

a wish come true



a family gets the house they've been

After

dreaming about for two decades



Before

Top: With renovations complete, this home now has a brand new second story that looks like it was always meant to be part of this house.

Above: Prior to renovations, the home was a single-story ranch.

By **Lindsey Getz**

Duxe Truong and his family had started to outgrow their Upper Merion home. The family of four had been in the 60-year-old single-floor ranch home for nearly 20 years and had always dreamed of one day having the opportunity to fully renovate the property. They loved their home's location and its surrounding community—they simply needed more room for living.

"As a growing family, we just wanted more space to move around," says Truong, who called upon Cornerstone Construction to do the renovation work. "The house was just one floor and that really wasn't working for us."

Big Goals

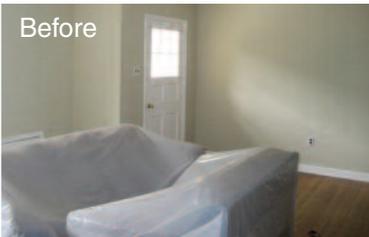
Cornerstone Construction, a full-service design/build construction company, was given some big goals on this project. Among the many changes in this whole-house renovation, the second-story addition was to include a master bedroom and bath



Far left: Now that the home has a second story, it opens up to a beautiful high-ceiling foyer.



Left: With renovations complete, the home's living room now includes high ceilings that open up to the second floor.



Inset: The old living room, prior to renovations.

as well as an additional bedroom and an office loft. The homeowners also wanted an attached three-car garage with a kitchenette, a new roof

on the entire home, new stucco on four sides of the home, a renovated kitchen and even the installation of a greenhouse, among other requests.

For this complicated undertaking, Cornerstone not only acted as the builder, but also handled all the architectural services for the overall project. That included adding a second driveway that was needed to access the new garage location; new underground 200 amp electric service to accommodate the growing electrical demand; and a second-floor single-zone HVAC system to service the addition.

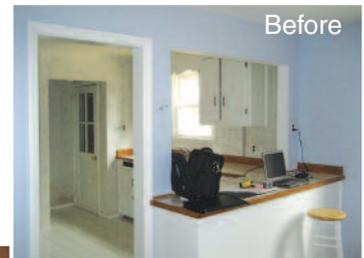
In the kitchen area, the space was entirely renovated to give an open feeling to the previously outdated section. "The kitchen was completely gutted and reconfigured to bring the space up to today's standards," says Jamie Lyren, co-owner of Cornerstone Construction. "It included a new peninsula island for sitting, state-of-the-art appliances, Maple cabinetry and trim, as well as hardwood throughout the kitchen and the rest of the home. We also added new window locations to let more natural light into the space. The kitchen is really the heart of the home for the Truong's and the space really reflects that," he says.

And with the new kitchenette in the garage area—added for entertaining purposes—the family now has even more space to cook. "The garage has a door to their exterior patio where they do a lot of cooking and entertaining in the summer," says Lyren. "The kitchenette was added for the convenience of use in that

space. The garage was designed to be able to accommodate a second floor, should the Truong's decide they need to add more space in the future."

OVERCOMING OBSTACLES

With such a complete and total renovation taking place, there were certainly obstacles that needed to be dealt with. One of the challenges that Cornerstone faced was the fact that the homeowners had no other place to live during the construction. The company responded to this complication by scheduling the entire roof removal on the day the family left for a two-week vacation. "Prior to them leaving for vacation, we had completed all the concrete foundation and slab work on the home," explains Lyren. "On the Truong's departure, we were able to do all of the demo and framing so the house would be weather-tight on their return.



Before



After

Before: The old kitchen was out of date and lacking in modern amenities.

After: A completely updated kitchen was also part of this massive renovation project.



Left: The master bedroom opens into a spacious master bathroom.

Below: The new master bathroom includes a convenient his-and-her sink vanity.



The homeowners actually lived in a rear addition of the home for the remainder of the construction project, so we were very sensitive to their needs throughout the whole build process,” he says.

The homeowners also requested a very short turn-around time, and Cornerstone worked hard to achieve that. The entire project was completed in just 15 weeks. “One of the

biggest beliefs of Cornerstone is to always fulfill our commitments to our clients, but more importantly, we want to make happy homeowners and build friendships for life,” adds Lyren. “We definitely did that on this job.”

For the completed project, Cornerstone Construction won a DelCY Contractor of the Year award in the Entire House Under \$250,000 category from the Del-Chester chapter of the National Association of The Remodeling Industry (NARI). The company says they were proud that this completed project not only met every single design and construction goal they had set, but that it also won a prestigious award for the finished project.

In the end, the company was proud to say they met all of the goals and completed the project in just three months. “We were able to deliver the home of this family’s dreams in the neighborhood they love,” says Lyren. “While the owners lived in the home during construction and witnessed every phase of the project, they were still amazed by the transformation it underwent. The homeowners plan to live in this home for the rest of their lives and pass it on to their sons.”

“We definitely plan to stay in our home now,” adds Truong. “We finally have the space we needed and are very pleased.”

Cornerstone Construction is located in West Chester, PA. For more information, visit www.cornerstone-construct.com or call **610.717.8188**. For more information about the National Association of the Remodeling Industry—DelChester Chapter, visit www.delchesternari.org.

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