

# HOME REMODELING COST GUIDE

GET A BETTER IDEA OF HOW MUCH YOUR HOME REMODEL WILL COST



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## MINOR MID-RANGE REMODEL

For this project, we'll assume that your current kitchen is functional—but dated. It's more of an updating and refreshing of a kitchen that's actually working pretty well for you. The specifications assume you have a 200-square-foot kitchen with 30 linear feet of cabinetry and countertops. The plan calls for leaving the kitchen cabinet boxes in place. The fronts, however, will be replaced with new shaker-style wood panels and drawer fronts. New hardware is also included in the project. A new cooktop/oven range and energy-efficient slide-in refrigerator will be installed. Existing countertops will be replaced with new laminate countertops. The project also includes the installation of a mid-priced sink and faucet. New resilient flooring will be added and walls, trim, and ceiling will be painted. The cost will be \$65,431. At resale, you can expect to recover \$46,783 of your cost (71.5 percent).

## MAJOR MID-RANGE REMODEL

This project assumes you want to do a bit more to make your kitchen meet your functional and aesthetic requirements. This plan also assumes that you have a 200-square-foot kitchen with 30 linear feet of semi-custom wood cabinets. It also assumes including a 3x5-foot island; laminate countertops; and standard double-tub stainless-steel sink with standard single-lever faucet. An energy-efficient range with vented range hood will also be installed. The plan also calls for a built-in microwave, dishwasher, and garbage disposal. Custom kitchen lighting will also be added. New resilient flooring will be installed. The walls, trim, and ceiling will be painted. The cost will be \$84,072. At resale, you can expect to recover \$29,845 of your cost (35.5 percent).



## MAJOR UPSCALE REMODEL

If you're after a more customized and upscale renovation of your current kitchen you may be in the market for the following kind of kitchen remodel. This plan would start with the same 200-square-foot kitchen, but there are some notable changes. The 30 linear feet of cabinets and countertops will be replaced with top-of-the-line custom white cabinets that feature built-in sliding shelves and other interior accessories. Stone countertops with imported ceramic- or glass-tile backsplash will be installed. A built-in refrigerator will be added, as will a commercial-grade cooktop and vent hood. A wall oven and built-in microwave unit are also included. The remodeling includes the installation of a high-end undermount sink with designer faucets and water filtration system. New general and task lighting will be added that include low-voltage undercabinet lights. Flooring options could be tile or similar flooring that looks like wood. The cost will be \$160,034. At resale, you can expect to recover \$44,969 of your cost (28.1 percent).





## MINOR MIDRANGE REMODEL

This project could describe a powder room, a guest bathroom, or a kid's bathroom. It covers the updating of an existing 5x7-foot bathroom. All fixtures will be replaced and a 30x60-inch porcelain-on-steel tub with 4x4-inch ceramic tile surround will be installed. The tub will come with a new single-lever temperature and pressure-balanced shower control. The new toilet will be a standard white unit. A solid-surface vanity counter with integral sink is included, as is a recessed medicine cabinet with light. Flooring will be ceramic tile, and the walls will be covered with vinyl wallpaper. The cost will be \$42,395. At resale, you can expect to recover \$25,945 of your cost (61.2 percent).



## MAJOR UPSCALE REMODEL

Let's say you're interested in expanding and updating your current Master Bathroom to make it more comfortable, convenient, (and just a bit luxurious). This kind of project would assume expanding an existing 35-square-foot bathroom to 100 square feet within the existing house footprint. This would include relocating all fixtures. Included in the project is a 42x42-inch neo-angle shower with ceramic tile walls and an accent strip. The shower will include a recessed shower caddy, body-spray fixtures, and a frameless glass enclosure. This project also includes a freestanding soaker tub with high-end faucets. A stone countertop with two sinks will be installed, along with two mirrored medicine cabinets including lighting. The plan also includes a compartmentalized commode area with one-piece toilet and a humidistat-controlled exhaust fan.

All fixtures are colored fixtures. Flooring would use larger matching ceramic tiles on the floor, laid on diagonal with ceramic tile base molding. The plan calls for general and spot lighting including waterproof shower fixture. The cabinetry has a custom drawer base and wall cabinets. The HVAC will be extended to accommodate the new fixtures. A nice touch is the electric in-floor heating (which is a delight on those cold DeKalb winter days). The cost will be \$77,425. At resale, you can expect to recover \$28,879 of your cost (37.3 percent).



## UNIVERSAL DESIGN REMODEL

A Universal Design Bath Remodel If you're planning to have a more mature family member stay with you (or if you're simply planning ahead for yourself), you might be considering Universal Design for one of your bathrooms—to ensure comfort and safety. (By the way, we are Certified Aging in Place specialists. Our team incorporates universal design concepts and products in our recommendations to meet your needs over time.) This universal design bathroom remodel assumes the updating of an existing 5x7-foot space to be wheelchair-accessible (that includes a zero-threshold, 36-inch-wide door) and the installation of flat-panel electrical switches at sitting level (between 36 to 42 inches above the floor). A standard toilet will be replaced with a comfort height fixture featuring elongated bowl and bidet-type seat. The existing bathtub will be removed and a “curbless” tiled, walk-in shower will be installed. The shower will come with an adjustable showerhead, a fold-out seat, a thermostatic mixing valve, and a bi-directional glass door. Flooring will be replaced with electric radiant heat beneath new luxury vinyl tile flooring. An adaptive living vanity with easy-grasp handles and an adjustable mirror will be installed. Lighting will consist of LED lights, infrared ceiling light, night light. The plan also calls for an ultra-quiet vent fan with humidity-sensing controls. Ceramic tiles will be installed on the walls with two contrasting color stripes. Nine towel bars will be installed that can support 250 pounds. Storage in the room will be reconfigured to make items accessible from a seated position. The cost will be \$62,167. At resale, you can expect to recover \$27,850 of your cost (44.8 percent).





# BATHROOM ADDITION

A midrange bathroom addition is 6' x 8', slightly larger than the 5' x 7' estimates given for a remodel. In this size, you'll get a tub-shower combination in fiberglass, with a surround made of ceramic tile. It features a single sink with a vanity top made of cultured stone. This style offers a medicine cabinet, linen storage and a ceramic tile floor. The midrange cost is \$98,323. You'll get about \$33,331 of that in a resale value increase, which is 33.9 percent. Taking your bathroom addition to an upscale level creates a sense of luxury. In 100 square feet, this design offers a recessed shower and a freestanding tub. Two sinks sit under a stone countertop and two medicine cabinets. A separate toilet and radiant heating under the floor completes the package. The upscale price is \$107,261. With a 28.2 percent increase in resale value, that translates into a return of \$30,247.



# MASTER SUITE ADDITION

A midrange master suite addition starts with a 24' x 16' space built over a crawlspace. With this style of addition, you get a comfortable, carpeted sleeping area, a walk-in closet and dressing area. The bathroom has tile flooring, a freestanding tub and separate shower. The estimate for a midrange project is \$164,768. Average return is 31.3 percent, or \$51,572. If you opt for an upscale design, you'll get a larger size and luxurious features. An upscale master suite addition builds a 32' x 20' space, large enough for a sleeping area, sitting area, built-in storage, a walk-in closet and a luxury master bathroom. The bedroom offers a fireplace and French doors. The bathroom features a dual shower and one-piece toilet. An upscale master suite addition costs \$339,955. You can expect an increase of \$79,209 in resale value, or 23.3%.



# MID-RANGE WHOLE HOME REMODEL

A midrange whole home remodel begins with a layout that works well for you but looks dated. By avoiding a complete redesign, you can keep some of the existing components, like cabinet boxes in the kitchen. Most projects assume a typical square-footage for the room. For example, the average midrange bathroom is 5' x 7', with 200 square feet for the kitchen. Here are some estimates based on the specific project:

- Minor Kitchen Remodel: \$65,431
- Bath Remodel: \$42,395
- Vinyl Window Replacement: \$21,603
- Asphalt Roofing Replacement: \$29,654
- Siding Replacement: \$29,416

The total cost for these projects is \$188,499. You may pay more if you select upscale materials, if you have a bigger home, or if you need to remodel more than one bathroom. The expected increase in resale value is \$123,278, or 65.4 percent of what you put in.



# UPSCALE WHOLE HOME REMODEL

When you look at the difference between a minor or midrange remodel and an upscale project, there's an obvious jump in cost. In most cases, this difference indicates a significant change in design. For example, a midrange bathroom remodel will keep the 35 square-foot size, while an upscale bathroom renovation expands it to 100 square feet. An upscale kitchen remodel starts fresh with all new components and professional-grade appliances. You'll also see distinctions in material choice, such as stone instead of laminate countertops, and a metal roof instead of asphalt. Here's how the numbers break down by the project: Major Kitchen Remodel: \$160,034, Bath Remodel: \$77,425, Wood Window Replacement: \$24,848, Metal Roofing Replacement: \$48,892, and Siding Replacement: \$33,585. The total expense for these upscale projects is \$344,784. The average return in resale value for the total is 48.2 percent, or \$225,488.



# SCHEDULE A HOME REMODEL

It doesn't matter if you want to remodel your kitchen, bathroom, or other space in your home, we can help! We will listen to your wants and needs and design a space that you will love for years to come. Schedule a consultation today to learn more about our process, costs, and timeline. Let us transform your house into your dream home!

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