

## Edwardian Home Gets Contemporary Twist from Jeff King & Company, General Contractor in San Francisco



**San Francisco, CA, June 3, 2013**-The [newest GreenPoint Rated remodel](#) by general contractor in San Francisco, [Jeff King & Company](#), helps a young family enjoy connectedness and privacy in a modestly sized city home. This example of remodeling in San Francisco maintains traditional details of a 1907 Edwardian home while opening the floor plan to increase flow and natural light.

“Using efficient design and a small addition, we were able to achieve both the homeowners’ goals,” said Jeff King, President and CEO of Jeff King & Company. “Upstairs we maintained all four bedrooms while converting one into a master suite, and downstairs we connected the kitchen, breakfast nook, family room and dining room in a nice contemporary floor plan.”

The homeowners called on Jeff King & Company to expand the first level 11x20 feet and the second level 7x15 feet, bringing the total square footage from 2,150 to 2,475. Still modest by contemporary standards, the highly functional design fits every need for this family.

On the bottom floor, the small addition allows for a new dine-in kitchen and family room. The entire space overlooks a newly landscaped backyard, machiche wood deck and

[bluestone patio](#). The upstairs level also grew by 105 square feet to maintain all four bedrooms while lengthening the master bedroom and adding a new ensuite master bathroom.

“The main motivation was to allow for more privacy upstairs and more connectedness between the family downstairs. Now the parents can easily keep an eye on kids in the open, light-filled family space or retreat to an upstairs master suite that feels part of the trees,” said Jeff King.

With floor to ceiling windows, the entire back façade has been opened up to the tree-lined yard featuring a new hardscape and softscape. This interplay of indoor and outdoor helps a city home feel like a private sanctuary for four.

“Beyond the creative and highly efficient use of space, this home stands apart for being built to [GreenPoint Rated](#) standards,” said Jeff King.

Awarded by Build It Green, this label is the mark of quality for green home construction. GreenPoint Rated homes meet the highest standards in energy efficiency, resource conservation, indoor air quality, water conservation and community.

“We are especially proud of the rainwater collection to flushing system and roof garden off the master suite. These features bring long term energy and cost savings while conserving resources.”

With its intersection of indoor and outdoor, privacy and connectedness, traditional and contemporary, and comfort and efficiency, this home demonstrates the potential of a San Francisco lot to meet needs of a growing family in 2013.

“We look forward to the enjoyment that will come from this home’s newfound functionality,” said Jeff King. “The direct connectedness of the interior and exterior keeps all activities closely connected to the hub of the house without crowding any one space.”

### **About Jeff King & Company**

Jeff King & Company provides award winning green building and remodeling services. We combine painstaking craftsmanship, aesthetic understanding and sustainable building practices to create healthy, efficient and beautiful homes. Learn more about how Jeff King & Company is remodeling San Francisco at <http://www.jeffkingandco.com>.