

Home



BEFORE/AFTER

## A Room with a View

A new floor plan transformed a dark, narrow bedroom into an airy retreat **BY KATE ASHFORD**

➤ Lisa and Mark Maggio were tired of living in what they called cookie-cutter houses. They had been in the Boulder region for more than a decade and had their eye on a family-friendly neighborhood full of old homes and mature trees. But initially Lisa wasn't impressed when she viewed the most suitable house to hit the market. "She drove by a couple of times and just said no," says Mark. One big ugly: the master bedroom. Although the house backs onto the Boulder Country Club golf course and has a view of the Flatiron Mountains, the master bedroom provided only a narrow glimpse of the scenery. And its floral foil wallpaper and '70s-style in-room vanity—complete with sink—were also turn-offs. But the Maggios saw potential in the space and location, so they worked with architect Mark Queripel to change the layout. After ripping out walls from two rooms on the second floor, they reallocated the space so that the master suite got the biggest slice of mountain view. Instead of running the length of the south side of the property, the master now faces west and collects more light through a sliding glass door and generous windows, which take up more than half of the bedroom's outer wall. The master suite also has sole access to an upstairs deck. The Maggios stripped the wallpaper and painted the walls a calming blue, then added french doors that lead to a new master bath. "We wanted to look out on the golf course and the mountains," Lisa says. Now they can.

### THE NUMBERS

BOUGHT IN 2005 FOR

\$660K

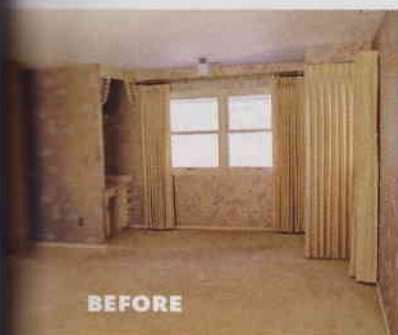
RENOVATION COSTS

\$238K

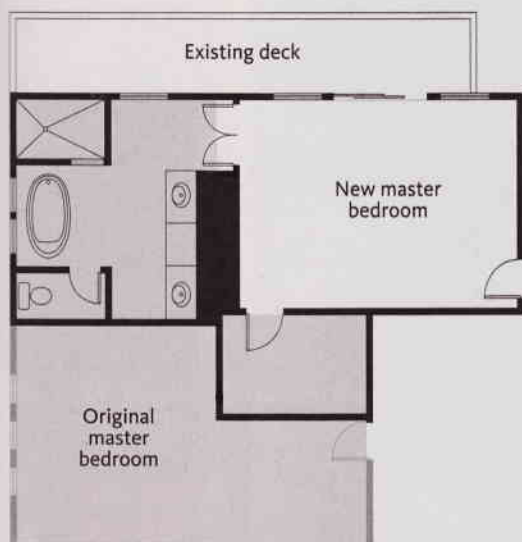
MARKET VALUE TODAY

\$1 million

**WHERE DID IT GO?** About 13% of the total went to reconfigure the master bedroom and add a new bath, windows and carpet. The Maggios used the rest to redo the living room and kitchen and to finish the basement. Says Dale Pearson, a local ReMax realtor: "The updating of the master bedroom has a real wow effect."



**The Dark Ages** The previous master bedroom was spacious but dark and narrow, with two small windows at one end and a sliding glass door (not shown) at the other. The Maggios gutted much of the second floor to reorient the bedroom to a new view. Other fresh touches: ditching the wallpaper to paint and texture the walls for added color (\$1,200) and installing new carpet (\$600).



**Mountain Time** The homeowners re-used the sliding glass door from their old bedroom and framed it with two Pella side-light windows (\$825) to capture the scenery and let in more light. They added a ceiling fan (\$250), a new custom closet (\$1,200) and wiring for a Bose sound system (\$300). New deck railings (\$1,100) rounded out the upper floor.

## DOS & DON'TS Repositioning the Bedroom

BY DUO DICKINSON

**DO** provide big windows and lower sills to make way for expansive views.

**DON'T** let patterns (wallpaper, window sashes and industrial-strength curtains) detract from the view.

**DO** make what you see from your bed a central focus. Here, it's the view.

**DON'T** make that focus your bathroom door.

**DO** extend your bedroom's area with walk-out space, either a terrace, a deck or a patio.

**DON'T** crowd access to that outside area with furniture or make the view cluttered and distracting.

**DO** recycle usable doors and windows when you can. Net savings: \$150 to \$400 per unit.

**DON'T** try to line up new and used windows without providing breathing space between them. The Maggios outlined windows with sheer curtains.

**DO** make baths that are to be shared by two people large enough to accommodate their varying usage patterns.

**DON'T** limit the width of your bathroom to the length of the typical tub (five feet). Give yourself more room.

Contributing writer Duo Dickinson is an architect in Madison, Conn.

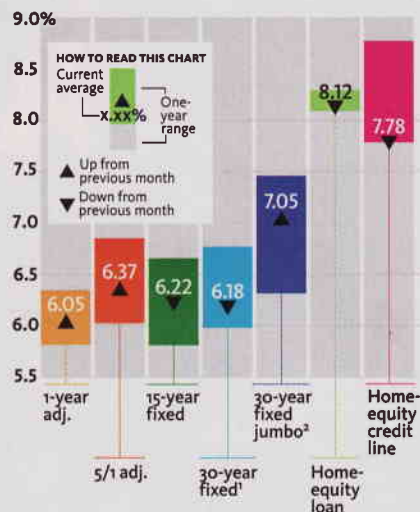
FLOOR PLAN BY JASON LEE

## Marketplace

# Good Rates Still Out There

### HOME-LOAN RATES

Home-equity lines of credit have dropped more than a quarter of a percentage point since last month, but rates for home-equity loans have hardly budged.



NOTES: As of Dec. 14. \*\$417,000 or less. \*\*More than \$417,000. SOURCE: HSH Associates.

### DEALS

**Jumbo five-year adjustable-rate mortgages** Use these top local rates and terms as benchmarks when you shop for your loan. Visit [hsh.com](http://hsh.com) for more deals.

**U.S. Bank**  
Roseville, Calif.  
916-788-7909  
Rate: 5.75%; one point  
\$400 application fee  
10% down payment  
Maximum loan: \$650,000

**Fairfield County Bank**  
Ridgefield, Conn.  
203-438-6518  
Rate: 5.875%; no points  
\$650 application fee  
20% down payment  
Maximum loan: \$750,000

NOTES: As of Dec. 14. Rates and terms subject to change. SOURCE: HSH Associates.

### PRICES PLUMMET

# -5.1%

Change in the national median existing-home price from a year ago

But real estate is local

# 62%

of metro areas saw year-over-year price increases

SOURCE: National Association of Realtors.