

# Coastal

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## RESPECTFUL RENOVATION

REMODEL RETAINS HERITAGE OF CHILDHOOD HOME

SATURDAY, APRIL 16, 2011

# GAME CHANGER

LOVE OF BILLIARDS CUES RANCHO SANTA FE HOME'S PURCHASE, REMODEL

**CHRISTY SCANNELL**  
SPECIAL TO THE U-T

It might seem unusual to see "billiard room" at the top of a wish list for a home.

But for Richard and Jennifer Kim — who met while playing pool at a Pacific Beach bar — a game room was their No. 1 priority.

That's why the couple, who were looking for a house after losing their Rancho Bernardo home to the Witch Creek fire in October 2007, originally rejected the 4,200-square-foot house in Rancho Santa Fe they later bought. Not only were they turned off by the home's dated décor, but it also lacked a game room and a gym, both of which were deal-breakers.

However, a second tour of the 2-acre property changed the Kims' opinion.

"We decided to turn the garage into the game room. Once we thought of that, everything just seemed to come together," Jennifer said.

The family, which includes two boys ages 6 and 3, moved into the house in December 2008 after seven months

of renovations that included transforming the three-car garage into the game room, plus adding a playroom, gym and new garage; remodeling the master bedroom suite; and, refurbishing the patio and pool area. The four-bedroom, 4.5-bath house is now just over 6,000 square feet.

The Kims worked with Kristy Kropat of Kropat Interior Design of San Diego to put their modern stamp on the home.

"What I really liked about the house right away was all the glass and brightness," Kropat said, pointing out how several rooms open to the pool area. "We wanted to keep that cheery feeling."

Kropat started in the living room, removing the traditional white-painted wood fireplace mantel and replacing it with floor-to-ceiling iridescent recycled glass to create a focal point. Birch flooring provides a contemporary feel via its straight lines, topped by a circular aqua, chocolate and cream rug — the room's palette inspi-

SEE KIM • 21



The bold colors of the game room are in stark contrast to the tranquil palette of the rest of the home. GAIL OWENS PHOTOGRAPHY



PHOTO BY PAUL BURLINGAME

# Kim

CONTINUED FROM 20

ration. A white leather sofa – two parts of a longer sectional that Kropat placed together to make a curve – surrounds a white lacquered-resin coffee table from Roche Bo-bois to which Kropat added a glass top.

“We felt like that really provided the sculptural element to the room,” she said.

The living room is joined by a dining room that carries the same color themes. The table’s crushed-glass effect gives off an aqua hue common to the space. White leather chairs are matched with benches – specially chosen so small children could sit together – around the table. A glass chandelier Jennifer found online is an affordable alternative to the \$14,000 hand-blown version she originally fell in love with.

“We saved money on some things and then balanced them with the high-impact items you can’t do for less,” Kropat said.

The Kims’ sprawling master suite – bedroom, office, bathroom and gym – reflects the same color combination



SEE KIM • 22 The stainless-steel bar in Richard and Jennifer Kim’s glitzy game room is illuminated in blue. PAUL BURLINGAME



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The game room's bold and bright bathroom features a door handle that glows red when the room is occupied. PAUL BURLINGAME

## Kim

CONTINUED FROM 21

found in the living room. The master bath was remodeled with a waterfall theme. Jado faucets allow water to flow effortlessly into vessel sinks while a ceiling-mounted bathtub filler creates a 9-foot-tall cascade of water into the tub. Glass blocks on the bathtub wall allow light from the outside while maintaining privacy and, with their bubble motif, offer a humorous touch to the spalike space.

The ranch-style house's opposite wing contains the 1,100- square-foot game room, a playroom and a full bathroom. (The playroom has a three-level floor so

it easily can be converted to a media room once the boys are older.)

Designed in shades of red, purple and blue — a stark departure from the tranquil colors throughout most of the home — the game room is anchored on one end by a stainless-steel bar. White pendant lights glow blue over the bar's glass surface, which is also illuminated in blue.

The room's other end features a glitzy bathroom sporting a bright-blue sink and metallic tile in the shower. Even the door handle gets in on the action — it glows red when the room is occupied.

"It was such an ugly garage bathroom before and now it's something special," Kropat said.

The game room's requisite large-screen TV watches over a leopard-print sofa sprawled across a red shag rug. But it's the dual pool tables — one for adults and a smaller version for children — that are the stars of the show.

"I wanted the best bar/lounge room in (Rancho) Santa Fe," Jennifer said. "Our friends and their kids love it; we had people here all night on New Year's Eve."

Kropat said the Kims' enthusiasm for the game room was indicative of their spirit throughout the remodel.

"We did a lot of things outside the box, but (the Kims) were OK if things didn't always work out," Kropat said. "It was a really fun project for me because of that."

Christy Scannell is a San Diego freelance writer and editor.



Aqua vessel sinks with Jado faucets are part of the master bathroom's waterfall theme. PAUL BURLINGAME



The dining room's aqua and chocolate colors are accented by white leather chairs and benches, which were chosen so kids can sit together. GAIL OWENS PHOTOGRAPHY