



BUDGET ANALYSIS

Client Information:

Attic Owner Suite with Upgrades - 625 SF

Address:

City, State, Zip:

Phone:

Email:

Project Description:

Convert 625 SF 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.

NOTE: Material and Labor is included for items listed below, unless otherwise noted.

Qty.	Unit	Image	Low Budget	High Budget
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01. Permits and Design			
<u>Permit.</u>	1 EA	\$ 3,614.10	\$ 4,156.21
<u>Design and Planning Process</u> - see Design and Planning Agreement for details.	1 EA	\$ 6,598.67	\$ 6,598.67
Subtotal - Category 1		\$ 10,212.77	\$ 10,754.88
02. Site Prep and Demolition			
<u>Client Responsibilities:</u>	1 EA	\$ 0.00	\$ 0.00
-Remove personal items from work areas including food, appliances, furniture, and valuables. -Remove valuables, art, and personal items from walking paths to restrooms and entry/exit and the other side of walls adjacent to work area.			
<u>Site Prep Large Project or Addition:</u>	1 EA	\$ 1,743.52	\$ 2,005.05
-Tools/equipment delivery and set up of job site. -Place yard sign and order dumpster. -Floor protection to work area. -Poly curtain walls and zipper doors to work area.			
<u>Demolition of work area:</u>	1 EA	\$ 2,671.30	\$ 3,072.00
-Remove existing paneling -Remove existing millwork -Remove insulation -Remove flooring down to studs/subfloor/rafters.			
<u>Garbage chute use</u> -debris can go from 2nd or 3rd floor window out and down the chute.	1 EA	\$ 334.63	\$ 384.82
<u>Active air filtration</u> - on the site for the duration of the project to minimize dust and particulate infiltration in non-construction areas.	1 EA	\$ 134.28	\$ 154.42
<u>EPA lead compliance small job.</u>	1 EA	\$ 300.88	\$ 346.01
<i>NOTE: Although care is taken to carefully complete demolition, screw pops, hairline cracks, and other issues can occasionally arise in adjacent spaces. No costs are included in this estimate to patch drywall or plaster or repaint walls in adjacent spaces, but the need could arise. We also use the most expensive and sensitive tape when taping prep to the floor, walls, or trim. If it is a bad or old finish, there is a small chance that it may peel off some of the existing finish. Any additional repairs will be an extra charge and dealt with via Change Order.</i>			
Subtotal - Category 2		\$ 5,184.62	\$ 5,962.31
03. Landscaping and Fence			
Subtotal - Category 3		\$ -	\$ -
04. Concrete and Foundation			
Subtotal - Category 4		\$ -	\$ -
05. Masonry			
Subtotal - Category 5		\$ -	\$ -
06. Framing			
<u>Subfloor patch</u> - as needed for mechanical rough-ins.	90 SF	\$ 479.76	\$ 551.72

Basic interior wall framing:	1 EA	\$ 348.13	\$ 400.35
-Flatten walls and ceiling.			
-Fur out as needed.			
-Furnish and install backers for rock and accessories.			
2x2 Fur wall and/or ceiling framing.	1344 SF	\$ 3,962.75	\$ 4,557.17
Interior walls- basement or attic.	144 LF	\$ 4,538.44	\$ 5,219.21
Subtotal - Category 6		\$ 9,329.08	\$ 10,728.44
09. Roofing, Flashing, Gutters			
Subtotal - Category 9		\$ -	\$ -
10. Exterior Trim, Porches and Decks			
Trim- Miratec or paint grade:	40 LF	\$ 676.28	\$ 777.72
Width:			
Thickness:			
Profile if backband detail:			
Texture:			
NOTE: double the LF if backband is needed as well.			
Subtotal - Category 10		\$ 676.28	\$ 777.72
11. Siding, Soffit, and Fascia			
Subtotal - Category 11		\$ -	\$ -
12. Exterior Doors and Trim			
Subtotal - Category 12		\$ -	\$ -
13. Windows			
Custom size fiberglass pocket insert window:	4 EA	\$ 5,441.43	\$ 6,257.64
\$787 allowance			
Manufacturer: Marvin			
Line: Elevate			
Operation type, size, jamb, tempering, egress notes: see plan/schedule			
Exterior color:			
Interior color:			
Glass: clear Low E2 w/ Argon is standard- modify if something else desired			
Grids (type, size, pattern, color):			
Weather strip color:			
Hardware type/color:			
WOCD: Y or N (and specify color, if diff. from hardware)			
Screen surround material/color:			
Screen color:			
Stop description:			
NOTE: All windows in bathrooms must be tempered glass			
Hardware upgrade (per window):	1 EA	\$ 121.50	\$ 139.73
Manufacturer:			
Color:			
Style:			

<u>Grids between glass (GBG)</u> (per sash):	4 EA	\$ 324.00	\$ 372.60
Manufacturer:			
Material:			
Profile:			
Color:			
Size:			
Subtotal - Category 13		\$ 5,886.93	\$ 6,769.96
14. Plumbing			
<p><i>NOTE: During kitchen and bathroom remodels, the pipes (drains and galvanized water lines) sit for extended periods of time with no water going through them. The build up on the inside of the pipes dries up and sometimes can come free and clog either a drain or water line, once the water is turned back on at the end of the project. There is no money included to unclog a pipe if this happens and additional charges will occur.</i></p> <p><i>NOTE: Any new waste or supply lines will be plastic, not copper or galvanized.</i></p>			
<u>Plumbing Permit.</u>	1 EA	\$ 371.25	\$ 426.94
<u>Integral sink hook up.</u>	1 EA	\$ 364.50	\$ 419.18
<u>Under mount vanity sink:</u>	1 EA	\$ 632.83	\$ 727.75
\$160 allowance			
Manufacturer:			
Model:			
<u>Lav faucet:</u>	1 EA	\$ 836.57	\$ 962.05
\$300 allowance			
Manufacturer:			
Model:			
Finish:			
<u>5' cast iron tub:</u>	1 EA	\$ 2,069.45	\$ 2,379.87
\$500 allowance			
Drain side:			
Manufacturer:			
Model:			
Finish:			
<u>Tub waste and overflow:</u>	1 EA	\$ 294.53	\$ 338.71
\$85 allowance			
Manufacturer:			
Model:			
Finish:			
<u>Tub filler faucet, valve, trim, and rough-in valve:</u>	1 EA	\$ 941.88	\$ 1,083.16
\$300 allowance			
Manufacturer:			
Model:			
Finish:			

<u>Toilet:</u>	1 EA	\$ 1,009.38	\$ 1,160.79
\$300 allowance			
Manufacturer:			
Model:			
Color:			
<u>Attic or 2nd floor bathroom rough-in.</u>	1 EA	\$ 6,450.30	\$ 7,417.85
<u>Roof jack</u> on new plumbing vent penetrations.	1 EA	\$ 335.95	\$ 386.35
Subtotal - Category 14		\$ 13,306.64	\$ 15,302.64
15. HVAC			
<u>Mechanical permit.</u>	1 EA	\$ 168.75	\$ 194.06
<u>Bathroom fan</u> - install and vent to the exterior.	1 EA	\$ 1,147.50	\$ 1,319.63
<u>Mini-split heat pump and cooling unit</u> - two head ductless- best for two rooms.	1 EA	\$ 16,200.00	\$ 18,630.00
Subtotal - Category 15		\$ 17,516.25	\$ 20,143.69
16. Electrical			
<p><i>NOTE: Entire home must meet code requirements for smoke and CO detectors. All detectors need to be functional and placed per code. Code requires each floor to have one smoke detector. In addition, any bedroom needs a smoke detector. There must also be a carbon monoxide detector within 10 feet of each bedroom. If the rest of the home does not meet the above code, Client will be responsible to update it or if Client prefers, Castle will perform updates and a change order will be issued.</i></p>			
<p><i>NOTE: No wiring for security, doorbell, TV, speakers or phone is included in pricing. If any low voltage wires are found in a wall being opened up, additional costs to re-route them will occur.</i></p>			
<u>Electrical Permit.</u>	1 EA	\$ 249.75	\$ 287.21
Device color: White, light almond, or ivory are standard	1 EA	\$ 0.00	\$ 0.00
Switch style: Pole or Decora			
Outlet style: Decora or Standard			
<u>Bathroom price for electrical:</u>	1 EA	\$ 2,025.00	\$ 2,328.75
-GFCI receptacle to code			
-Switches and wiring in bath			
-Lutron push button timer switch for the bath fan			
<u>Light fixture</u> - CBR furnish and elec install:	3 EA	\$ 1,101.60	\$ 1,266.84
\$150 allowance			
Manufacturer:			
Model:			
Finish:			
Bulb:			
<p><i>NOTE: For all home client provided fixtures, there may be additional install costs for more complicated fixtures. ALL light fixtures must be specified prior to contract signing and be UL listed to pass inspection. All material issues related to materials supplied by client are the responsibility of the client to resolve. Extra trade partner trip charges may apply for return visits if material issues can not be resolved in timely manner.</i></p>			

<u>Option: Add \$1,400 - \$1,650 + Mgmt Fees. Electric floor warming w. programmable thermostat- bathroom:</u>		0 EA	\$ 0.02	\$ 0.02
NOTE: If option is selected, do not turn on in-floor heat for 60 days after install of tile thin-set for floor to cure properly. Also, no rubber backed floor mats should be used with electrical in-floor heat as it shortens life-span of floor wires				
Subtotal - Category 16			\$ 3,376.37	\$ 3,882.82
17. Insulation				
NOTE: if insulation is replacing vermiculite insulation, part of the replacement cost may be eligible for reimbursement via the zonolite attic insulation trust. In that case, client can subcontract work directly. This cost is for project manager to coordinate scheduling/misc. with client only.				
<u>1-1/2 Story houses sloped ceilings-</u> 5" closed cell spray foam insulation.		1344 SF	\$ 20,865.60	\$ 23,995.44
NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing				
<u>DC 315 Intumescent coating-</u> over the spray foam in attic crawl spaces per code.		600 SF	\$ 842.40	\$ 968.76
<u>Exterior walls-</u> 3" closed spray foam insulation.		288 SF	\$ 2,332.80	\$ 2,682.72
NOTE: spray foam insulation requires people and pets to vacate the home for 24 hours while the insulation is curing.				
Subtotal - Category 17			\$ 24,040.80	\$ 27,646.92
18. Drywall				
<u>Ceilings-</u> 1/2" or 5/8" drywall with smooth finish.		1100 SF	\$ 7,053.75	\$ 8,111.81
<u>Walls-</u> 1/2" drywall with smooth finish.		1048 SF	\$ 6,366.60	\$ 7,321.59
<u>Drywall or plaster patch.</u>		2 EA	\$ 810.00	\$ 931.50
<u>Boom/cartage fee</u> - all projects.		1 EA	\$ 357.75	\$ 411.41
Subtotal - Category 18			\$ 14,588.10	\$ 16,776.32
19. Tile and Stone				
<u>Tile backer.</u> Standard for shower or wet walls.		70 SF	\$ 570.96	\$ 656.61
<u>Large format tile on shower surround walls using spacers.</u>		70 SF	\$ 3,076.64	\$ 3,538.13
\$4.50/sf allowance				
Manufacturer:				
Line:				
Size:				
Color:				
Thickness:				
Pattern:				
NOTE: If tile extends to ceiling, it's possible (tile) slivers/wedges may be needed due to existing home conditions.				
NOTE: If tile dimensions 15" or more on any side, TCNA recommends that offset on install be no larger than 30%. Running bond at 50% not recommended because of cupping and crowning which causes lippage.				

<u>Accent tile:</u> <i>\$16.50/sf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern:	4 SF	\$	307.87	\$	354.05
<u>Bullnose tile:</u> <i>\$4.50/lf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern:	32 LF	\$	498.61	\$	573.40
<u>Niche-stock size:</u> Size: 6"x12", 12"x12", 20"x12", or 28"x12" pre-made niches. See plan. NOTE: These are meant to fit btw 16" o.c. framing. NOTE: Tile material cost is in the sf above.	1 EA	\$	482.12	\$	554.44
<u>Glass shelves- standard:</u> 14" standard glass shelf available at Tile Shop. Custom glass shelf available from Northwest Glass Fab- increase cost if this option chosen and specify size.	1 EA	\$	90.43	\$	104.00
<u>Tile backer underlayment-</u> on floor - thickness decided on-site.	28 SF	\$	237.90	\$	273.59
<u>Floor:</u> <i>\$6.50/sf allowance</i> Manufacturer: Line: Size: Color: Thickness: Pattern: straight stack, 1/2 running bond, 1/3 running bond, chevron, herringbone, etc. NOTE: If tile dimensions 15" or more on any side, TCNA recommends that offset on install be no larger than 30%. Running bond at 50% not recommended because of cupping and crowning which causes lippage.	28 SF	\$	1,004.76	\$	1,155.48
<u>Grout and Caulk - Laticrete: Castle Standard</u> Color: Line: (sanded if grout lines over 1/8" is recommended; unsanded on natural or glass recommended; designer to specify grout joints) Size: Location:	1 EA	\$	77.50	\$	89.13
<u>Stock Material Costs</u> - Denshield, Mud, Self Leveler, Mastic, Thinset, Redguard, Tape, Caulk, Sponges, Silicone, etc. NOTE: Include on all tile projects.	1 EA	\$	960.10	\$	1,104.11
Subtotal - Category 19		\$	7,306.89	\$	8,402.92
20. Millwork, Doors, Hardware					

<u>Pre-hung door:</u>	2 EA	\$	1,319.10	\$	1,516.97
Manufacturer:					
Model:					
Species:					
Style:					
Core: solid or hollow					
Finish hinge:					
Bore: single					
<u>Bi-pass door:</u>	2 EA	\$	2,210.70	\$	2,542.31
Manufacturer:					
Model:					
Species:					
Style:					
Jamb: wood w stop or sheetrock opening					
Core: solid or hollow					
Finish hinge:					
Bore: single or none					
NOTE: 2 door slabs are included on this line.					
<u>Door knob/handle hardware:</u>	2 EA	\$	145.82	\$	167.70
\$30 allowance					
Manufacturer:					
Model:					
Type: privacy, passage, dummy					
Finish:					
<u>Door stop:</u>	2 EA	\$	31.06	\$	35.71
\$5 allowance					
Manufacturer:					
Model:					
Type: wall mount, hinge mount, etc.					
Finish:					
<u>Jamb and stop:</u>	20 EA	\$	5,232.01	\$	6,016.81
Species:					
Brande/stop profile #: or standard will be provided					
Jamb depth:					
Location: on x pocket or x bi-fold door					
<u>Casing-</u> classic 1X with a backband:	220 LF	\$	3,757.91	\$	4,321.60
Manufacturer:					
Model backband:					
Model 1x:					
Species:					
Size overall:					
Picture framed: Y or N					
Stool detail (thickness/extension) and apron detail (height, model #): or NA					
Location:					

<u>Base molding</u> - classic 1X and top cap: Manufacturer: Model top cap: Species: Size of 1x: Size of top cap: Location:	183 LF	\$ 3,496.48	\$ 4,020.95
<u>Newel post:</u> Manufacturer: Model: Species: Height:	3 EA	\$ 530.66	\$ 610.26
<u>Railing-</u> includes top rail, bottom rail, and spindles 4.5" o.c.: Manufacturer: Species: Model/type- top rail: Model.type- bottom rail: Model- spindle (balustrades): Model fillet: or NA Details- additional:	16 LF	\$ 1,966.08	\$ 2,261.00
<u>Handrail-</u> basic gripable handrail with mounting hardware: Manufacturer: Model: Species: Model hardware: Finish hardware:	16 LF	\$ 342.39	\$ 393.75
<u>Closet organizational system.</u> -Hanging rods -Laminated melamine adjustable shelving- assumes floor to ceiling sides, no backs, for at least part of the system. Manufacturer: Model: Color: Standard colors. Details: Size/shape: see plan Location:	10 LF	\$ 1,559.58	\$ 1,793.52
Subtotal - Category 20		\$ 20,591.79	\$ 23,680.56
21. Cabinetry, Countertops and Appliances			
<u>Medicine Cabinet-</u> wall-mounted mirror/medicine cabinet: <i>Allowance. \$150.00</i> Manufacturer: Model:	1 EA	\$ 310.53	\$ 357.11

<u>Knobs and pulls:</u> <i>\$7 allowance</i> Manufacturer: Model: Size- center set: Projection: Finish: Location:	6 EA	\$	105.32	\$	121.12
<u>CABINET SPECS:</u> Cabinet Line: Crystal Current, Keyline, or Encore Box Type: Framed, Inset, or Frameless Door Construction: MDF or Wood Door Style: Drawer Style: 5 piece or slab Drawer box construction: Interior material: current- natural melamine on particle board substrate standard or natural basswood veneer on plywood substrate upgrade, white melamine on particle board substrate available current frameless, all plywood green core box with natural maple veneer available if keyline; finished interiors of any cabinets would be noted on plans. Wood Species: Finish: paint or stain Color: Sheen: Specialties: (distressing, highlights, etc.) Crown: Shoe: Yes Finished end: Furniture groove finished end (standard) or optional upgrade to flush finished Any applied doors or end panels to sides or backs of cabinets will be noted on plans. If not on drawing, not included. Crystal accessories (location noted on plan): Other accessories provided by Castle (location noted on plan): Other modifications will be noted on plan- examples: finished bottoms, recessed bottoms.	1 EA	\$	0.00	\$	0.00
<u>Prep for Cabinet install.</u> Meet delivery truck, unload, unbox cabinets, breakdown cardboard.	14 LF	\$	343.17	\$	394.65
<u>Pantry/Linen cabinets:</u> Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.	8 LF	\$	7,700.50	\$	8,855.57
<u>Vanity base cabinets:</u> Manufacturer: Crystal Cabinets Model: Current or frameless current NOTE: see specs above.	4 LF	\$	1,415.98	\$	1,628.37
<u>Upper cabinets:</u> Manufacturer: Crystal Cabinets Model: Keyline or Encore NOTE: see specs above.	2 LF	\$	958.56	\$	1,102.34

<u>Quartz vanity top:</u> 24-60" mid range quartz vanity countertop with under mount sink cut-out. Color: Edge profile: Thickness: Undermount sink (Y or N): Front overhang: 1 1/4" from box is standard for framed and frameless, 1" from box is standard for inset Side overhang: 1" from box is standard Corner radius: 1/2" is standard <u>Silestone 2-6" backsplash:</u> Color: group C currently included Thickness: milled down to 2cm Side splash (Y or N?):	1 EA	\$ 1,856.25	\$ 2,134.69
Subtotal - Category 21		\$ 13,027.81	\$ 14,981.98
22. Specialties			
<u>Bathroom accessories-</u> higher end- 3 items: <i>\$150 allowance (50ea)</i> Manufacturer: Towel bar size/model: Towel bar size/model: Towel ring size/model: Toilet paper holder size/model: Robe hook size/model: Finish: <u>Grab bar:</u> <i>\$100 allowance</i> Manufacturer: Model: Finish: <u>Shower door and panel:</u> Size: stock size 28"x80" door hinged off wall and remainder and approximately 32"x80" custom panel attached with u channel at the side and curb Style: frameless Glass: 3/8" Handle style: 8" tubular stock handle Finish hardware: Handle/hinge finish: NOTE: if door hinges off panel, and panel doesn't go all the way to the ceiling, a header will go wall to wall above door and panel	1 EA	\$ 330.12	\$ 379.64
	1 EA	\$ 212.65	\$ 244.55
	1 EA	\$ 2,254.50	\$ 2,592.68
Subtotal - Category 22		\$ 2,797.27	\$ 3,216.86
23. Flooring			
<u>Hardwood flooring- 3/4" solid:</u> Species: Grade: Plank width: Finish: natural or stain color Sheen: Oil or water based:	575 SF	\$ 11,519.55	\$ 13,247.48

<u>Hardwood treads 36" + riser:</u> Species: Finish: Sheen: Oil or water based: NOTE: See demolition section for demo. See painting for riser painting.	13 EA	\$ 4,268.11 \$ 4,908.33
NOTE: New and existing hardwood flooring will not match exactly. Even when adjacent existing hardwoods are refinished or stained to achieve a closer match, differences will be apparent due to the varying grains and ages of the wood.		
Subtotal - Category 23		\$ 15,787.66 \$ 18,155.81
24. Painting and Decorating		
<u>Ceilings</u> - prime and painting: Color: Standard flat ceiling white Rooms:	1100 SF	\$ 2,479.95 \$ 2,851.94
<u>Walls</u> - prime and paint: Manufacturer: Color name and #: Sheen: Rooms:	1048 SF	\$ 2,334.42 \$ 2,684.58
<u>Molding (base, casing)</u> - priming and painting: Manufacturer: Color name and #: Sheen: satin is standard Items: base, casing, crown, etc. Rooms or locations:	403 LF	\$ 1,904.18 \$ 2,189.80
<u>Interior door</u> - priming and painting of a door: Manufacturer: Color name and #: Sheen: satin is standard Locations: NOTE: includes both sides and jamb of unit.	4 EA	\$ 702.00 \$ 807.30
NOTE: Our standard is low VOC for walls and ceilings. If client or designer prefers NO VOC for walls and or ceiling paint and primers, specify so during design. Our standard is low VOC for woodwork, although may not be able to use low VOC primer due to existing stain/wood condition- tbd. Will use low VOC primer when able.		
NOTE: Please note that when the client is doing the painting, they are responsible for caulking, filling nail holes, and repairing minor wall and ceiling dings. There will need to be a few rounds of touch-ups, due to the nature of construction, and that falls under the scope of the painter.		
Subtotal - Category 24		\$ 7,420.55 \$ 8,533.63
25. Clean Up and Debris Removal		

<u>Disposal and clean-up:</u>		1 EA	\$ 661.72	\$ 760.98
-Remove all site prep, wipe down and broom sweep area.				
-Haul all extra material off site.				
NOTE: This doesn't include professional cleaning. Deep clean available at additional cost to be handled on a change order at end of project.				
<u>Street permit:</u>		90 DAY	\$ 1,458.00	\$ 1,676.70
-St. Paul daily street use permit for dumpster.				
NOTE: If dumpster can be placed on driveway or lawn this can cost can be saved.				
NOTE: For Unit temp storage, owner is responsible for own street permits in St. Paul.				
NOTE: If the dumpster is placed on the street, and the city calls a snow emergency or street cleaning, there will be an additional ~\$200 charge per move or violation via a change order. Sometimes it will get moved, sometimes it will just get fined. The charge is the same either way.				
<u>30 Yard roll-off dumpster:</u>		1 EA	\$ 758.00	\$ 871.70
-10 ton maximum				
NOTE: For 30 days only. See line below for additional months.				
Option - Portable restroom: Add \$1,200 for 3 months.		0 MO	\$ 0.00	\$ 0.00
-Regular.				
NOTE: This cost can be saved if Client is ok with making a bathroom in the house available to Castle and our trade partners.				
Subtotal - Category 25			\$ 2,877.72	\$ 3,309.38
Project Subtotal			\$ 173,927.53	\$ 199,026.85
26. Designer Oversight & Project Management			\$ 15,979.59	\$ 18,376.53
27. Overhead and Profit			\$ 25,110.79	\$ 28,877.40
Grand Total**			\$ 215,017.90	\$ 247,270.59
MN License # BC005657				
Important Notice				
**This is only a ballpark guesstimate. This does not represent actual prices, only a best guess based on Castle's past experiences. There are still many unknowns that can affect pricing at this point.				
Check or Cash Discount Low 2.5%*	\$ 5,375.45	Check or Cash Discount High 2.5%*	\$ 6,181.76	
			\$ 209,642.46	\$ 241,088.82

*Doesn't Apply to Bank Financing or loan process that requires Castle to receive payment directly from that entity after Castle has paid subcontractors and secured lien waivers. In these instances Castle essentially acts as the financier for the project and incurs borrowing costs. Exceptions include banks willing to follow Castle payment structure.

Custom Design Studio Locations



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



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



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



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

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