

# Kitchen Remodel Cost Breakdown

## Recommended Budgets & More

Your kitchen is undoubtedly the heart of your home, or in more modern terms, the core of your family's command center!



Whether your goal is to increase the value of your house or you're simply wanting to make it a more enjoyable place to live, choosing to do a remodel or renovation is one of the best decisions homeowners can make. Breathing new life into an outdated kitchen adds value to a home in numerous ways.

Our pricing guide will break down the steps to planning your renovation and provide a breakdown of expected costs for the following:

- Basic Kitchen Remodel
- Mid-Range Kitchen Remodel
- Deluxe Kitchen Remodel

### **Make a Plan**

To get the most bang for your buck it's important to set a budget from the start, know your needs and understand where the money will go. Before shopping for appliances, tile or flooring, know your personal needs and goals for the outcome of the remodel. Then you can create a wish list of desired components and begin your search for a contractor.

## Recommended Budget

The National Kitchen and Bath Association (NKBA) has a recommendation for the value of a kitchen remodel to help homeowners set an appropriate budget.

As you create your budget, there's more to consider than the amount of money you can afford to spend. Essentially, putting too much into a home improvement project can affect the rate of return on your investment.

***The NKBA recommends budgeting 15-20% of the value of your home.***

For example:

\$250,000 home = \$37,000-\$50,000 kitchen remodel budget

\$500,000 home = \$75,000-\$100,000 kitchen remodel budget

Once your budget has been determined, cut it by at least 25 percent. Set the extra money aside as a cushion to make unexpected surprises much less stressful.

### Cost Breakdown

The NKBA's guide for an average kitchen remodel is as follows:

- Cabinetry and Hardware: 29%
- Installation: 17%
- Appliances and Ventilation: 14%
- Countertops: 10%
- Flooring: 7%
- Lighting: 5%
- Walls and Ceilings: 5%
- Design Fees: 4%
- Doors and Windows: 4%
- Faucets and Plumbing: 4%
- Other: 1%

### Determine Priorities

Once you have a general idea of your budget and desires, pinpoint your exact needs and priorities.

Are you planning to resell your home in a few years or is this your long-term home?

Are you doing a simple update and refresh, complete remodel or upscale renovation?

How much kitchen do you need?

What things do you like best about your current kitchen?

What things about your current kitchen do you dislike?

What is the main function of your kitchen?

Are you a budding chef? Then you may want to invest in a butcher's block countertop or a professional grade oven and range.

Do you do a lot of entertaining? Then you may want to design an open space with dimmable lighting and built-in bar.

Is your kitchen more of a space for kids to do homework while you throw together a quick meal? Then you may want to install a built-in desk, easy-clean surfaces and a durable floor.

### **Remodel for Resale**

According to the Cost vs Value National Report, you can receive a return of up to 85% on a kitchen remodel investment.

If the house is temporary, get advice from a realtor about which improvements will increase the resale value for your area.

For example, in most areas installing eco-friendly appliances, lighting and faucets can add a higher value and larger return on your investment.

### **Remodel for Long-term Stay and Enjoyment**

If this is your forever home, the investment you're making is about quality of life. So, create a space that's uniquely yours.

## Basic Kitchen Remodel – Expected Cost Range: \$5,000-\$15,000



### **Goal: Update and Refresh**

Kitchen remodels can be the most expensive home improvement. However, it is possible to do a facelift on a rundown kitchen without breaking the bank. To keep costs down maintain the original structure of the current kitchen and make simple changes.

### **TYPICAL PROJECTS:**

**Replace countertops:** Choose a cost-smart countertop material, such as granite, quartzite, or marble. (\$2,500-\$4,500)

**Refurbish cabinets:** Paint or stain existing cabinets and change the hardware. If the budget allows, replace cabinet doors and fronts. (\$400-\$900)

**Replace plumbing fixtures:** Update the faucet and sink. (\$130-\$500)

**Paint walls, ceiling and trim:** Many homeowners consider this a DIY project. However, considering the difficulty level of painting kitchens, you may want to leave this one for the pros. (\$150-\$500)

**Lighting:** Do a basic lighting exchange with existing fixtures. Choose eco-friendly versions or install under-cabinet task lighting with LED light strips. (\$50-\$150)

**Replace wall socket and light switch plates:** (\$5-\$14 per unit)

**Flooring:** Install inexpensive laminate flooring or refurbish existing wood floors. (\$35-\$105)

## Mid-Range Kitchen Remodel – Expected Cost Range: \$20,000-\$50,000



### **Goal: Remove and Replace**

The average kitchen remodel falls in this category. At this stage homeowners often use kitchen designers, do some of the smaller projects themselves and leave the rest to the pros. To stay in this price range, maintain the basic structure of the room. Remove the existing items and replace them with new and improved versions.

### **TYPICAL PROJECTS**

**Cabinets:** Make your space more efficient and stylish by installing new stock cabinets. (\$6,000-\$15,000)

**Countertops:** Upgrade countertops to a quality material, such as quartz or granite. (\$2,000-\$5,000)

**Appliances:** Upgrade existing appliances with energy efficient versions. (\$2,800-\$7,000)

**Lighting:** Update lighting to include modern fixtures. If your budget allows, add undercabinet task lighting. (\$1,000-\$2,500)

**Plumbing fixtures:** Replace the worn-out sink, faucet and fixtures with modern versions that may include a drop-in, single-basin sink, gooseneck faucet or built-in soap dispenser. (\$800-\$2,000)

**Paint walls, ceiling and trim:** (\$150-\$800)

**Flooring:** Replace existing floors with laminate or tile. (\$1,400-\$3,500)

**Backsplash:** Add visual interest with a tile backsplash. (\$500-\$1,500)

## Deluxe Kitchen Remodel – Expected Cost Range: \$75,000-\$100,000+



### Goal: Redesign and Renovate

Once you've found your forever home, it's time to build your dream kitchen. Put together your wish list, find a designer and create the ideal room for the heart of your home. An upscale, deluxe kitchen remodel is a complete renovation and redesign of space.

### TYPICAL PROJECTS:

**Open the space:** Remove walls and open the kitchen so it's more livable, usable and flows into the rest of the home. (Price varies)

**Relocate windows or exterior doors:** In order to bring in more light and enlarge the room, it's necessary to reconfigure the area, which may include moving windows and exterior doors. (Price varies)

**Custom cabinets:** Hire a professional kitchen designer to design and order custom cabinets that may include cherry wood, soft-close doors and drawers and crown molding. (\$20,000-\$30,000)

**High-end countertops:** Instead of having open counterspace with no purpose, work you're your designer to create work stations. It's more efficient and aesthetically pleasing. Use durable, stylish material, such as quartz, natural stone, wood or granite. (\$7,500-\$10,000)

**Custom built-in appliances:** These appliances have all the bells and whistles that may include, a convection oven with warming drawer, a refrigerator with Bluetooth capabilities and a microwave drawer. (\$10,000-\$20,000)

**Upscale sink and faucet:** Depending on your style and needs, you may choose a farmhouse sink, a triple-basin sink with built-in drying rack and cutting board or a nickel-plated faucet with pullout spout. (\$3,000-\$4,000)

**Lighting:** Install recessed lighting, undercabinet workspace lighting and track lighting. (\$3,750-\$5,000)

**Flooring:** For durability install natural stone or use cork for an eco-friendly flooring option. Create a space that flows by installing the same flooring throughout the house, such as, hardwood floors. (\$3,500-\$5,000)

**Paint walls, ceiling and trim:** (\$300-\$1,200)

**Add various style elements such as crown molding, glass tile backsplash and hidden undercabinet electrical outlets:** (\$1000+)

With proper planning and research, kitchen renovations can be done within your budget. If done right, a kitchen remodel can change the look and feel of the entire house. It's an improvement guaranteed to not only add value to your home but also to your lifestyle!