

HOME SPECIALISTS

DESIGN-BUILD REMODELING



PROJECT INVESTMENT GUIDE

UNDERSTANDING THE NUMBERS

Every renovation begins with intention. Before numbers or schedules, we focus on your home, your lifestyle, and the vision for what it can become. Then come the natural questions: “What will it cost? And how long will it take?”

While every home and project is approached individually, this guide lays out a clear foundation for investment ranges and scheduling. Final costs and timelines depend on your unique choices—from layout and finishes to structural updates—so no two projects are alike.

Inside, you’ll find an overview of project types with typical pricing and duration, providing a framework to plan your project and imagine the possibilities for your home.

FIXED PRICING

Once your project is fully designed and selections are finalized, we present a fixed investment for your project. Your price is secured and will only change if you choose to modify materials or scope — no unexpected overages, no moving targets. This approach protects your budget, eliminates surprises, and gives you the confidence to move forward with total clarity.

TIME FRAME

Time frames in this guide are shown in weeks and reflect the construction phase.

Design, including initial concepts, selections, engineering, prints, detailed scope of work, and full proposal need to be done prior to entering the build phase. Each project moves through these early steps at its own pace. Smaller projects typically require 6–10 weeks, mid-sized projects 10–24 weeks, and larger or more complex projects 20–50 weeks.

PAYMENT TIMELINE

Once your proposal is approved, a 20% down payment reserves your place in our schedule. During construction, progress payments totaling 70% of project budget are made through the project, with the remaining 10% due upon completion.

5 YEAR WARRANTY

Our work is designed, built, and finished to stand the test of time. To instill confidence in our clients, every project is backed by a comprehensive five-year workmanship warranty, far exceeding the industry standard of one year. We stand by our craftsmanship and are available for service, adjustments, and any needs as your home evolves.

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DESIGN

As a design-build remodeler, our process begins with thoughtful design. Our team develops detailed drawings of your project so you can visualize the outcome. These designs provide all measurements, blueprints, elevations, and material selections, providing a clear picture of your renovation. This allows for an exact budget and provides our crews with precise direction to ensure a smooth building process. This process can take anywhere from 4 weeks to 24 weeks depending on project size and complexity.



KITCHENS

The kitchen is where daily life unfolds. A renovation is an opportunity to create an elegant and functional space for daily life and special gatherings.



SIGNATURE KITCHEN

A thoughtfully scaled kitchen renovation that focuses on function, clarity, and balance. This scope supports minor mechanical updates and modest layout refinements to improve flow and usability. Finishes include new cabinetry, quartz countertops, a tile backsplash, durable flooring, and updated appliances—creating a kitchen that feels intentional and cohesive.

Size: 100 sq ft

Time Frame: 6-10 Weeks

Cost: \$65,000-\$110,000

DELUXE KITCHEN & DINING

A coordinated kitchen and dining renovation that focuses on continuity and flow. Updating both spaces together creates a seamless relationship between rooms. Layout refinements may introduce an island or other elements as appropriate, supported by select wall adjustments to enhance openness and circulation.

Size: 130 sq ft Kitchen + 130 sq ft Dining

Time Frame: 8-12 Weeks

Cost: \$100,000-\$135,000

PREMIUM KITCHEN & DINING

A fully custom kitchen with complete design flexibility, including custom cabinetry, integrated layouts, and refined detailing that extends the kitchen beyond its original footprint and into adjacent spaces.

Size: 130+ sq ft

Time Frame: 8-14 Weeks

Cost: \$125,000+





BATHROOMS

From guest baths to luxurious primary suites, upgrade daily routines with detail, layout, and thoughtful design.



HALF BATH

A compact bathroom renovation to update finishes, lighting, and millwork without altering the underlying structure, best suited for powder rooms and hallway baths. The space is finished with a single custom vanity, durable flooring, and updated fixtures, allowing even secondary rooms to feel intentional and aligned with the home's overall design.

Size: 25-45 sq ft

Time Frame: 2-4 Weeks

Cost: \$25,000-\$40,000

SIGNATURE BATHROOM

A full bathroom refresh with modern fixtures and thoughtful updates, creating a cohesive environment where function and style coexist. Every detail is considered to ensure the room feels both practical and refined.

Size: 45-65 sq ft

Time Frame: 4-6 Weeks

Cost: \$35,000-\$55,000

DELUXE PRIMARY BATHROOM

A primary bathroom designed for comfort and style. Small layout and structural updates are possible, allowing the space to flow more naturally. Finishes build on a standard full bath, and optional upgrades such as a linen closet or a full-tile shower with a euro glass door, that elevate both form and function.

Size: 65-100 sq ft

Time Frame: 6-8 Weeks

Cost: \$60,000-\$100,000



PREMIUM PRIMARY BATHROOM

A fully custom luxury primary bathroom. Dramatic changes to layout and structure fully transform your space to suit your refined vision.

Size: 100+ sq ft

Time Frame: 8-10 Weeks

Cost: \$90,000+



WHOLE HOME RENOVATION

Whole home renovations bring consistency and function to every level, from main living areas to finished basements and attics. By addressing the home as a whole, daily routines feel easier, spaces connect more naturally, and the house works better for the way you live.



DELUXE MULTI-ROOM RENOVATION

A strategic whole home renovation can maximize space, comfort, and ambiance. This scope refreshes finishes, trim, and flooring while making subtle wall adjustments to improve openness. By addressing several rooms at once, the home feels coordinated and intentional, with each space aligned to the overall design.

Time Frame: 10-24 Weeks

Cost: \$250-\$350/sq ft

PREMIUM MULTI-ROOM RENOVATION

A true transformation - this fully custom interior renovation is focused on your personal expression. More extensive structural changes are possible and premium finishes become a priority. We'll guide you through complex, high-value decisions with inspiration and confidence.

Time Frame: 10-24 Weeks

Cost: \$400+/sq ft

BASEMENT FINISHING

A remodel commonly overlooked and underutilized basement space into a future haven. Envision a media lounge, home office, theatre room, or entertaining area. More extensive projects can incorporate additional rooms, bathrooms, or a kitchenette, creating a versatile space that complements the home's overall design and lifestyle.

Time Frame: 6-10 Weeks

Cost: \$200+/sq ft



ATTIC FINISHING

Increase your living space with an attic renovation. Limited structural and mechanical adjustments can create new bedrooms, children's playrooms, or casual living areas that integrate naturally with the rest of your home.

DELUXE

An attic renovation that supports straightforward living space such as bedrooms, children's playrooms, or casual living areas. This scope focuses on comfort and usability, addressing only limited structural and mechanical needs to create clean, functional rooms that integrate naturally with the rest of the home.

Time Frame: 6-10 Weeks

Cost: \$225-\$300/sq ft

PREMIUM

The sky's the limit. A comprehensive attic renovation transforms your attic with structural and mechanical upgrades, enabling bathrooms, kitchenettes, and expanded living uses, and allowing the attic to function as a private suite or integrated extension of the home.

Time Frame: 10-14 Weeks

Cost: \$300+/sq ft

ADDITIONS

Create the space your home is missing. Designed to blend seamlessly with the original structure, they bring new function and comfort without leaving the home you love.



RAISED SUNROOM

Seamlessly connect indoor-outdoor living. A sunroom addition on a 6x6 post foundation provides lasting stability in a bright, inviting area.

Time Frame: 6-10 Weeks

Cost: \$400+/sq ft

MAIN LEVEL WITH FOUNDATION

A full addition with concrete foundation, this brand-new space is designed to feel like it was always part of the home.

Time Frame: 10-24 Weeks

Cost: \$500+/sq ft

2ND FLOOR

A second-floor addition that expands the home vertically, creating substantial new living space while preserving the existing footprint. Expand functional living space while maintaining flow throughout the home.

Time Frame: 12-16 Weeks

Cost: \$350+/sq ft

EXTERIOR RENOVATIONS

Exterior renovations reshape how the home feels from the first approach, from refined updates to new garages and carriage houses. The result is a property that feels more complete and more welcoming every day.



DELUXE EXTERIOR RENOVATION

An upgrade to curb appeal that refreshes siding, roofing, doors, and windows. These updates bring cohesion to your home, and offer an enhanced look and feel.

Time Frame: 4-8 Weeks

Cost: \$50-\$70/sq ft

PREMIUM EXTERIOR RENOVATION

Show-stopping. This exterior renovation opens the door to more customization and higher-end materials.

Time Frame: 6-10 Weeks

Cost: \$90-\$120/sq ft

GARAGE

A thoughtful extension of your home; attached and detached layouts are designed with proportion, access, and everyday use, maintaining architectural consistency across the property.

Time Frame: 6-10 Weeks

Dry In: \$175+/sq ft

Finish: \$100+/sq ft

CARRIAGE HOUSE

Envisioning a secondary space? A detached carriage house or finished space above the garage combines utility with architectural presence. Design a dedicated guest suite, private office, or additional living area that perfectly compliments your primary home.

Time Frame: 12-16 Weeks

\$400+/sq ft

DECKS

Decks create a natural extension of the home, offering a place to gather, unwind, and spend more time outside. Designed with intention, they bring comfort and connection to everyday living.



TREATED LUMBER DECK

A durable, classic deck built with treated lumber. Offering long-lasting strength and weather resistance.

Time Frame: 1-2 Weeks

Cost: \$65+/sq ft

PVC/COMPOSITE DECK

A deck made of low-maintenance, high-performing composite materials that resist fading staining and weathering.

Time Frame: 1-4 Weeks

Cost: \$110+/sq ft

ROOF OVER DECK

Add a roof over your existing deck to create shade and shelter, and extend outdoor enjoyment through the warmer months.

Time Frame: 2-3 Weeks

Cost: \$200+/sq ft

ENCLOSED DECK

A fully screened deck keeps out insects while maintaining airflow and views, creating a comfortable outdoor space you'll want to enjoy everyday.

Time Frame: 1+ Week

Cost: \$250+/linear ft

NEW CONSTRUCTION

A custom, new construction home designed from the foundation up according to your vision. Be inspired to create a space that fits your daily routines, long-term needs, and personal style. From layout and structure to finishes and details, every decision is intentional—resulting in a home that feels distinctly yours.

Time Frame: 30+ Weeks

Cost: \$400+ /sq ft







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