

2026 ROTY SUBMISSION

NARI MINNESOTA

BASEMENT REMODEL

CATEGORY: RESIDENTIAL BASEMENT \$100K-\$250K



ABOUT THE PROJECT

Our clients came to us because while their basement had enough square footage, the layout and finishes didn't support their lifestyle and desire to host guests. They wanted a space to gather with views of the lake, a home office, and a private mother-in-law suite. The goal was to create a floor plan that would make the bathroom accessible from the main living space and the bedroom.



BEFORE



BEFORE

Prior to the renovation, the space felt dated with a clunky layout. Old wood paneling and brick walls made this space feel like it was too closed in and too orange. Our goal was to give our clients a retreat where they could relax or get work done. The space needed to feel cozy and sophisticated. Check out how we were able to accomplish just that.



MOODBOARD

The vision for the space was to incorporate warm wood tones throughout with fun tile designs, moody paint colors, and natural textures to create a space that felt welcoming and warm.



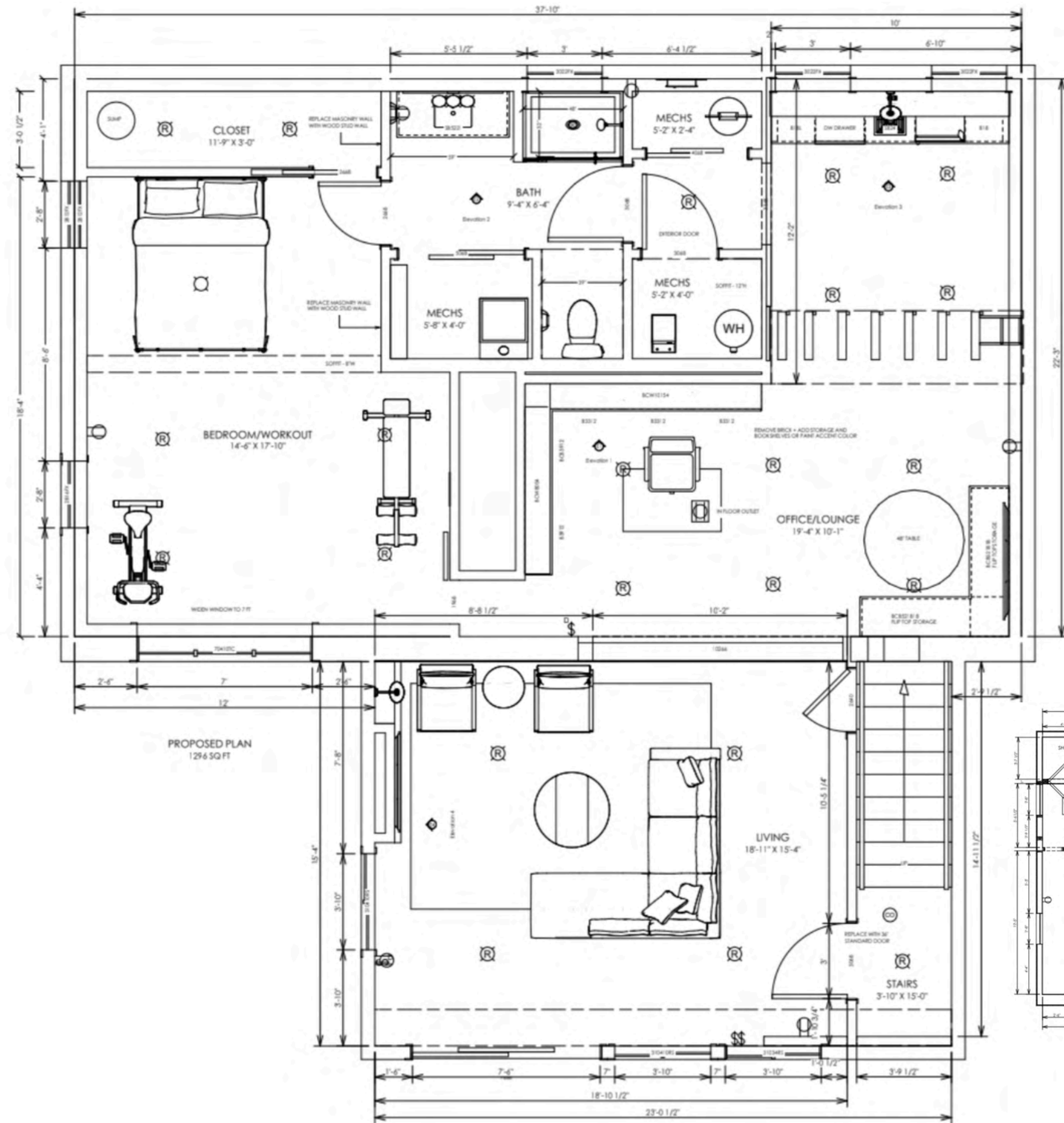
SCOPE OF WORK

- Demo existing basement down to the studs
- Install drain tile
- Move bathroom into existing mechanical room (tall order) and move laundry upstairs
- Enlarged bedroom window to capture lake view
- Added a wet bar and wine storage
- Installed an electrical fireplace
- Replaced hopper windows
- Custom built cabinetry built-ins
- reclaimed wood paneling
- Installed LVP flooring
- Custom bench for gaming table was built

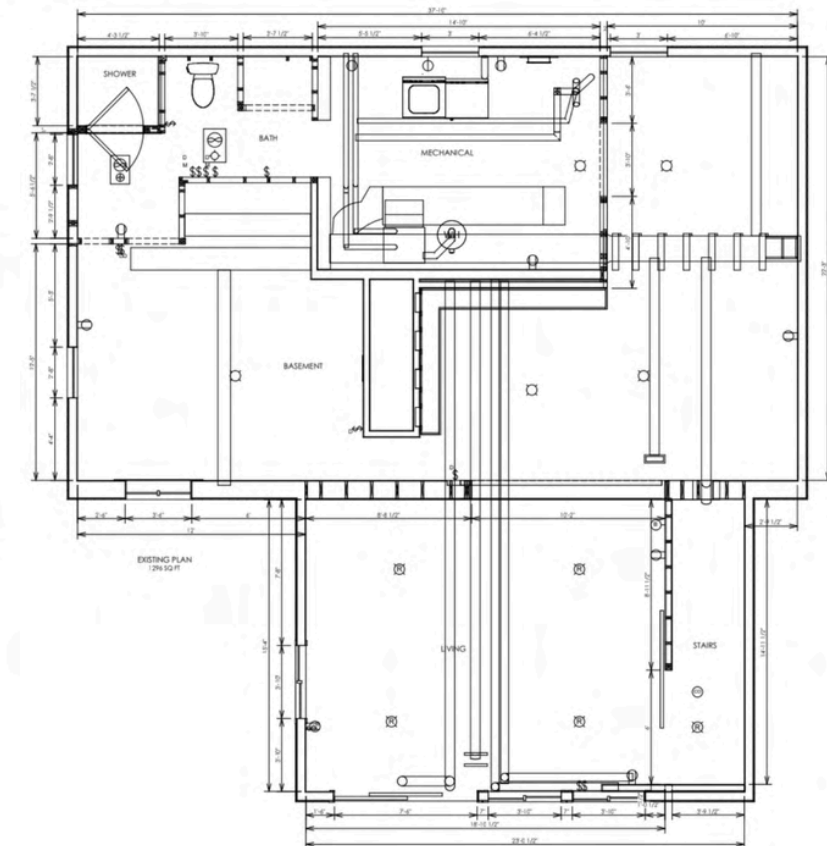
FLOORPLAN

Without changing the amount of square footage, the floor plan was drastically updated.

We moved the bathroom to a more central location between the bar and the new bedroom so it can function as both an ensuite bathroom and a publicly accessible space from the rest of the living area. We took advantage of the large square footage to incorporate a bedroom, bar, living room, home office, sitting nook, and bathroom. Each space feels distinct yet functions seamlessly from one room to the next.



EXISTING



RENDERINGS

To make each space feel distinct but cohesive we worked off of a neutral color pallet and tied in details throughout. We worked to ensure that each space had a purpose. We have an incredible guest suite, a gaming table, a functional office, a cozy livingroom with a electric fireplace to set the mood, a elevated bar area and a fresh and bright bathroom.



PROGRESS
PHOTOS



PROGRESS
PHOTOS



We cut out the exterior brick and added a steel lintel for support to enlarge this lake view window

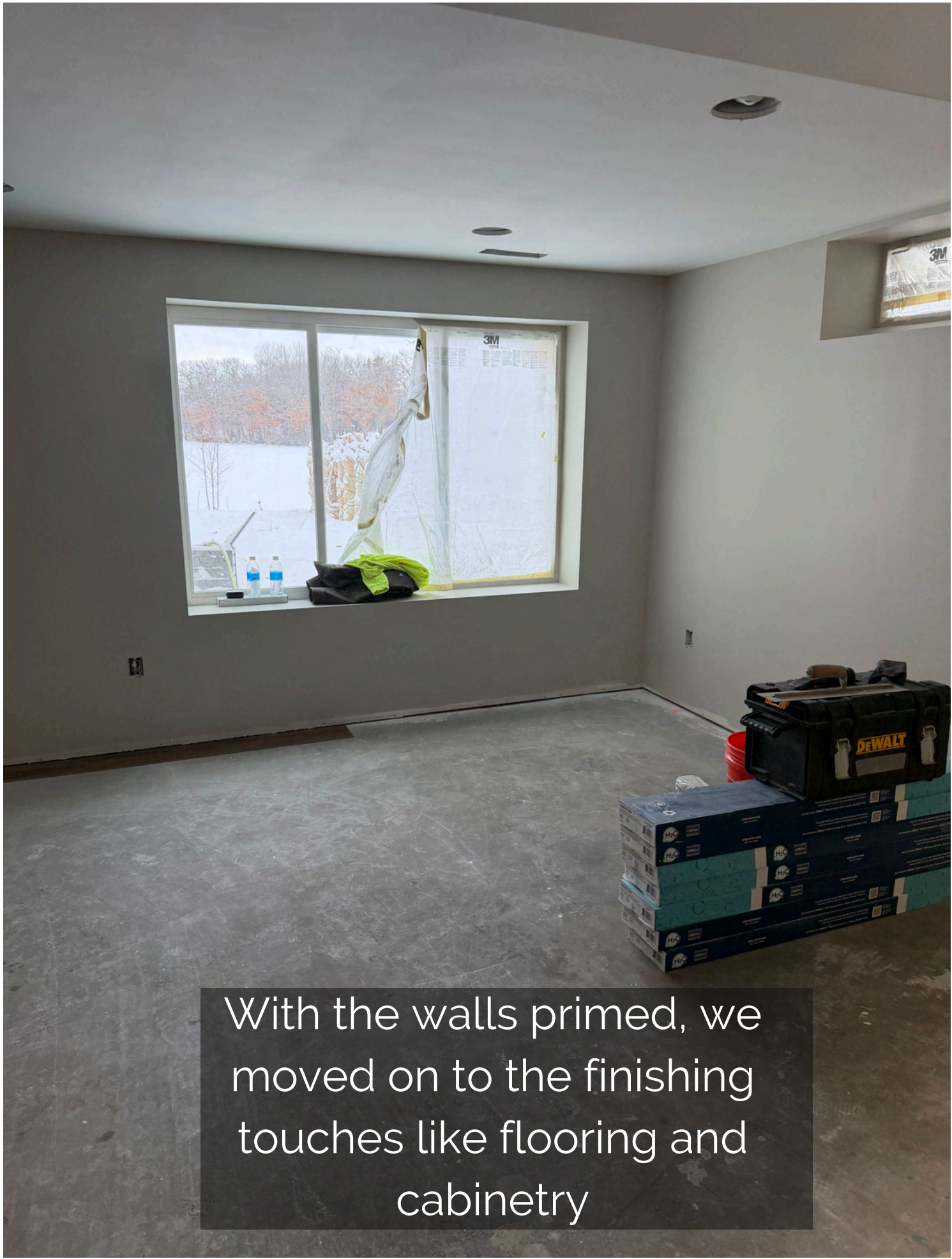


Spray foam insulation will keep this basement cozy in our subzero temps

PROGRESS
PHOTOS



Drywall finishes were completed getting us closer to the finish line



With the walls primed, we moved on to the finishing touches like flooring and cabinetry

AFTER





FUNCTIONALITY

An inviting home office complete with open shelving and closed cabinetry offers space to work with a lake view while also adding sophistication to the space and giving visual interest by keeping the shelving open.



FUNCTIONALITY

The fireplace in the living room acts as a focal point and a source of heat, making the space inviting all year round. With a nearby bar complete with a beverage fridge, custom wine storage, and a dishwasher, the space has everything needed to host gatherings, large and small.

Intentional details make the spaces feel finished and cohesive, with warm wood tones tying every area together comfortably.



CRAFTSMANSHIP

Quality materials paired with expert installation sets this bathroom apart from builder-grade updates. We used a herringbone tile pattern for the flooring and shower niche, paired with a brick accent wall behind the wood vanity.



CRAFTSMANSHIP

Each piece of paneling was prepped, stained, and finished off site. We choose to use two differnt stains for two different panel applications and integrate mortise pockets into the vertical paneling for character. Installation had to be precise to achive the continuation of graining around the fireplace.





AESTHETIC

Reclaimed wood paneling in the bedroom and on the fireplace surround serve as the anchor for the wood tones throughout the basement, seen in the wine storage and bathroom vanity. Neutral, yet playful patterns make the space feel personal yet timeless.



OBSTACLES

The challenge of moving the bathroom to a more central location meant working with existing soffits and ductwork. We wanted to keep the ceiling height consistent which required careful planning.



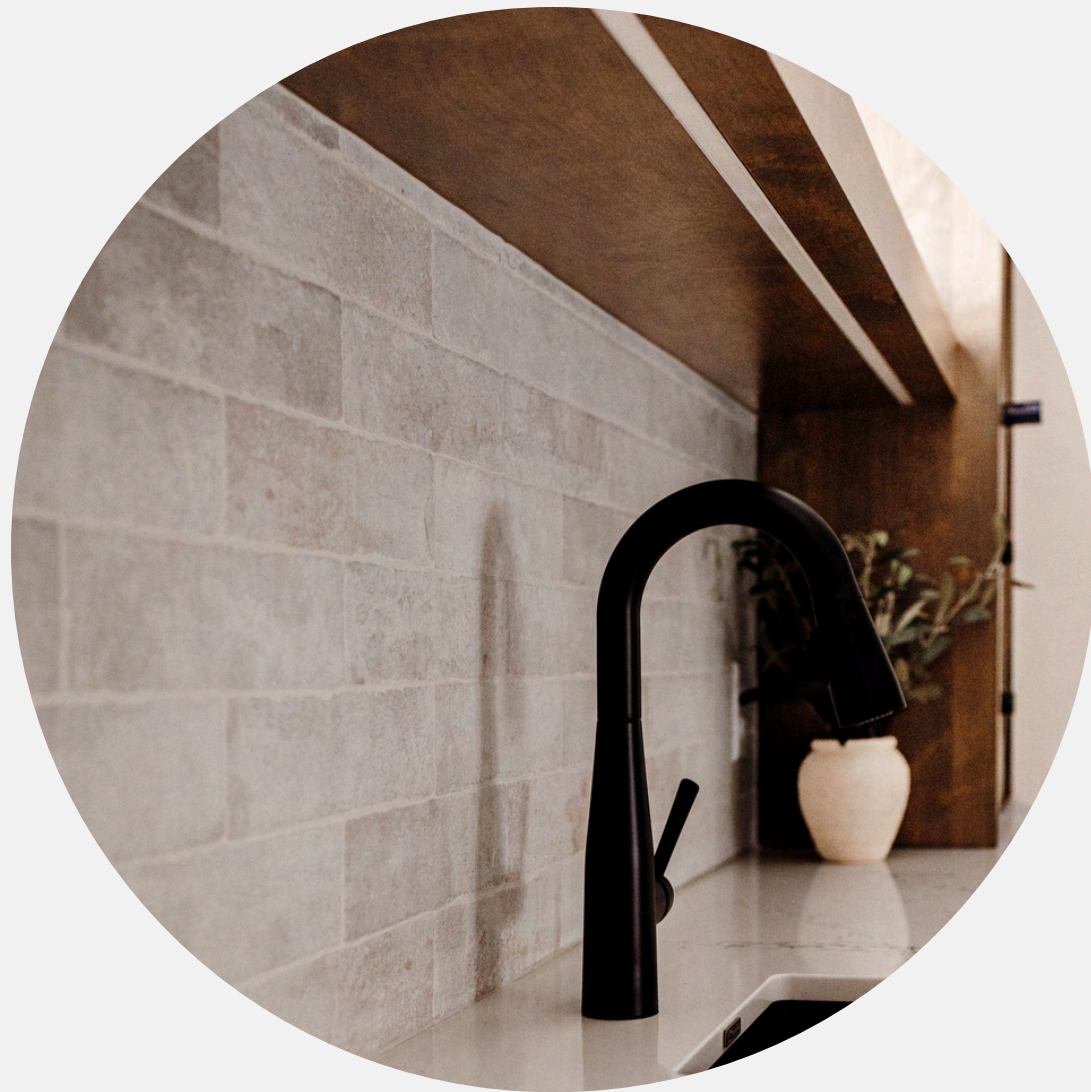
INNOVATION

A curbless shower along with wide doorways paired with heated tile floor allows for our clients to age in their home while creating a warm and cozy bathroom. An additional element is a tiled window jamb for natural light and additional ledge for toiletry items.



INNOVATION

We addressed the asymmetric windows by adding a custom wine storage rack tying into the shelf. We added in under cabinety lighting chaneled into the shelf for a sleek and seamless look and to be able to provide mood lighting to a cozy basement.



AFTER



DESIGN STYLE: TRANSITIONAL | RESIDENTIAL BASEMENT \$100K-\$250K