

# Nancy and Sam's Brief

## **How the kitchen is used:**

Outside those beautiful, big windows is a garden that provides the food we can and preserve in the kitchen.

We have followed your site for three plus years. Many of the residences discussed have been located in an urban setting and urban kitchens are often used differently than this one. We actually use the kitchen and are not trying to impress the world with it. We grow or buy locally produced vegetables and fruits for our use.

**What we love** about the kitchen and want to preserve.

1. When seated at the dining table the mess in the cooking area can not be seen.
2. The bar makes a great serving area and a very convenient place to set things from the refrigerator or for placing groceries that are about to be placed in the refrigerator.
3. The access to the dining terrace is wonderful in the Summer.
4. The light and views to the back yard are great while cooking and eating.
5. The light is wonderful . We don't need lights turned on many days even in the Winter.
6. The clean original look of the plywood without handles or knobs.
7. The work triangle is very efficient . . . two can work even do canning together .
8. The cabinets are not fussy and hide clutter.
9. The two levels of the counter allow ingredients to be placed near by when assembling a dish or a cook book to be easily read as a food is prepared.

## **What we don't like:**

1. The stainless steel lights over the counter are dust magnets. Hanging down as they do make the space seem smaller.
2. The corner bottom cabinets on either side of the sink are impossible to access.
3. The two sharp corners on the bar.
4. The dining area chandler looks cool but is difficult to clean and cannot be dimmed.
5. The dishwasher is a dish disaster chain sawn into the counter.
6. The tv is going to be rethought.
7. The worn counter top.
8. The worn pink cast iron sink that has a large ridge around it making it difficult to set a large pot near the sink.
9. The microwave placement.
10. That the Kitchen Aid mixer needs to be lifted out of the bottom cabinet to be used.

## **Rality check.**

It is great that your firm offers real estate services because your input in this situation will be based on solid information.

Our proximity to the court house and downtown makes for a great walkscore. But it is unlikely should we decide to sell that this will remain a home. The neighboring houses are being changed to short term rentals or converted to offices.

We are already at the higher end of the local price range so we have to make careful decisions.

What seems like a simple matter of countertops is really a bigger question. Given the changes in the ambience of the area, what design decisions will make our life better but at the same time not over invest?

Nancy & Sam