



Lakehouse Renovation
1709 Fairview Drive Lake
Geneva, WI 53147



Mr. and Mrs. Mark Kiehl worked with Southwick Group Real Estate in 2009 to purchase a condominium unit in Williams Bay, Wisconsin. Ten years later, they contacted Ryan Southwick to assist with the purchase of a new home in the City of Lake Geneva.

The home had been well taken care of and the location was in a desirable area, however, the property was in need of some significant updates. To the right are original photos of both the exterior and interior, prior to any renovations.





Having established a long term partnership with Ryan Southwick, Mr. and Mrs. Kiehl looked to team up with the Southwick's business again to complete the needed renovations.

Initially, Mr. and Mrs. Kiehl wanted the home to feel like a lake house and have a more open experience. The original remodel plan called for a new kitchen, add a patio door to the pool area, fresh interior paint, new door and trim moldings and new flooring throughout. The work was to be completed within 60 days.

However, when the project started the Kiehl's decided on some added enhancements to the home: these were to include: first floor laundry, new windows and doors, remodeling of both bathrooms, new exterior deck, exterior lighting, new landscaping, new fencing, new gutters, additional lighting, and removal of the sunken living room.

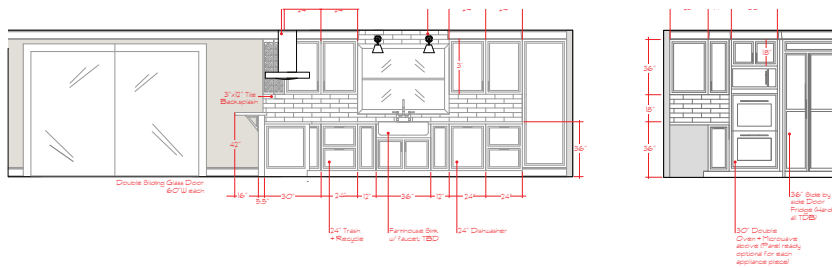
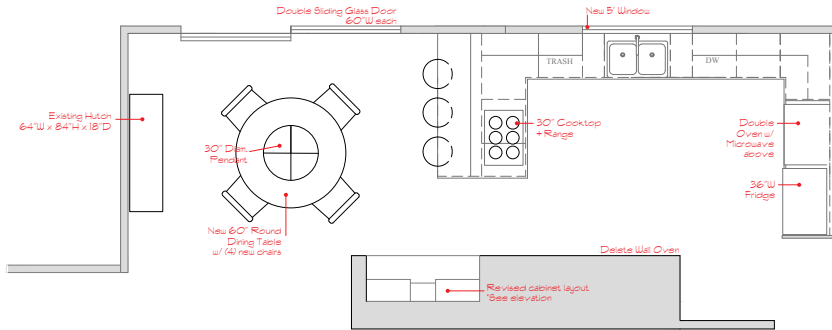
They purchased the home on May 6th, and wanted renovations completed in early August to enjoy the last month of summer.

Kitchen



Before

After



Kitchen changes completed:

- Removal of kitchen soffits, outdated lighting, cabinets and appliances.
- Redesign changes include: new cabinetry, farm sink, counters, backsplash, new window, sconce and ceiling lighting, appliances, paint and flooring. The large brick wall section had to be partially removed to create an improved thoroughway to the pool area.

Dining Room



Before



After

Living Room & Dining Room

Living Room alterations include:

- Removal of flooring, sunken living room, removal of old lighting and built in cabinetry, and old electrical baseboard heaters.
- Redesign changes include: new flooring, trim and molding, shiplap walls, new cabinetry, new mantel, flooring, paint and finish work.



Before



After

Fireplace of Living Room



Before



After

Family Room Reimagined



Before



After

Master Bedroom



Before



After

Master Bathroom

Master Bathroom transformation Includes:

- Removal of all tilework, drywall, and modify the window opening.
- Redesign changes include: new double vanity, toilet, shower surround, tile floor heating, shiplap, electrical, plumbing, venting, and closet systems.



Before



After

Guest Bathroom



Before



After

One of the minor projects



Before



After

Exterior of the Home Modifications

Exterior Changes Include:

- Removal of all plantings including trees and shrubbery next to the home.
- Add new large composite deck to provide access to poolside new composite fence and gate, new plantings, trees and turf to provide an updated look to the home.



Before



After

Client Testimonial

Mark Kiehl

Relationship: Client

Project Date: August 2019 Project

Price: more than \$100,000

Ryan Southwick and the Lakes Property Management team are the BEST. Ryan is a trusted partner in my family's renovation project. We purchased an aging ranch home in a desirable location. Ryan Southwick was point for program managing all of the vendors to complete a beautiful renovation, on time, on budget, perfect result. This included carpentry, plumbing, electricians, landscaping and interior decorating.

This work was performed in 120 days, with close coordination of all teams. We live in St. Louis, so having a "trusted partner" to protect and deliver a finished residence was critical. Ryan met every deadline, anticipated issues, delivered creative solutions. The result is beautiful. We have received so many compliments from family and friends. It is fun to watch their faces when they walk thru the front door.

Importantly - I never felt distance or lack of perspective. Ryan and the LPM team is unique in their view of project ownership. We felt like part of something special. His carpentry team is the best. They built a custom kitchen, first floor laundry and rooms for our family to enjoy. Julie and I had confidence and enjoyed every step.

I am a career executive that managed large global programs; my expectations for performance are high. Ryan exceeded. Ryan uses technology and strong management skills. We managed the project plan, contractors and budget with collaboration tools from Google, Dropbox and Microsoft. We had weekly calls. Ryan was on-site constantly.

We had excellent interaction with everyone at LPM. This includes project managers, accountants, staff and skilled craftsman. Organizations take on the mission that is communicated by leadership. We were valued customers. This was obvious to my family during the entire project. I can be contacted as a reference for this outstanding work at any time.

- Mark Kiehl



Come see us and discuss your needs and challenges with your construction project. Allow our team to work with you and develop a solution that will provide years of enjoyment.

Ryan Southwick
Southwick Group Real Estate

www.SouthwickGroupRealEstate.com

Ph. (262) 249-9999

Email. Ryan@SouthwickGroupRealEstate.com