

# newleaf CUSTOM HOMES

BUILDING HOMES - BUILDING RELATIONSHIPS | DALLAS, TEXAS

SPRING 2018



**THE NEW WAY  
TO BUILD  
FROM CLASSIC TO  
CONTEMPORARY**



NEWLEAFCUSTOM.COM



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Welcome to the first issue of New Leaf Custom Homes Magazine! When we founded New Leaf Custom Homes in 2006 with a dream to design and build quality homes, we had no idea what the future had in store. Twelve years later, we've come a long way. Having curated an experienced team of design and construction professionals, we now offer complete residential design services, ranging from traditional to modern, and everything in between. From house plans to interior design, and finishes to furnishings, we manage the entire process of building your home. But one thing we've learned? That we're not just building a house, we're building a home for our clients—who truly become a part of our New Leaf Family.

*Scott and Melissa Powell*  
Founders



#BESTOF2017 - OUR MOST LIKED PHOTO ON INSTAGRAM!

## LET'S BE SOCIAL!

Don't be the last to follow New Leaf every day on social media. You'll get design inspiration, design tips and the inside scoop about upcoming homes.

## #NEWLEAFCUSTOMHOMES - DESIGN GOES DIGITAL



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By choosing bright interior colors mimicking a summer day, you can bring the outside indoors!



Modular wood ceiling panels or wallpaper accents are a great way to add a fun pop of detail to a small space.

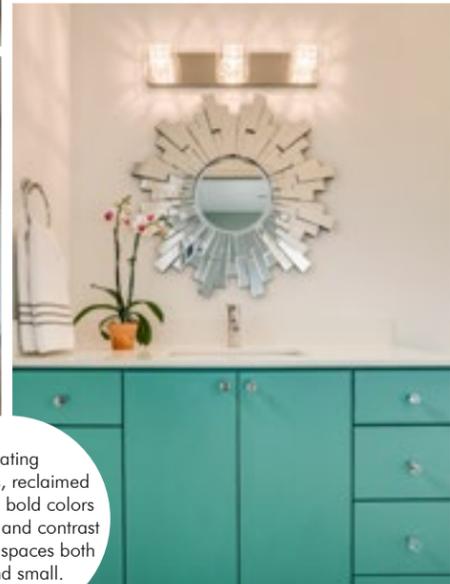


No custom home comes without its challenges, and the property that this “rustic meets modern” project was built on was no exception. “Not only was the lot a former trash dump, it had lots of mature trees which we wanted to save,” Brett Davis, New Leaf’s VP of Design, reveals.

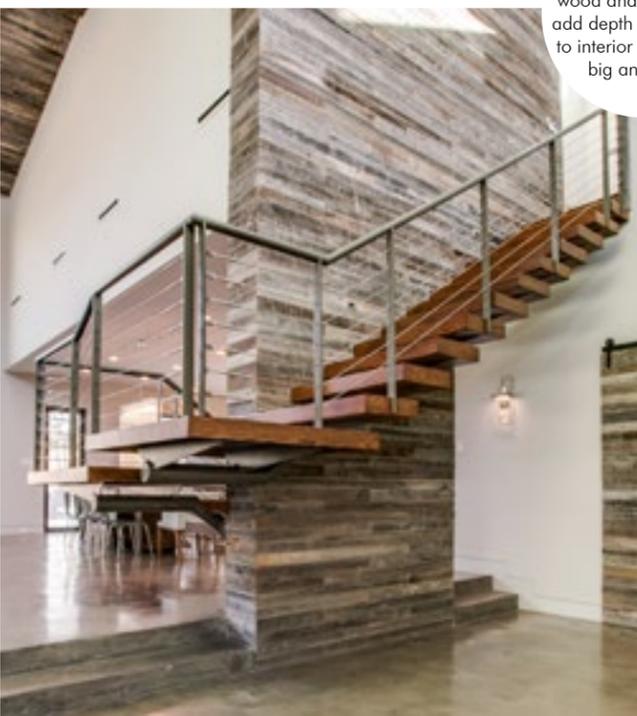
The themes for this house were durability, low maintenance and high style. For a busy young family of six - often with guests

or extended family members staying over – simplicity was key. “We love the concrete floors,” says the owner. “Our kids can spill something as we’re running out the door, and we’ll just wipe it up when we get back. They’re kid-proof.”

Similar logic applied to the exterior. Standing seam metal roofing will provide a lifetime of protection and the reclaimed wood siding that has already aged in the sun and will never need painting or staining. Additionally, the dark ironspot brick provides a great backdrop to the landscape, highlighting the foliage of the saved trees. “Who knew this piece of neglected land could turn into something so special?” the owner shares. “It was really awesome to see how there was no design challenge they couldn’t handle.”



Floating staircases, reclaimed wood and bold colors add depth and contrast to interior spaces both big and small.



# AT HOME IN THE TREES

# MIDCENTURY REVIVAL



Coordinating metallics make bold statements in this dining area. Lighting, wallpaper and decorative accents can easily add pops to any space.

Having worked with New Leaf during a previous kitchen remodel, a young couple in Lakewood knew exactly who to turn to when they purchased an original midcentury split-level house in need of some serious renovation. Their goals were two-fold. Not only did they want to keep the original "bones" of the home while still giving it a fresh update, they also wanted the design to reflect their love for the outdoors.

With this in mind, the design team at New Leaf proposed transforming the main level of the home into a modern, open-concept space for the kitchen, dining and living areas. And by adding generous windows overlooking the full exterior landscape, they brought the outdoors inside.



Create consistency throughout rooms with similar accent features like these stained wood feature walls.



V-Groove pine paneled ceilings bring warmth and interest to white spaces. Try painting beams a contrasting color.



Brass is always a good idea! Accenting a small space makes a big impact - installing on a contrasting surface is even better.

Additionally, the designers proposed converting the original second floor to a spacious master suite with large windows. Three additional bedrooms and a play loft finished out the expanded upper level. And with special accents placed throughout the home, such as the stained wood feature wall in the master suite, the clients were thrilled that the design reflected their distinct style. "In fact," the client shared, "that was the best part about working with New Leaf. We knew that they cared as much about the design and construction of the home as we did...and that made all the difference in the world."



Try replacing backsplash tile with a window in your kitchen! It brings in the natural light and lends a subtle modern touch to the space.



## Quality Work

Many things differentiate New Leaf from their competitors, but none are more important than the high quality craftsmanship and work exhibited on every job. Their experienced team of professionals know how to successfully complete their projects in a timely manner. Bottom line? They don't settle for mediocrity and neither should you. At the job's end, New Leaf Custom wants you to be amazed by the ease and professionalism you receive when you hire them to build your home.

## Efficient Process

New Leaf Custom Homes knows how to help you make your vision a reality - one that not only expertly blends your budget and style, but is completed on time. With years of experience, New Leaf's seamless process takes you from the initial design ideas, material selections and plan review through construction, all while avoiding the unforeseen issues that can ruin a budget. New Leaf isn't like typical home builders and contractors. Even while the market has grown and demand has increased drastically, New Leaf has chosen

to remain a small company focused on the individual to deliver the highest job quality. More importantly? They don't take on new jobs that push them beyond their capacity. They are always focused on long-term relationships rather than just the "here and now."

## Stellar Reputation

With an extremely high standard of ethics and honesty, New Leaf goes above and beyond to ensure their clients are treated fairly by not only taking responsibility for their work, but unforeseen issues as well. Additionally, if clients want to make a design change, New Leaf charges their standard rates—the same rates they provided at the start of the project. Clients can always reach them, either by email or phone, and they'll return client messages within 24 hours, if not immediately.

New Leaf maintains all of their licenses with the city and state and carries the insurance policies needed for a safe and worry-free building experience. Finally, they provide more than just a written warranty, New Leaf often returns to past clients' homes years after their warranties have expired to help maintain the home. New Leaf strives to develop long-lasting relationships; once they've worked with a client, they hope to work with them again and again!

**Opposite page (top)** A California inspired modern home in Lake Highlands. Exterior stucco, cedar lap siding, Milgard Windows. **Opposite page (left)** Lakewood bathroom with Schumacher wallcovering, World's Away vanity lighting, Navy custom vanity and glass shower tile. **Opposite page (right)** Forest Hills kitchen remodel with double islands, paneled appliances, glass backsplash tile in herringbone pattern. **Top** Preston Hollow transitional home. **This page (left)** A Lake Highlands *Transitional-Glam* with quartz ledgestone fireplace and custom wainscoting above. **This page(right)** Bathroom with vintage inspired palm wallcovering and brass plumbing fixtures.

# THE POWER OF STYLE

At New Leaf, their custom designs are breaking the mold. When we asked about their favorite home designs over the past year, it was tough for them to narrow down the list! So, that means you're in luck! Here is a curated collection of some of their latest and greatest homes from the past few years. As you'll see, each home is unique and designed from scratch. You won't find a cookie cutter home here!

Follow [@NewLeafCustomHomesDallas](#) on Instagram for more inspiration.



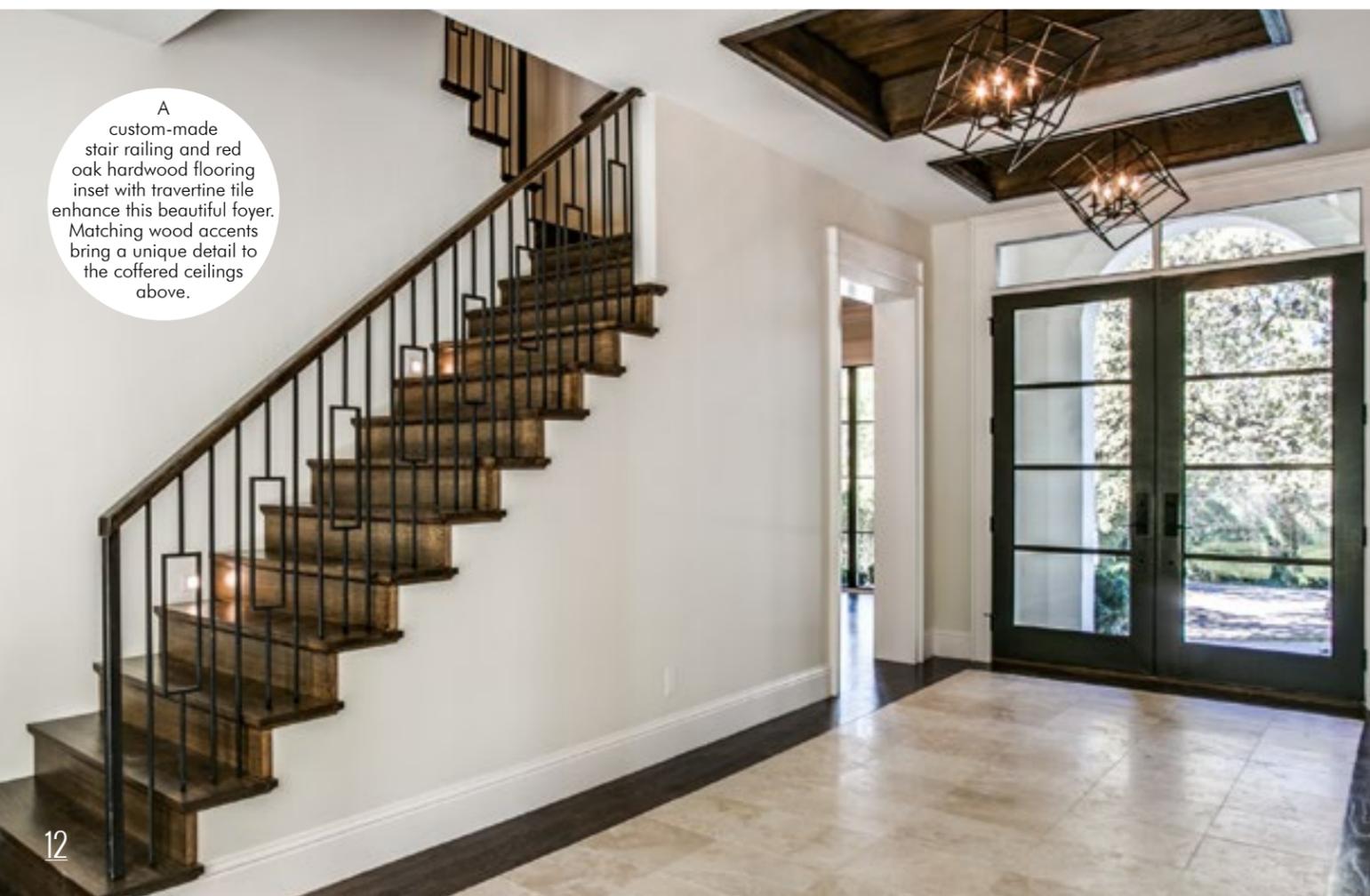


# STYLE & SOPHISTICATION

The New Leaf team presents a unique opportunity allowing readers into this extraordinary custom home in Bluffview. Contact us for a personal tour.



A custom-made stair railing and red oak hardwood flooring inset with travertine tile enhance this beautiful foyer. Matching wood accents bring a unique detail to the coffered ceilings above.



Double vanities allow plenty of space to spread out your morning routine. A freestanding soaking tub sits in front of a marble clad wall, keeping the space bright and spa-like. The oversized custom mirrors reflect ample natural light while playing with the crystals of the chandelier and metallic wallpaper in the ceiling's barrel vault.

# JOIN THE NEW LEAF FAMILY



We pride ourselves on only hiring the best and most experienced employees. From project managers with decades of experience under their belts, to designers who've spent years studying efficient design processes, we bring you and your family the best there is in custom home design. By having every team member of the design and construction teams under one roof, we seamlessly integrate communication and processes between our team and our clients, alleviating potential problems before they even begin.

At New Leaf, we don't just build homes, we build relationships. We consider our employees and clients to be part of the New Leaf Family. We would love for you to be a part of our family!



# WE'VE BEEN WORKING HARD IN YOUR NEIGHBORHOOD



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# PICTURE PERFECT

Not all homes are created equal, and for this property located on historic Swiss Avenue in Dallas, the homeowner was concerned about how she could marry her new vision of a crisp, modern kitchen with the historic style of the home. When she bought the 100-year-old house, the cramped kitchen and outdated utility room didn't make sense for a modern lifestyle. And while the owner had a great stylistic vision, she needed a builder with expertise who could make it a reality by combining the new with the old seamlessly.

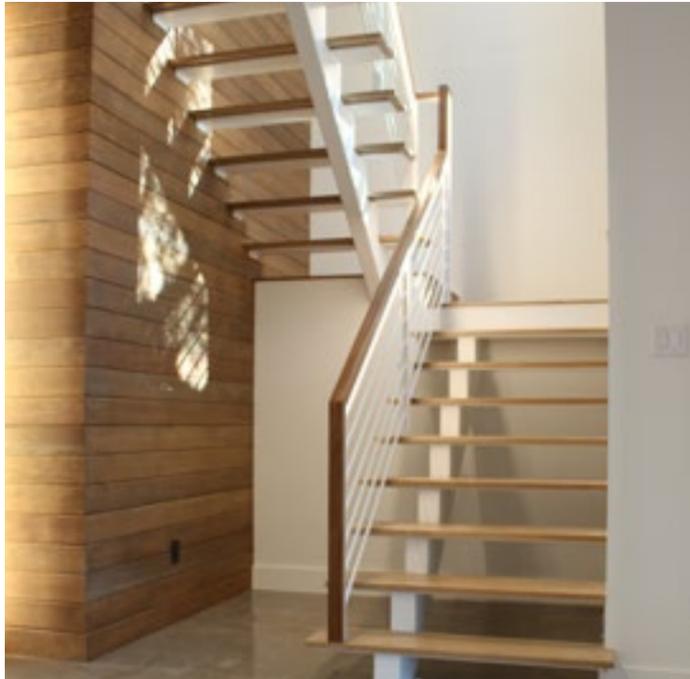
"The age of the home alone presented some unique challenges," Mike Marsolek, VP of Construction for New Leaf, revealed. "We needed to expand the new kitchen into the old utility room, find a way to contain the washer and dryer without hindering access to the hidden basement stairs, and relocate all the electrical panels. And we accomplished all this while still ensuring the new design seamlessly fit with the historic character of the house. Even after building homes for 41 years, this was one of the most complex projects I've ever dealt with."

After removing the old walls, New Leaf placed a series of large custom-made cabinets in the new kitchen. Millwork shelves and door panels hid the access to the laundry and basement. Shaker panel cabinet doors kept the historic style and stone countertops from Europe topped off the counters and backsplash. "I never imagined this could've been created in this old space!" the client said after experiencing her new kitchen. "I love what we've made here. I wouldn't want to have anyone else work on my house."



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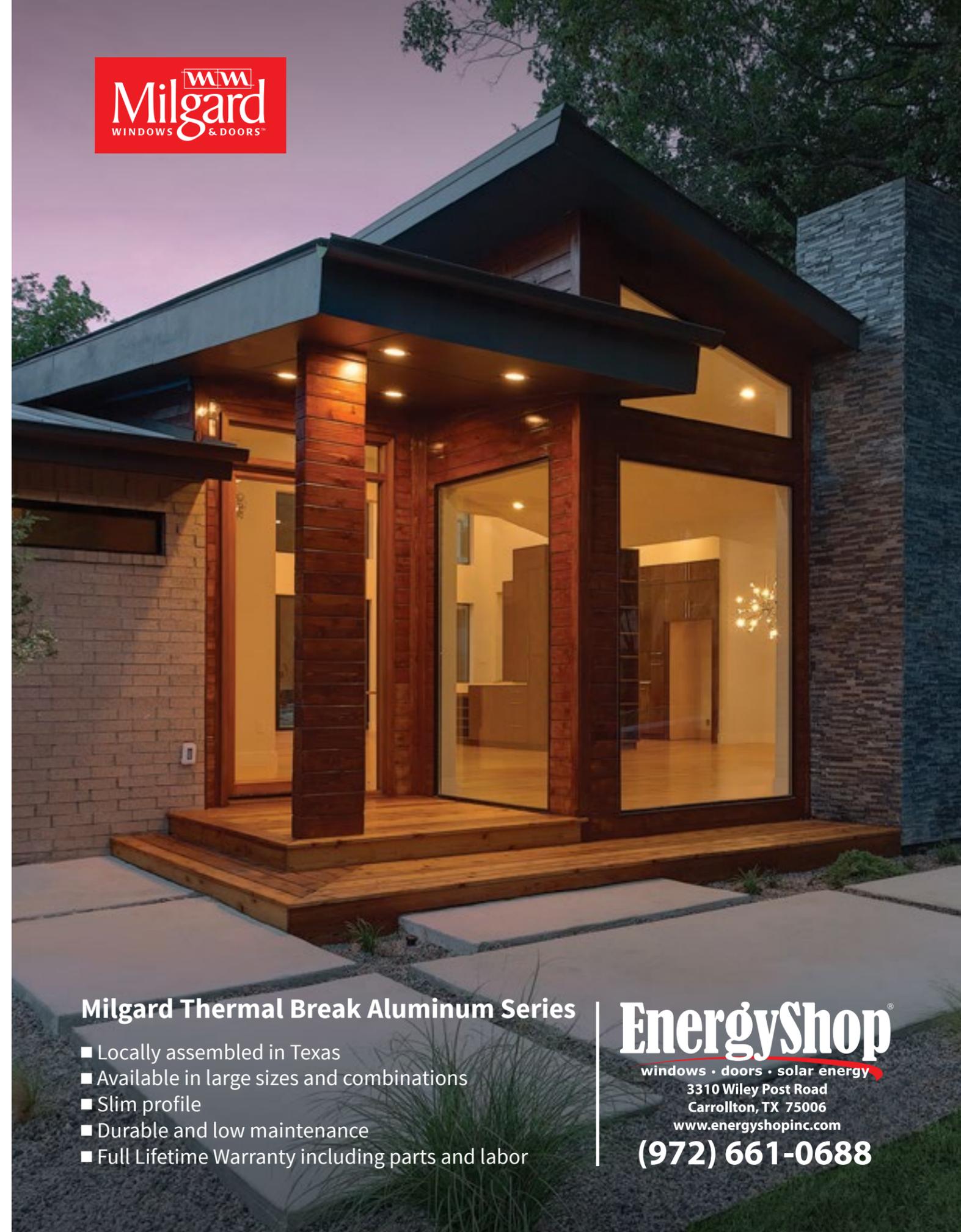
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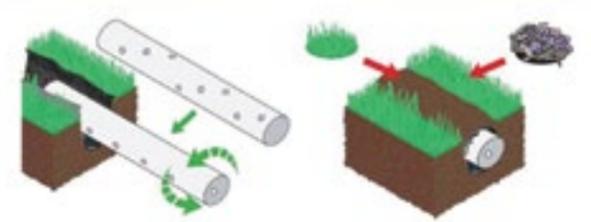
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- \* Landscape Materials

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