



Understanding the Investment in Your Home Project

Home projects often begin with the simple question: “What should we expect to invest?”

This guide offers **typical starting ranges for a variety of remodeling and home improvement projects**, based on recent work completed by Teakwood Builders. Many projects combine multiple categories of work. These figures are intended to provide helpful context during the early stages of planning. Because every home and every client's goals are different, final project costs may vary depending on the scope of work, design, materials, finishes, and other project-specific considerations. For more insight into how we guide projects from concept through construction, please see **Planning Your Design-Build Project**.

Interior Remodeling

Kitchens

Cabinetry packages typically start at \$60,000 (included in below amounts) | Appliance costs are on top of these amounts | Starting suggested investment ranges reflect classic finishes and products

- Footprint, appliance, and fixture locations remain (i.e., “soft renovation” vs. remodel): \$155,000
- Reconfigure within the same space: \$175,000
- Expand into existing adjoining space: \$220,000

Baths

Bath vanities typically start at \$5,000 | Starting suggested investment ranges reflect classic finishes and products | Assumes standard tile for floors, shower/tub surround, composite base, shower glass

Primary | Full | Powder

- Footprint and fixture locations remain: \$120,000 | \$72,000 | \$35,000
- Reconfigure within the same space: \$145,000 | \$85,000 | \$70,000
- Expand into existing adjoining space: \$180,000 | N/A | \$70,000
- Primary suite (bedroom, bathroom, walk-in closet): \$370,000

Whole Homes

Comprehensive interior remodel that typically includes a new kitchen, 2.5 baths, flooring, and most interior surfaces | If additions also being considered, see **New Construction & Additions**

- Interior-only, minimum exterior work, classic finishes and products: \$880,000
- Interior-only, minimum exterior work, extensive custom finishes and products: \$1,400,000
- Interiors + exteriors, classic finishes and products: \$1,800,000
- Interiors + exteriors, extensive custom finishes and products: \$2,500,000

Basements

- Finished open space (drywall, insulation, flooring), egress window, no baths/built-ins, "rec room": \$95,000
- Finished basement + full bath + egress: \$250,000
- Finished basement + bath + media/entertainment: \$500,000

Garages

- 2-bay garage, drywall interior, truss roof system with storage-only attic, pull-down stair: \$275,000
- 2 ½ bay garage, insulated lower walls and ceiling, walk-up stair, full, unfinished attic for future expansion: \$335,000
- 2 ½ bay garage, insulated lower walls and ceiling, walk-up stair, full, with upper level finished as a studio apartment (kitchenette, ¾ bath, living room/bedroom area): \$750,000

New Construction & Additions

New Homes

- \$850–900/SF, based on minimum 3500SF (\$1K/SF for complex site work)
- Includes home, drive, walk, site work, utility connections, and light landscaping
- Excludes architect, engineer, designer fees (+10–12%)

Additions

- \$850–1,100/SF
- Lower end of range for general living spaces, higher for finish/fixture-reliant spaces

Exterior Improvements & Outdoor Living

New Siding & Trim | \$150,000–200,000

Assumes cement board/composite materials, pre-finished, single coat paint; wood increases cost

New Windows | \$4,500 per window

Assumes wood interior, aluminum clad exterior, new construction style; includes removal of existing

Deck | \$95,000

Elevated, 12x20'; composite or exotic (non-pressure-treated) wood; railing system and design drive costs

Screen Room | \$200,000

Pier foundation; mahogany decking; trimmed columns and beams; fir ceiling; wood-burning fireplace +\$50K

Three-Season Room | \$300,000

Adds aluminum-clad wood windows and insulation to Screen Room features; wood-burning fireplace +\$50K

Porch

- Simple covered portico: \$85,000
- Newer home, classic finishes: \$200,000
- Historic home, extensive custom details: \$600,000

Pool House/Cabana

- Pergola (heavy, exterior grade wood) with dry bar (no plumbing, minimal site work) + patio: \$150,000
- Mostly open with bath and shower: \$450,000
- Partially enclosed with kitchen and bath: \$850,000