



Burchette & Burchette custom-finished hardwood floors grace the basement.

Inside an Annapolis Basement's Stylish Renovation

Two rising architectural and interior design stars team up to create a stunning basement living space in Annapolis.

By [Michael McCarthy](#) | February 18, 2026

[Home](#) > [Washington DC](#) > [Interiors](#) > [Homes](#)

THE PROJECT

A couple with four kids in Annapolis loves their home and its constant hustle and bustle, but they needed to carve out more living space. One brilliant solution: create a retreat in their 3,500-square-foot unfinished basement.

THE TEAM

The homeowners chose Peter Miles, principal at DC-based The Drawing Board, Inc., and Katalin Farnady, owner and designer of Farnady Interiors, for the ambitious project. “Our aesthetic is intentional and thoughtful,” says Miles. “We value well-designed and executed details with a design approach that keeps the big picture and livability front and center. We listen to our clients and ask insightful questions to understand their needs, habits and hopes. Through a successful design process, we take a collaborative approach to translate those insights into a beautiful and functional design.”

For her part, Farnady says her North Star for the rooms she creates is contrasting luxe. “I worked with the same clients before, and this was our second project together,” she says. “We’ve built a strong trust and bond throughout the years of working together. That trust was created by actively listening, establishing clear communication, and understanding and delivering their goals for both the style and the use of the spaces. The design process was a full collaborative effort between all of us.”



The kitchen and bar.

THE GOALS

Miles says the couple wanted to create a casual counterpart to the home's formal living spaces on the main level. "This space is intended to be a laid-back hangout space with a bar, comfortable seating, a game room and a theater space."

"We delivered these goals by adding four different seating areas for different activities, such as game playing, lounging, TV watching and entertaining with food and drinks," says Farnady, who selected Burchette & Burchette custom-finished hardwood floors for the majority of the square footage.

Miles notes the project had its challenges. "We had to work within the footprint of the existing basement, and all the things that came with it: columns, ductwork, mechanical chases and more," he says. "Designing with constraints means using those restrictions as guiding elements for the design. Specifically, we created a coffered ceiling to define the open spaces on the floor plan. These coffers align with ductwork and beams that we had to hide in the ceiling."

KITCHEN & BAR

"This area was designed to anchor the space," says Miles. "We dropped the ceiling above the kitchen and installed a cove light to illuminate the space gently. An existing column was used to anchor the bar and organize the space."

Farnady and her team selected lighting from Hudson Valley, wallcovering from Maya Romanoff (True Metal Coffers tiles), and island seating from Worlds Away; she also sourced custom metal-glass doors.



Comfort abounds in all spaces, which are defined by elements like texture, wallcovering and furniture groupings.

SECTIONAL & LOUNGE AREA

This space, located in a cozy alcove with a built-in custom sectional and two tables, was an immediate hit with the family. “My favorite spaces include the lounge area with the built-in sectional where we used the decorative lighting as wall sculpture behind the built-in sofa,” says Farnady. “There’s also a hidden shelf behind the back of the sectional to be used as an easily accessible table.” Standout pieces include lighting from Kuzco and Cirque and tables from Oly.

MEDIA ROOM

“Separated from the main space with glass walls and doors, the movie room maintains light and visual connection while providing sound isolation,” says Miles.

With lighting from Arteriors, a sofa from Bernhardt and a coffee table from Vanguard Furniture, the area is a relaxation haven. “It has a full glass wall with doors to keep the space open, as well as to provide privacy when closed, while enhancing the acoustics. We also used custom felt acoustic wall panels to help with sound absorption,” says Farnady.



a custom Galaxy pool table.

GAME ROOM

“I also love this area,” says Farnady, who kept the space open but defined the area with a dark and moody Phillip Jeffries wallpaper. “I am also a huge fan of the CFC gray boucle curved seat sofa along the side wall. It’s equally unexpected and unique in shape.” She added a Noir table and a pool table.



Interior designer Katalin Farnady says the homeowners have been using their new basement for get-togethers and always express how well the space works.

GUEST ROOM & POWDER ROOM

Guests might benefit most from the newly designed basement, as the bedroom features Yll Lighting and Sherwin-Williams Alabaster paint, while the full bath stands out with Porcelanosa Tile.

“The powder room is so fun because of the custom marble vanity and sink, as well as the playful Osborne and Little wallpaper,” says Farnady.



sculptural elements in the basement reveal both elegance and playfulness.

HOW THE BASEMENT IS LIVING

“It’s important to embrace constraints and make them work for you,” says Miles. “We also focused on finishes, ceiling height and the proportions of spaces to create rooms that are comfortable, and don’t feel like a basement.”

Farnady says the family absolutely loves their new rooms down under. “Their immediate feedback after installation was how much visual interest the space offers with the added decorative lighting and the different shapes and materials,” she says. “They’re also huge fans of the lighting and wallpaper selections. One of the owners’ favorite spaces is the custom square table in the open area, where they play many family games. They’ve been using the space for all kinds of get-togethers and always express how well the space works. They’re so proud to show the space to family and guests, so for me, that is the best compliment.”

Home Details

Home Type
Single-family

Location
Annapolis, Md.

Architectural Design
Peter Miles, Principal The Drawing Board, Inc.
thedrawingboardinc.com

Interior Design
Katalin Farnady, Owner & Principal Designer Farnady Interiors,
farnadyinteriors.com

Resources

Burchette & Burchette
Hardwood floors, throughout
realhardwoodfloors.com

Maya Romanoff
Wallcovering, kitchen and bar
mayaromanoff.com

Worlds Away
Island seating, kitchen and bar
worlds-away.com

Kuzco
Lighting, sectional and lounge area
kuzcolighting.com

Visual Comfort
Lighting, sectional and lounge area
visualcomfort.com

Oly
Tables, sectional and lounge area
olystudio.com

Arteriors
Lighting, media room
arteriorshome.com

Bernhardt
Sofa, media room
bernhardt.com

Vanguard Furniture
Coffee Table, media room
vanguardfurniture.com

Phillip Jeffries
Wallpaper, game room
phillipjeffries.com

Noir
Table, game room
noirfurniturela.com