

BC 005657

# 2026 Twin Cities Remodeling Cost Guide



Lifetime Warranty  
Guaranteed Project Schedules  
No Unforeseen Cost Guarantee

 **Castle**  
Building & Remodeling

# Don't Spend Thousands on Plans You Never Build

Hello, I'm Loren Schirber, second-generation owner of Castle Building & Remodeling. Thanks for considering Castle for your remodeling project. We created this brochure in hopes that it will inform and provide transparent remodeling cost information so you can get busy planning the rest of your life, ha.



## Get to know Castle

Castle Building & Remodeling, Inc. is a professional Design/Build remodeling company specializing in residential remodeling. Founded in 1977, Castle has served over 4,300 past clients in the Twin Cities area. Castle has four design studios in Minneapolis, St. Paul, and Golden Valley. Castle's production team consists of carpenters, drywallers, tile setters, painters, and project managers. Castle's detailed planning process guarantees a favorable experience by eliminating unforeseen costs and providing a fixed completion date. With a professional design team, a crew of craftsmen, and convenient showrooms, Castle Building & Remodeling stands out from other average remodelers.

Please visit our website for even more detailed line-item breakdowns of the costs shared in this guide. There are 50 example line-item estimates that are regularly updated. If you are the analytical type you will love it.

Our goal is to design projects and complete the remodel. We provide transparent pricing up front and believe our unique three step business model serves our clients and helps get beyond beautiful photos to real remodeling costs without having to spend thousands of dollars on plans. Where others make their living drawing plans and are happy to sell you plans you will never build, Castle believes in up-front pricing transparency.



### Castle's Unique Three Step Process

Step 1:  
Estimate.  
Review  
Refine.

Many other companies require design to be completed before estimating costs.

Step 2:  
Design &  
Planning  
Process

Castle's fixed price design agreements give us incentive to design to your budget from the start.

Step 3:  
Professional  
Remodeling  
Guaranteed

# Directory [\(linked\)](#)

	<i>Page</i>
<a href="#">Research and Bidding Process .....</a>	<a href="#">4</a>
<a href="#">Remodeling Older Homes.....</a>	<a href="#">5</a>
<a href="#">Attic Remodeling Costs .....</a>	<a href="#">6 - 9</a>
<a href="#">Basement Remodeling Costs .....</a>	<a href="#">10 - 13</a>
<a href="#">Bathroom Remodeling Costs .....</a>	<a href="#">14 - 21</a>
<a href="#">Decks, Sunrooms, Porches .....</a>	<a href="#">22 - 29</a>
<a href="#">Kitchens .....</a>	<a href="#">30 - 34</a>
<a href="#">Additions .....</a>	<a href="#">35 - 48</a>
<a href="#">ADU - Accessory Dwelling Units.....</a>	<a href="#">49 - 50</a>
<a href="#">Various Projects .....</a>	<a href="#">51 - 53</a>
<a href="#">Design Studio Locations - Back Cover</a>	



Please note these project prices are based on remodeling older homes built pre-1960 and include average finishes and all labor and materials unless noted. Appliances are not included. By completing some of the work yourself such as demolition or painting and choosing moderate finishes you can reduce costs slightly. Labor is typically the largest portion of each project cost. Every home and project are different and more recently built homes are typically easier to remodel and less expensive to remodel.

# Research and Bidding



Remodeling is a costly and demanding task, requiring thorough research for a positive outcome. Luckily, you've found Castle. Our information-rich website on residential remodeling has many resources for those considering a remodeling project. Visit [CastleBRI.com](http://CastleBRI.com) and learn more about Castle's unique and detailed process of 1) Estimating, 2) Designing, and 3) Remodeling.



Browse our **project photograph portfolio** to gather ideas, get inspired, explore current trends and timeless styles to spark your imagination. With limitless possibilities, dare to dream big and think creatively. [Click here to visit our portfolio of photos.](#)



Shaking off the dream, it's time to face reality: what will your life-improvement remodeling ideas really cost? If you are looking for more detailed cost breakdowns, we provide **about 50 sample estimates** for common remodeling projects on our Project Cost page. This will help gauge whether your project is worth the investment or if a move could be the better choice. [Click here to see more detailed pricing.](#)



[Schedule a 30-minute phone consultation](#) with our sales professional to discuss your project(s). During this call you will discuss your project ideas and questions. The discussion will cover your remodeling goals, any specific requirements, and your intended home investment. Our team will take detailed notes and schedule a visit to your home.



On the initial home visit, we'll discuss your project, answer questions, discuss options and ideas, take photos, and measure. We will also outline Castle's design process and share current average timelines for all phases of the project. A detailed budget analysis will be created for your project after the home visit that will guide the project forward. Cost for detailed budgets vary from \$0 - \$300.



Most people we talk with are considering **financing options**. Many clients fund their improvements using home equity lines of credit or by incorporating costs into a new mortgage. Upon request Castle offers more information on these financing possibilities. Remember, ensuring your financial aptitude for the project is essential.



"We felt completely comfortable with Castle from start to finish. Great process, thoughtful design guidance, and everything was delivered on time and on budget." **B.W. – Minneapolis**



# Remodeling Older Twin Cities Homes:

## *What's Different and Why It Matters for Your Budget*

### **The Good: Old Homes Have Character**

The reason many people love older homes is because they are well built, are in great walkable communities, and have character! They really don't build homes like they used to. Here are some of the features old homes have that make remodeling an older home more expensive than remodeling a new home:

- *Drywall Arches* - More framing and drywall work.
- *Cased Openings*: More millwork materials and labor vs. a sheetrock opening.
- *Stained Glass*: A few homes still have stained glass. Homes were once taxed on the number of stained glass windows. Who knew?
- *Hardwood Floors*: These durable long lasting floors cost a little more up-front but stand the test of time.
- *Real Wood Millwork*: Old homes typically have real wood base trim and casing that can be shorter and one piece or tall and ornate with multiple pieces of millwork.
- *Built-In Cabinets*: These are cool and rarely moved or messed with.
- *Pocket Doors*: Adding pocket doors are more than swing doors because of the frame and trim.
- *Tile Wainscoting*: Keeping with character adds labor and material costs.
- *Windows with Grids*: Just adding grids to a window makes it more expensive.

### **The Bad: 100 Year Old Homes Have Quirks**

Old homes often are not level and not square, which often has to be corrected or planned for. It just takes longer to remodel old homes. Time is money, here are some of those quirks that add costs.

- *More demolition*: Old homes were built better. Removing plaster and lathe takes longer. Removing 1" thick tile with wire mesh behind it, removing a brick chimney, jack hammering 3" of concrete under a tile floor add costs.
- *Lead remediation*: This adds site prep, testing, and cleaning costs to homes built pre-1978.



- *Knob and tube wiring*: Needs to be replaced.
- *Not enough electrical*: More electrical has to be added for code. Sub-Panels and upgrades to panels are common.
- *Small rooms*: Load bearing walls to open.
- *Old windows*: Often need replacing
- *Galvanized pipe*: Low water pressure
- *Wet Basements*: Adding drain tile or gutters.



- *HVAC issues*: Adding and moving ducts are common or adding a mini-split.
- *Lack of insulation*: Many times spaces have little to no insulation in the walls or roof.
- *Asbestos*: If present and remediation is required it adds some costs for professionals.
- *Radon*: The time to add a system is before a basement remodel or as a part.

### **Building Codes: Always Evolving to Make Your Project Cost More (and save lives?)**

- *Egress windows*: Required on major remodels.
- *Footings*: May have been optional in the past?
- *Tempered glass*: Stair areas, baths, door areas.
- *Plumbing waste lines*: 2" lines are required because of all the people who died from 1.5" waste lines. Ha - seeing who's paying attention.
- *Lead Plumbing waste*: St. Paul homeowners watch out this is common in your city.

<b>Finish Attic Space (varies with size)</b>	<b>\$50 - \$120,000</b>
demo existing finishes or insulation	\$0- 5,000
add dormer to enlarge space	\$0- 90,000
add egress window	\$0- 6,000
flooring (wood, tile, or LVT)	\$0 - 12,000
upgrade lighting	\$0 - 5,000
add kitchenette or bar space	\$0 - 40,000
add built-in cabinetry	\$0 - 30,000
add new bathroom	\$0 - 50,000
add gas fireplace	\$0- 15,000
vault ceiling with wrapped beams	\$0- 15,000
3rd floor difficult access	\$0- 5,000
<b>TOTAL PROJECT COST</b>	<b>\$50- 273,000</b>



## SCENARIO A

Finish small attic (<400 sqft) Design & spec new space. Add additional lighting. No change to existing stairs. Replace two windows. Add 6' of built-in cabinetry. Add smoke detectors. Carpet floor. Painting by owner.

**\$50- 120,000 BUDGET**

## SCENARIO B

Finish average attic (400- 600 sqft) Design & spec new space. Demo existing space. Add additional lighting. No change to existing stairs. Add a bathroom (3 pc. 5' x 8'). Add 10' of built-in cabinetry. Replace windows. Add smoke detectors. LVT flooring. Painting by Castle.

**\$110- 180,000 BUDGET**

## SCENARIO C

Finish large 3rd floor attic space (600+ sqft) Design & spec new space. Add additional lighting & smoke detectors. Upgrade existing stair railing. Add a bathroom (3 pc. 5' x 8'). Add dormer to enlarge space. Add fireplace with built-in cabinetry. Wool carpet. Painting by Castle.

**\$180- 273,000 BUDGET**

## Attic Finish – 375 SF

Convert 375 SF unfinished attic space to a 25' X 15' finished room. Includes two new windows and storage space behind knee-walls (unfinished and unconditioned). Foam insulation in ceilings, batts in gable walls. Existing insulation in floor joists of unfinished space. Extend existing HVAC to new space, provide electrical wiring and lighting to code. Retains existing stairs but adds rail and baluster around stairwell. Paint walls, trim and carpet floors.

## Attic Finish with Owner Suite – 450 SF

Convert an unfinished attic space to a 25' x 15' finished room, closet, and a 5' x 7' bathroom with a tub/tiled shower, luxury vinyl floor and updated classic fixtures. Includes insulation and two new windows. Unfinished/unconditioned storage space under the eaves. All walls will be finished, trim will be painted and flooring to be carpeted. Stairs will remain but will get a rail and balusters around the stairwell. Mechanicals to include HVAC extended into the new space, electrical wiring and lighting to code and plumbing for new bathroom. No upgrade or replacement of furnace. Foam insulation ceiling and exterior walls. Existing insulation in floor joists of unfinished space. Accessories by Owner. Includes all painting and staining.

Step 2 **\$2,772**  
Design & Planning Cost - 3%

**\$66,163**  
Average Job Cost Low Range

**\$76,087**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$3,944**  
Design & Planning Cost - 3%

**\$125,157**  
Average Job Cost Low Range

**\$143,931**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

## Attic Owner Suite with Upgrades – 625 SF

Convert partially finished attic to a finished attic with 25' x 15' foot finished room, closet, 2 existing dormer spaces and a 5' x 8' bathroom with a tub/tiled shower, tile floor and updated classic fixtures. Includes insulation and four new windows. Unfinished storage space under the eaves (includes paint over drywall on ceiling only). All walls will be finished, trim will be painted and flooring to be hardwood. Stairs will remain but will get a rail and balusters around the stairwell. Mechanicals to include HVAC extended into the new space, electrical wiring and lighting to code and plumbing for new bathroom. No upgrade or replacement of furnace. Foam insulation rafters i.e. hot roof. Includes built in bookcases, closet storage system, shower glass, accessories and painting.

## 3rd Floor Attic Finish – 800 SF

3rd story attic finish 800 SF: gut space to floor joists, remove interior walls, furr down rafters and furr floor joists, spray foam rafters, create space for owner suite- bedroom, 2 closets, bath. Full finish with lvt flooring.

NOTE- only includes adding landing at top of stairs, not redoing all stairs- need to verify with city what is allowed/grandfathered in. And need to verify with engineer what is required at floor/ceiling. Cost to be added if extra work needed.

Step 2 **\$6,598**  
Design & Planning Cost - 3%

**\$209,642**  
Average Job Cost Low Range

**\$241,088**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$7,319**  
Design & Planning Cost - 3%

**\$232,814**  
Average Job Cost Low Range

**\$267,736**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

## Attic Remodeling: FAQ

**Q:** Are there codes involving headroom in attics that prevent me from finishing the attic space into living space?

**A:** No. There are requirements in relation to what is considered "habitable space", but there are exceptions.

**Q:** What type of height is needed to the peak to install a dormer?

**A:** Typically, we like to see 9' - 10' of height to the peak to make the added dormer end up with adequate head room.

**Q:** Can I replace the steep steps to my attic or 2nd floor?

**A:** Yes, but not really. Technically you could remodel multiple rooms in your home, probably give up a bedroom to build the new stairs to code. This is probably a U shape and needs to reach your attic where there is adequate head room. It's really expensive and difficult.

**Q:** How do you get out in a fire from an attic bedroom?

**A:** Each bedroom requires an egress window. This is typically a casement window designed to look like a double-hung window.

**Q:** What's the best insulation for an attic suite?

**A:** Closed cell spray foam insulation applied directly to the underside of the roof rafters (a hot roof) is best.

## Attic Remodeling Cost: FAQ

**Q:** Should I gut my attic if it's finished now?

**A:** It depends on how nicely it's finished, how much insulation there is, if there are ice-dams, and how much you can and are willing to invest in the space.

**Q:** How much does it cost to add a dormer?

**A:** A lot, over \$50k because it involves structure, framing, siding, roofing, windows and is complicated.

**Q:** Is remodeling an attic space a good investment?

**A:** Typically above ground finished square footage is considered high-value space. No remodeling project has 100% pay back and you have to get a return on enjoyment.

**Q:** How do you ensure the project stays within budget and on schedule?

**A:** Castle provides detailed project plans and estimates before commencing work and backs this up with our Timeline Guarantee and No Unforeseen Change Order Guarantee.

**Q:** What's the average cost of an attic remodel?

**A:** The costs of attic remodels vary widely based on the size and scope of the project. Finishing an attic starts at about \$65,000 and go up from there.

No Unforeseen Change Order Guarantee



<b>Finish Basement Space (varies with size)</b>	<b>\$45 - \$100,000</b>
demo existing finished space	\$0-3,000
drain tile and sump pump	\$0- 15,000
add egress window	\$0- 6,000
difficult access no windows or doors	\$0 - 3,000
flooring (wood, tile, or LVT)	\$0 - 12,000
upgrade lighting	\$0 - 5,000
add kitchenette or bar space	\$0 - 40,000
add built-in cabinetry	\$0 - 30,000
add new bathroom	\$0 - 50,000
add gas fireplace	\$0- 15,000



**TOTAL PROJECT COST** **\$45- 279,000**

## SCENARIO A

Finish small basement (<400 sqft)  
 Design & spec new space. Add additional lighting. No change to existing stairs. Difficult access (no door to exterior). add 6' of built-in cabinetry. No egress window work. Add smoke detectors. Carpet floor. Painting by owner.

**\$45- 100,000 BUDGET**

## SCENARIO B

Finish average basement (400- 600 sqft) Design & spec new space. Add additional lighting. No change to existing stairs. Add a bathroom (3 pc. 5' x 8'). Add 10' of built-in cabinetry. Add egress window. Add smoke detectors. LVT flooring. Painting by Castle.

**\$100- 180,000 BUDGET**

## SCENARIO C

Finish large basement space (600+ sqft) Design & spec new space. Add additional lighting & smoke detectors. Upgrade existing stair railing. Add a bathroom (3 pc. 5' x 8'). Add a bar space with sink. Add egress window. Add fireplace with built-in cabinetry. Wool carpet. Painting by Castle.

**\$150- 279,000 BUDGET**

## Basement Family Room – 250 SF

## Basement Remodel – 500 SF

Finishing 250 SF of basement with a family room space. Frame 64 lineal feet of walls. Walls & ceiling painted and drywall done throughout. Insulate exterior walls, paint all trim as well. Includes panel painted MDF doors with passage locksets. Electrical wiring to code with allowances for (2) light fixtures and 8 LED wafer lights. Drain tile system (option) in finished space and carpeting on the floor. Also includes egress window.

Finishing 500 SF of basement to create a family room, bathroom and bedroom. Includes framing 150 linear feet of walls. Three glass block windows will be installed. Dry-wall all ceilings and walls, as well as paint them and the trim. Insulate exterior walls. Include solid panel doors with passage locksets. Electrical wiring to code. Family room includes 8 recessed light fixtures, three surface mounted fixtures and carpet. Bedroom includes egress window, carpet and closet.

NOTE: assumes existing forced-air heating system is adequate for additional use.

Step 2 **\$1,600**  
Design & Planning Cost - 3%

**\$44,817**  
Average Job Cost Low Range

**\$51,539**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$3,800**  
Design & Planning Cost - 3%

**\$118,889**  
Average Job Cost Low Range

**\$136,723**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

## Basement Remodel with Laundry – 850 SF

Finishing 850 SF of basement with 7' ceilings, a bathroom, laundry room, bedroom and living room. Create a 30' X 16' family, a 14' X 14' bedroom, 10' X 10' laundry room and 8' X 8' 3/4 bathroom. Framing of 250 linear feet of walls. Walls and ceilings are painted drywall throughout. Exterior walls are insulated, painted trim throughout as well. Include MDF panel doors with passage locksets. Electrical wiring to code. Family room to include 14 LED wafer lights and three surface mounted fixtures, and carpet. Bathroom to include new toilet, vanity with quartz top, tile flooring, tile shower, light/fan combination, lighting, surface mounted medicine.

## Lower Level Finish - 850 SF

Finishing 850 SF of walkout basement with 9' ceilings, a bathroom, laundry room, wet bar, bedroom and living room. Create a 30' X 16' family, a 14' X 14' bedroom, 10' X 10' laundry room and 8' X 8' 3/4 bathroom. Framing of 250 linear feet of walls. Walls and ceilings are painted drywall throughout. Exterior walls are insulated, painted trim throughout as well. Include MDF panel doors with passage locksets. Electrical wiring to code. Family room to include 14 recessed can lights and three surface mounted fixtures, wet bar and custom built-in cabinets, gas fire-place and luxury vinyl plank flooring. Bathroom to include new toilet, vanity with quartz top, tile flooring, tile shower, light/fan combination, lighting, surface mounted medicine cabinet and bath accessories.

Step 2 **\$5,750**  
Design & Planning Cost - 3%

**\$182,542**  
Average Job Cost Low Range

**\$209,923**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$6,250**  
Design & Planning Cost - 3%

**\$195,828**  
Average Job Cost Low Range

**\$225,202**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

## Basement Remodeling: FAQ

**Q:** Are there codes involving headroom in basements that prevent me from finishing the space into living space?

**A:** No. There are requirements in relation to what is considered “habitable space”, but there are exceptions.

**Q:** Can I replace the steep steps to my basement?

**A:** Yes, but not really. Technically you could remodel multiple rooms in your home, probably give up a bedroom to build the new stairs to code. This is probably a U shape. It’s really expensive and difficult.

**Q:** How do you get out in a fire from a basement bedroom?

**A:** Each bedroom requires an egress window. This is typically a casement window in a deep window well.

**Q:** What’s the best insulation for a basement remodel?

**A:** Closed cell spray foam insulation below grade is best.

**Q:** Can I finish my basement if there is occasionally water?

**A:** You can but it’s riskier unless you take steps to mitigate the water issues either externally with gutters and grading or internally with drain tile.

## Basement Remodeling Cost: FAQ

**Q:** Should I gut my basement if it’s finished now?

**A:** It depends on how nicely it’s finished, how much insulation there is, if there are water issues, and how much you can and are willing to invest in the space.

**Q:** Can low radiator pipes be moved to increase headroom?

**A:** Yes, this is possible. It typically costs about \$13,000 to move a whole house of pipes and add a pump. Asbestos costs are additional.

**Q:** Is remodeling a basement space a good investment?

**A:** Finishing an existing space into living space is much less than adding on to your home per square foot.

**Q:** How do you ensure the project stays within budget and on schedule?

**A:** Castle provides detailed project plans and estimates before commencing work. Thorough planning and a site visit ensures adherence to budget and timeline.

**Q:** What’s the average cost of a basement remodel?

**A:** The costs of basement remodels vary widely based on the size and scope of the project. Finishing a basement starts at about \$45,000 and go up from there.

No  
Unforeseen  
Change Order  
Guarantee



# HALL BATH Budgeting

<b>Bathroom remodel (3 piece, 5' x 8' space)</b>	<b>\$45 - 65,000</b>
older bath - demo mud set floor & wainscot tile	\$0 - 3,000
difficult access (condo, 3rd floor)	\$0 - 2,000
upgrade cabinetry or specs (style, storage cab)	\$0 - 3,000
upgrade vanity top specs (quartz, etc)	\$0 - 2,000
upgrade tile specs	\$0 - 5,000
add tile wainscot wall tile	\$0 - 4,000
add shower door or enclosure	\$0 - 5,000
add heated floor - additional lighting	\$0 - 3,000
remove and reset radiator	\$0 - 3,000
replace window	\$0 - 3,000



**TOTAL PROJECT COST** **\$45- 102,000** assumes no change to current fixture locations or moving of walls, doors, etc.

## SCENARIO A

27" painted vanity cabinet. Quartz top with undermount bowl. No change to fixture locations. New exhaust fan and 1 new light fixture. 24" x 36" mirror. Sterling tub and toilet, Moen faucets (chrome finishes). 12 x 12 tile floor with subway tile. Shower rod (curtain by owner). Demo thin set tile.

**\$45- 65,000 BUDGET**

## SCENARIO B

30" painted vanity cabinet. Quartz top with undermount bowl. No change to fixture locations. New exhaust fan and 2 new light fixtures. 24" x 36" mirror. Kohler tub, toilet, and faucets (chrome finishes). 12 x 24 tile floor with subway tile with niche. Frameless shower door and panel. Demo thin set tile.

**\$55- 70,000 BUDGET**

## SCENARIO C

Painted, semi-custom vanity cabinets. Quartz top with undermount bowl. No change to fixture locations. Add (4) recessed lights. Larger mirror and side medicine cabinet. Kohler tub, toilet, and faucets. Upgraded porcelain tile with heated floor. Convert tub to shower. Demo thin set tile and rebuild.

**\$65- 80,000 BUDGET**

## Half Bath Remodel - 18 SF

Remodel an existing 3' x 6' half bath, reusing the existing plumbing rough-in's. Gut bathroom down to wall & floor framing (ceiling to remain, save bathroom door slab). Add framing as needed. Replace existing window with an insert window. Replace the toilet, sink & faucet. Add new bath fan & vent to the exterior of the house. Replace air register cover. New bathroom wiring as per code, (1) GFCI outlet, (1) sconce light, & (2) ceiling LED wafer lights. Insulate exterior walls & around new insert window. New tile floor & base. Replace trim around the window & the bathroom door (1-side). Reinstall bathroom door slab. New upper medicine & vanity cabinet with granite countertop & backsplash. New bathroom accessory hardware. New wood threshold at the bathroom door. Paint walls & ceiling. Stain inside of insert window & new millwork. Final clean up.

## Bathroom Makeover – 40 SF

Bathroom Remodel: 40 sq. ft. bathroom; gut shower walls to studs; walls, floor, and ceiling to remain. Provide and install new plumbing fixtures, electrical, subway tile shower, millwork, medicine cabinet, accessories, painting, and clean-up and debris removal. No window or bath fan included. Refinish existing tub.

Step 2 **\$1,190**  
Design & Planning Cost - 3%

**\$36,047**  
Average Job Cost Low Range

**\$41,454**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$750**  
Design & Planning Cost - 3%

**\$25,371**  
Average Job Cost Low Range

**\$29,177**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

## Bathtub Conversion to Shower

Bathtub Conversion to Shower. Painting by owner. No change to existing floor, walls, vanity, sink, faucet, countertop, toilet, electrical, or things outside of tub area.

“We were nervous about remodeling our 1910s St. Paul home, but Castle knew what to expect behind the walls and handled the old plumbing and electrical with no surprises.”  
**M.P. – St. Paul**

Step 2 **\$975**  
Design & Planning Cost - 3%

**\$30,171**  
Average Job Cost Low Range

**\$34,697**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

## Bathroom Remodel- Classic (Gut to Studs) 40SF

40SF bathroom gutted to the studs. Bathroom remodel to include, insulation, sheetrock, electrical, plumbing fixtures, tub with subway tile shower walls, tile floor, vanity/top, millwork, medicine cabinet, accessories, painting, clean-up and debris removal.

No  
Unforeseen  
Change Order  
Guarantee

Step 2 **\$1,612**  
Design & Planning Cost - 3%

**\$45,708**  
Average Job Cost Low Range

**\$52,678**  
Average Job Cost High Range

[Download Line-Item Estimate](#)



## Bathroom Add in Basement – 40 SF

## Bathroom Add on Main Floor or Second Floor – 40 SF

Add plumbing and back flow preventer for basement bathroom. 40 SF bathroom includes wall framing, shower surround and fixtures. Also includes light/fan combination, vanity, vanity light fixture, recessed medicine cabinet and bath accessories. Electric to code. Insulation, sheetrock, millwork, flooring, painting, clean-up and debris removal.

Add a bath within existing footprint of home. Add plumbing rough in for new bathroom on main or 2nd floor. 40 SF bathroom includes wall framing, tile tub surround, fixtures, vanity/top, hardware, electrical, insulation, sheetrock, millwork, flooring, painting and clean-up.

Step 2 **\$1,600**  
Design & Planning Cost - 3%

**\$51,268**  
Average Job Cost Low Range

**\$58,959**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$1,950**  
Design & Planning Cost - 3%

**\$60,994**  
Average Job Cost Low Range

**\$ 70,143**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

# PRIMARY BATH Budgeting (60 - 90 sqft)

<b>Owner's bathroom remodel (60- 90 sqft)</b>	<b>\$55- \$75,000</b>
older bath - demo mud set floor & wainscot tile	\$0 - 5,000
relocate plumbing rough-in locations	\$0- 7,000
expand into adjacent space	\$0- 20,000
difficult access (condo, 3rd floor)	\$0 - 2,000
upgrade cabinetry or specs (style, storage cab)	\$0 - 8,000
upgrade vanity top specs (quartz, etc)	\$0 - 6,000
upgrade tile specs or add wainscot	\$0 - 8,000
frameless shower door or enclosure panels	\$0 - 5,000
add tub or separate shower	\$0- 10,000
add heated floor - additional lighting	\$0 - 5,000
remove and reset radiator	\$0 - 3,000



**TOTAL PROJECT COST** **\$55- 154,000** assumes no change to current fixture locations or moving of walls, doors, etc.

## SCENARIO A

Design & spec new space. Painted, semi-custom cabinets. Quartz top with undermount bowls. No change to fixture locations. New exhaust fan and light fixtures. Mirrors and chrome accessories. Kohler fixtures, Moen faucets. 12 x 24 ceramic tile floor with subway tile. Semi-frameless shower door.

**\$55- 80,000 BUDGET**

## SCENARIO B

Design & spec new space. Pre-1978 home (lead safe practices). Floating semi-custom vanity cabinets. Quartz top with undermount bowls. Change fixture locations. Add recessed lighting. Toilet in an enclosed area. Kohler tub, toilet, and faucets. Upgraded porcelain tile. Frameless shower enclosure.

**\$75- 95,000 BUDGET**

## SCENARIO C

Design & spec new space. Pre-1978 home (lead safe practices). Painted, framelsss cabinets. Marble top with undermount bowls. Expand size of bathroom. Add recessed lighting and at vanity. Kohler tub & toilet, Grohe faucets. Natural stone tile w/ pattern & accents. Frameless shower enclosure. Heated floor.

**\$100- 154,000 BUDGET**

### Owner's Bathroom Remodel 125 SF

Demo the existing full, main floor bath and expand/re-model to new 125 SF owner's bathroom. Painted, vanity cabinets. Quartz top with undermount bowls. No change to fixture locations. New exhaust fan and light fixtures. Mirrors and chrome accessories. Kohler fixtures, Moen faucets. 12 x 24 ceramic floor and wall tile. Semi-frameless shower door.

### Bathroom Remodel and Laundry Finish in Basement 250 SF

Laundry Room/Utility Space and Bathroom Remodel. 200 SF space. Remodel existing bathroom. Create closet walls/door to utilities and finish laundry room. Do not install flooring under water heater or furnace.

Step 2 **\$2,900**  
Design & Planning Cost - 3%

**\$89,792**  
Average Job Cost Low Range

**\$103,261**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$2,800**  
Design & Planning Cost - 3%

**\$86,114**  
Average Job Cost Low Range

**\$99,031**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

# PRIMARY BATH Budgeting (100 - 150 sqft)

<b>Owner's bathroom remodel (100- 150 sqft)</b>	<b>\$90 - \$110,000</b>
expand into adjacent space	\$0- 25,000
difficult access (condo, 3rd floor)	\$0 - 3,000
older bath - demo mud set floor & wainscot tile	\$0 - 5,000
upgrade cabinetry or specs (style, storage cab)	\$0 - 10,000
upgrade vanity top specs (quartz, etc)	\$0 - 8,000
upgrade tile specs or add wainscot	\$0 - 10,000
frameless shower door or enclosure panels	\$0 - 7,000
add tub or separate shower	\$0- 10,000
add heated floor - additional lighting	\$0 - 5,000
remove and reset radiator	\$0 - 3,000



**TOTAL PROJECT COST** **\$90- 196,000**

## SCENARIO A

Design & spec new space. Painted, vanity cabinets. Quartz top with undermount bowls. No change to fixture locations. New exhaust fan and light fixtures. Mirrors and chrome accessories. Kohler fixtures, Moen faucets. 12 x 24 ceramic floor and wall tile. Semi-frameless shower door.

**\$90- 110,000 BUDGET**

## SCENARIO B

Design & spec new space. Pre-1978 home (lead safe practices). Floating semi-custom vanity cabinets. Quartz top with undermount bowls. Change fixture locations. Add recessed lighting. Toilet in an enclosed area. Kohler tub, toilet, and faucets. Upgraded porcelain tile. Frameless shower enclosure.

**\$100- 125,000 BUDGET**

## SCENARIO C

Design & spec new space. Pre-1978 home (lead safe practices). Painted, inset cabinets. Quartz top with waterfall ends expanded bathroom / relocate fixture locations. Add recessed lighting and at vanity. Kohler tub & toilet, Grohe faucets. Natural stone tile w/ pattern & accents. Frameless shower enclosure. Heated floor.

**\$130- 196,000 BUDGET**

## Bathroom Remodeling: FAQ

- Q:** How much space is needed to fit in a new half bath?  
**A:** Typically a 3' x 5' space is needed to fit a new half bath.
- Q:** What if this is the only bath in the house?  
**A:** First, you might want to consider adding a second bath instead, there a better ROI because a two bath home is more valuable. Second, there are ways to keep a working toilet through the project, but not the shower.
- Q:** Do you have to have a bathtub in your home?  
**A:** Not by code, but Realtors strongly recommend it.
- Q:** How long does a complete gut bath remodel take?  
**A:** About 10-13 weeks depending on how custom it is.
- Q:** Can I make my small bathroom larger?  
**A:** You can expand a bathroom into adjacent space.
- Q:** How do you add a bath in the basement?  
**A:** You pick a nice private spot connected to another finished area and then have to break up the concrete floor to add plumbing, including a new back-flow preventer.
- Q:** What options are there besides tile?  
**A:** If you're not a fan of grout or trying to save a few dollars on your project a solid surface surround is a great option. Some materials and brands are: Onyx and cultured marble or quartz.

No  
Unforeseen  
Change Order  
Guarantee

## Bathroom Remodeling Cost: FAQ

- Q:** Why is tile so expensive?  
**A:** It's the labor. Installing tile is very labor intensive with an average bathroom floor and shower taking over 100 hours of labor. The tile materials also matter especially if you choose a beautiful and stylish handmade local tile.
- Q:** Can a toilet be moved?  
**A:** Yes, this is possible. It typically costs about \$2,500 to move a toilet and install a new rough-in. The 4" pipe may require a soffit below to hide it if it can't run between joists.
- Q:** What's the cost difference between remodeling a bath and adding a new bathroom?  
**A:** Typically, the cost to add a new bath is about \$5k -\$10k more than to gut and remodel a new bathroom.
- Q:** What's the average cost of a 40SF bathroom remodel?  
**A:** The costs of bathroom remodels vary widely based on the finishes. Remodeling and gutting a bath starts at about \$45,000 and goes up from there.
- Q:** What are the differences between a moderate bath and classic bath in your pricing?  
**A:** The biggest difference are in the shower surround, solid-surface vs. tile. A stock vanity and countertop and no shower glass.



# DECK Budgeting (150 - 300 sqft)

**Deck - Near Grade**

**\$23- 46,000**

Deck removal	\$0- \$3,000
Near water or pond / helical pier footings	\$0- 15,000
Raised second floor deck	\$0- 10,000
Wider or taller steps to 2nd floor	\$0- 10,000
Install patio door or French doors	\$0- 15,000
Trellis or pergola deck cover	\$0 - 20,000
Difficult access to yard	\$0- 2,000
Railing upgrade - Cable / Glass	\$0 - 12,000



**TOTAL PROJECT COST** **\$23- 134,000**

**SCENARIO A**

Build new 168 SF deck with cedar tone treated, kiln-dried maintenance free wood. Deck attached to home. 3 pier footings, includes 1 straight run of 4' wide stairs down to grade level (4 treads), surrounded with a deck railing, and stair railings, using same materials. Assumes no deck removal.

**\$23- 27,000 BUDGET**

**SCENARIO B**

Build new 168 SF deck with cedar wood. Deck attached to home. 3 pier footings, includes 1 straight run of 4' wide stairs down to grade level (4 treads), surrounded with a cedar railing, and stair railings, using same materials. Assumes no deck removal.

**\$23- 27,000 BUDGET**

**SCENARIO C**

Build new 168 SF deck with composite decking. Deck attached to home. 3 pier footings, includes 1 straight run of 4' wide stairs down to grade level (4 treads), surrounded with a aluminum railing, and stair railings. Assumes no deck removal.

**\$28- 32,000 BUDGET**

## Deck Addition Cedar Tone Treated – 168 SF

NEW 12' X 14' CEDAR TONE TREATED DECK EXAMPLE – 168 SF deck, pressure treated wood, attached to home with 3 pier footings, includes 1 straight run of 4' wide stairs down to grade level (4 treads), surrounded with a deck railing, and stair railings, using same materials. Assumes no deck removal.

## Cedar Deck Addition with Patio Door Install – 352 SF

NEW 24' X 14' CEDAR DECK EXAMPLE – 352 SF deck (24'x14' deck w/ 4'x4' landing), cedar wood, attached to home with 6 pier footings, includes 1 straight run of 4' wide stairs (13 treads) down to an existing concrete patio, surrounded with a cedar deck railing, and stair railings, using same materials. Assumes no deck removal. Demo wall and frame new header for a new 5' wide sliding door. Furnish & install 5' wide sliding door.

Step 2 **\$750**  
Design & Planning Cost - 3%

**\$23,491**  
Average Job Cost Low Range

**\$27,014**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$2,000**  
Design & Planning Cost - 3%

**\$68,320**  
Average Job Cost Low Range

**\$78,658**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

## Composite Deck Addition – 168 SF

NEW 12' X 14' COMPOSITE DECK EXAMPLE – 168 SF attached to home with three footings, includes one straight run of 4' wide stairs down to grade (4 treads), surrounded with aluminum deck & stair railing. Assumes no removal of existing deck.

## Three Season Front Porch Rebuild – 350 SF

Support roof structure and remove wall and floor framing to existing foundation. Rebuild floor and wall structure with new storm windows, storm door and new fir flooring to match original. Interior of room to be pine plywood beadboard. Existing ceiling to be replaced with matching t/g pine beadboard. Exterior to be sided in similar styled material. Build new wood landing and stairs. Note: No work to existing foundation. Painting & flooring BY OWNER.

Step 2 **\$900**  
Design & Planning Cost - 3%

**\$28,584**  
Average Job Cost Low Range

**\$32,872**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$2,150**  
Design & Planning Cost - 3%

**\$65,754**  
Average Job Cost Low Range

**\$75,628**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

# 3 SEASON PORCH Budgeting (150 - 300 sqft)

<b>3 Season Porch (depends on project type)</b>	<b>\$50 - \$100,000</b>
demo existing deck or porch	\$0- 3,000
upgrade windows	\$0- 10,000
complicated roof framing / hip roof	\$0- 5,000
remove / move window / patch siding	\$0- 8,000
upgrade lighting or electrical	\$0 - 5,000
add wood burning fireplace	\$0- 15,000
vault ceiling with wrapped beams	\$0- 15,000
difficult access to yard	\$0- 2,000



**TOTAL PROJECT COST** **\$50- 163,000**

## SCENARIO A

Convert 152 SF open front porch to 3 season space. Frame in openings. Install fiberglass windows and enclose porch with new fiberglass exterior door. Add electric baseboard heat. New ceiling fan & lighting. Ceiling and floor to be painted.

**\$55- 70,000 BUDGET**

## SCENARIO B

Convert 224 SF Screen Porch to 3 Season Space. Remove decking and install new sub-floor and flooring. Build knee walls. Install siding on exterior. Install beadboard plywood on interior. Install storm windows in new openings. Install storm door. New electric baseboard heat, ceiling fan & lighting. No work to ceiling.

**\$40- 60,000 BUDGET**

## SCENARIO C

New 288 SF 3 Season Porch. Landing for grill and stairs to new concrete walkway. Furnish and install storm windows and storm door. Vaulted roof with asphalt shingles, gutter, & downspout. New ceiling fan & lighting. Ceiling to be t&g wood, stained. Wrapped beams. Indoor-outdoor carpeting on the floor.

**\$140- 163,000 BUDGET**

# SCREEN PORCH ADDITION Budgeting (150 - 300 sqft)

## 1 Story Addition on pier footings

**\$80 - \$100,000**

demo existing deck or porch	\$0- 3,000
vault ceiling / stained wood finish	\$0- 6,000
complicated roof framing / hip roof	\$0- 5,000
remove / move window / patch siding	\$0- 8,000
upgrade lighting	\$0 - 5,000
add wood-burning fireplace	\$0- 15,000
vault ceiling with wrapped beams	\$0- 15,000
difficult access to yard	\$0- 2,000



**TOTAL PROJECT COST**

**\$80- 157,000**

## SCENARIO A

New 168 SF Screened-in Porch Addition. Stairs down to the existing concrete walkway. KDAT Wood decking. New screen door, screens on the walls, and under the decking. Hand-framed shed roof with asphalt shingles, gutter, & downspout. New ceiling fan & lighting. Ceiling to be t&g wood, stained.

**\$80- 90,000 BUDGET**

## SCENARIO B

New 224 SF Screened-in Porch Addition. Stairs down to the new concrete walkway. Composite Decking. New screen door, screen panels on the walls, and screen under the decking. Vaulted roof with asphalt shingles, gutter, & downspout. New ceiling fan & lighting. Ceiling to be t&g wood, stained.

**\$90- 120,000 BUDGET**

## SCENARIO C

New 224 SF Screened-in Porch Addition. Landing for grill and stairs to new concrete walkway. Composite Decking. New screen door / screen panels. Vaulted roof with asphalt shingles, gutter, & downspout. New ceiling fan & lighting. Ceiling to be t&g wood, stained. Wrapped beams. Wood burning fireplace.

**\$120- 157,000 BUDGET**

### 3 Season Porch Addition – 288 SF

### Screen Porch to Room Conversion

Construct a 16' x 18' (288 SF) 3 season porch. Furnish and install storm windows and storm door. No change to door to home. A roof will be framed and two Velux skylights will be installed. Provide ceiling fan, indoor-outdoor carpeting on the floor. Trussed roof, beadboard walls and ceiling. Landscaping by owner.

Convert existing screen porch into 4-season space with seating and dining areas. Build a raised, insulated floor and install new windows in insulated walls. Finished Interior. Gas fireplace. No change to existing stoop.

“Our designer listened closely to our needs and created solutions we never would have considered on our own. The process felt collaborative, thoughtful, and well-managed.”  
**A.D. – South Minneapolis**

No Unforeseen Change Order Guarantee

Step 2 **\$4,250**  
 Design & Planning Cost - 3%

Step 2 **\$3,705**  
 Design & Planning Cost - 3%

**\$143,140**  
 Average Job Cost Low Range

**\$111,356**  
 Average Job Cost Low Range

**\$164,611**  
 Average Job Cost High Range

**\$128,059**  
 Average Job Cost High Range

[Download Line-Item Estimate](#)



[Download Line-Item Estimate](#)

## Sunroom Addition on Pier Footings 224 SF

Construct a 224 SF three-season porch on pier footings. 16'x 14' addition. Frame walls and roof. All non-glass areas to be insulated – including floors, walls and roof. Include wood-clad windows, luxury vinyl tile flooring, ceiling fan and new electrical to code. Electrical baseboard heat only. Access from main part of house only. Option: 2 skylights.

## Screen Porch Addition – 224 SF

Construct a 14' x 16' screen porch 224 SF with 4' wide stairway (12 treads) and 4' x 4' landing down to grade. Furnish and install storm windows and storm door. No change to door to home. A roof will be framed and two (optional) Velux skylights will be installed. Provide ceiling fan, decking on the floor. Trussed roof, beadboard walls and ceiling. Landscape by owner.

Step 2 **\$4,278**  
Design & Planning Cost - 3%

**\$129,150**  
Average Job Cost Low Range

**\$148,523**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$3,927**  
Design & Planning Cost - 3%

**\$104,286**  
Average Job Cost Low Range

**\$119,929**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

## Decks/Porches Remodeling: FAQ

- Q:** Can a deck be turned into a screen porch?  
**A:** Yes, typically a roof can be added and a deck can be screened in.
- Q:** Can a screen porch be converted to a three season porch?  
**A:** Yes, it is possible to add walls and windows and a small heat source to drastically extend the usable season.
- Q:** What's the difference between a three-season and four season space?  
**A:** By code a four season space needs footings and a heat source and adequate insulation. A four-season space can be opened up to the rest of the house with no separation, where a three season space needs a door to separate it.
- Q:** What types of decking are low or now maintenance?  
**A:** We recommend KDAT (Kiln Dried after Treating), Cedar, and several lines of composite decking.
- Q:** Can a deck be resurfaced while saving the framing?  
**A:** Yes, many times the decking will age and fail faster than the framing members and a deck can be resurfaced.
- Q:** Can a new door, patio door, or French door be installed to access a new deck.  
**A:** Usually there is a place where a door can be added.

No  
Unforeseen  
Change Order  
Guarantee

## Decks Porches Remodeling Cost: FAQ

- Q:** What is the least expensive decking to most expensive?  
**A:** The least expensive decking materials is green treated, then KDAT more of a brown treated, then cedar, then composite. There is a big variety withing composite and lumber prices for wood options fluctuate.
- Q:** How much does it cost to add footings to a deck or porch?  
**A:** A new pier footing could be as little as \$750 each. A new full foundation where a porch is held up and excavated under and a concrete block foundation is added could cost \$20k - \$25k for a typical 220 sf porch.
- Q:** How much does it cost to add a new screen porch?  
**A:** Typically, the cost to add a new screen porch starts at about \$75k and goes up depending on how nicely finished the ceiling and beams are. Fireplaces and heat sources add more costs.
- Q:** Is it more cost effective to convert a porch to living space or add on to your home?  
**A:** It's always less expensive to use the space you have already. Converting an existing porch utilizes existing footings and roof system and is considerably less expensive than adding new space.



<b>Kitchen Remodel (w/o appliances)</b>	<b>\$70 - \$110,000</b>
tile backsplash	\$0- 5,000
upgrade cabinetry or specs (style, finish)	\$0 - 25,000
cabinet accessories (roll out shelves, etc.)	\$0 - 5,000
upgrade countertops / details (waterfall edge, etc.)	\$0 - 10,000
tile floors in lieu of hardwoods	\$0 - 10,000
add second sink / additional appliances	\$0 - 10,000
remove and reset radiator	\$0 - 3,000
expand, reconfigure, relocate kitchen, etc.	\$0- 30,000



**TOTAL PROJECT COST** **\$70- 198,000**

## SCENARIO A

Design & spec new space. Painted cabinets standard sizes. Quartz top with standard edge. No change to fixture locations. Several new lights. Modest number of accessories. No additional appliances. Luxury vinyl plank floor. 14 LF of cabinets and 10 LF of upper cabinets.

**\$70- 80,000 BUDGET**

## SCENARIO B

Design & spec new space. Painted semi-custom cabinets. Quartz top with standard edge. No change to fixture locations. Add recessed and under-cabinet lights. Additional cabinet accessories. Cooktop plus wall oven. Hardwood floor. 18 LF of cabinets and 14 LF of upper cabinets.

**\$90- 115,000 BUDGET**

## SCENARIO C

Design & spec new space. Painted inset cabinets with accessories. Quartz top with waterfall detail at island. Relocate appliances and sink. Add recessed and under-cabinet lights. Add second sink in the island. Upgraded tile backsplash. Remove wall. Hardwood floor. 24 LF of cabinets and 20 LF of upper cabinets.

**\$115- 198,000 BUDGET**

## Kitchen Update

Kitchen remodel/update. Existing walls, ceiling, windows & doors to remain. Existing cabinets to remain with a few touch ups. New quartz countertop & tile backsplash. New sink & faucet, and new cabinet hardware. Install new luxury vinyl tile floor.

## Kitchen Makeover – 100 SF

Refresh 100 SF kitchen with 15 linear feet of cabinetry and countertops; leave cabinet boxes and paint or refinish and install new hardware. Install new appliances, Cambria quartz countertops, tile backsplash, Kohler under-mount sink and faucet. Open wall to dining room. Repaint trim, walls, and ceilings and sand hardwood flooring. Appliances supplied by owner.

Step 2 **\$1,200**  
Design & Planning Cost - 3%

**\$29,180**  
Average Job Cost Low Range

**\$33,557**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$1,850**  
Design & Planning Cost - 3%

**\$57,885**  
Average Job Cost Low Range

**\$66,565**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

## Kitchen Remodel – Moderate 144 SF

## Kitchen Remodel – Classic 144 SF

Update a 144 SF kitchen with a functional layout of 14 linear feet of stock cabinets. Furnish and install granite countertops with set on backsplash and standard double-bowl stainless steel sink with standard single-lever faucet. Remodel includes ventilation system, built-in microwave, appliance install and custom lighting. Luxury vinyl flooring will be installed. Finish with painted walls, trim and ceiling. Appliances supplied by owner.

Update 144SF kitchen with a functional layout. Provide and install 18 linear feet of Crystal cabinets. Quartz countertops and Kohler undermount double-tub porcelain sink with single lever faucet. Includes ventilation system, built-in microwave, appliance install, and custom lighting. Includes installing two custom size wood pocket windows. Add hardwood flooring. Finish with tile backsplash, painted walls, trim and ceiling. Appliances provided by homeowner.

Step 2 **\$2,400**  
Design & Planning Cost - 3%

**\$71,893**  
Average Job Cost Low Range

**\$82,677**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$3,000**  
Design & Planning Cost - 3%

**\$92,857**  
Average Job Cost Low Range

**\$106,786**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

## Kitchen Remodel and Addition

Add an 8' x 11' addition (88 SF) to kitchen over a crawl space. Siding, soffit, and architectural shingles included. Includes removing load bearing wall to dining room and installing arch or cased opening. Provide and install new cabinets, Quartz countertops and farm sink with single-lever faucet. Includes ventilation system, built-in microwave, appliance install and custom lighting. Includes installing one custom size wood insert type replacement window, 2 new windows and 1 new back door in the addition. Add hardwood flooring. Finish with the tile backsplash, painted walls, trim and ceiling. Appliances supplied by owner.

## Kitchen Remodel and Half Bath and Mudroom Addition

Add an 8' x 11' addition (88 SF) to kitchen over a crawl space that contains a 1/2 bath and mudroom. Siding, soffit, and architectural shingles included. Includes removing load bearing wall to dining room and installing arch or cased opening. Provide and install new cabinets, Quartz countertops and farm sink with single-lever faucet. Includes ventilation system, built-in microwave, appliance install and custom lighting. Includes installing one custom size wood insert type replacement window, 2 new windows and 1 new back door in the addition. Add hardwood flooring. Bathroom finished with tile floor. Custom bench and cabinets in mudroom. Finish with the tile backsplash, painted walls, trim and ceiling. Appliances supplied by owner.

Step 2 **\$7,000**  
Design & Planning Cost - 3%

**\$222,145**  
Average Job Cost Low Range

**\$244,359**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$7,500**  
Design & Planning Cost - 3%

**\$243,005**  
Average Job Cost Low Range

**\$279,456**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

## Kitchen Remodeling: FAQ

**Q:** Can a kitchen be relocated to a new room in the home?

**A:** Yes, this is possible. It involves moving the plumbing for the sink and dishwasher drain, but often this needs to be updated to a 2" line by code anyway so there is little added costs.

**Q:** Can walls around a kitchen be removed to create a larger more open space?

**A:** Yes, this is almost always possible. Sometimes a framing header needs to be installed if it is a load bearing wall and sometimes there are mechanicals in the way that can't be moved such as heating ducts or plumbing stacks.

**Q:** How much space is needed to fit an island?

**A:** An island is typically 26 deep or more and requires 36" around it on all sides, but 42" is more ideal for improved flow and usability of the space.

**Q:** What is the work triangle in a kitchen?

**A:** It's the distance between the stove, sink, and refrigerator. Each items needs space but you also want them close for efficiency.

**Q:** What countertops are most popular?

**A:** Quartz are number one because of durability.

## Kitchen Remodeling Cost: FAQ

**Q:** What parts of the kitchen are the most expensive in a remodel?

**A:** It all adds up. Each wall that's opened, window that's replaced, floor that's installed, or radiator that's moved adds up. The largest line-item costs are typically the cabinets and countertops.

**Q:** How much does it cost to vent a hood vent?

**A:** Under 300 cubic feet per minute (CFM) is typically about \$1,750. Over 300 CFM is much more because a makeup air system is required and this costs \$4-5k.

**Q:** How much does it cost to install a shorter window and patch siding or stucco?

**A:** Typically, the cost would be about \$2k for the window and \$500 - \$1,500 for the siding or stucco patch.

**Q:** What costs are optional in a kitchen remodel?

**A:** Garbage disposals, cabinet upgrades, water lines to the fridge, under-cabinet lights, all the fun stuff.

**Q:** How much is a kitchen remodel that includes a small 20 sf addition?

**A:** Sometimes a 20 sf addition that adds 10 more feet of base cabinets can make a drastic difference. The cost for this type of project is \$140k - \$160k assuming a 120 sf kitchen to start.

No  
Unforeseen  
Change Order  
Guarantee



# 1 STORY ADDITION Budgeting (100 - 300 sqft)

## 1 Story Addition

	<b>\$139- 216,000</b>
Difficult access to yard / challenging site	\$0- 10,000
Tie in to existing structure/beam work	\$0- 15,000
Add HVAC zone for new space	\$10- 20,000
Add kitchen remodel to project	\$70- 150,000
Add laundry room to project	\$20- 40,000
Add powder room or remodel	\$20- 40,000
Add screened porch to project	\$90- 150,000
Add gas fireplace	\$8- 15,000
Vault ceiling with wrapped beams	\$0- 15,000
Add brick finish to the exterior of the addition	\$15- 25,000



## SCENARIO A

Add 156 SF room on pier footings. Pre-finished fiber cement siding, aluminum soffit, and premium shingles. Includes skirting to grade. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Includes fiberglass windows and exterior door. Electrical to code. LVP entry floor and entry closet.

**\$139- 167,000 BUDGET**

## SCENARIO B

Add 224 SF room on crawlspace foundation. Prefinished fiber cement siding, aluminum soffit, and premium shingles. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Includes fiberglass windows and exterior door. Electrical to code. LVP entry floor and entry closet.

**\$165- 198,000 BUDGET**

## SCENARIO C

Add 288 SF room on crawlspace foundation with vaulted ceiling. Prefinished fiber cement siding, aluminum soffit, and premium shingles. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Includes fiberglass windows and exterior door. Electrical to code. LVP entry floor and entry closet.

**\$165- 198,000 BUDGET**

## Front Entry Portico Addition – 32 SF

Construct covered front entry that is approximately 5' deep and 6' – 6" wide. Install composite load bearing columns to support roof. Assumes existing steps have adequate footings. Construct roof and install shingles to match existing porch. Wrap all trim with composite trim that is weather resistant and low maintenance. Install electrical for new pendant light. Install beadboard arch under portico cover.

## Mudroom Addition – 60SF

Mudroom addition: Add 60 SF (6' X 10') mudroom on a crawlspace foundation with steel siding, aluminum soffit and 30-year architectural shingles. Include drywall of interior walls and ceilings, insulation at exterior walls and luxury vinyl tile floor. Includes new wood window and exterior doors. Add electrical to code. Also include ceiling and exterior lights. Includes built-in cabinet at new entry. NOTE: Assuming existing forced-air heating system is adequate for additional load.

Step 2 **\$700**  
Design & Planning Cost - 3%

**\$20,502**  
Average Job Cost Low Range

**\$23,578**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$2,850**  
Design & Planning Cost - 3%

**\$92,537**  
Average Job Cost Low Range

**\$106,418**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

## Family Room Addition Crawl Space – 256 SF

Add 256 SF (16' X 16') room on a crawlspace foundation with prefinished fiber cement siding, aluminum soffit and 30-year architectural shingles. Includes drywall of interior walls and ceilings, insulation, and solid wood floor. Includes new fiberglass windows and exterior door. Add electrical to code. Space includes entry area with LVT flooring and a closet. NOTE: Assuming existing forced-air heating system is adequate for additional load. Exterior landscaping BY OWNER.

## Two Car Attached Garage Addition – 528 SF

Add two car garage addition to front of home. 22' x 24' addition on slab with frost footings. Install 16' garage door with opener. Electric to code. Match steel siding on home. Match 2 year old roof on home. Tie in gutters to existing gutters and add downspouts. Uninsulated/unheated.

Step 2 **\$4,615**

Design & Planning Cost - 3%

**\$165,661**

Average Job Cost Low Range

**\$198,793**

Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$4,000**

Design & Planning Cost - 3%

**\$176,065**

Average Job Cost Low Range

**\$202,472**

Average Job Cost High Range

[Download Line-Item Estimate](#)

# 1 STORY ADDITION Budgeting (300 - 450 sqft)

<b>1 STORY ADDITION</b> on a crawlspace foundation	<b>\$170- 310,000</b>
Difficult access to yard / challenging site	\$0- 10,000
Tie in to existing structure/beam work	\$0- 15,000
Add HVAC zone for new space	\$10- 20,000
Add kitchen remodel to project	\$70- 150,000
Add laundry room to project	\$20- 40,000
Add powder room or remodel	\$20- 40,000
Add screened porch to project	\$90- 150,000
Add gas fireplace	\$8- 15,000
Vault ceiling with wrapped beams	\$0- 15,000
Add brick finish to the exterior of the addition	\$15- 25,000



## SCENARIO A

Add 340 SF room on pier footings. Prefinished fiber cement siding, aluminum soffit, and premium shingles. Includes skirting to grade. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Includes fiberglass windows and exterior door. Electrical to code. LVP entry floor and entry closet.

**\$169- 197,000 BUDGET**

## SCENARIO B

Add 340 SF room on crawlspace foundation. Prefinished fiber cement siding, aluminum soffit, and premium shingles. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Includes fiberglass windows and exterior door. Electrical to code. LVP entry floor and entry closet.

**\$185- 208,000 BUDGET**

## SCENARIO C

Add 340 SF room on crawlspace foundation with vaulted ceiling. Prefinished fiber cement siding, aluminum soffit, and premium shingles. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Includes fiberglass windows and exterior door. Electrical to code. LVP entry floor and entry closet.

**\$210- 256,000 BUDGET**

# 1 STORY ADDITION Budgeting (450 - 650 sqft)

**1 STORY ADDITION** on a crawlspace foundation **\$250- 375,000**

Difficult access to yard / challenging site	\$0- 10,000
Tie in to existing structure/beam work	\$0- 15,000
Add HVAC zone for new space	\$10- 20,000
Add kitchen remodel to project	\$70- 150,000
Add laundry room to project	\$20- 40,000
Add powder room or remodel	\$20- 40,000
Add screened porch to project	\$90- 150,000
Add gas fireplace	\$8- 15,000
Vault ceiling with wrapped beams	\$0- 20,000
Add brick finish to the exterior of the addition	\$15- 40,000



**SCENARIO A**

Add 480 SF room. Prefinished fiber cement siding, aluminum soffit ,and premium shingles. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Includes fiberglass windows and exterior door. Add new HVAC zone. Electrical to code. LVP entry floor and entry closet.

**\$315- 395,000 BUDGET**

**SCENARIO B**

Add 544 SF room. Open up wall to new space. Add remodel expansion of kitchen. Add new powder room. Add new HVAC. Prefinished fiber cement siding, aluminum soffit ,and premium shingles. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Electrical to code. LVP entry floor and entry closet.

**\$460- 580,000 BUDGET**

**SCENARIO C**

Add 648 SF one story addition with vaulted ceiling. Add remodel expansion of kitchen. Add new powder room. Add Laundry Room. Add new HVAC. Prefinished fiber cement siding, aluminum soffit ,and premium shingles. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Electrical to code.

**\$520- 645,000 BUDGET**

## 2 STORY ADDITION Budgeting (200 - 600 sqft)

### **2 STORY ADDITION** on a crawlspace foundation **\$190- 380,000**

Difficult access to yard / challenging site	\$0- 10,000
Tie in to existing structure/beam work	\$0- 15,000
Add HVAC zone for new space	\$10- 20,000
Add kitchen remodel to project	\$70- 150,000
Add laundry room to project	\$20- 40,000
Add powder room or remodel	\$20- 40,000
Add 40 sf hall bathroom room or remodel	\$30- 45,000
Add primary bathroom room or remodel	\$80- 125,000
Add screened porch to project	\$90- 150,000



### **SCENARIO A**

Add 300 sqft two story addition. Open up walls to new space. Add half bath. Prefinished fiber cement siding. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Includes fiberglass windows and exterior door. Extend existing HVAC system. Electrical to code.

**\$270- 345,000 BUDGET**

### **SCENARIO B**

Add 504 sqft two story addition. Open up walls to new space. Expansion or remodeling of kitchen. Add 1/2 bath. Add primary bath or remodel existing. Prefinished fiber cement siding. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Includes fiberglass windows and exterior door. Add new HVAC zone.

**\$510- 650,000 BUDGET**

### **SCENARIO C**

Add 600 sqft two story addition. Open up walls to new space. Expansion or remodeling of kitchen. Add 1/2 bath. Add Hall bath or remodel existing. Add primary bath or remodel existing. Prefinished fiber cement siding. Includes fiberglass windows and exterior door. Add new HVAC zone.

**\$570- 720,000 BUDGET**

## Two Story Addition on Crawl Space – 640 SF

Two Story Addition: Add a first-floor family room and a second-floor bedroom with full bathroom in a 20-by-16-foot two-story wing over a crawl space. Exterior landing & stairs down to grade. HVAC and electrical to code. Family room: Include a gas fireplace, (16) 3-by-4-foot double hung insulated clad-wood windows, an exterior door, carpeted floors, painted walls and ceiling, and painted trim. Bathroom includes tile shower, plumbing fixtures, a light/fan combo, surface mount medicine chest, electrical, insulation, sheetrock, tile, millwork, accessories, flooring, painting, and clean-up and debris removal. Bedroom: Includes walk-in closet/dressing area, carpet, painted walls, ceiling, and trim as well as general lighting. LANDSCAPE BY OWNER.

Step 2 **\$8,500**  
Design & Planning Cost - 3%

**\$389,197**  
Average Job Cost Low Range

**\$467,036**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee

“Our remodel stayed on schedule and within budget thanks to Castle’s detailed planning and strong project management. The entire experience was far less stressful than expected.”  
**R.R. & C.R. – Minneapolis**



## 2 STORY ADDITION Budgeting (600 - 900 sqft)

### **2 STORY ADDITION** on a crawlspace foundation **\$310- 460,000**

Difficult access to yard / challenging site	\$0- 10,000
Tie in to existing structure/beam work	\$0- 25,000
Add HVAC zone for new space	\$10- 20,000
Add kitchen remodel to project	\$80- 150,000
Add laundry room to project	\$20- 40,000
Add powder room or remodel	\$20- 40,000
Add 40 sf hall bathroom room or remodel	\$30- 45,000
Add primary bathroom room or remodel	\$80- 125,000
Add screened porch to project	\$90- 150,000



### **SCENARIO A**

Add 320 sqft two story addition. Open up walls to new space. Add Half Bath or remodel existing. Prefinished fiber cement siding. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Includes fiberglass windows and exterior door. Extend existing HVAC system. Electrical to code.

**\$385- 485,000 BUDGET**

### **SCENARIO B**

Add 768 sqft two story addition. Open up walls to new space. Expansion or remodeling of kitchen. Add 1/2 bath. Add primary bath or remodel existing. Prefinished fiber cement siding. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Includes fiberglass windows and exterior door. Add new HVAC zone.

**\$585- 750,000 BUDGET**

### **SCENARIO C**

Add 900 sqft two story addition. Open up walls to new space. Difficult site access. Expansion or remodeling of kitchen. Add 1/2 bath. Add Hall bath or remodel existing. Add primary bath or remodel existing. Prefinished fiber cement siding. Includes fiberglass windows and exterior door. Add new HVAC zone.

**\$685- 870,000 BUDGET**

# ADD STORY ADDITION Budgeting (400 - 800 sqft)

<b>ADD STORY ADDITION</b>	<b>\$220- 420,000</b>
Difficult access to yard / challenging site	\$0- 10,000
1st Floor rework/ beam work	\$5- 25,000
Add HVAC zone for new space	\$10- 20,000
Add wood stair with open railing	\$5- 15,000
Add portico to project	\$15- 25,000
Add front porch to project	\$40- 100,000
Add laundry room to project	\$20- 40,000
Add powder room or remodel	\$20- 40,000
Add 40 sf hall bathroom room or remodel	\$30- 45,000
Add primary bathroom room or remodel	\$80- 125,000
Add screened porch to project	\$90- 150,000



## **SCENARIO A**

Add 432 sqft add story addition. Minor rework of main floor for stairs. Add Hali Bath or remodel existing. Prefinished fiber cement siding. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Includes fiberglass windows and exterior door. Add new HVAC system. Electrical to code.

**\$290- 400,000 BUDGET**

## **SCENARIO B**

Add 600 sqft add story addition. Some rework of main floor. Add Hall Bath or remodel existing. Prefinished fiber cement siding. Add wood stairs with open railing. Add new portico at front entry. Add 10' x 12' primary bath. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Add new HVAC system.

**\$455- 570,000 BUDGET**

## **SCENARIO C**

Add 784 sqft add story addition. Some rework of main floor. Add Hall Bath or remodel existing. Prefinished fiber cement siding. Add wood stairs with open railing. Add 2nd floor laundry. Add front portico. Add 10' x 12' primary bath. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Add new HVAC system.

**\$570- 770,000 BUDGET**

## 2nd Floor Dormer Bedroom - 216 SF

In upper level front of house. Remove roof structure from closet to front main gable. Build new dormer with shed roof (approx 18' x 12') so that finished ceiling height matches existing ridge (approx. 6'-10") exterior wall of dormer will be slightly lower then ridge due to needed roof pitch. Install James Hardie fiber cement siding and aluminum soffit and fascia. Install new electrical for space and finish space with new double hung window on south elevation, match existing trim and new carpet in upper level. Remove half wall at stairs and install standard oak railing. Stair treads and risers to remain as is. Patch 1st floor for point loads. Wall and ceiling painting BY OWNER.

## 2nd Story Addition Full Finish - 360 SF + Interior Remodel

Add 18' x 20' bedroom and closet over rear 1 story addition. Remodel existing child's bedroom into owners bath. Split existing owners bedroom into two legal bedrooms. Misc. work in all bedrooms on 2nd floor. High end finishes and luxury bathroom included.

Step 2 **\$3,800**  
Design & Planning Cost - 3%

**\$116,151**  
Average Job Cost Low Range

**\$139,381**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$10,500**  
Design & Planning Cost - 3%

**\$389,893**  
Average Job Cost Low Range

**\$448,377**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

# ADD STORY ADDITION Budgeting (800 - 1200 sqft)

<b>ADD STORY ADDITION</b>	<b>\$350- 540,000</b>
Difficult access to yard / challenging site	\$0- 10,000
1st Floor rework/ beam work	\$5- 25,000
Add HVAC zone for new space	\$10- 20,000
Add wood stair with open railing	\$5- 15,000
Add portico to project	\$15- 25,000
Add front porch to project	\$40- 100,000
Add laundry room to project	\$20- 40,000
Add powder room or remodel	\$20- 40,000
Add 40 sf hall bathroom room or remodel	\$30- 45,000
Add primary bathroom room or remodel	\$80- 125,000
Add screened porch to project	\$90- 150,000



## **SCENARIO A**

New 840 sqft add story addition. Minor rework of main floor for stairs. Add wood stairs with open railing. Add portico at front entry. Add 10' x 12' primary bath. Add hall bath. Prefinished fiber cement siding. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Includes new HVAC system. Electrical to code.

**\$550- 700,000 BUDGET**

## **SCENARIO B**

New 1,008 sqft add story addition. Some rework of main floor for stairs. Add wood stairs with open railing. Add portico at front entry. Add 10' x 12' primary bath. Prefinished fiber cement siding. Includes drywall of interior walls/ceilings, insulation, and solid wood floor. Includes new HVAC system. Electrical to code.

**\$565- 710,000 BUDGET**

## **SCENARIO C**

New 1,176 sqft add story addition. Some rework of main floor for stairs. Add wood stairs with open railing. Add portico at front entry. Add 10' x 12' primary bath. Add hall bath. Add 2nd floor laundry. Prefinished fiber cement siding. Includes solid wood floor. Includes new HVAC system. Electrical to code.

**\$630- 845,000 BUDGET**

## Second Story Addition- 875 SF

Add an 875 SF second story addition which includes 3 bedrooms and 1 bathroom. Extend ducting for upper level. Includes James Hardie pre-finished fiber cement siding on entire home, aluminum soffit and 30-year architectural shingles. Includes 12 3X4 foot double hung insulated clad-wood windows. Bathroom includes tub, shower, toilet, and two sinks. Bathroom includes "classic" style finishes with tile tub/shower unit, toilet, vanity, tile flooring and medicine cabinet. All trim, walls and ceiling to be painted. Carpeting in bedrooms, hall, and stairs. Assumes existing stairs are adequate. Includes plumbing, electric, and HVAC final install and fixtures.

## Second Story Addition- Shell Only - 875 SF

Add a 875 SF second story addition which includes 3 bedrooms and 1 bathroom. Extend ducting for upper level. Includes James Hardie pre-finished fiber cement siding on entire home, aluminum soffit and 30 year architectural shingles. Includes 12 3X4 foot double hung insulated clad-wood windows. Bathroom includes tub, shower, toilet, and two sinks. Stop at drywall. Owner to complete remaining finishes. Includes plumbing, electric, and HVAC final install and fixtures.

Step 2 **\$10,769**  
Design & Planning Cost - 3%

**\$350,233**  
Average Job Cost Low Range

**\$402,768**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$7,700**  
Design & Planning Cost - 3%

**\$281,504.**  
Average Job Cost Low Range

**\$337,805**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

## Second Story Addition- Full Finish - 1,000 SF

Add a 1000 SF second story addition which includes 3 bedrooms and 1 bathroom. New high efficiency HVAC system to supply addition and all electrical wiring to code. Includes James Hardie pre-finished fiber cement siding on entire home, hardie soffit and 30 year architectural shingles. Includes 12 3X4 foot double hung insulated clad-wood windows. Bathroom is 5' X 8'. Includes "classic" style finishes with tile tub/shower unit, toilet, vanity, tile flooring and mirrored recessed medicine cabinet. All trim, walls and ceiling to be painted. Carpeting in bedrooms, hall, and stairs. Assumes new stairs are stacked over stairs to the basement. Excludes water heater, laundry, and 2nd bath. Excludes laundry and low voltage electrical.

## Second Story Addition- Shell Only - 1,000 SF

Add a 1000 SF second story addition which includes 3 bedrooms and 1 bathroom. New heating/ac for upper level. Includes James Hardie pre-finished fiber cement siding on entire home, Hardie soffit and 30 year architectural shingles. Includes 13 3X4 foot double hung insulated clad-wood windows. Bathroom is 5' X 8'. Stop at drywall. Owner to complete remaining finishes. Excludes water heater, laundry, and 2nd bath. Excludes laundry and low voltage electrical.

Step 2 **\$14,250**  
Design & Planning Cost - 3%

**\$457,570**  
Average Job Cost Low Range

**\$549,084**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

No  
Unforeseen  
Change Order  
Guarantee



Step 2 **\$11,257**  
Design & Planning Cost - 3%

**\$361,542**  
Average Job Cost Low Range

**\$433,850**  
Average Job Cost High Range

[Download Line-Item Estimate](#)

## Addition Remodeling: FAQ

**Q:** What restrictions are there on adding on to your home?

**A:** The building code generally allows you to add on with the exception of setbacks from property lines, third floors, certain lot coverage ratios, and permeable surface ratios. There are also restrictions on the number, size, and location of detached structures. A survey is usually required.

**Q:** Who checks to make sure it is safe to add on to a home?

**A:** A structural engineer is involved with reviewing the conditions of the home and the feasibility for adding on or up to ensure that the structure can support the new addition.

**Q:** What are the different foundation types for an addition?

**A:** Typical foundations include: slab on grade, built on pier footings, built on a crawl space with full foundation, or built on a fully excavated basement.

**Q:** What type of equipment is needed for an addition?

**A:** Typically, a small tracked excavator about 5' needs to get access to the area of the addition. Excavation typically extends 5' beyond the addition.

No  
Unforeseen  
Change Order  
Guarantee

## Addition Remodeling Cost: FAQ

**Q:** How much more does it cost to add a basement under an addition vs. a crawlspace?

**A:** The additional cost for excavation, block work, and a poured concrete floor is just the start. Insulation is required and this sometimes leads to wall framing and electrical. Unless there is a real need for the space this added \$30k - \$40k is usually the first thing to get cut.

**Q:** How much does it cost to vault the ceiling of an addition?

**A:** The added costs to vault a ceiling are for vaulted trusses, spray foam insulation, added drywall costs, and often beams or woodwork on collar ties. This extra ceiling height and cathedral like space usually adds \$8k - \$15k in costs.

**Q:** How much does a skylight cost to add?

**A:** Skylights when added new typically cost between \$3,000 and \$5,000 depending on the options.

**Q:** Is it more expensive to add on to a home or build new?

**A:** New construction is always easier and less expensive. Working with an older structure and tying old and new together is always slower and more expensive than new construction.





## MODEL S

Model S Detached ADU: 416 sq ft  
Includes 1 full bath with curbless tile shower. Kitchen features Crystal cabinets and stainless steel undermount sink, and granite countertops. Gable roof. Stacked laundry included in bathroom. Includes Bosch appliances. Luxury Vinyl plank floor.

**\$255,000 - \$285,000 BUDGET**

## MODEL S+1

Model S+ Detached ADU+ 1 Car Garage: 416 sq ft + 288 sq ft garage. Includes 1 full bath with curbless tile shower. Kitchen features Crystal cabinets and stainless steel undermount sink, and granite countertops. Gable roof. Stacked laundry included in bathroom. Includes Bosch appliances. Luxury Vinyl plank floor.

**\$293,000- 335,000 BUDGET**

## MODEL S+2

Model S+ Detached ADU+ 2 Car Garage: 416 sq ft + 576 sq ft garage. Includes 1 full bath with curbless tile shower. Kitchen features Crystal cabinets and stainless steel undermount sink, and granite countertops. Gable roof. Stacked laundry included in bathroom. Includes Bosch appliances. Luxury Vinyl plank floor.

**\$315,000 - 385,000 BUDGET**



## MODEL T

Model T Detached ADU: Construct detached ADU at ground level. 624 sq ft ADU. ADU exterior walls to be insulated. Includes 1 full bath with acrylic shower surround and pan. Kitchen features Crystal cabinets and stainless steel undermount sink, and granite countertops. Gable roof. Stacked laundry included in bathroom. Includes Bosch appliances. Luxury Vinyl plank floor to be installed. Owner to do landscaping- not included.

**\$285,000 - \$315,000 BUDGET**

## MODEL T/+2

Model T/+2 Detached ADU: Construct detached ADU above two car garage. 624 sq ft ADU above 624 sq ft garage. 2-stall insulated garage with living space above. ADU exterior walls and ceiling to be insulated. Includes 1 full bath with acrylic shower surround and pan. Kitchen features Crystal cabinets and, stainless steel undermount sink, and granite countertops. Gable roof. Stacked laundry included in bathroom. Includes Bosch appliances. Luxury Vinyl plank floor to be install. Owner to do landscaping- not included.

**\$345,000- 395,000 BUDGET**

<b>Replace 10 Windows</b>	<b>\$8- 24,000</b>
relocate radiator lines	\$0- 3,000
remove brick chimney	\$0- 10,000
relocate electrical homeruns	\$0- 2,000
relocate built-in	\$0- 4,000
resand hardwood floors in adjacent areas	\$0 - 6,000




---

**TOTAL PROJECT COST** **\$8- 49,000**

## SCENARIO A

Remove an interior non-load-bearing wall and blend finishes of united rooms. Presumes that the wall to be removed is 10 feet wide or less and the ceiling is 8 feet high or less. Presumes that removing this wall will NOT require rerouting of any utilities (plumbing, HVAC, electrical, etc.).

---

**\$8- 10,000 BUDGET**

## SCENARIO B

Remove an interior load-bearing wall, install a new dropped header, & create a new cased opening on the main level. Presumes that the basement is unfinished. Presumes that removing this wall will NOT require rerouting of any utilities (plumbing, HVAC, electrical, etc.).

---

**\$16- 19,000 BUDGET**

## SCENARIO C

Remove an interior load-bearing wall and install a new steel header with a flush ceiling below on the main level. Presumes that the basement is unfinished. Presumes that removing this wall will NOT require rerouting of any utilities (plumbing, HVAC, electrical, etc.).

---

**\$20- 24,000 BUDGET**

# WINDOW REPLACEMENT Budgeting (qty 10)

## Replace 10 Windows

**\$14- 51,000**

Lead abatement	\$0- 1,000
Ladders/ Scaffolding	\$0- 1,000
Grid Upgrades - Simulated Divided Light	\$0- 1,000
Grid Upgrades - True Divided Light	\$0- 2,000
Interior Wood Upgrade	\$0 - 6,000



TOTAL PROJECT COST

\$14- 62,000

## SCENARIO A

Replace (10) existing 3'x4' double-hung windows with Hayfield insulated vinyl pocket windows. Insulate weight pocket. Do not disturb existing interior or exterior trim. Haul away all debris.

**\$14- 17,000 BUDGET**

## SCENARIO B

Replace (10) existing 3'x4' double-hung window sash sets with Marvin Signature insert windows. Insulate weight pocket. Do not disturb existing interior or exterior trim. Interior of window inserts to be stained to match existing interior trim work. Haul away all debris.

**\$33- 38,000 BUDGET**

## SCENARIO C

Replace (10) existing 3'x4' double-hung window sash sets with Marvin Signature full windows. Insulate weight pocket. Replace existing interior and exterior trim. Interior of window inserts to be stained to match existing interior trim work. Drywall touch up and interior painting included. Haul away all debris.

**\$44- 51,000 BUDGET**

remodel kitchen	\$60-120000
remodel 3 piece bathroom (32-40 sqft)	\$45- 75,000
remodel larger bathroom (45-80 sqft)	\$70- 100,000
add to convert tub to shower (+bath remodel)	\$0- 15,000
replace flooring in unit (LVT or LVP)	\$10 - 25,000
refinish existing wood flooring	\$5 - 15,000
remove non-load bearing wall	\$5 - 10,000
difficult access (no parking, delivery challenges)	\$3 - 5,000
add built-in cabinetry	\$5 - 30,000
add electric fireplace	\$5 - 10,000
modifications to existing sprinkler system	\$3- 10,000



## SCENARIO A

Remodel kitchen. Remove non load bearing wall/ open up. Add additional lighting. Refinish existing wood flooring. Difficult access (no parking / dumpster difficult). Add 6' of built-in cabinetry. Add smoke detectors. Painting by owner.

**\$80- 120,000 BUDGET**

## SCENARIO B

Remodel kitchen. Remove non load bearing wall/ open up. Remodel 3 piece bathroom. Refinish existing wood flooring. Difficult access (no parking / dumpster difficult). Add 10' of built-in cabinetry. Add electric fireplace. Smoke detectors. Painting by Castle.

**\$170- 250,000 BUDGET**

## SCENARIO C

Remodel kitchen. Remove non load bearing wall/ open up. Remodel (2) 3 piece bathrooms. New LVP flooring. Difficult access (no parking / dumpster difficult). Add 10' of built-in cabinetry. Add electric fireplace. Smoke detectors. Painting by Castle.

**\$220- 325,000 BUDGET**



“Castle stayed organized, responsive, and transparent during our remodel. We appreciated knowing exactly what to expect and felt confident in every decision along the way.”  
**E.A. – Minnetonka**

# Let's talk

612-789-8509

[WWW.CASTLEBRI.COM](http://WWW.CASTLEBRI.COM)

BC005657

DESIGN STUDIOS OPEN BY APPOINTMENT ONLY



362 Snelling Ave. S  
 St. Paul, MN 55105  
 651-699-4164



5 W. Diamond Lake Rd  
 Minneapolis, MN 55419  
 612-789-8509



2600 Johnson St NE  
 Minneapolis, MN 55418  
 612-789-8509



6480 Wayzata Blvd.  
 Golden Valley, MN 55426  
 763-333-0750

V01 - 052126