



REMODELING COST GUIDE 2024



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INTRO

Cost is one of the most important factors to consider when renovating your home in Northern Virginia or the surrounding area.

If you are ready to remodel your kitchen, bathroom or another room in your home, or if you would like to remodel your entire home at once, this guide will aid you in navigating your potential costs and help you prepare for your upcoming remodel, select a great contractor, and avoid costly, unexpected surprises.

The purpose of this guide is to inform you about relevant cost estimates and other figures related to remodeling in Northern Virginia. Be aware, these figures are estimates based on the Washington, DC area. Northern Virginia could differ slightly.

If you'd like to discuss a realistic remodel budget after reading this guide, we'd love to help you explore your options! You can find our contact information on the last page of this guide.



The figures cited here are according to the Remodeling 2023 Cost vs. Value Report (www.costvsvalue.com) for the Washington DC area.

KITCHENS

Major Mid-Range Kitchen Remodel

A major mid-range kitchen remodel includes updating an outmoded 200-square-foot kitchen with a functional layout that includes 30 linear feet of semi-custom wood cabinets, including a 3x5-foot island, laminate countertops, and a standard double-tub stainless-steel sink with a standard single-lever faucet.

A new energy-efficient range, vented range hood, built-in microwave, dishwasher, garbage disposal, and custom lighting are added. New resilient flooring is installed, and the kitchen is finished with painted walls, trim, and ceiling.

Based on the Cost vs. Value report, here are your relevant facts & figures for a major mid-range kitchen remodel in the Northern Virginia area:

- Total Estimated Cost: **\$77,203**
- Resale Value: **\$33,628**
- Cost Recouped: **43.6%**



Major Upscale Kitchen Remodel

A major upscale kitchen remodel includes updating an outmoded 200-square-foot kitchen with 30 linear feet of top-of-the-line custom cabinets with built-in sliding shelves and other interior accessories. Stone countertops with an imported ceramic- or glass-tile backsplash are added, along with a built-in refrigerator, commercial-grade cooktop and vent hood, wall oven, and built-in microwave unit.

A high-end undermount sink with designer faucets and water filtration system is installed. New general and task lighting, including low-voltage under-cabinet lights are added. Tile or similar flooring that looks like wood creates an upscale finish.

Based on the Cost vs. Value report, here are your relevant facts & figures for a major upscale kitchen remodel in the Northern Virginia area:

- Total Estimated Cost: **\$157,681**
- Resale Value: **\$50,218**
- Cost Recouped: **31.8%**



ADDITIONS

Mid-Range Owner's Suite Addition

Add 24x16-foot owner's bedroom suite over crawlspace. Include walk-in closet/dressing area, freestanding soaker tub, separate 3x4-foot ceramic tile shower, and double-bowl vanity with solid-surface countertop. Carpet the bedroom floor; put tile in bath. Paint walls, ceiling, and trim. Install general and spot lighting, exhaust fan.

Based on the Cost vs. Value report, here are your relevant facts & figures for a mid-range owner's suite addition in the Northern Virginia area:

- Total Estimated Cost: **\$187,538**
- Resale Value: **\$47,144**
- Cost Recouped: **28.1%**



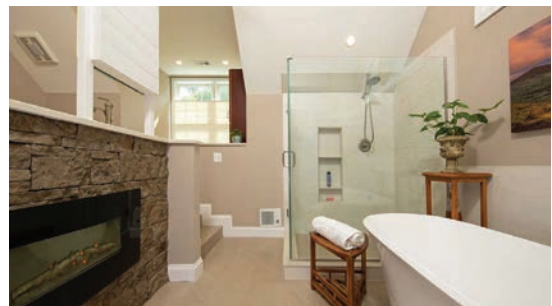
Upscale Owner's Suite Addition

A 32x20-foot owner's bedroom suite is added over a crawlspace. There are custom bookcases and built-in storage with millwork details. A high-end gas fireplace with stone hearth and custom mantle, and a walk-in closet with natural light, mirrors, and linen storage are all included. The bathroom includes a walk-in shower with stone walls and floor, and a custom frameless glass enclosure. There's also a freestanding soaker tub, two sinks in separate custom vanities with stone countertops, and large mirrors. A partitioned area for a luxury one-piece toilet is added.

Soundproofing, in-floor heating, custom wall finishes and hardware, general and spot lighting, and high-end lighting controls are also included.

Based on the Cost vs. Value report, here are your relevant facts & figures for an upscale owner's suite addition in the Northern Virginia area:

- Total Estimated Cost: **\$336,336**
- Resale Value: **\$70,694**
- Cost Recouped: **21.0%**





Mid-Range Bathroom Addition

A mid-range bathroom addition is the same as a mid-range bathroom remodel except that it also accounts for new space, electrical, and plumbing.

Based on the Cost vs. Value report, here are your relevant facts & figures for a mid-range bathroom addition in the Northern Virginia area:

- Total Estimated Cost: **\$102,076**
- Resale Value: **\$15,653**
- Cost Recouped: **25.2%**



Upscale Bathroom Addition

An upscale bathroom addition is the same as an upscale bathroom remodel except it also accounts for new space, electrical, and plumbing.

Based on the Cost vs. Value report, here are your relevant facts & figures for an upscale bathroom addition in the Northern Virginia area:

- Total Estimated Cost: **\$139,941**
- Resale Value: **\$25,941**
- Cost Recouped: **23.6%**

BATHROOMS

Mid-Range Bathroom Remodel

A mid-range bathroom remodel for this example involves updating an existing 5x7-foot bathroom. All fixtures are replaced, and a 30x60-inch porcelain-on-steel tub with a 4x4-inch ceramic tile surround and a new single-lever temperature and pressure-balanced shower control are added.

A new standard white toilet, solid-surface vanity counter with integral sink, and a recessed and lighted medicine cabinet are also added. The project is finished off with ceramic tile flooring and vinyl wallpaper.

Based on the Cost vs. Value report, here are your relevant facts & figures for a mid-range bathroom remodel in the Northern Virginia area:

- Total Estimated Cost: **\$26,665**
- Resale Value: **\$15,972**
- Cost Recouped: **59.9%**



Upscale Owner's Bathroom Remodel

An existing 35-square-foot bathroom is expanded to 100 sf within the existing house footprint. Fixtures are relocated, and a 42x42-inch neo-angle shower including ceramic tile walls with an accent strip, recessed shower caddy, body-spray fixtures, and frameless glass enclosure are added.

A freestanding soaker tub with high-end faucets, a stone countertop with two sinks, two mirrored medicine cabinets with lighting, a compartmentalized commode area with one-piece toilet, and a humidistat-controlled exhaust fan are also installed. Larger matching ceramic tiles on the floor are laid on the diagonal with a ceramic tile base molding. General and spot lighting, including a waterproof shower fixture, are installed. Cabinetry has a custom drawer base and wall cabinets. HVAC is extended. Electric in-floor heating is installed.

Based on the Cost vs. Value report, here are your relevant facts & figures for an upscale bathroom remodel in the Northern Virginia area:

- Total Estimated Cost: **\$81,218**
- Resale Value: **\$27,551**
- Cost Recouped: **33.9%**



FACTORS THAT MAY INCREASE COST

The Big Picture

The scope of your renovation is one of the key factors in cost. The bigger the renovation, the more you'll pay. You can also expect a higher price tag if your project involves redesigning your floor plan, tearing down walls or building an addition to your home.

Material Costs

You'll pay more for flooring imported from overseas, top-of-the-line appliances, cabinets built to your specifications and other high-end features. Special orders cost more and may also extend your timeline if you must wait for them to arrive.

Project Length

The longer the project takes, the more you'll pay for labor. If you're planning to renovate your entire home you may need to move out temporarily. Hotel or rental home fees will certainly increase your cash outlay.





Labor

Whether you're adding a stained glass window to the living room or restoring a vintage staircase, you'll want to hire contractors with specific experience. Not surprisingly, highly skilled carpenters, masons and craftsmen charge a little more, but you'll be glad you splurged when you see the results.

Plumbing and Electrical Costs

If you plan to move your kitchen sink or range, swap the location of your toilet and shower, or install heated floors or a steam shower, you may see an increase in the plumbing and electrical categories of your budget.

Older homes often have undetected plumbing or electrical issues hidden behind the walls. If the walls or flooring will be removed during your remodel, you may encounter a few problems that must be resolved before work can continue.

KEEPING COSTS DOWN

While all of these factors can increase the cost of your remodel, Schroeder Design Build can work within your budget and find ways to keep cost down through the design and build process.

WHAT TO EXPECT

The Schroeder Design Build Process

STEP 01



Your Vision Takes
Center Stage



Your remodeling journey starts with meeting one of our project consultants who will ask you a series of thoughtful questions that help us understand your vision, ideas, and goals for your home. Together, we'll explore your home, ensuring that we have a comprehensive understanding of your functional requirements and lifestyle needs. Then, we create a plan of action that addresses your goals and the investment needed to achieve them. Finally, we develop a formal Design Agreement that connects you with our Design Team, who brings your vision to life.

STEP 02



Dive into Design

Your journey starts with precise measurements, inspections, and exploring home possibilities. Multiple design options with investment ranges are presented, aiding your decision-making for scope and budget.



Upon design selection, it's time to shop! Meet our Selection Coordinator for product options aligning with your vision and budget.



Simultaneously, our development team creates the final cost model. We handle paperwork, logistics, and secure building permits for peace of mind.

Once decisions are made, you receive a Fixed-Price Construction Agreement, ultimately streamlining your home transformation!

STEP 03



Construction Commences



Once the groundwork is set, we focus on sourcing high-quality materials aligned with your project specifications. Your project kicks off with a comprehensive pre-construction meeting, introducing you to your Project Manager for a clear understanding of the upcoming steps.

Your designated Project Manager becomes your main contact, with scheduled weekly meetings for smooth communication. Onsite meetings at key milestones ensure precise alignment with your expectations for details like electrical fixture placement and tile layout.

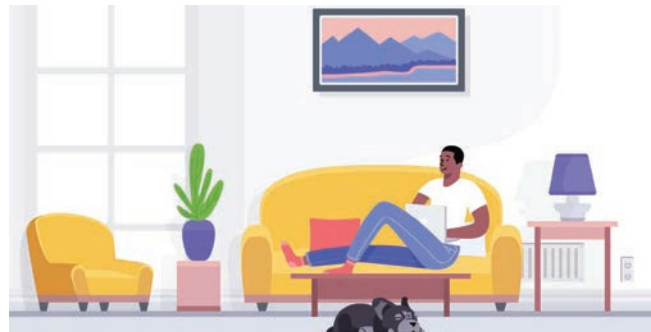
Our team prioritizes preparation, meticulously setting the stage for construction. Your site is thoroughly prepared, ensuring a smooth and efficient building process.

STEP 04



Bask in Remodel Bliss

Finally, the real magic begins as you step back into your home, and your vision comes to life.



To ensure your utmost satisfaction, each project receives a comprehensive final walk-through and a follow up walk through 6 months later. These meticulous inspections guarantee that the finished result aligns perfectly with the initial design, leaving no detail overlooked.

STEP 05



Enjoy Your Peace of Mind Warranty Coverage



But our commitment to you doesn't end there. Your project is backed by a generous 2-year labor warranty, which offers you peace of mind, knowing that we stand behind our work and are dedicated to your long-term satisfaction. Each warranty begins on the date of job completion and is given to the original owner of the contract.

ABOUT SCHROEDER DESIGN BUILD

Schroeder Design Build is a second-generation family-owned design-build firm founded in 1986 and headquartered in Fairfax, VA that is dedicated to providing quality design and construction services at an extreme value. Its people-centered company employs a diverse team of skilled professionals who not only care deeply about their role in elevating a client's home remodeling experience, but are also empowered to grow personally and professionally, each highly trained with a license or certification, or working towards one. The award-winning design-build firm specializes in kitchen and bathroom remodels, room additions, whole house remodels, and outdoor living spaces.



READY TO DISCUSS IDEAS FOR YOUR HOME?

Call **(703) 449-1700** to request a complimentary design consultation.



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