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NW Lifestyle Homes

Custom Homes for How You Live

Building Tech:

Below-Grade Insulation

Premier Marketplace:

Cool New Products

Custom farmhouse design with metal shed roof over front porch, two upper level covered decks, and up lit, sand-blasted address stone.



Custom Homes for How You Live

All Home Images by Eric Dennon – Dennon Photography / Courtesy of NWLH


nw lifestyle homes

Nestled on a sunny Mercer Island street, this custom farmhouse was designed and built by NW Lifestyle Homes for the Noonan family. This likable family of four wanted to solve a livability problem. Although Samantha and Pat value their lively neighborhood teeming with school age children, their 6,000 square foot lot seemed too small to accommodate their growing family and offer comfortable guest quarters for their out-of-town parents.

Problem Solving.

Relishing a challenge, Mike Burke, Founder and Matt Mawer, Lead Designer developed a clever plan to meet those needs. Working within the constraints of the Mercer Island Building and Development Department, Mike and Matt created a three-story, 3,500 square foot home that fulfills all of the Noonan's criteria for a home, including their preferred architectural style.

To accommodate that relatively large amount of square footage on the tiny lot, Mike and Matt played by the rules, but they inched right up to the edge of those rules. They resourcefully designed a lower level fully below-



Farmhouse front door with inlaid tile at entry, custom metal railings on staircase, shiplap wall, and built-in bench seat with cubby storage.

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Spacious white kitchen with built-in nook, apron sink, and reclaimed wood beam accents.

ground and sunk the garage 3 feet in order to stay within the highly restrictive gross floor area limit. These deft adjustments and creation of a three-level home allowed the Noonans a large room count. The home has five bedrooms (including one guest room for their parents), four full bathrooms, a great room, an office, and a lower level bonus room.

Livability.

Mike and Matt's passion is designing homes that celebrate how people really live and carefully considering what their spaces should look and feel like. Hard to describe but easy to see when it's done well, livability is the essential ingredient in successful homes. Not TV watchers, the Noonans wanted spaces tailored to the ways in which their family would most enjoy their house. While screens were a low priority, creating spaces



to gather were a high priority, such as the 18 square foot, built-in booth off the kitchen. Planning for out-of-town parents was another important element. Matt created comfortable guest quarters in the lower level to give the Noonans' parents their own "away" space while visiting their grandkids. Opening up the great room wall to the backyard garden and patio was also at the top of the Noonan's list. With each of Samantha and Pat's requests, NW Lifestyle Homes sponged up the ideas and transformed them into physical or spacial elements that bring joy to everyday living.

The Big Dig.

The most challenging part of the build was the excavation and foundation for the Noonan's lower level. NW Lifestyle Homes felt it was important to have a high ceiling and deep window well in the basement to bring lots of natural light and air into the bonus room. The 9 ft. finished ceiling height in the basement level and very little space on either side of the house made

shoring a necessity. Mason Mawer, General Contractor (and Matt's twin brother), utilized pin pile supports to ensure the safety of the crew while building the extensive foundation. Additionally, the property was so small that storing excavated soil or building material on-site was limited. This necessitated careful planning, juggling, and shuffling. Mason is also a bit of a drainage magician. Due to some serious groundwater issues, he implemented ground water pumps and back-up pumps, and he set the storm pipes himself. This project required that Mason use his years of previous groundwork experience to develop a situationally appropriate process for excavation as well as solve the water issues on this difficult site.

Farmhouse Styling.

Samantha and Pat chose NW Lifestyle Homes because they had admired the landmark farmhouse that this company had designed and constructed a year earlier

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Clean lines, floating shelves, double thick slab, seating around island, and brass hardware.

“I love that we can take a client's vision and turn it into reality, something tangible. Our team spends an enormous amount of time with clients to translate that vision. It's a collaboration from the whole team, and I think that is why our projects turn out so cool.”

Mason Mawer
Builder – NW Lifestyle Homes



in the Enatai neighborhood of Bellevue. Matt began the Noonan's project with a massing study to accommodate the desired room count and included architectural elements that bespeak the character of a farmhouse. The design started to take shape, and the result is four strong elevations with a geometrically-balanced design. The exterior features include multiple roof pitches evocative of a barn, timber brace details providing visual support, a metal shed roof over the front porch, a two-car tandem garage with a single garage door, two upper level porches, double-hung windows in a farmhouse pattern, barn lighting with gooseneck lamps, and board-and-batten siding.

Together, Mike and Meg Zook, Design Coordinator, worked side by side with the Noonans to carry the farmhouse elements into the interior spaces. Shiplap, shaker cabinetry, interior barn doors, an industrial stainless steel laundry sink, exposed beams, a double-trough sink in the kids' bathroom, and wide plank floors all help to evoke the farmhouse style inside. Paying

homage to the previously existing small cottage on the site, the Noonans asked NW Lifestyle Homes to find a way to reuse the clear cedar from the old cottage fence. Mike took that cue and created a striking wall detail by applying the repurposed cedar in a herringbone pattern.

Working With A Master Gardener

A master gardener, Samantha wanted to have 100% input to the landscape design. She collaborated with Megan Atkinson, Chief Operating Officer and Landscape Architect at NW Lifestyle Homes. Together, they created a landscape that reflects Samantha's knowledge and love of plants and preference for no lawn. They used Samantha's dream plant palette in the planted areas, and they designed an outdoor firepit, a patio off the large, triple-slider for outdoor dining, and vegetable beds for small farming with their young kids. Samantha used the following trees to create the structure for her landscape: Red Fox Katsura, Coral Bark Maple, Dwarf Gingko, Hibiscus, and Little Gem Magnolia.

Kids' bathroom with tile niche, pocket door, and whimsical brass hooks.



Lower level bathroom with herringboned tile, and reflection of herringbone reclaimed wood accent wall.



“ You’ll like us for our designs, and you’ll like us for our communication. You’ll like us for our transparency, and you’ll really like us for our houses – but mostly you’ll just like us. ”

Michael Burke

Founder – NW Lifestyle Homes



Double trough sink and hex tile in kids' bath.



Brothers Mason and Matt Mawer

Funny family business.

The team at NW Lifestyle Homes is a quirky, funny, expanded-family business. The company is made up of Matt and Mason, and Mike is the twins' step-dad. Mike

married the twins' mom, Lindy, after her husband/their father passed away when the boys were teenagers. Matt and Mason grew up building homes with Mike and Lindy, and they eventually came together to form NW Lifestyle Homes. When the three guys realized they couldn't do it all, they added Megan, Meg, and Kevin, Superintendent, who have become sort of "adopted" siblings in the Burke Mawer family. The team works hard, and it makes itself available to clients all day, every day, and sometimes in the evenings. However, Matt and Mason like to keep it light. They laugh a lot. The twins have a thousand funny stories to share, and their one-upmanship is hilarious and noteworthy.

Mike, co-owner of the company with Mason, says, "You'll like us for our designs, and you'll like us for our communication. You'll like us for our transparency, and you'll really like us for our houses. But mostly you'll just like us." Intelligent, honest, good communicators, and dedicated to solving problems, the team at NW Lifestyle Homes designs and builds new construction and large-scale remodels in the West Bellevue, Mercer Island, and Seattle area.

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THE NOONAN HOUSE



Upper Floor

- 1 master suite
- 2 master bath
- 3 closet
- 4 laundry
- 5 deck
- 6 bedroom
- 7 bath
- 8 hall

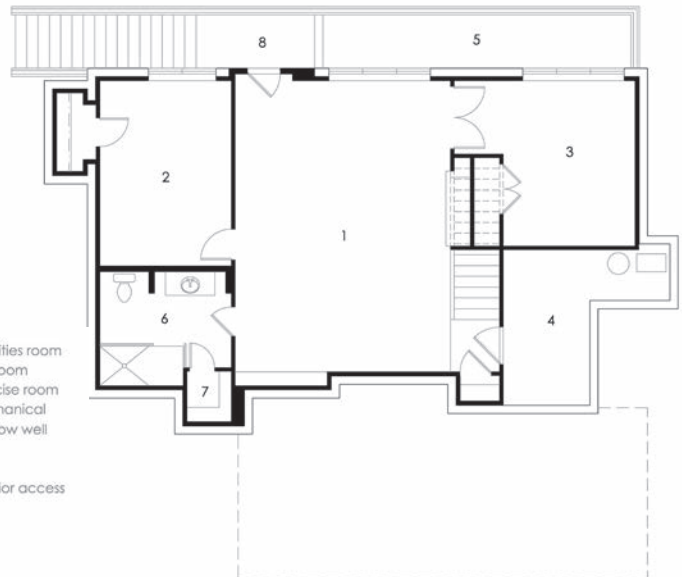


Main Floor



- 1 garage
- 2 dining
- 3 kitchen
- 4 great room
- 5 pantry
- 6 flex room
- 7 powder
- 8 entry
- 9 porch
- 10 eating booth
- 11 patio
- 12 window well

Lower Floor



- 1 activities room
- 2 bedroom
- 3 exercise room
- 4 mechanical
- 5 window well
- 6 bath
- 7 linen
- 8 exterior access

Design Studio.

The team of NW Lifestyle Homes uses a Design Studio model for all of its projects. This approach allows each member to bring his/her strongest skills to the job and receive feedback and input in a collaborative environment. Each team member owns a different but overlapping piece of a large, multi-year art project. Because all clients, family configurations, and sites are unique, NW Lifestyle Homes never builds the same house twice. Remodels and new construction projects can range in length from 3–24 months to design,



Michael Burke

permit, and build. With the design studio model, the general contractor learns about the design vision very early in the process, and he gives input for costing and budgeting long before he starts construction. Likewise, throughout the entire build, the architect continues to provide design input on selections, such as cabinet design, when opportunities arise at the jobsite, long after the “design” has been completed.

What Clients Say.

Because of the long-term nature of the relationship, it’s impossible to overstate the importance of trust between a designer/builder and a client. NW Lifestyle Homes seeks to create a custom experience where the highest goal, throughout the design and build, is to be friends with the client at the end of the project. How did NW Lifestyle Homes do with the Noonans? Pat and Samantha share their thoughts about the company:

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“You say it’s not possible to fit a 3,500 SF house on an undersized (6,000 SF) site under Mercer Island’s highly restrictive building envelope restrictions? All without clobbering the site, maintaining a highly articulated exterior presence and a fully functioning floor plan? Wait, hold my beer.”

Matt Mawer

Lead Designer – NW Lifestyle Homes



Master bath with Japanese soaking tub, marble subway tile, specialty tile niche, and glass shower enclosure.

“Early on in the process of meeting potential builders, we were given the advice that one of the most important relationships in building a custom home is that between your architect and general contractor. Obviously, with NW Lifestyle Homes (NWLH), Matt and Mason have that covered amazingly. The entire project was a truly collaborative experience that involved every member of the NWLH team. At an early-stage building meeting, we asked if there were any specific goals for the project (beyond just time and budget adherence). Mike noted that his very best projects wrap up with everyone involved as friends – a team brought closer together by the experience of building a home. We are thrilled to note that beyond just loving our new home, we accomplished Mike’s goal and have a new group of friends who we feel so lucky to have met and worked with.”

It looks like NW Lifestyle Homes will be friends with the Noonans for a nice long time.

For more information visit: nwlifestylehomes.com



Light-filled laundry room with stainless, industrial, free-standing sink, checkerboard tile floor, and barn door to match front door color.

