite and a complete redesign of the master bath and walk-in closets. For this reason (and as you may have by now noticed), instead of showcasing the project in its chronological order of construction, we are starting with the main event—Phase Two.

PHASE TWO. As seen in the BEFORE plans (left page), walls previously divided the vanity from the rest of the bathroom, which created small rooms within the bathroom. The homeowners' desire for this bathroom was to have a larger shower and a separate area for getting ready. They wanted the space to feel calm, sophisticated, and bright. Amy helped bring



their ideas to life with a design that accomplished just that. By removing the main wall that divided the space, relocating the shower, and creating a single walk-in closet, you now walk into a bright and open space that has so much to offer. Amy named this

bathroom "Sophisticated Neutrals" with showstopper details everywhere you look. As seen in the previous page spread, opening the new frosted-glass pocket door, you first notice the light wood chevron tile floor and a walk-in shower with full quartz walls. These

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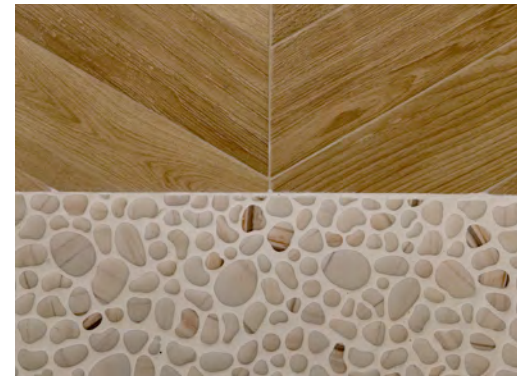
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walls, installed by Natural Stoneworks, are the main focal point of the room. The detailing in the seams and joints of the walls is simply impressive. The far wall is accented with full height custom millwork to bring your eye around the room and tie into other wainscoting throughout the house. Project Manager, Adam Neifert's eye for detail and perfection is what sets this bathroom apart from others. The vanity wall features custom-beaded inset cabinetry from Alliance Custom Cabinetry, gold hardware, and curved details in the mirrors and backsplash.



We spent a significant amount of time thinking about exactly what we wanted prior to engaging TKB&D. Retrospectively, it may have been better to get their input earlier. Their design team, led by Amy, brought a lot of original ideas to the table which we incorporated in the final plan. Amy's keen eye for spatial relationships and color greatly facilitated the design process as well as helping us in our selections.

Homeowners, Doug & Laurie





Moving to the closet area, it is now updated with a separate vanity and plenty of storage. Surrounding the vanity is custom closet cabinetry which includes a built-in hamper, drawer units, and a section with

glass shelves and light for special accessories. These closet cabinets provide the personalized storage and sophisticated look the homeowners were seeking.



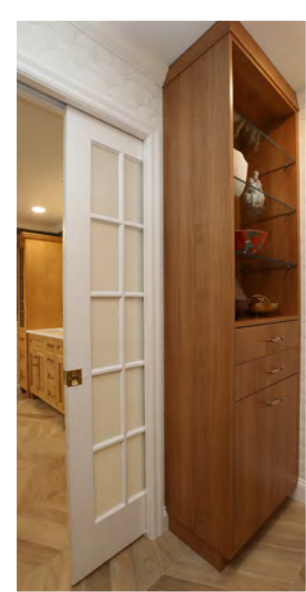
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“**A**dam, the project lead, was absolutely meticulous about the quality of work and there were no issues that he could not solve. The subcontractors involved were thoughtful and shared their insights which helped make the final result absolutely perfect.”

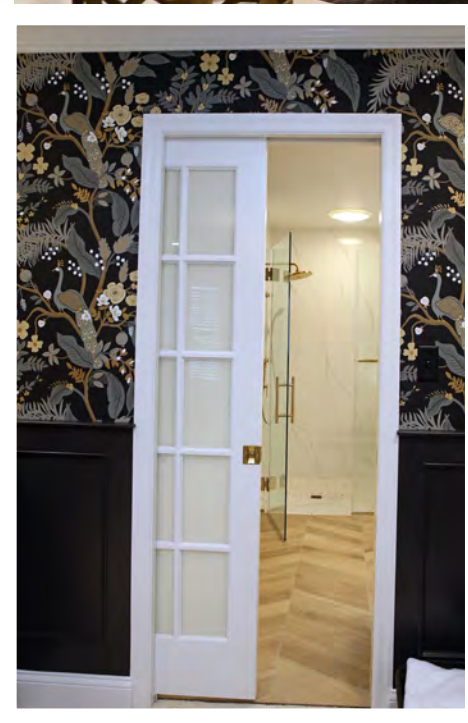
Homeowners, Doug & Laurie

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The construction phase went very smoothly. The various team members were always prompt and on schedule. We were informed about the next day's task the prior evening. The jobsite was always extremely clean. We made several changes along the way that were smoothly incorporated into the overall workflow. The quality of the work was excellent.
 Homeowners, Doug & Laurie

While the bathroom stayed light and bright, the master bedroom played off the color palette but went bold and dark. As seen, dark colors do not always equate to a dark room! With playful wallpaper, gold accents, and an eye-catching chandelier, this once boring and beige room now boasts the charisma that Laurie and Doug desired.



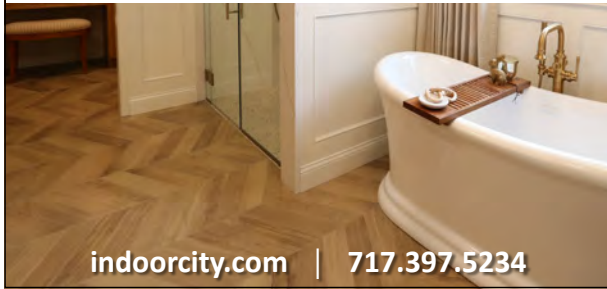
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BEFORE

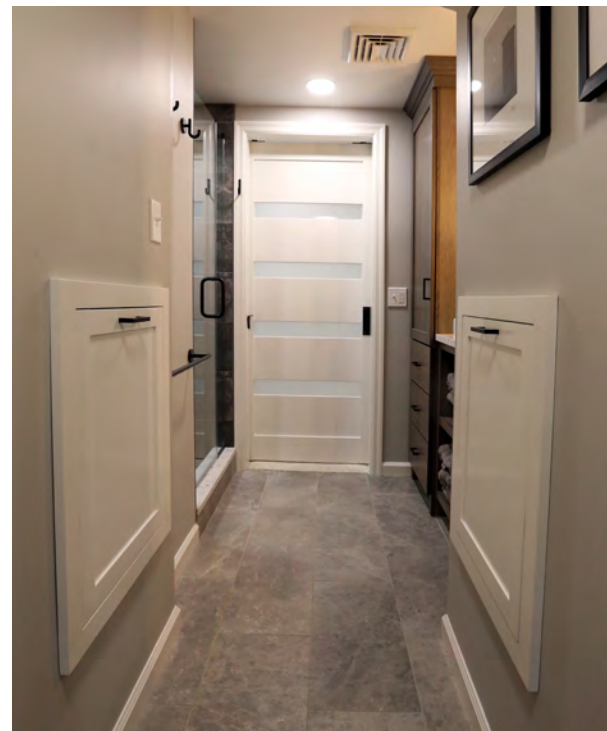


PHASE ONE. The office and office bath were dull and dated. Due to the narrowness of the room and its dormer window, the bathroom felt dark and closed in.

Named "Modern Masculine", this bathroom features custom cabinetry, black fixtures, and clean simple lines of the pendant lights, mirror, and vessel sink. All of these elements create a focal point when entering the bathroom. The shower now features a pebble mosaic tile to add dimension. Every space was utilized by adding custom built-ins in the dormer walls that now feature a space for a hamper and extra storage. An opaque glass barn door replaced the existing swinging door so floor space was not compromised. The office received a facelift as well, featuring new paint, carpet, trim work, and drapery.



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Tile and Carpeting: INDOOR CITY
Electrical: TRUE PHASE LLC



We are extremely happy with the final outcome and, without reservation, we would recommend TK Building & Design. They were extremely responsive to our requests and the finished product is even better than what we had imagined.

Homeowners, Doug & Laurie



Founded in 2011, TK Building & Design LLC is a full-service remodeling and new construction contractor for residential and commercial customers. We offer a wide variety of custom solutions for our clients and are proud to have an interior designer on our team who can help guide our customer's ideas to a full design. A client puts their trust into our company and we take that trust very seriously to help them with their projects. We are fortunate to have a wide breadth of experience; from working in new construction projects to renovating family homes which have spanned many generations.

Our greatest asset is our dedicated team of employees. Our team members are involved in all aspects of our customer projects, from start to finish and all points in between. As a small, but quickly growing company, we excel at challenging and unique projects in both residential and commercial projects. Our customers know us for our attention to detail throughout all aspects of a project, from the very first meeting to the final day on the job.



Tim started TK Construction in March of 2011 after completing a residential carpentry program at Lancaster County Career and Technology Center and working for a custom builder and remodeler for over 6 years. After restructuring in January of 2015 TK Building & Design, LLC was founded. Tim's goal is to provide unique, one of a kind designs that customers will enjoy for a lifetime. He enjoys building relationships with customers and working to bring their ideas to life. He has experience working in brand new homes to homes that are over 100 years old.



Also included into this phase was the hall bathroom, which was named "Traditional Elegance". This bathroom was previously used by the owner's daughters, and while nothing was wrong with how it functioned, this bathroom is easily seen when entering the front door and also walking up the stairs. This bathroom now radiates elegance with champagne bronze fixtures, muted earth tones, elegant mirrors, and a chevron marble floor.

After months of construction, the homeowners now have spaces that match their needs and allows them to utilize each space in their home to its fullest potential. TK Building & Design's team made these homeowners' wishes into a reality, but also made these clients into members of the family.

R&A

