

2026 RotY Submission
Residential Bathroom
\$40,000 – \$70,000



Project Objective

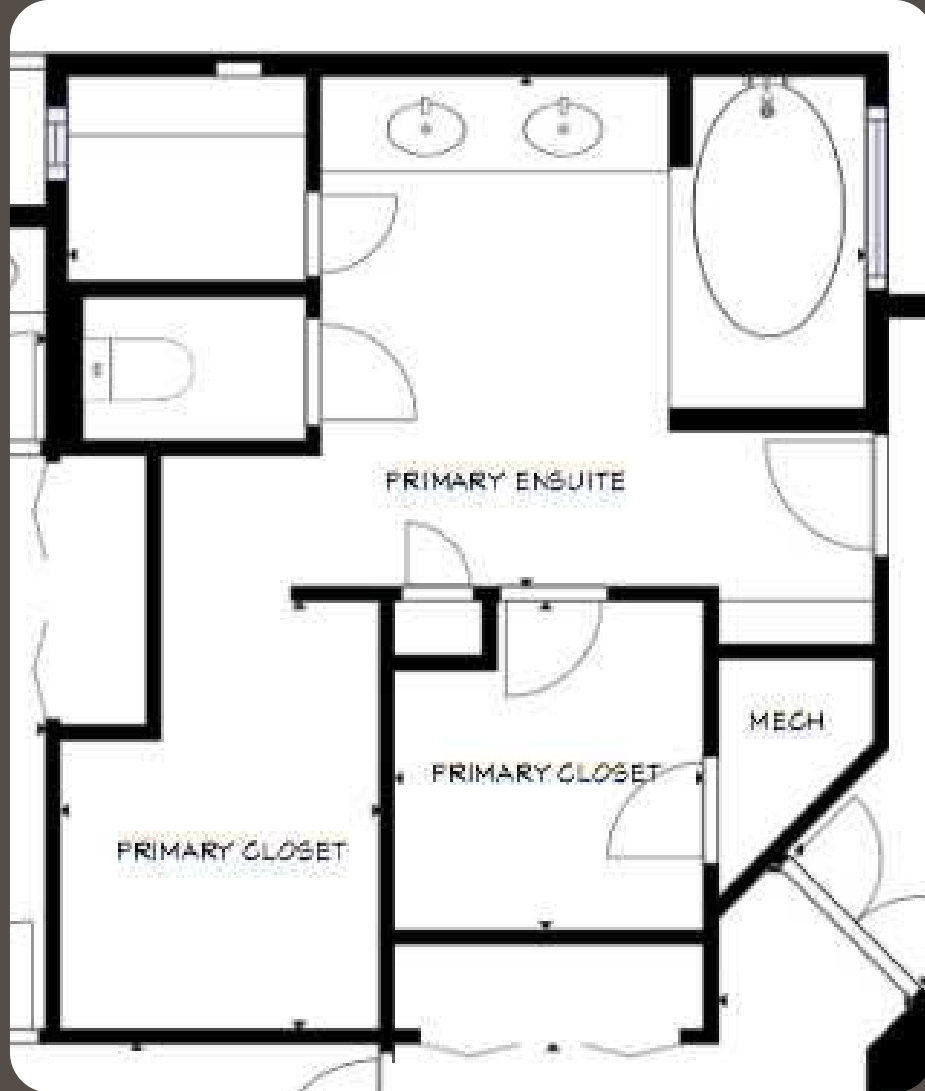
- Complete a full renovation of the main house and casita within an aggressive four-month schedule from close of escrow, including design and construction.
- Adhere to a tight, fixed investment budget with no flexibility for overruns.
- Address structural masonry fireplaces that limited layout and design options.
- Update and refine the heavily Southwestern aesthetic to attract a broader range of buyers while maintaining regional authenticity.

Solutions & Results

- Concurrent design and demolition allowed the team to meet the accelerated timeline without compromising quality or coordination.
- Locally sourced, in-stock materials and a two-week lead-time modular cabinet line ensured on-time delivery while supporting budget goals.
- Preserved architectural character by retaining the custom wood doors and ceilings, blending original craftsmanship with modern functionality.
- Redesigned the layout to improve spatial flow and highlight the previously awkward fireplace as a balanced architectural feature.
- Introduced slab-style cabinetry with a subtle rustic texture, matte black fixtures, and warm finishes that complement the existing wood elements for a cohesive, modern desert aesthetic.
- Delivered a move-in-ready home that exceeded client expectations, enhanced market appeal, and positioned the property for maximum resale value.

The result is a thoughtful renovation that delivers both functional improvement and elevated design—demonstrating that creativity and craftsmanship can thrive even under tight constraints.

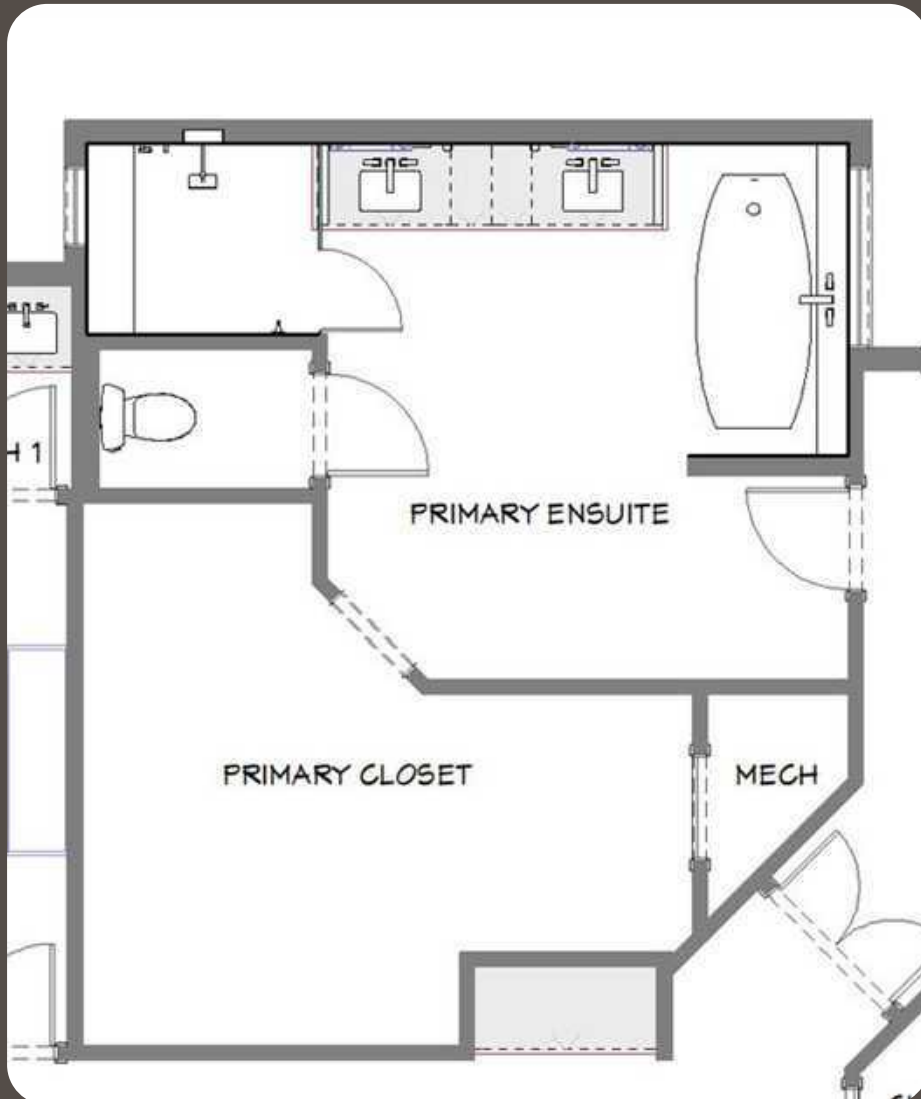
Floor Plan: Before



The original configuration benefited from abundant natural light, but the dark finishes and winged walls created a sense of enclosure that diminished its openness. The deck-mounted tub dominated the floor space, making the layout feel cramped and inefficient. Overall, the original layout did not fully capitalize on the room's potential for both functionality and visual balance, leaving significant opportunity for improvement in flow, light distribution, and spatial harmony.

The primary bathroom included two separate primary closets that were undersized and inefficiently arranged. Their placement created multiple openings and doorways directly across from the vanity, resulting in a visually cluttered reflection and restricted circulation. To optimize spatial flow and functionality, we identified an opportunity to reallocate underutilized square footage from an adjacent bedroom closet.

Floor Plan: After



Through a reimagined spatial layout, the area was transformed into a spacious, functional primary bedroom while also accommodating an additional bedroom—enhancing both livability and overall property value.

In the primary bathroom, the removal of existing partition walls in the walk-in closets consolidated the space into a single, more efficient primary storage zone with improved sightlines and usability. This allowed for a clear separation in spatial programs.

Removing the wing walls that flanked the vanity allowed us to gain a few inches for the shower and vanity and greatly increased the natural light into the space.

Renders



Primary Bathroom



Before

The shower door opened onto the vanity and the sinks were too close to each other.



After

The new glass wall opens the room up and new door swing enhances accessibility.

Primary Bathroom



Before

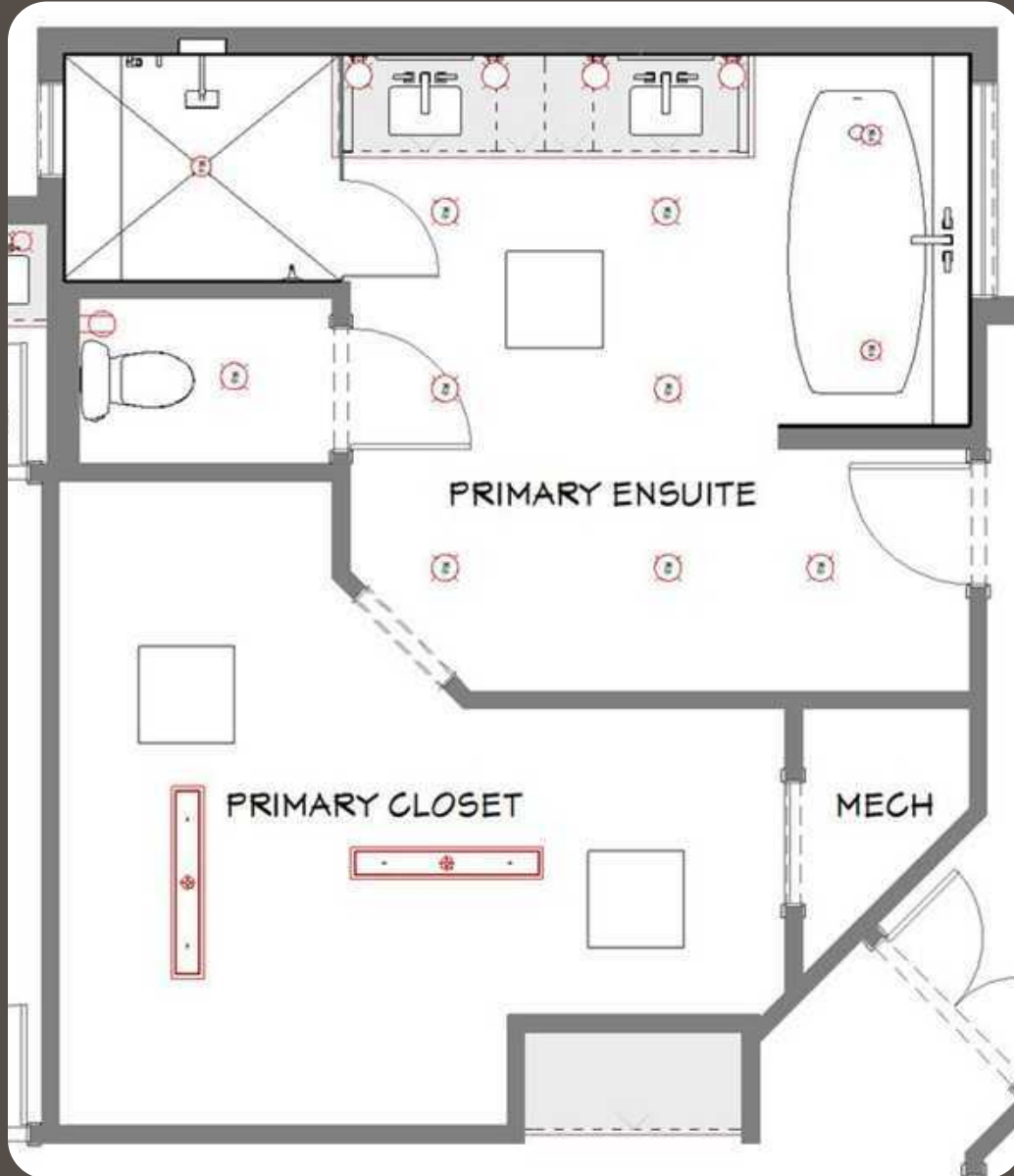
The all-red color palette lacked balance & depth and the Saltillo flooring was slick and unsafe.



After

A neutral color palette is accentuated with dark cabinets and accent tile to add contrast & drama.

Lighting

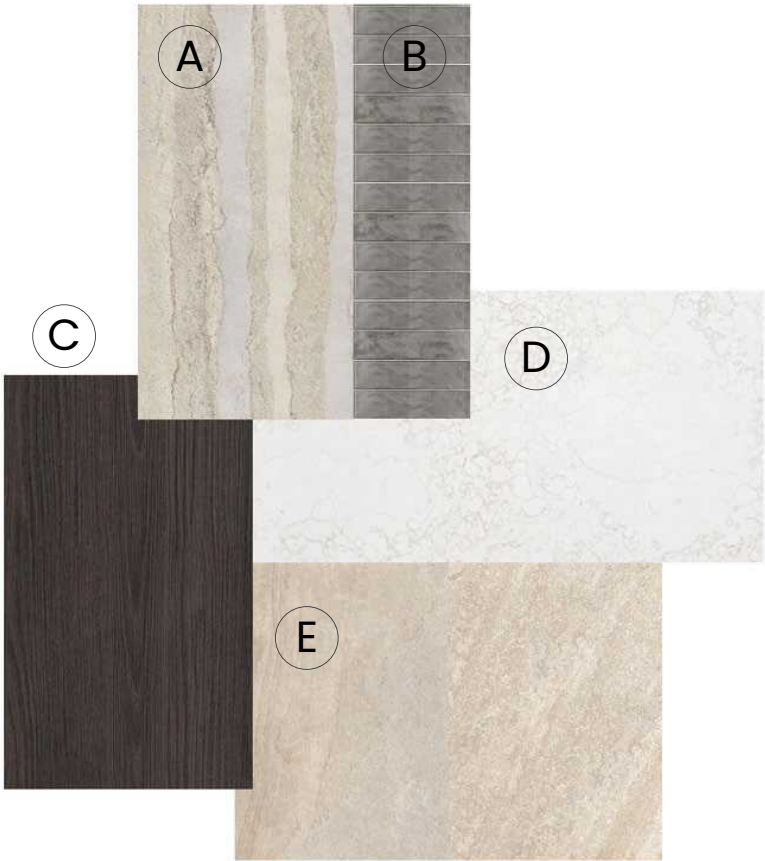


The existing can lights in the soffit above the vanity created unflattering shadows on the user's face and resulted in uneven illumination. To resolve this, the soffit was removed and replaced with four LED linear sconces strategically positioned to flank the mirrors, providing balanced, face-framing light.

Additional recessed fixtures were installed to enhance overall ambient lighting, and all lamps were converted to high-efficiency LEDs for improved performance and energy savings. The existing skylights, once thoroughly cleaned, were found to be in excellent condition and now contribute ample natural light to the space. The removal of the shutters over the tub further brightened the room, allowing daylight to fully activate the finishes and soften the overall atmosphere. In the closet, surface-mounted LED bars were added to ensure even illumination and optimal visibility throughout.

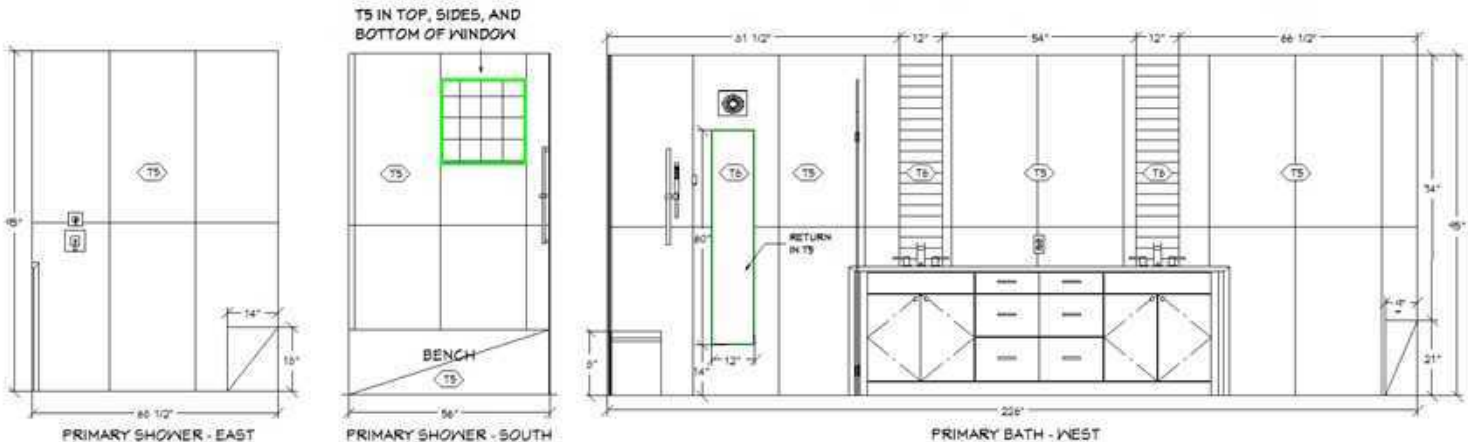
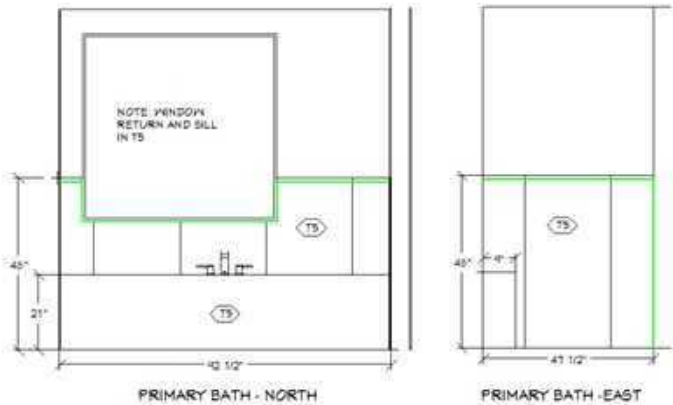
Materials

- A: T5 24x48 Porcelain Tile – Chosen for its value, distinctive rustic pattern, and contemporary color palette.
- B: T6 3x12 Ceramic Tile – A textured, metallic finish adds subtle visual interest.
- C: Laminate Cabinet Door – Offers both tactile and visual texture, complementing the modern desert aesthetic.
- D: Quartz Countertops – A clean white base accented with warm and cool veining for balanced contrast.
- E: T1 24x48 Porcelain Tile – A non-slip surface used throughout the home for safety; the caramel tones connect to the wood ceilings while gray accents introduce a modern touch.



Elevations

With a ceiling just under 8 feet, the tile layout was designed to draw the eye upward and create the illusion of greater height. The large-format tile, featuring an organic stripe reminiscent of desert mountain forms, was installed vertically for a striking and unexpected effect.



During



A couple weeks after demo, it was discovered that the lock on the window over the tub didn't work, so a new custom sized window had to be rush ordered to make our deadline. It gave us the opportunity to reduce the height, creating privacy for bathers.

When it came in, we noticed that it wasn't tempered which would not have passed inspections. We were able to add a film to the window to meet code just hours before inspection.



The design team selected a Roman Tub faucet to save money and to create a deck that conveniently holds a glass of wine, bath beads or decor.

We were exactly one tile short of the wall tile and the local supplier was all out, so with a two week lead time and the deadline fast approaching, we creatively used a floor tile on the face of the tub deck, behind the tub, where no one would see it.

During



The original design specified the same quartz material used on the countertops for the tub deck and shower bench. However, the available slab fell just a few inches short, and purchasing an additional full slab was beyond the budget. To resolve this, remnants from another area of the home were incorporated. Because all materials were cohesively selected, the result appears intentional and visually seamless.

Additionally, the large-format wall tile was $\frac{3}{4}$ " shy of the full wall height. To address this, a deliberate 3" band was introduced at the base, tying into the floor tile and maintaining visual balance. This adjustment is subtly noticeable only within the shower, where it integrates naturally with the overall design composition.

Finishing Details



Removing the wing walls and shutters floods the room in natural light.

Our cabinet installers used fillers to create “legs” on the vanity for a luxe furniture look.

A mosaic version of the floor tile is used in the shower to expand the space.

The black faucet is centered on the accent tile, showcasing precise alignment and attention to detail.



Finishing Details



Relocating the shower handle closer to the door and switching the door swing allow for better accessibility.

A hand shower near a bench adds functionality, while a large niche with metallic decorative tile adds visual value, verticality and impact.

The waterfall-edge quartz countertop extends seamlessly into the shower, blending design and function for a clean, cohesive look.

While the shower is the same square footage, the selections and new configuration make it look much larger.



Client Feedback

The clients were thrilled with the return on their investment and amazed by the transformation—both in functionality and in the dramatically enhanced aesthetics. Feedback from real estate professionals has been overwhelmingly positive, with many noting that the property is positioned to achieve top market value.

"We can't believe it's the same house," the clients shared. "The space feels larger, brighter, and so much more functional than we ever imagined. Every design decision added real value, and the process was seamless from start to finish. We're so pleased with the outcome that we've already decided to continue investing in the Phoenix market."

While this project presented no shortage of challenges and tests of craftsmanship, the result is a home that is both more functional and visually refined—ready to welcome its next family and serve as the backdrop for new memories. The team takes great pride in having delivered the transformation within the defined budget and timeline, despite their inherent constraints.

Thank You!