

# NARI MINNESOTA - 2025 RotY AWARDS

PROJECT: HERITAGE    CATEGORY: BASEMENT OVER \$250,000





# Client Objectives

*family and fun live here*

Having lived in the one-level home since it was built in 2018, they were ready to expand the usable space in their home by finishing the basement. With two small kids, they wanted the basement to become a space that could be enjoyed by the entire family as well as a space for entertaining their large circle of family and friends. While provided with a proposed layout when the home was built, they weren't happy with the plan and came to us to help create a space that would serve them for many, many years to come.

Their objectives included:

- Finishes and colors that would match the main floor
- Due to the presence of radiant in-floor heat, we could not disturb the floor
- A flexible open floor plan that could be used for both day-to-day life and entertaining friends and family
- A guest suite for visiting family and a playroom for their daughters
- A theater room
- A large wet bar with seating nearby
- Somewhere to display a treasured holiday house display



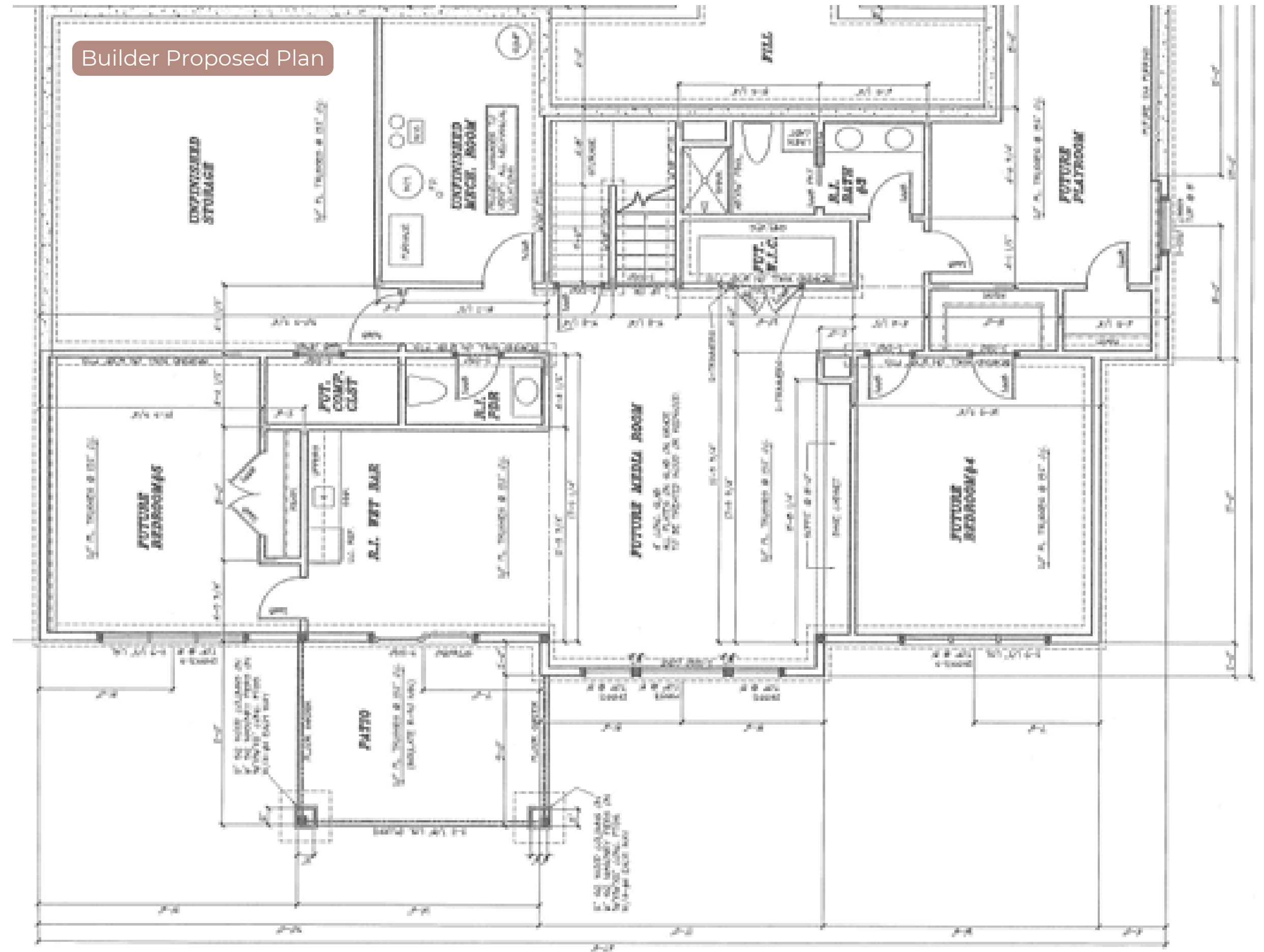
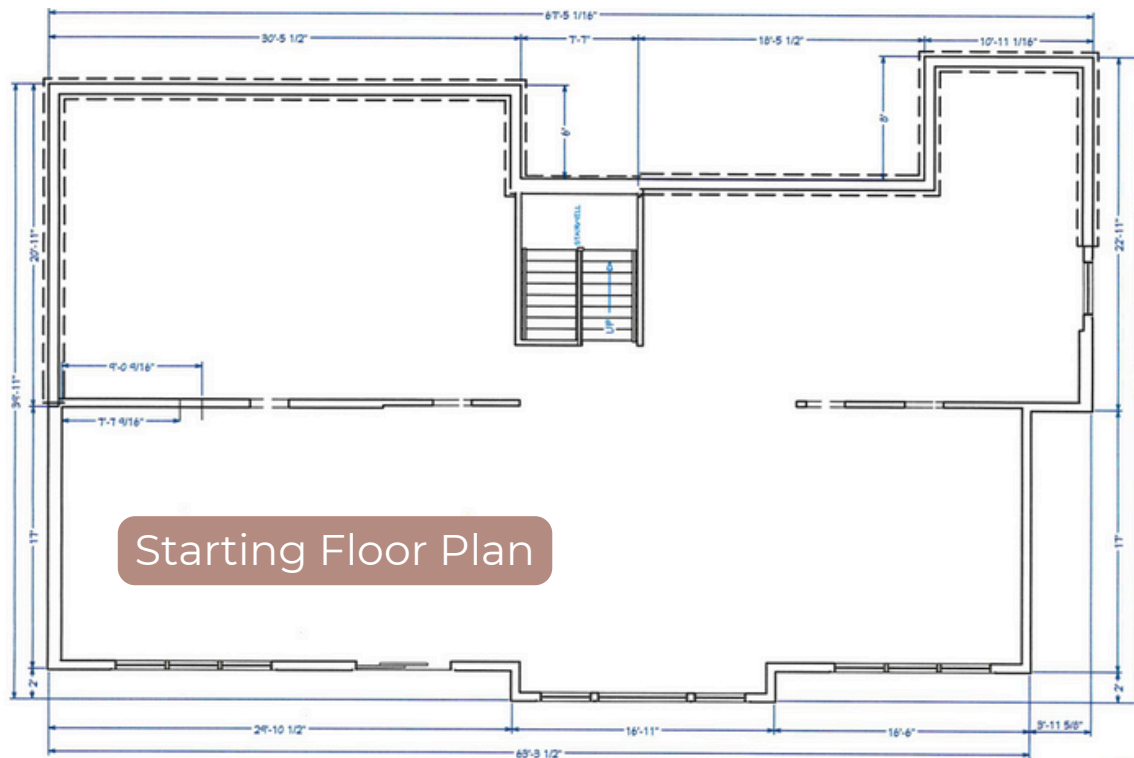


# Client Frustrations

## *before floor plan*

The homeowner was frustrated with a proposed basement plan (shown here) supplied by the builder due to the fact that:

- there was a large storage space that they felt was not needed.
- they did not need the proposed future 6th bedroom.
- they wanted a more open space for larger gatherings and games (darts, shuffleboard, etc.).



# Client Requests

*after floor plan*

Our clients were instantly smitten by a hidden bookcase door they saw in the cabinetry showroom and it was quickly added to the list of must-haves.

With two small kids who loved Disney and other movies, they wanted to include a theater room for family movie nights.

With a large extended family and circle of friends, they wanted a larger wet bar and an island to gather around when entertaining or playing games with their kids

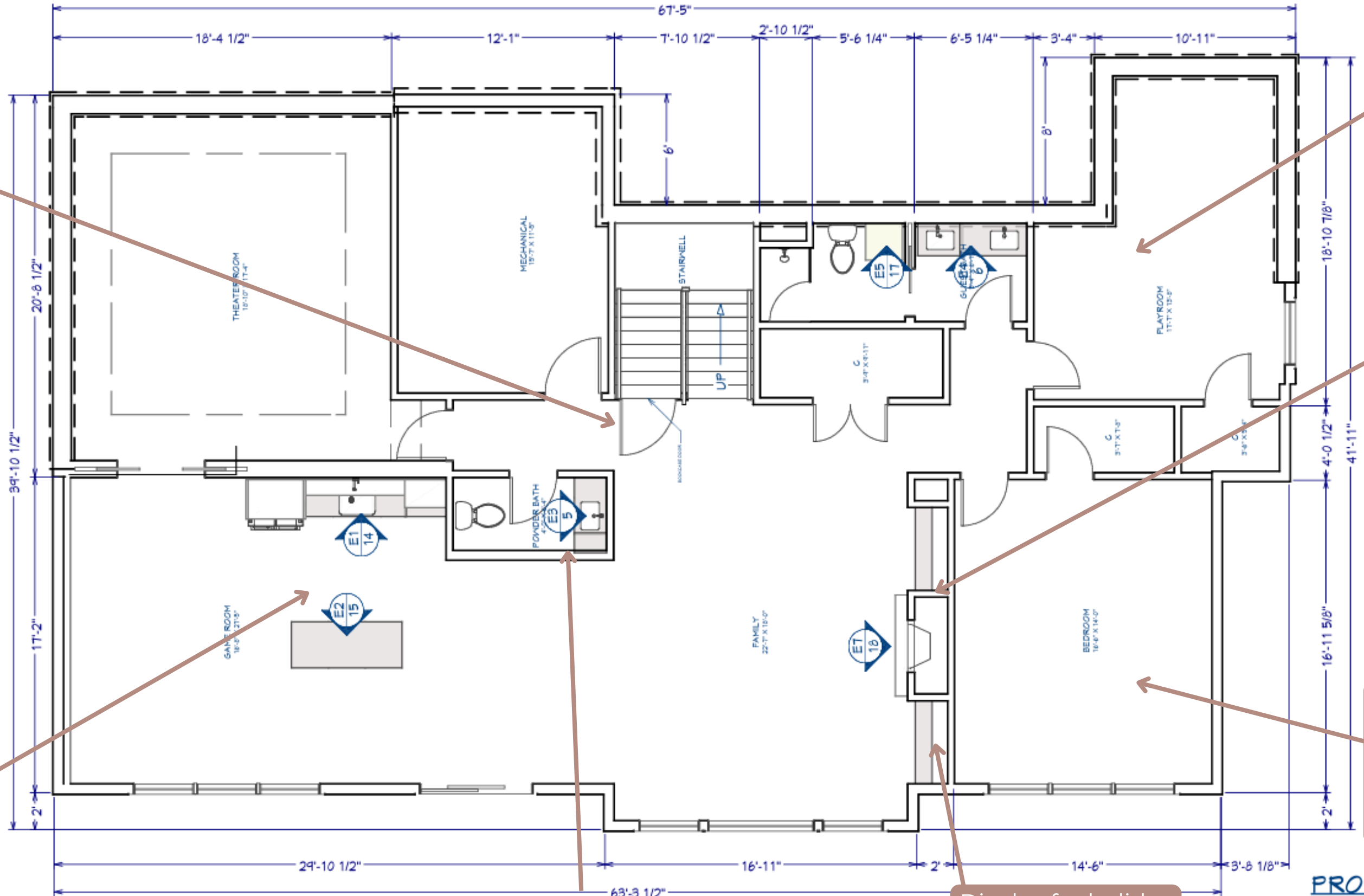
A small powder bath for easy access when entertaining or while watching a movie.

Display for holiday house collection.

A space for their girls to freely play without worrying about a clutter of toys left out.

A fireplace to make the space feel cozy.

A guest bedroom with its own bathroom, perfect for hosting family who visit frequently.



PROPOSED  
FLOOR PLAN  
1/8" = 1'



# Challenges Addressed

*working within  
set boundaries*



Existing in-floor radiant heat prevented us from making any alterations to the floor and existing rough-ins. Additionally, load-bearing walls and mechanicals could not be moved.



Per our homeowners requests, the basement needed to match the color and finishes found on the main level.

Due to a deck above, we had to get creative with the fireplace venting. We landed on the creation of a soffit in the bedroom to accommodate the venting.



The inclusion of pocket doors leading into the theater room needed to be incorporated into a load-bearing wall, requiring extra framing to make the pocket doors work.



We suggested a way to move this pipe without affecting the floors to allow us to include a larger shower space.



# Functionality

*entertaining with ease*

From a large wet bar to an island with seating on two sides, to the open living space, theater room and guest bedroom, this basement is all about entertaining themselves and guests with ease.



Before



After



# Functionality

*hidden nooks and festive cheer*



FUNCTION

We created a hidden bookcase under the stairway that leads to a secret reading nook for the daughters. After the homeowners saw it during a selections visit, it was an instant must-have.



FUNCTION

The husband had an extensive holiday house collection and specifically requested a place to display them. We designed shelves on either side of the fireplace, incorporating numerous electrical outlets for the lighted houses in his collection.



# Functionality

*places to play and enjoy*



FUNCTION

A larger shower than originally planned graces the guest suite, ensuring comfort for visitors.

FUNCTION



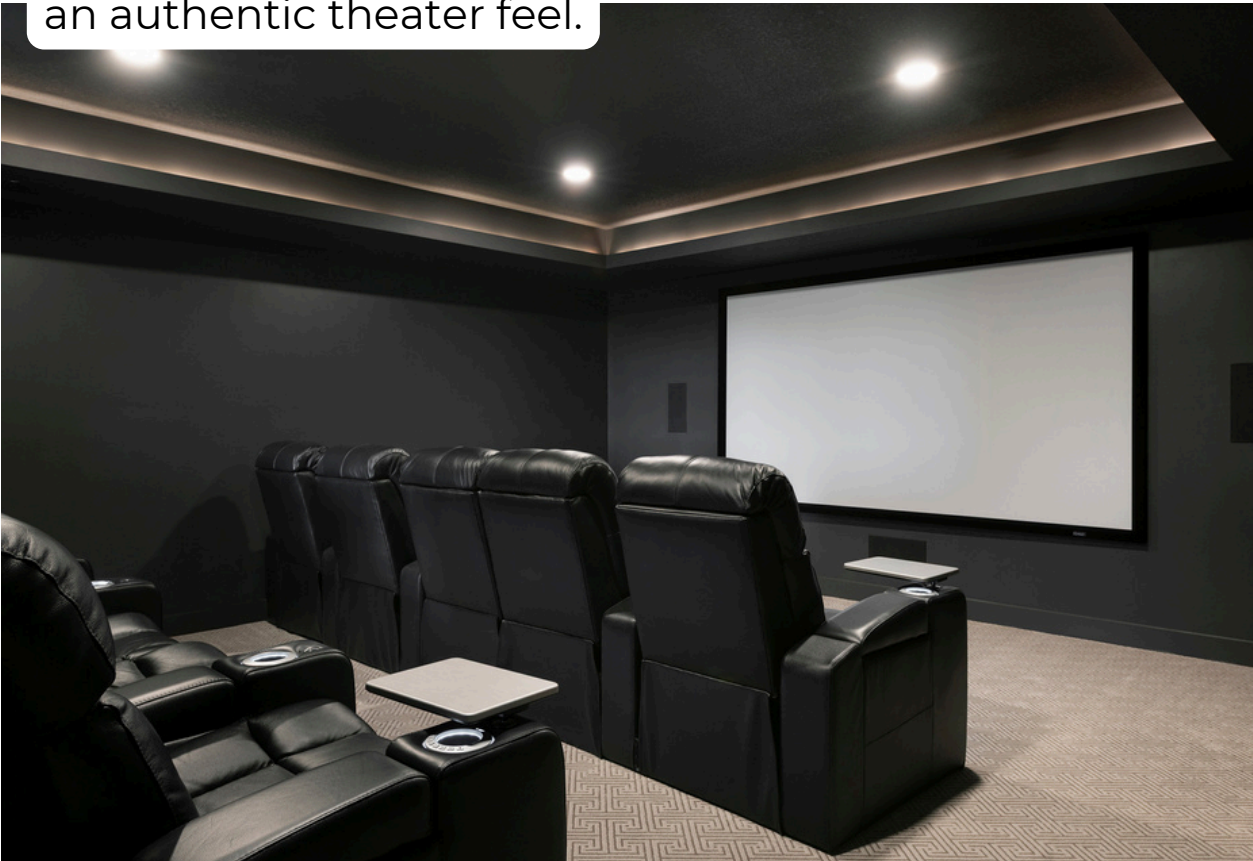
FUNCTION

A playroom, somewhere the girls can spread out toys, is tucked behind the fireplace wall.



FUNCTION

Pocket doors to the left of the wet bar lead to the home theater room. Dimmable LED cove lighting lends the room an authentic theater feel.

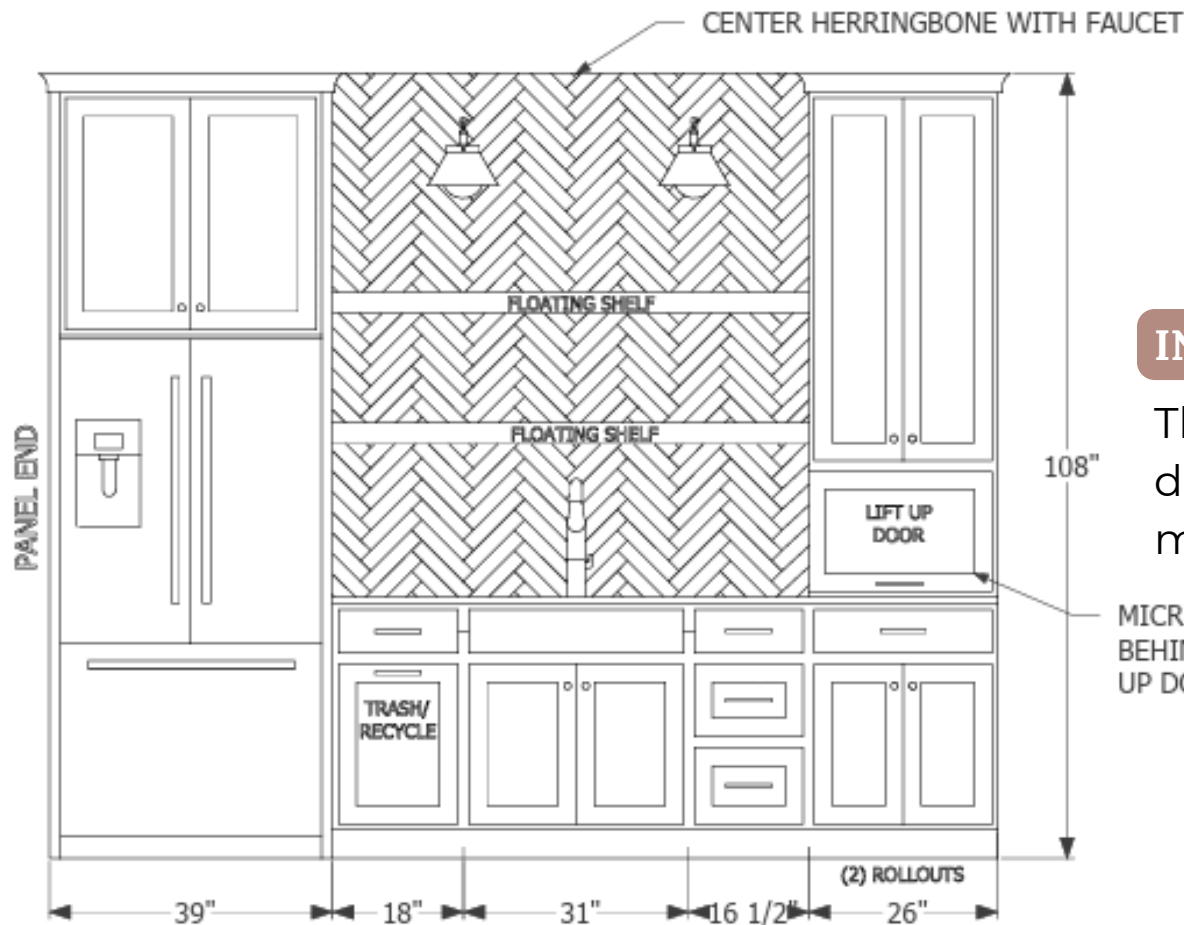




# Craftsmanship & Innovation

*detail and care*

Quality, craftsmanship and creative inspiration can be found around every corner in the project, from the fireplace wall and wet bar to the rich woodwork that ties it all together.



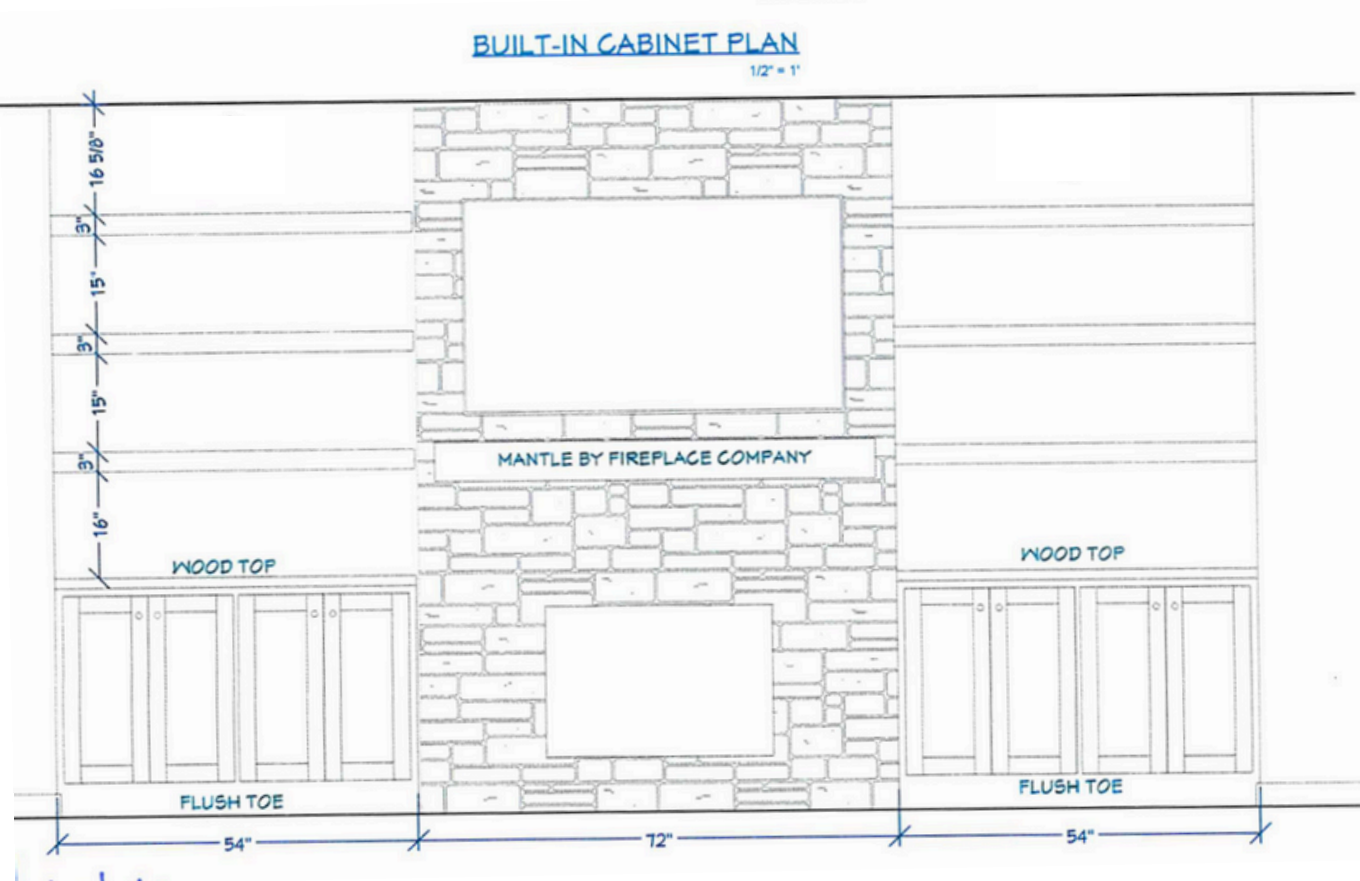
## INNOVATION

The lift-up door hides a microwave.



## CRAFTSMANSHIP

The wet bar area features a herringbone-patterned backsplash that required careful layout to ensure symmetry and balance with surrounding cabinetry and appliances.



## INNOVATION

With shelving specially measured and created to house a holiday house display, we incorporated numerous outlets and lighting for the houses.



# Aesthetics

*modern traditional*

Traditional design elements throughout the lower level ensure a timeless design that will stand the test of time, while the deliberate choice of wood finishes and colors that match the main level make the new space feel like it was here all along.



Main Level



Before

## AESTHETICS

The basement finishes and colors were deliberately chosen to be cohesive with the main floor.



## AESTHETICS

LVP flooring throughout ties the entire lower level together.

After



# Aesthetics

*elegant, warm and welcoming*



## AESTHETICS

The wet bar easily holds court all on its own, featuring quartz countertops, SW Origami White cabinets, a herringbone-patterned backsplash, a custom-stained birch island, brushed nickel hardware and lighting.

## AESTHETICS

The deep rich custom-stained birch provides depth to the otherwise neutral palette while natural elements, including the walnut mantel, cabinetry and stone look fireplace, help the space feel warm and welcoming.





# Aesthetics

*timeless design*



## AESTHETICS

The guest bedroom features a beautiful view of the backyard. and finishes that match the rest of the home.

## AESTHETICS

Cabinetry, lighting and hardware in the same finishes as the wet bar tie both the guest and powder bath in with the rest of the lower level. In addition, the fixtures, hardware, cabinet color and lighting all match the upstairs as well.

