

A Must-Have Guide to Understanding the Cost of a Kitchen Remodel



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COST OF A KITCHEN REMODEL

Why Remodel Your Kitchen?

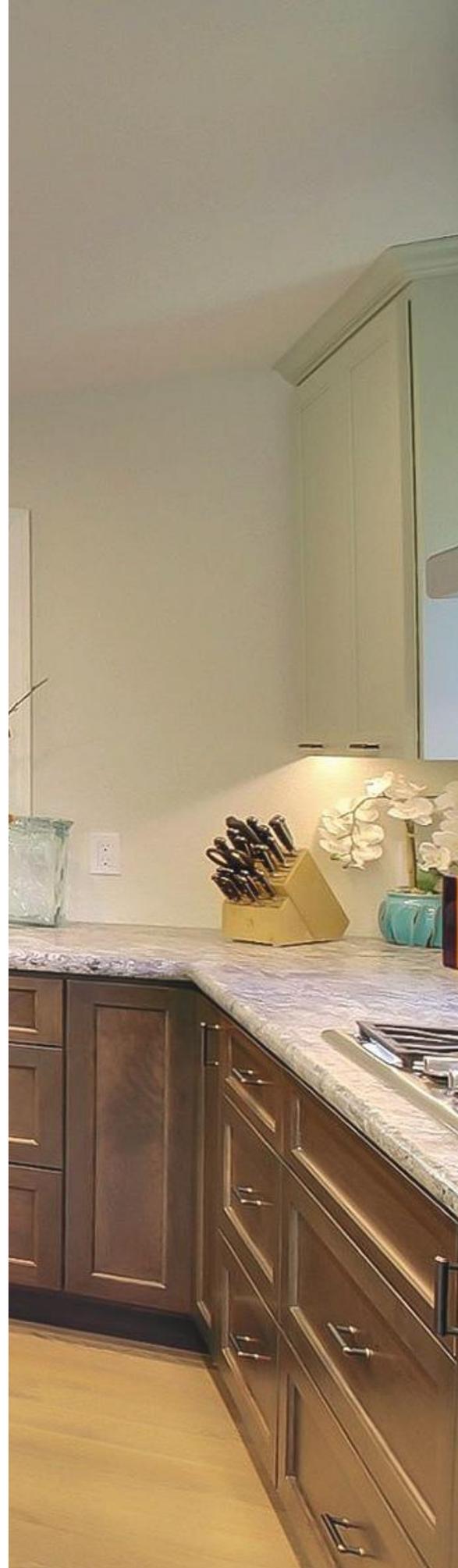
Remodeling a kitchen is one of the most efficient and proven ways to provide an excellent return on investment for your remodel project. In the Bay Area, kitchen remodels remain one of the most popular choices—especially since homeowners see their kitchens as more than just a food preparation area. They consider them a center for entertainment, experimenting, and family time.

It's well worth investing in a high-quality design build remodel contractor to lead your project, along with choosing lasting finishes and an outstanding design to achieve the highest value result.

Remember that return on investment refers not only to the value increase to your home, but also to the improved quality of your life.

Calculating the actual cost of your kitchen remodel can be a bit tricky. Most homeowners assume that the bulk of their finances will go to kitchen appliances and furniture. A few others predict that labor fees will be what sends their remodeling funds through the roof.

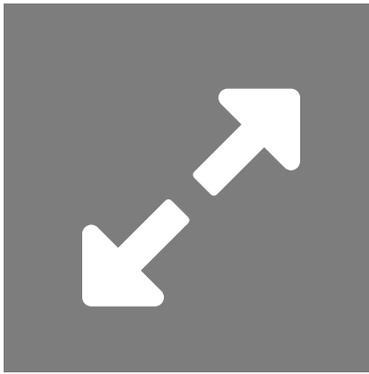
While those aren't incorrect assumptions, the reality is that if you break down the average cost of a kitchen remodel, you'll find it to be a bit more extensive than just parts and labor.



What Goes Into a Kitchen Remodel?

The aspects of your kitchen remodel that will most significantly define your remodel investment are your kitchen size, the materials and fittings you choose, your total home value, your location, the required permits for structural changes, and the overall design and scale of your project.

Size & Scale



If you're looking to update just a few features in a small kitchen, your investment may be around only \$10,000-30,000. However, this can go up to over \$200,000 for an intricate and detailed remodel that transforms a larger kitchen to the highest and most modern standards. Many kitchen remodels will fall between these investments in scale. In general, more complex remodels involving structural changes, as well as major plumbing and electrical changes, will require a greater investment.

Smaller kitchens will have fewer options to remodel, and therefore won't cost as much as kitchens twice or thrice their size. For instance, kitchens with a total area of less than 100 square feet are considered small (tiny houses and apartments notwithstanding). Kitchens that are anywhere between 150 square feet to 250 square feet are within the average range.

If you're working with just 70 square feet of space, you won't need as much flooring as the homeowner who needs to cover 170 square feet. You also won't need as many cabinets, countertops, and appliances. Hence, even if you're doing a full remodel—including light fixtures, wall coverings, etc.—your overall costs probably won't be as high as someone with a bigger room.

Materials and Fittings

The average investment for a mid-range kitchen remodel in the Bay Area is between \$65,000—\$100,000 ... not including the cost of appliances. What defines midrange vs. upscale is often the quality and type of finishes and fittings included in the remodel.



A mid-range kitchen may include economical fittings and finishes like laminate countertops and semi-custom cabinetry. However, full custom cabinets and stone countertops are popular features that many homeowners envision for their remodel that fit into the upscale bracket. In the Bay Area, many homeowners choose higher end finishes and fittings for their kitchen remodel as this investment in quality is ultimately reflected in the home value.

Home Value



When creating a kitchen remodeling investment range, a good rule of thumb is to refer to your home's total market value. Most experts recommend spending around 10% to 15% of that market value on your kitchen renovation. So if your home is valued at around \$1,000,000, you can comfortably invest around \$100,000 to \$150,000 on your kitchen. If your home is valued at \$750,000, \$75,000 to \$100,000 is a safe estimate

How much you allot for your remodel will depend on your preferences and the challenges associated with your specific design. Because different people will have different visions for their kitchen, there aren't any set guidelines for this—just industry suggestions and expert recommendations.

Location

Where you live is also a factor that can affect your kitchen remodeling costs. Some states have a higher cost of living than others. Same goes for counties, cities, and even neighborhoods.

For instance, according to a remodeling magazine's 2018 "Cost vs. Value" report, a Bay Area kitchen remodel ranges from \$79,000 to \$146,000. However, the national averages ranges from \$63,000 to \$125,000. To get an idea of your investment range based on your location, you have several options. The best would be to consult construction or design-build professionals for an extensive, more accurate evaluation. Alternatively, there are up-to-date cost calculators and price guides online that can give information. In lieu of an industry professional, these will give you a rough idea of probable investment ranges.

Design

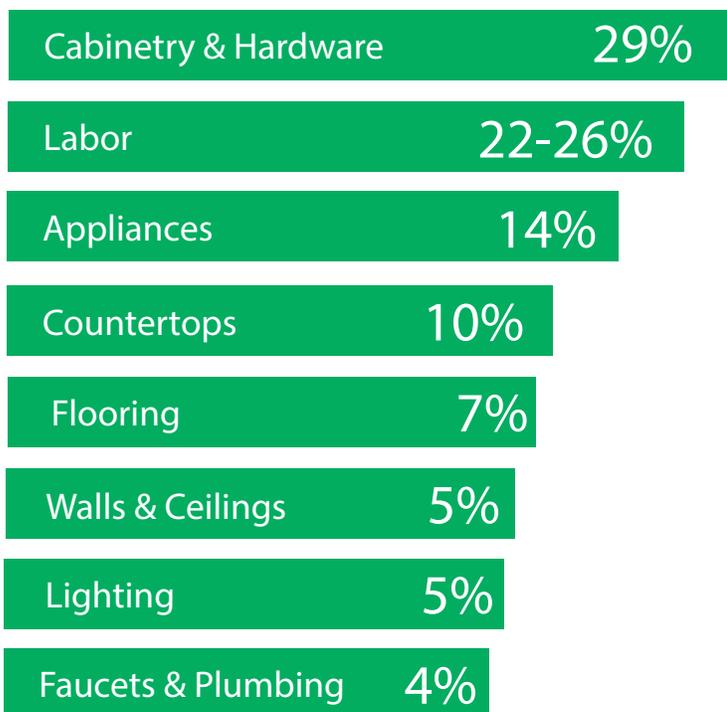


Are you planning a complete kitchen overhaul or a minor update? Does your design involve structural changes such as removing or adding walls? These factors can impact the investment required for the remodel, with more extreme changes requiring a greater investment.

Remodel Investment Breakdown

Finding the right investment range for you involves carefully planning your kitchen remodel and evaluating your priorities. The cost of a kitchen remodel is also dictated by the separate elements you plan to add to the kitchen i.e. The furniture, appliances, counter tops, flooring etc. Some elements will cost more than others due to their function, their size, and their base material. This may lead you to prioritize and invest in one area while economizing in another. In reality, many Bay Area remodels are a combination of both midrange and high-end features.

Based on the National Kitchen & Bath Association reports, here's a rough breakdown of all the different kitchen elements and their respective costs (in percentages of the overall financial plan):



Understanding how the costs break down can help you focus on which parts of your remodel you want to prioritize.

What about Labor and Design?

Using a design professional gives you access to the latest trends, materials, and energy efficient choices. You certainly don't want to lose sleep over the decisions that need to be made—not to mention later regretting the choices that you did make.

Design fees are typically 4%-8% of your probable investment range, according to the National Kitchen and Bath Association. Because of this, we highly recommend hiring a design-build company to handle your kitchen remodel. By having just one entity handle both the design and construction, you significantly reduce the chance of costly and time consuming redesign.

Financial Preparation

When you want to remodel, figuring out how you will invest in your home is a key part of the planning process. Financial preparation becomes even more important for an extensive kitchen remodel. The following steps will ensure you're financially prepared for the investment in your dream home remodel.

STEP 1

UNDERSTAND THE PROCESS

Kitchen remodels can be a lengthy and involved process, taking many decisions, many months, and a lot of planning to complete. Designing a large project can involve stress, worry and financial concerns. Contact a remodeling professional early on for consultation to help you get a better understanding of your project.

STEP 2

ESTIMATE THE COSTS

It can be challenging to know how attainable your home remodel will be, unless you have an idea of the costs. Once you have an idea of the costs, it will become clearer how much you need to plan for, and what you need to do to build up the finances to cover that investment.

You can get a rough idea of typical project costs in your area by searching "cost vs. value" on the internet. This will take you to remodeling magazine sites where you can download reports.

A home remodel can add significant value to your home in financial terms, as well as to your quality of life in personal terms. This makes it worthwhile to invest in quality and longevity when it comes to planning for your remodel.

STEP

3

OBTAIN CONSULTATION FROM A DESIGN-BUILD FIRM

Consulting with a design-build firm at the beginning of your process will not only help you understand the scope of work but also the probable investment ranges.

We suggest contacting three (3) firms to discuss your project. Keep track of who you feel is listening to what you want and asking good questions. You want to be sure you connect well with the person you will be working with. Since every remodeling company has a different process for design through construction you should find out which process makes the most sense to you.

STEP

4

ACCOUNT FOR UNEXPECTED COSTS

Almost every remodel can involve unexpected costs, as problems are encountered during construction, or changes are made to plans. Taking this into account, add a buffer to your investment amount to account for those unexpected costs. We suggest 10%. It's a substantial enough percentage to give you an extra cushion so that you can easily address any additional financial needs without too much worry and stress.

STEP

5

DEFINE YOUR INVESTMENT RANGE

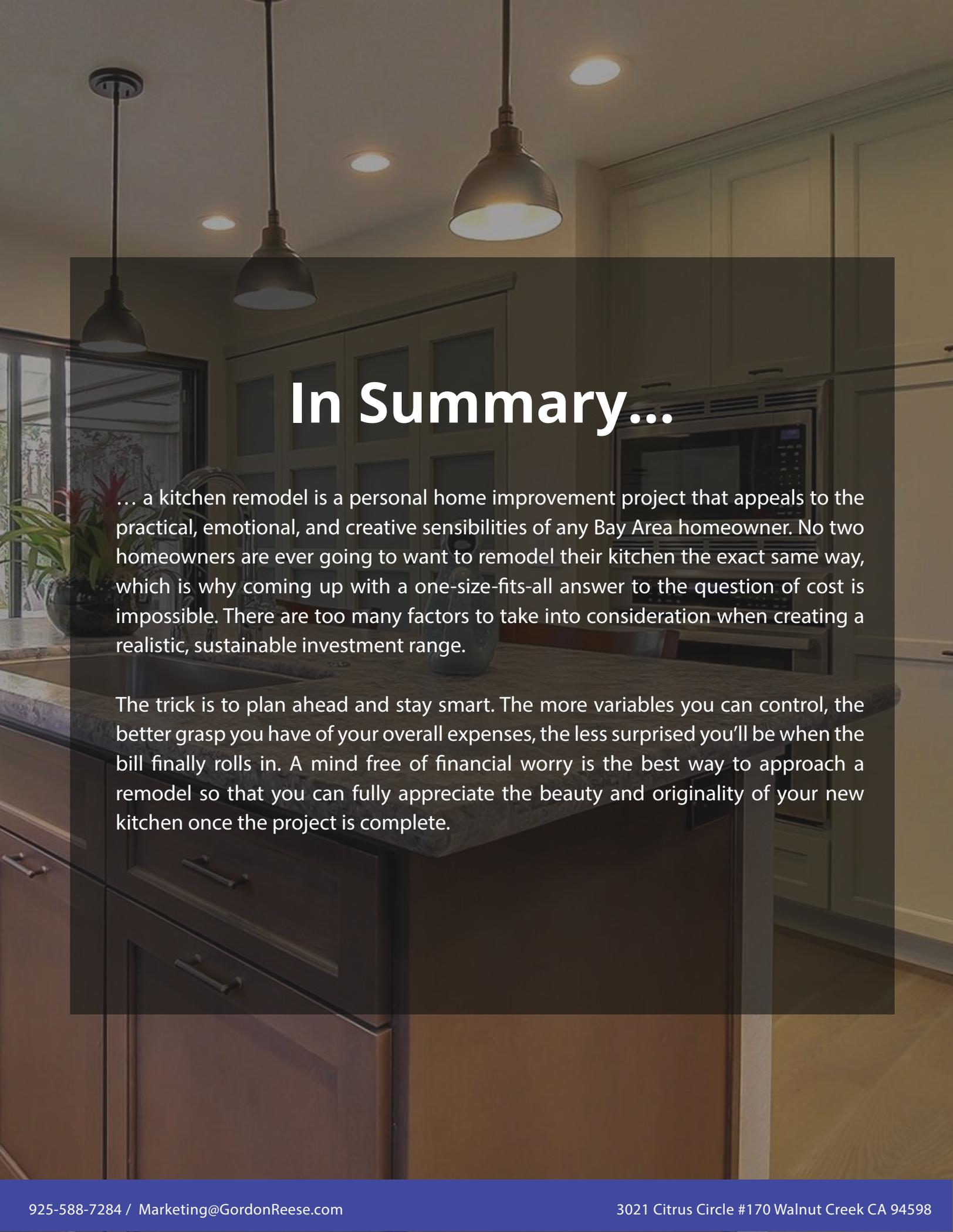
Defining your investment ranges before starting the design process keeps things clear between you and your design-build team. The goal is to design your kitchen remodel only once which will reduce design time and cost.

STEP

6

CONSTRUCTION COMPANY FINANCING

Some design build firms offer quick and easy financing up to \$50,000 which can be used to add those features you really want or fix existing problems found during construction. It is always good to select a company that gives more options.

A photograph of a modern kitchen with a dark wood island, white cabinets, and three pendant lights. The text is overlaid on a semi-transparent dark rectangle.

In Summary...

... a kitchen remodel is a personal home improvement project that appeals to the practical, emotional, and creative sensibilities of any Bay Area homeowner. No two homeowners are ever going to want to remodel their kitchen the exact same way, which is why coming up with a one-size-fits-all answer to the question of cost is impossible. There are too many factors to take into consideration when creating a realistic, sustainable investment range.

The trick is to plan ahead and stay smart. The more variables you can control, the better grasp you have of your overall expenses, the less surprised you'll be when the bill finally rolls in. A mind free of financial worry is the best way to approach a remodel so that you can fully appreciate the beauty and originality of your new kitchen once the project is complete.



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An award-winning remodeling company, Gordon Reese Design Build uses innovative, cutting-edge technology and the latest industry techniques to deliver customized solutions for all their clients. They design and build kitchens, bathrooms, additions and whole house remodels. Available to service all homeowners in Walnut Creek, Danville, Orinda, Alamo, Lafayette, San Ramon, Pleasant Hill, Concord, and the surrounding San Francisco Bay Area in California, the team at Gordon Reese Design Build has always delivered delight beyond their client's expectations. Through their industry experience and technical expertise, they aim to help people create their dream space.