

# Cost Comparison Table

Based on *Remodeling Magazine Issue*

*2009-2010*

"Denver Cost vs. Value Report"

## POP-TOP ADDITION – ATTIC BEDROOM REMODEL

***Average Cost:***            ***\$46,239***

In a house with 2 or 3 bedrooms, convert unfinished space in attic to a 15 X 15 bedroom and a 5 X 7 bath with shower. Include a 15-foot shed dormer, 4 new windows, and closet space under the eaves. Insulate and finish ceiling and walls. Carpet floor. Extend existing HVAC to new space. Retain existing stairs, but add rail and baluster around stairwell.

## FAMILY ROOM ADDITION

***Average Cost:***            ***\$78,525***

In a style and location appropriate to the existing house, add a 16 X 25 room on a crawl space foundation with vinyl siding and fiberglass shingle roof. Include drywall interior with batt insulation, pre-finished hardwood floor, and 180 square feet of glazing including windows, atrium-style exterior doors, and two operable skylights. Tie into existing heating and cooling system.

## MINOR KITCHEN REMODEL

***Average Cost:***            ***\$20,805***

In a functional but dated 200 square foot kitchen with 30 linear feet of cabinetry and countertops: refinish existing cabinets and include new raised-panel wood doors on cabinets. Install new energy-efficient wall oven and cook top, mid-priced sink and faucet, wall covering and resilient flooring. Laminate countertops. Repaint walls.

## MAJOR KITCHEN REMODEL

	<b>Midrange \$55,336</b>	<b>Upscale \$109,493</b>	<b>Luxury \$203,117+</b>
<b>Overview</b>	Update an outmoded 200 square foot kitchen: keep the cabinets and appliances in same location	Make-over an outmoded 200 square foot kitchen: move the cabinets and appliances to meet homeowner's needs according to professional standards set by the National Kitchen and Bath Association	Transform an outmoded 200 square foot kitchen: move the cabinets and appliances to meet homeowner's needs according to professional standards set by the National Kitchen and Bath Association/ possibly moving doors and walls, and change out windows to high-end argon opaque window
<b>Cabinets &amp; Countertops (Design &amp; install a functional layout)</b>	30 linear feet of semi-custom grade wood cabinets and laminate countertops	30 linear feet of custom cherry cabinets and stone countertops with imported ceramic tile backsplash	30 linear feet of luxury-line custom cabinetry with limited edition cabinet hardware and custom concrete countertops with custom-designed imported ceramic tile backsplash
<b>Sink &amp; Faucets</b>	standard double-tub stainless steel sink with standard single lever faucet	high-end undermount sink with designer faucets, garbage disposer, and built-in water filtration system	high-end undermount sink with opulent designer faucets, commercial-grade garbage disposer, and built-in water filtration system
<b>Lighting</b>	custom lighting	general and task lighting, including low-voltage under-cabinet lights	art-designed lights, general and custom task lighting, including low-voltage under-cabinet lights – all computer controlled
<b>Appliances</b>	Energy-efficient wall oven, cook-top and ventilation system, built-in microwave, garbage disposer, dishwasher	built-in refrigerator, 36-inch commercial-grade range and vent hood, built-in warming drawer, built-in combination microwave and convection oven, trash compactor, and dishwasher	commercial grade refrigerator, 48-inch luxury commercial-grade range and custom vent hood, built-in warming drawer, built-in combination high-end microwave and commercial grade convection oven, high-end trash compactor, commercial grade garbage disposer, and top-line dishwasher
<b>Flooring/ Walls/ Trim</b>	resilient floor and painted trim, walls and ceiling	cork flooring and cherry trim, painted walls and ceiling	heated floor system, unique flooring, custom architectural trim, custom faux painted finish on walls and ceiling
<b>Island</b>	3 X 5 island	3 X 5 island	3 X 5 island with built in wine chiller
<b>Other</b>			high-end hot/cold water dispenser, latte/cappuccino center, baking center, ice machine, computerized media-center

## MASTER SUITE ADDITION/ REMODEL

	<b>Midrange \$98,506</b>	<b>Upscale \$217,891</b>	<b>Luxury \$271,177+</b>
<b>Overview</b>	On a house with 2 or 3 bedrooms, add a 24 X 16-foot master bedroom suite over a crawl space.	Add a 24 X 16 foot master suite, which includes a spacious sleeping and sitting area adjacent to large master bath.	Transform an existing 16 X 30 master suite to a spacious sleeping and sitting area. Add a 25 X 18 foot luxury master bath.
<b>Closets</b>	walk-in closet/dressing area	large walk-in closet/dressing area with natural light, mirrors and linen storage	large walk-in closet/dressing area with custom designed closet wardrobe system, natural light, mirrors and linen storage
<b>Outdoor Space</b>	None	French doors accessing a veranda, balcony or other outdoor space	Luxury French doors accessing a veranda, balcony or other outdoor space
<b>Lighting</b>	general and spot lighting and exhaust fan	general and spot lighting, and lighting controls	computerized lighting system with general and art lighting
<b>Bedroom</b>	carpet bedroom floor	carpet bedroom floor with high-end carpet, add custom bookcases, woodworking details, built-in storage, high-end gas fireplace with stone hearth and custom mantle	carpet bedroom floor with top-line designer carpet, add designer series custom bookcases, architectural trim details, built-in storage, high-end gas fireplace with stone hearth and imported antique stone mantle
<b>Bedroom Walls, Ceiling and Trim</b>	paint	custom colors on walls and ceiling	custom faux painted finish on walls and ceiling
<b>Bath: Shower</b>	3 X 4 foot ceramic tile shower	large walk-in shower with dual shower system, stone shower walls and floor, and custom frameless glass enclosure	large walk-in shower with a luxury dual shower system, stone shower walls and floor, and custom frameless art glass enclosure
<b>Bath: Whirlpool</b>	whirlpool tub in ceramic tile platform	corner-design whirlpool tub bordered on two sides by windows and built into granite or marble platform with custom cabinet front	custom-design whirlpool tub and state-of-the-art media center built into granite or marble platform with custom front
<b>Bath: Vanity/ Countertop/ Toilet</b>	double-bowl vanity with solid-surface countertop, standard toilet	two sinks in separate custom vanities with stone countertops and large mirrors/ create partitioned area for luxury one-piece toilet	two custom hand-blown sink vessels and luxury faucets in separate custom vanities with stone countertops and custom framed mirrors/ create partitioned area for luxury one-piece toilet
<b>Bath: Flooring/ Walls/ Trim</b>	paint walls, ceiling and trim	soundproofing, in-floor heating, custom wall & ceiling finishes and hardware	soundproofing, in-floor heating, custom painted faux finished wall & ceiling finishes and designer hardware
<b>Bath: Additional</b>		hospitality center with bar sink, under-counter refrigerator, custom cabinetry, granite or marble countertop, and microwave	hospitality center with bar sink, under-counter refrigerator, custom cabinetry, granite or marble countertop, and high-end microwave

## BATHROOM REMODEL

	<b>Midrange \$15,296</b>	<b>Upscale \$50,286</b>	<b>Luxury \$75,285+</b>
<b>Overview</b>	Update an existing bathroom that is at least 25 years old.	Expand an existing 5 X 7 bathroom to 9 X 9 space within existing house footprint.	Expand an existing 5 X 7 bathroom to 10 X 10 space within existing house footprint.
<b>Window</b>	none	add another window to bring total glazing area to 30 square feet	add architectural series custom window to bring total glazing area to 30 square feet
<b>Lighting</b>	Replace existing light	general and spot lighting	general and art lighting
<b>Tub/ Shower</b>	standard-sized tub with ceramic tile surround	relocate and replace tub with custom 4 X 6 shower with top-of-line fixtures and full-body, glass shower door, tile and glass block surround	relocate and replace tub with custom jetted unit and add 4 X 6 shower that includes luxury plumbing fixtures with full-body shower, customized tile and frameless European glass shower surround
<b>Toilet/ Vanity/ Countertop/ Sink/ Closet/ Cabinet</b>	toilet, solid-surface vanity counter with integral double sink, recessed medicine cabinet	relocate toilet into a partitioned area and replace it with one-piece color unit, and add bidet, stone tops in custom vanity cabinet with twin designer sinks and linen/towel storage closet	relocate toilet into a partitioned area and replace it with one-piece color unit, and add bidet, stone tops in custom vanity cabinets with twin designer sink vessels, luxury faucets and linen/towel storage cabinetry
<b>Flooring/ Walls/ Trim</b>	ceramic tile floor and vinyl wallpaper	tiled floor, papered walls and hardwood trim	heated tile floor, faux relief patterned walls and hardwood trim
<b>Additional</b>		humidistat-controlled exhaust fan	humidistat-controlled exhaust fan

## BATHROOM ADDITION

	<b>Midrange \$36,987</b>	<b>Upscale \$72,758</b>	<b>Luxury \$102,110+</b>
<b>Overview</b>	Add a full 6 X 8 bath located near bedrooms over a crawl space with poured concrete walls.	Add a new 9 X 9 master bath to existing master bedroom over a crawl space.	Add a new 9 X 9 master bath to existing master bedroom over a crawl space.
<b>Lighting</b>	general lighting over vanity	general and spot lighting	general, spot and art lighting
<b>Tub/ Shower</b>	standard tub/shower with ceramic tile surround	add a 4 X 4 neo-angle shower with general ceramic tile and spot lighting walls, recessed shower caddy, body spray fixtures, frameless enclosure, and waterproof shower fixture	add a 4 X 4 neo-angle shower with stone tile walls, recessed shampoo and soap shelves, luxury body spray fixtures, frameless art glass enclosure, and waterproof shower fixture
<b>Whirlpool</b>	none	whirlpool tub that matches the acrylic shower pan	high-end whirlpool tub, custom stone tile and shower pan
<b>Toilet/ Vanity/ Countertop/ Sink/ Linen Storage</b>	low-profile toilet, cultured-marble vanity cultured marble countertop with molded sink, linen storage	compartmentalized commode area with one-piece toilet, solid-surface countertop with two integral sinks, linen storage	compartmentalized commode area with one-piece toilet/bidet, granite countertop with two custom vessel sinks, custom linen storage
<b>Cabinets</b>	mirrored medicine cabinet	two mirrored medicine cabinets lighted by individual sconces, cabinetry shall include a custom drawer base and optional wall cabinets for a built-in look	two custom framed mirrors medicine cabinets lighted by individual sconces, luxuriously appointed cabinetry shall include a custom drawer base and optional wall cabinets for a built-in look
<b>Flooring/ Walls</b>	ceramic tile floor and vinyl wallpaper	use larger matching ceramic tiles on the floor laid on diagonal with ceramic tile walls and base molding	ceramic tile walls, larger matching stone tiles on the floor, laid in a random pattern with stone tile base
<b>Additional</b>		humidistat-controlled exhaust fan/ fixture, electric heated floor & towel bars	separate humidistat-controlled exhaust fans fixtures, heated towel bars, hedonically heated floors and shower base

## BASEMENT REMODEL

	<b>Midrange \$58,743</b>	<b>Upscale \$92,300</b>	<b>Luxury \$147,680+</b>
<b>Overview</b>	Finish the lower level of a house to create a 20 X 30 entertaining area with wet bar, a 5 X 8 full bath, and a 12 X 12 auxiliary room.	Finish the lower level of a house to create a 20 X 30 entertaining area with egress window, wet bar, a 5 X 8 full bath, and a 12 X 12 bedroom also with newly added egress window.	Finish the lower level of house to create 20 X 30 state-of-the-art entertaining area with custom egress window, wet bar, a 5 X 8 full bath, and a 12 X 12 bedroom also with newly added custom egress window and custom closet system.
<b>Walls &amp; Ceilings</b>	painted drywall throughout	painted drywall throughout	custom painted and faux finished drywall throughout with ceilings insulated and sound proofed
<b>Trim</b>	painted trim throughout	painted trim throughout	painted custom architectural trim throughout
<b>Exterior Walls</b>	insulated	insulated	insulated
<b>Doors</b>	5 six-panel, primed hardboard doors	5 six-panel, primed hardboard solid doors	5 six-panel hardwood solid doors
<b>Lighting</b>	15 recessed ceiling light fixtures and 3 surface-mounted light fixtures	15 recessed ceiling light fixtures and 3 surface-mounted designer light fixtures	15 recessed ceiling light fixtures, art-niche lighting, sconce lighting and wall-mounted designer theater light fixtures
<b>Flooring</b>	snap-together laminate flooring system	pre-finished hardwood flooring system	custom installed carpet and hardwood flooring system
<b>Bath Area</b>	standard white toilet, vanity with cultured-marble top, resilient vinyl flooring, two-piece fiberglass shower unit, a light/fan combination, vanity light fixture and recessed medicine cabinet	upgraded white toilet, custom vanity with stone countertop, stone tile flooring, custom stone tiled wall shower with custom shower base in stone including shower door, a light with separate fan, designer vanity light fixture and custom recessed medicine cabinet	top-of-the-line toilet/bidet, custom vanity with stone countertop, stone tile flooring, heated floor, custom stone tiled wall shower with custom shower base in stone including frameless European shower door, a light with separate fan, designer vanity light fixture and custom recessed medicine cabinet
<b>Bar Area</b>	10 linear feet of raised panel oak cabinets with laminate countertops, stainless steel bar sink, single-lever bar faucet, under-counter refrigerator and vinyl floor tile	10 linear feet of custom cabinetry with granite tile countertops, stainless steel bar sink, upgraded single-lever bar faucet, under-counter refrigerator and ceramic floor tile	10 linear feet of top-of-the-line custom cabinetry with solid granite countertops, stone vessel bar sink, designer grade single-lever bar faucet, under-counter refrigerator, built-in wine storage and stone floor tile

## POP-TOP ADDITION

	<b>Midrange \$248,500</b>	<b>Upscale \$356,420</b>	<b>Luxury \$651,782+</b>
<b>Overview</b>	Add a 24 X 30 pop-top addition to an existing 2 or 3 bedroom house while keeping the homes' original design integrity.	Add a 24 X 37 pop-top addition to an existing 2 or 3 bedroom house while keeping the homes' original design integrity, including a master suite, extra bedroom and separate bath in place of the original attic.	Add a 24 X 37 pop-top addition to an existing 2 or 3 bedroom house while keeping the homes' original design integrity. Beef up roof to carry new concrete tile roofing system. Includes a master suite, extra bedroom and separate bath in place of the original attic.
<b>Walls/ Ceilings/ Trim</b>	paint walls, ceiling, and trim with solid core MDF doors with standard hardware	paint walls, ceiling, and trim with solid core MDF doors with custom hardware	Includes faux painted walls, ceiling, and architectural trim with solid hardwood doors and custom hardware
<b>Master Suite Walk In</b>	walk-in closet/dressing area	walk-in closet/dressing area	walk-in closet dressing area with custom closet system cabinetry
<b>Master Suite Bath</b>	soaking tub, separate 3 x 3 ceramic tile shower with glass enclosure, mid-grade faucets in single-bowl vanity with laminate countertop and mid-grade electrical fixtures	whirlpool tub in ceramic tile platform, separate 4 X 5 ceramic tile shower with glass enclosure, designer grade faucets in double-bowl vanity with solid-surface countertop and designer grade electrical fixtures	whirlpool tub in solid granite platform, separate 4 X 5 stone tile steam shower with European frameless art glass enclosure, luxury grade faucets, double-vessel lavatory's, custom grade cabinetry vanities with solid-stone countertops and luxury grade electrical fixtures
<b>Master Suite Bath: Additional</b>	none	3-piece tiled shower with designer lighting and plumbing fixtures	3-piece tiled shower with luxury grade lighting and plumbing fixtures
<b>Master Suite Bath: Flooring</b>	ceramic tiles	stone tiles	imported stone tiles and heated floors throughout
<b>Bedroom Floors</b>	carpeting	upgraded carpeting	top-of-line carpeting
<b>Windows &amp; Skylights</b>	8 new vinyl windows	8 new aluminum clad wood windows	12 new aluminum clad wood windows and 4 skylights
<b>Ceilings &amp; Walls</b>	insulate and finish ceiling and walls	insulate and finish ceiling and walls with custom color paint	insulate and finish ceiling and walls in custom faux finishes
<b>Electrical</b>	replace existing HVAC to account for new space and upgraded electrical	replace existing HVAC to account for new space and upgraded electrical	replace existing HVAC to account for new space and upgraded electrical
<b>Lighting</b>	general and spot lighting with exhaust fan in bath	general and spot lighting with exhaust fan in both bathrooms	computerized lighting system and separate dual-port exhaust fans in both bathrooms
<b>Stairs</b>	new stairs by converting lower bedroom to stair-well and using remaining space for small office	new stairs by converting lower bedroom to stair-well and using remaining space for small office	new solid hard wood handrails and stairs by converting lower bedroom to stairwell and using remaining space for small office
<b>Kitchen</b>	no change	no change	luxury grade renovation to kitchen and existing bath
<b>Other</b>	none	none	luxury grade architectural trim & appointments to the original main level of home, including exterior facelift and landscaping

## WHOLE HOUSE REMODEL

	<b>Midrange \$255,656</b>	<b>Upscale \$441,621</b>	<b>Luxury \$651,780+</b>
<b>Overview</b>	Take an average 2700 square foot 4-bedroom house and convert an existing bedroom to additional space for a new master suite.	Take an average 2700 square foot 4-bedroom house and add 24 X 16 feet of additional space for a new master suite.	Take an average 2700 square foot 4-bedroom house and add 18 X 25 feet of additional space for a new master suite over a new crawl space foundation.
<b>Master Suite</b>	See <b>Midrange Master Suite Addition/ Remodel</b> from above	See <b>Upscale Master Suite Addition/ Remodel</b> from above	See <b>Luxury Master Suite Addition/ Remodel</b> from above
<b>Kitchen</b>	<b>Average</b> remodel to the kitchen and existing bath comparable to the examples listed in <b>Kitchen Remodel</b> above	<b>Upscale</b> remodel to the kitchen and existing bath comparable to the examples listed in <b>Kitchen Remodel</b> above	<b>Luxury</b> remodel to the kitchen and existing bath comparable to the examples listed in <b>Kitchen Remodel</b> above
<b>Siding &amp; Windows</b>	change existing siding to vinyl, new vinyl windows, standard interior and exterior paint	change existing siding to new fiber cement, factory primed and new aluminum clad wood windows, custom colored interior and exterior paint	change existing siding to custom stucco, new architectural series aluminum clad wood windows and new architectural trim added to the inside. Custom painted trim
<b>Ceilings &amp; Walls</b>	insulate and finish ceiling and walls with paint	insulate and finish ceiling and walls with custom color paint	insulate and finish ceiling and walls in custom painted faux finishes.
<b>Electrical</b>	update electrical	update electrical	update electrical with computer controlled electrical system
<b>Lighting</b>	general and spot lighting with exhaust fan in bath	general and spot lighting with exhaust fan in both bathrooms and directional lights to accent art	computerized lighting and separate port exhaust fans in bathrooms with directional and art-niche lighting.
<b>Flooring</b>	hardwood floors throughout main level	hardwood floors in # 1 grade throughout main level	superior grade hardwood floors throughout main level