



**nedc**

DESIGN + CONSTRUCTION

# REMODELING COST GUIDE

2021

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# GETTING STARTED

Our Architectural Design-Build process places emphasis on intelligent sustainable design, carefully-planned construction, and a transparent cost communication system with our clients. While every project we complete is entirely unique, sharing typical project costs with our clients as a guide is key in helping them to identify the best project for their home and lifestyle. Cost, as it relates to value, is pivotal in the client decision-making process and thus we seek to assist in this from the very beginning. Sustainability is a key value of ours and we seek to design and advise towards this end. Our projects typically involve sustainable design and the remodeling of multiple rooms and/or additions. Our clients' homes and tastes are generally on the high-end and luxury range of the market. We are best set up to deliver projects that include multiple rooms, are trade-specialist intensive, and where highly detailed design with thorough planning is of paramount importance. While this report is far from an exhaustive list of the types of projects that we can deliver, it does represent some of the most common projects that we complete. It is shared here as a general guide and rule of thumb based on our nearly two decades of experience designing and crafting high-end and luxury sustainable family homes in Boston.



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# KITCHEN RENOVATIONS

Kitchen renovations aren't just about a new look; it's also about a new lifestyle. These days, many Boston households are using their finances to make their homes more comfortable with renovations and home-improvements rather than spending it on commuting, traveling, or eating out. With more family members at home and continuing to work from home, additional space and overall home size are now trending upward.

People tend to gravitate to the kitchen and a well-designed and constructed cooking space can improve the entire experience of preparing food for your loved ones. These spaces define your day-to-day experience and breathe life into the heart of your home.

Ranging from a complete gut (to the studs) remodel to a partial or lighter surface-oriented remodel, these projects involve 15+ trade partners and are often the most expensive room in the home. Based on project size and the level of finishes our clients prefer, we could expect the costs to be:

Average cost to partially remodel kitchen including new cabinets, counters, backsplash while retaining the existing layout of the space

**\$85,000-\$145,000**

Average Cost to Gut Kitchen Remodel

**\$150,00-250,000**



# EXAMPLES



## GUT KITCHEN REMODEL

A complete overhaul of the spaces, from a gutted uninhabitable space to a custom new layout

**\$225,000**



## SMALL KITCHEN REMODEL

New quality surface materials and cabinets but the layout remained the same

**\$125,000**

## GUT KITCHEN REMODEL

Moved walls, replaced surfaces new floors, new layout

**\$225,000**

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# MASTER AND FAMILY BATHROOM DESIGN & REMODELING

Your bathroom should be a private sanctuary. Your personal space where you can rest and be your most authentic self. A place to reflect, meditate, center yourself, and prepare to take on the world. These parts of the home should be calming, elegant, functional, and uplifting.

Powder Room Remodel

**\$20,000-\$35,000**

Full Bathroom Remodel

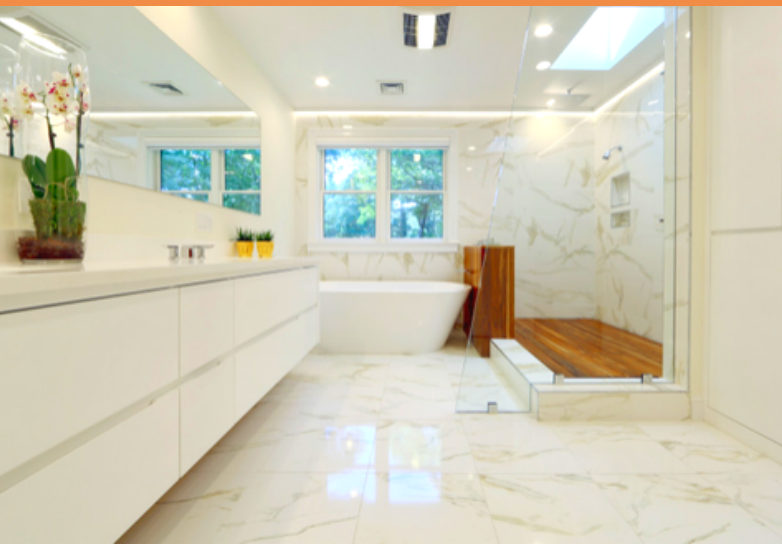
**\$65,000-\$85,000**

Master Suite Remodel

**\$85,000-\$150,000**



# EXAMPLES



## MASTER SUITE REMODEL

This involved gutting the space, changing the layout of the bathroom, and installing high-end materials and finishes

**\$150,000**



## FULL BATHROOM REMODEL

We converted a powder room into a full bathroom with a new layout and custom tile work

**\$75,000**

## FULL BATHROOM REMODEL

Gut remodel of the space, tailored to client's aesthetic and for aging in place

**\$85,000**

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# LAUNDRY & MUD ROOMS

These are some of the home's highest traffic areas. Often incorporated into the functional entrance to the home, these spaces should instill a sense of cleanliness and organization.

## Moving or Installing Laundry

**\$15,000-35,000**

## Mudroom Remodeling

Full remodels of these entrance/exit spaces and the building of custom storage spaces, installation of weather-proof materials, etc.

**\$10,000- 50,000**



Mudroom and custom storage creation at the home's entrance

**\$15,000**



We moved this family's laundry from the basement to the upper floor for easier access and a cleaner, quieter space to unload the machines

**\$17,000**



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# HOME ADDITIONS AND CREATING ADDITIONAL SPACE

## More Space for an Expanding Family

A home is not static--it grows and changes over time as you and your family grow, evolve and change. Additionally, recent events have caused many homeowners to explore home additions for additional family space, dedicated work environments, exercise and play areas, etc. These home updates help you stay comfortable through each chapter in your home's life.



## BASEMENT REMODEL (875 SQUARE FEET)

We turned this unfinished basement space into a beautifully designed and habitable play/media room with an attached workout area

**\$220,000**

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## Building New Space onto a Home

Additions

**\$400-600 per square foot**

Example: A Homeowner wants to build a 200 square foot addition to create a new bedroom. Take 200SF x \$400 per SF for high-end materials/tastes.

**\$80,000**

Estimated Cost of Construction Remodeling a Basement or Attic

Example: Taking an unfinished utility space and converting it to an insulated, air-conditioned part of your home.

**\$250-350 per square foot**

Gut Remodeling and Reconfiguration of Interior Portions of a Home  
(Not Including Bathrooms or Kitchens)

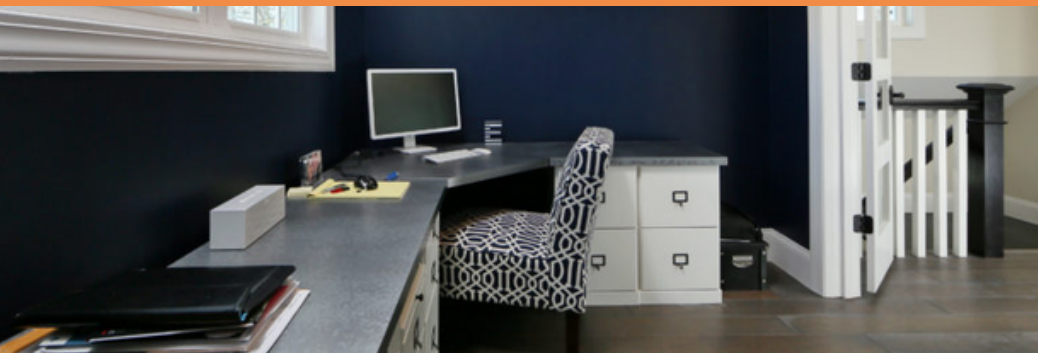
**\$300-400 per square foot**

Building/Adding Decks, Roof Decks, and Porches:

**\$150-350 per square foot**



# WHOLE HOME REMODELING PROJECT 1



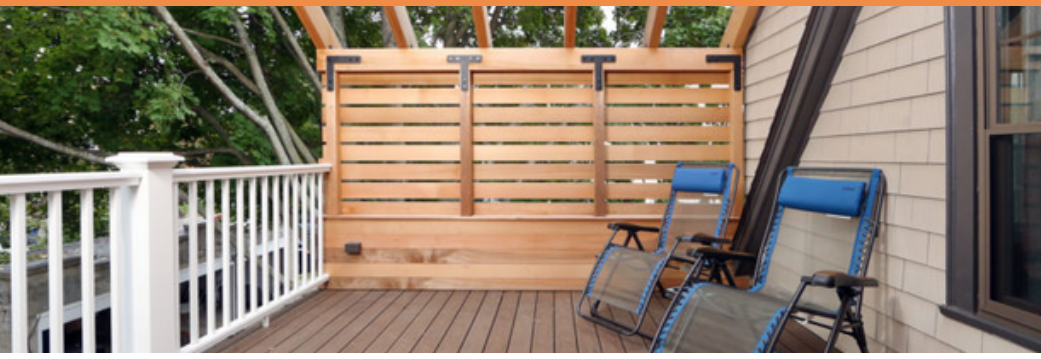
Remodeled Entire Interior  
**1,128 square foot at \$300 per SF = \$338,400**

2 Story Addition to Expand Overall Size of the Home  
**500 square feet at \$450 per SF = \$225,000**

Gut Remodel of Powder Room: **\$25,000**  
Gut Remodel of Bathroom 2: **\$65,000**  
Gut Remodel of Master Bathroom: **\$85,000**

**Total Project Construction Cost**  
**\$738,400**

# WHOLE HOME REMODELING PROJECT 2



Kitchen Remodel  
**\$175,000**

Master Bath Remodel  
**\$90,000**

350 SF Addition at \$475 per square foot  
**\$166,250**

Interior Remodeling 428 square feet x \$300 per square foot  
**\$128,400**

Roof Deck  
**\$45,000**

**Total Construction Cost**  
**\$604,650**

# LUXURY WHOLE HOME DESIGN & REMODELING PROJECTS

## 1-5 Million

These are our design renderings of a beautiful and fully innovative Passive House whole home retrofit we have designed and will now build for a Boston client.

The project is an existing 2 ½ story, two dwelling structure, in Somerville, MA. The client wishes to convert the building back into a single-family residence for their own use and in doing so would like to take the opportunity to have the building constructed to Passive House International – US standards (PHIUS). The goal is to create a new home designed exactly to taste that is as energy-independent as possible.

A Passive home needs 90% less energy than a normal home and requires no heater or air conditioner. The heat comes passively from your body heat, the sun, appliances, and interior lights. This innovative design markedly improves the interior air quality of the home, saves significantly on the heating bill, and is far better for the environment--greatly reducing the home's carbon footprint.



# PASSIVE HOUSE WHOLE HOME RETROFIT



# CHESTNUT HILL LUXURY WHOLE HOME REMODELING PROJECT



# CHESTNUT HILL LUXURY WHOLE HOME REMODELING PROJECT

## **1-5 Million**

Eric Dare Designs with NEDC recently completed a 7,128 Square Feet single-family Victorian brick home constructed in 1895, featuring fifteen rooms and three stories with a ballroom and detached garage. The residence is exquisitely formal with a fireplace in each room. The home is a grand 1895 Classical Revival--one of the great properties on a private road in the prestigious estate area of Old Chestnut Hill in Boston.

This magnificent high-ceilinged residence with a carriage house is replete with artistic details, original woodwork, and artisan-level Victorian craftsmanship. The property features a stunning great room with an original pegged parquet floor, French doors, and a dramatic Italian marble fireplace.

### **Other home elements include:**

- 12' and 14' high ceilings on all three levels throughout the entire home.
- Formal mahogany paneled library with fireplace.
- Formal paneled dining room with French doors and marble fireplace.
- Stunning music room with a marble fireplace.
- Elegant and sweeping formal grand entrance with classic portico and elegant foyer featuring a grand staircase. Formal overscaled European style black and white marble tile design on the diagonal greets those entering through the front entrance. The grand stairwell off the entrance embraces oversized windows and large landings and the mahogany-paneled library is now visible as one enters the home.
- Exceptional butlers pantry--one of the most magnificent in New England. All archways were opened through to the kitchen, incorporating the butler's pantry into the kitchen.
- Second and third floors include 8 bedrooms and a laundry room allowing for versatile use of space.
- Master bedroom with imposing separate closets for him and her, formal dressing room and new beautiful master bathroom.

*Project under submission with Architectural Digest.*



# COST GUIDE SUMMARY

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## **Kitchen Remodeling:**

Average Cost to Partially Remodel Kitchen: \$85,000-\$145,000

Average Cost to Gut Kitchen Remodel: \$150,000-\$250,000 +

## **Bathroom Remodeling:**

Powder Room Remodel: \$25,000-\$35,000

Full Bathroom Remodel: \$65,000-\$85,000

Master Suite Remodel: \$85,000-\$150,000

## **Laundry and Mudrooms:**

Moving or Installing Laundry: \$15,000-\$35,000

Mudroom Remodeling (Full remodels of these entrance/exit spaces and the building of custom storage spaces, installation of weather-proof materials, etc.): \$10,000-\$50,000

## **Additions, New Spaces, and Decks:**

Building a New Space onto a Home: \$400-600 per square foot

Remodeling a Basement or Attic: \$250-350 per square foot

Building/Adding Porches and Roof Decks: \$250-350 per square foot

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Instagram: [@nedesignconstruction](https://www.instagram.com/nedesignconstruction)

## MEET DAVID SUPPLE, CEO AND FOUNDER



David Muñiz Supple is an alumnus of Tufts University where he played lacrosse and football and graduated with a degree in architecture. In California, he further trained as an architect for three years, designing, directing, and managing 50 - 100,00 square foot renovations. He founded New England Design & Construction in 2005, rapidly expanded the company to service Brookline, Chestnut Hill, Wellesley, Back Bay, Cambridge, Somerville, and the Greater Boston Area. A boutique creative firm of 20 staff, NEDC has been featured in Modern Luxury Boston Common, the Boston Globe, and numerous media outlets across New England. "Lifting Spirits with Spaces," is NEDC's motto and as a team, they are passionate about giving back to the community and are involved in numerous humanitarian projects across Boston for which they have been featured on NBC Boston and Boston25 News. David is also an aspiring comedian currently refining his delivery on his wife and two small children.



[Read Our Reviews](#)



**After three projects with NEDC: "If we ever had to do anything again, we would definitely ask [NEDC] back a fourth time. I wouldn't actually trust anyone else with my house."**

- S.L. - Chestnut Hill Client

**[Watch Video Testimonial](#)**



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