

# NARI MINNESOTA - 2023 CoTY AWARDS

## PROJECT: FINN SISU CATEGORY: BASEMENT UNDER \$100,000

Nestled in the heart of Lakeville, this basement finish is filled with features designed to add more enjoyment and functionality for our clients. Beginning with a partially framed basement and a small footprint, it was essential that we make the most of the space we had.

The newly finished family room space is all about livability, from a built-in desk area for their kids to do schoolwork to the warm glow of the showstopping electric fireplace that sets the tone for relaxation, this small space is designed to hit all the right notes.

And while the living room is beautiful, there’s no denying the star of the show. On our client’s wish list was a sauna and wow, are we happy they asked! Bumping out the framed bathroom wall into an adjoining space, we opened up the new bathroom to include a custom sauna and shower. Featuring a matte black porcelain tile and metal hex mosaic accent tile, the shower stands in striking contrast to the cedar surrounding the sauna. Grounded by a flat black pebble mosaic floor and champagne bronze shower fixtures, the dynamic duo of shower and sauna ensures that nothing is lost in terms of usability for guests, and everything is gained when it comes to a retreat our clients can enjoy year-round.

Outside the sauna, a new black-stained bathroom vanity, granite countertops and matching faucets complete the up-north escape for our homeowners while a new guest bedroom nearby stands ready for visiting family and friends.

Altogether, this basement proves that you don’t need a large space to turn up the heat when it comes to design!

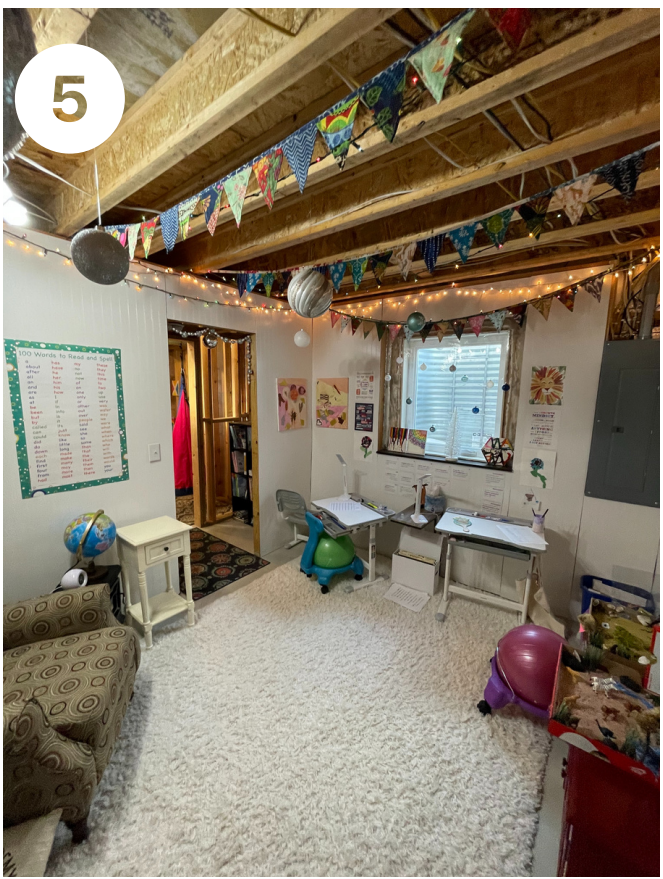
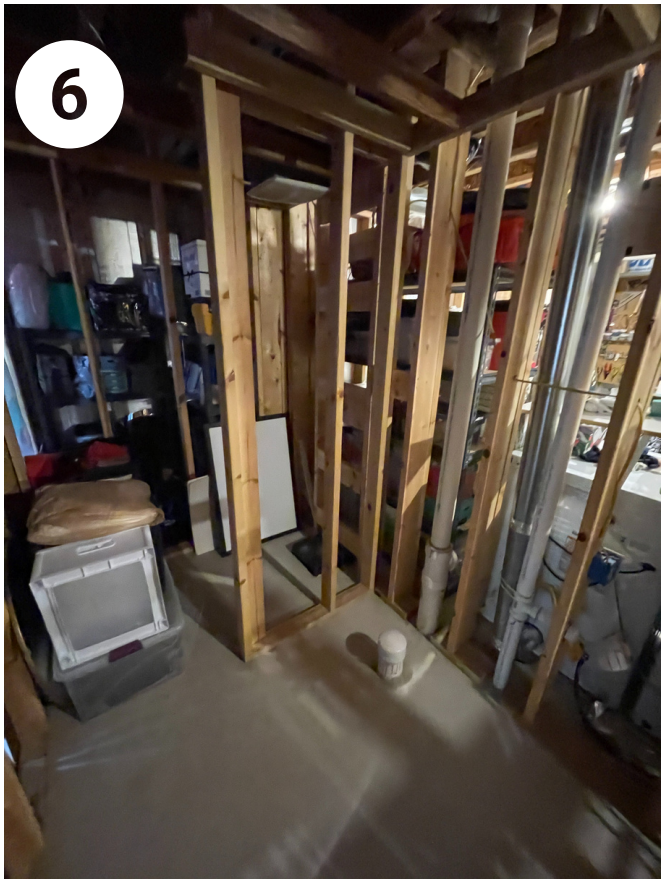




**BEFORE PHOTOS**

Clockwise starting in upper left corner:

- 1) Unfinished main basement area
- 2) Inside wall of main basement area
- 3) View from main basement area toward the stairway landing
- 4) Stairway landing and view into the partially finished area and future guest bedroom
- 5) Existing partially finished home-school area and future guest bedroom area
- 6) Existing framed-in bathroom area with plumbing and behind that, an existing closet space off of the home school area



**CLIENT REQUESTS**

- Finished bathroom
- Sauna with built-shower
- Finished flexible living room area designed with family life in mind
- Creation of a guest bedroom and relocation of a designated home schooling area
- Retain storage
- Approachable yet indulgent design to deliver a vacation-at-home feel

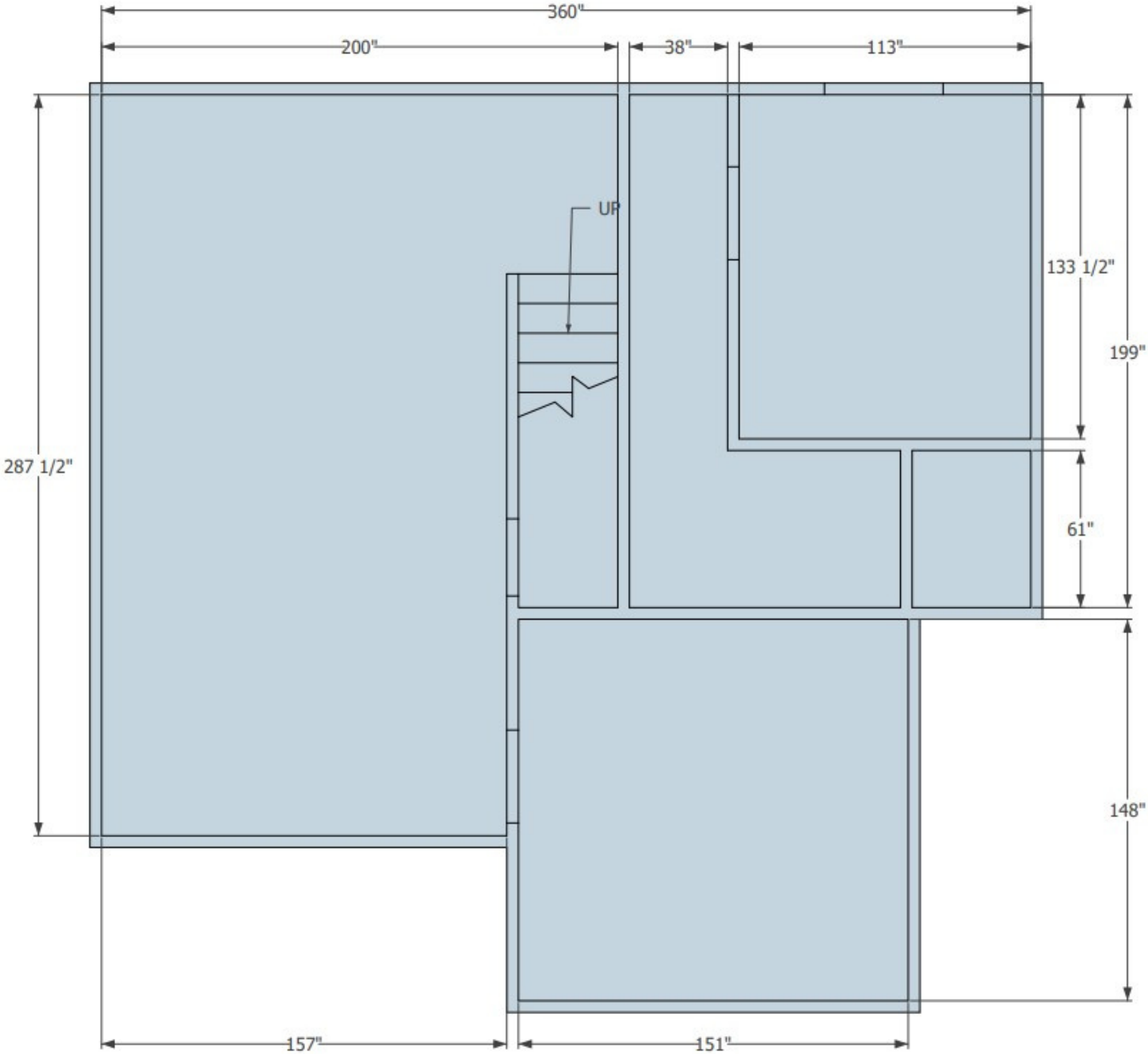


BEFORE SITE PLAN

Began as partially framed-out basement space.

Mechanical room on south end needed to be left as is.

Due to budget, all plumbing needed to stay in its original location.



# AFTER SITE PLAN & LAYOUT CHALLENGES

## Small Space - Many Functions

Beginning with a partially framed basement and a small footprint, the overarching challenge with this project is that we make the most of the space we had. The space needed to serve many purposes including home schooling, exercise, family life and entertaining family and friends.

## Integrating Electric Fireplace with Wall Cabinet

Within the family room specifically, our client asked us to work with a purchased Pottery Barn wall cabinet. This required us to create a custom wood surround to mesh the electric fireplace and cabinet for a custom built-in look.

## Making Room for the Sauna/Shower

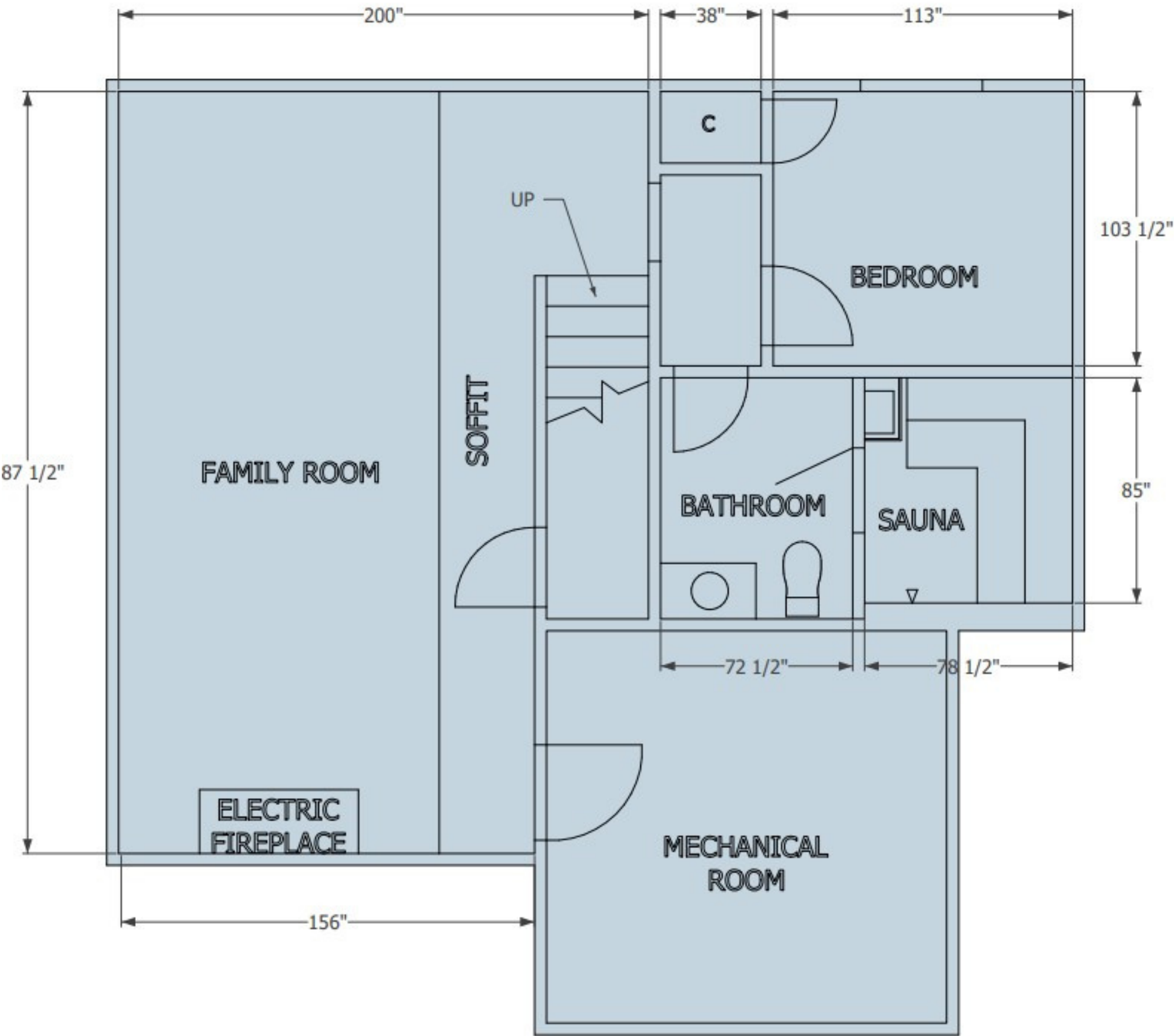
On the other side of the stairway, we needed to add additional square footage to what would become the bathroom to accommodate the requested sauna and shower. To do so, we shortened the hallway and moved the wall separating the future bedroom and bathroom inward, trading guest bedroom and closet space for bathroom space.

## Combination of Sauna/Shower

Unique to this sauna is that our homeowners wanted a shower space included for both post-sauna and guest bath use. This request presented a big challenge, both in terms of ensuring safety with water and electrical components sharing the same space and in terms of material selections and layout.

## Replacing Lost Closet Space

Finally, with the guest bedroom closet removed, we opted to creatively carve out closet space from the existing hallway to retain storage lost to the sauna.





BEFORE AND AFTER





FUNCTIONALITY

The now-finished family room is intentionally designed as an open space with family life and flexibility in mind.

The inclusion of a desk area along the family room's north wall provides space for their kids to do schoolwork.

Under stair storage (or hideout for playtime) complete the multi-functional family room.

The new bathroom features a combined shower and sauna, allowing the bathroom to be used as a typical bathroom for guests while also making post-sauna showers a breeze.

Despite giving up space to the bathroom, a requested guest bedroom is inviting and bright with a closet just outside the door for clothes and linen storage.





# AESTHETICS

Within the family room, a showstopping electric fireplace sets the tone for relaxation, bonding, game nights. Ample lighting, an open floor plan and light grey walls make the space feel open and bright.

Moving to the bathroom into the bathroom, the sauna immediately catches your eye. Featuring matte black porcelain tile and metal hex mosaic accent tile, the shower stands in striking contrast to the cedar surrounding the sauna. Grounded by a flat black pebble mosaic floor and champagne bronze shower fixtures, the dynamic duo of shower and sauna ensures that nothing is lost in terms of usability for guests, and everything is gained when it comes to a retreat our clients can enjoy year-round.

Outside the sauna, a new black-stained bathroom vanity, granite countertops, new lighting and matching champagne bronze faucet complete the bathroom, delivering on the comfortable yet luxurious up-north feel our homeowners desired for the bathroom.

New LVP flooring throughout and a remodeled stairway leading down from the main level add finishing touches to the transformation





