

# SNOHOMISH COUNTY **KITCHEN REMODEL** COSTS & CONSIDERATIONS

Food brings people together, and whether your kitchen is the hub for parties, feeding a busy family, or enjoying a quiet dinner in, you need your kitchen to work for you. It's only natural that kitchen remodeling is so important mainly because we want the perfect kitchen that fits our needs! If you are looking to remodel your kitchen into one you can be proud of, we can help!

***So now that we've got your attention***, chances are the next question you are itching to ask is: "How much will I need to prepare to invest for a new kitchen?"

The information provided here is based on actual Snohomish County kitchen remodels we've completed in the last 12 months combined with information from the 2021 Cost vs. Value Report for the Pacific Northwest region (an independent report by Remodeling Magazine; [www.costvsvalue.com](http://www.costvsvalue.com)).

PLEASE NOTE: Due to COVID-19 and the economic shut down of 2020, the construction industry—specifically supply—has experienced a substantial ripple effect. We have seen a 30%+ price increase in key building materials, and do not yet know the full ramifications of how this will affect things going forward.

## **The Range of Costs and Why Setting a Realistic Plan is Important**

There is a big difference between an outdated kitchen and one that is not working anymore for your family. It is critical to take that into consideration when remodeling to better understand the overall cost at the end of the project.

How significant will your remodel be?

- Are you wanting a kitchen "facelift" and just replacing the cabinets?
- Do you dream of better flow and function for your kitchen so you can take better advantage of the space you have?
- What kind of home do you have and does the remodeled kitchen you are envisioning match that style?
- Will your redesign take place in a single-family house, or will it be in a condo, where the design and construction has to take your neighbors' units into consideration?

Let's take a look at some different kitchen remodeling projects we've done in Snohomish County that reflect some of those situations.

## Kitchen Remodel Redesign *(70% of the remodels we do fall within this category)*

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In most cases, you can count on your updated kitchen to boost the value of your home. It's no shock that buyers are willing to pay more for high-end finishes and thoughtful upgrades. According to a survey by Realtor.com 80% of homebuyers placed the kitchen in their list of top three most important spaces. <sup>(1)</sup>

Our typical kitchen remodel redesign is more than cosmetic. It's essentially a complete redesign of an existing kitchen that involves a total remake of the room in order to change look, feel, functionality, and flow. This may involve, but not be limited to:

- Tearing out walls and a complete re-do of all the electrical including adding circuit breakers and overhead lighting
- Updating outdated 200-square-foot kitchen with 30 linear feet of top-of-the-line custom cabinets with built-in sliding shelves (+ other accessories), along with furniture toe kicks
- Granite, quartz or custom stone countertops
- Adding an island (with or without prep sink)
- Stone-, porcelain- or glass-tile backsplash
- Specialty storage spaces
- High-end undermount sink with designer faucets
- A complete re-do of all the electrical including adding circuit breakers and overhead lighting (i.e. general and task lighting, + LED undercabinet lighting)
- New tile or similar durable Luxury Vinyl Plank (LVP) flooring with wood look
- Appliance updates: built-in refrigerator, commercial-grade cooktop and vent hood, wall oven, and built-in microwave unit. *NOTE: Due to the vast array of appliances on the market, we encourage homeowners to select and purchase their own appliances directly and then we will coordinate the installation of those appliances during the completion phase of the remodel.*
- Painted walls, ceiling and trim.

There is a lot of design work involved in a kitchen redesign as it not only changes the pieces of the kitchen (cabinets, appliances, countertops, etc.), but also involves re-configuring the room and often the location of plumbing and electrical to create the best flow and functionality in the kitchen.

Your kitchen is not a project where you can afford to "wing it". You will want a design/build remodeler like Vanderbeken Remodel with a proven remodel process to make sure that all of the changes you want are structurally sound and that you end up with a kitchen that delights you. A kitchen redesign of this caliber is in the range of **\$120,000 to \$160,000** or more depending on the complexity and on the materials you choose.

<sup>1</sup> According to the Active Spring Home Shoppers Report conducted by Realtor.com: <https://www.realtor.com/research/spring-home-shoppers/>

## Kitchen Remodel Refresh *(30% of the remodels we do fall within this category)*

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What if you have an older galley-style kitchen that you want to upgrade with current design trends? Contemporary kitchens are one of the most popular styles of kitchen, and for good reason. They are clean, stylish and uncluttered – while still remaining liveable. They are also incredibly practical. With the space saving innovations of a contemporary kitchen – they can fit into almost any sized kitchen area. A kitchen remodel refresh could include more than you initially expect, such as:

- Update outdated 200-square-foot kitchen with functional layout of 30 linear feet of custom wood cabinets (plywood boxes rather than particle board)
- Granite countertops
- Tile backsplash
- Double-tub stainless-steel sink with single-lever faucet
- Appliance updates: including an energy-efficient range, vented range hood, built-in microwave, dishwasher and garbage disposal. *NOTE: Due to the vast array of appliances on the market, we encourage homeowners to select and purchase their own appliances directly and then we will coordinate the installation of those appliances during the completion phase of the remodel.*
- Custom lighting
- Waterproof Luxury Vinyl Plank (LVP) flooring
- Painted walls, trim, and ceiling

In order to pull off this kind of a kitchen, you will want to work with a professional designer who is up to speed on contemporary and modern trends. Why is a designer so critical? The individual elements, and they are many, are all very important, but an experienced design/build remodeler like VanderBeken Remodel can help ensure that the elements all *work together* to give you the look (and functionality) you want. A kitchen refresh at this level will typically cost in the range of **\$110,00 to \$130,000** or more depending on the complexity and on the materials you choose.

Hopefully these examples have given you an idea of what you can expect. The specific cost for the remodel of your Snohomish County kitchen will depend on exactly what you want to do, what kind of materials you choose, the size of your kitchen, and the complexity of changes you have in mind. One of the best ways to get started is with an in-person consultation. Not only will you have a better idea of how to get what you want from your new kitchen, but you will also have a much better idea if we are the right remodeler for you.

## Every Home is Unique

It certainly goes without saying that no two kitchens are identical. Your specific choices for materials will impact the exact cost. The plan that works for your home may be larger or smaller in scope than those listed above. Still, having these average cost ranges in mind will provide a good starting point and will enable you to adjust your goals for your kitchen remodel in Snohomish County, as necessary.

### At a Glance – Key Aspects of a Kitchen Remodel Refresh vs. Redesign

		Kitchen Refresh	Kitchen Redesign
<b>Layout</b>	Remove non load-bearing walls and restructure floorplan		✓
<b>Cabinetry</b>	Update outdated 200-square-foot kitchen with functional layout of 30 linear feet of custom wood cabinets	✓	✓
	Upgrade cabinet finishes with built-in sliding shelves (+ other accessories), along with furniture toe kicks		✓
<b>Island</b>	Add an island or peninsula		✓
	Add an island or peninsula with prep sink		✓
<b>Electrical</b>	Can lighting	✓	✓
	A complete re-do of all the electrical including adding circuit breakers and overhead lighting		✓
	Pendent lighting over the island or peninsula as well as under cabinet lighting according to a custom lighting design.		✓
<b>Countertops</b>	Granite countertops	✓	✓
	Quartz countertops		✓
	Custom stone countertops		✓
<b>Backsplash</b>	Tile backsplash	✓	✓
	Porcelain, stone, or glass backsplash		✓
<b>Sink</b>	Double-tub stainless-steel sink with single-lever faucet	✓	
	High-end undermount sink with designer faucet		✓
<b>Appliances</b>	Due to the vast array of appliances on the market, we encourage homeowners to select and purchase their own appliances directly and then we will coordinate the installation of those appliances during the completion phase of the remodel.	✓	✓

<b>Flooring</b>	Waterproof LVP flooring	✓	✓
	Porcelain tile		✓
<b>Paint</b>	Finish with painted walls, ceiling and trim	✓	✓

### Sample Kitchen Idea Worksheet (For Your Reference Only)

*This worksheet will give you things to think about during your initial planning and will help you to start organizing your thoughts and ideas and decide what you would like your finished project to include. Take time to think through the following selections prior to meeting with one of our designers.*

- **Is there usually more than one person using the kitchen at one time? How many? \_\_\_\_\_**
- **Do you use your kitchen for any of the following:**  
 Baking     Meal Preparation     Canning/Food Preservation     Paperwork
- **Do you feel that your kitchen is a main focal point during entertaining? \_\_\_Yes \_\_\_No**
- **Do you primarily eat in the:**     Kitchen     Dining Room     Other: \_\_\_\_\_
- **Do you want any of the following incorporated into your kitchen?**  
 Island     Peninsula     Breakfast nook     Wet bar     Coffee bar     Prep sink
- **What type of ambiance would you like your new kitchen to have?**  
 Sleek/Contemporary     Traditional     Personal Design Statement  
 Modern Farm House     Open & Airy     Other \_\_\_\_\_
- **Which of the following are you considering for your new kitchen?**  
*Please note: We only provide new, custom cabinets, we do not refinish cabinetry.*  
 Oak     Cherry     Maple     Birch     Hickory     Pine     Painted  
 Wood cabinets     Raised panel doors     Flat panel doors  
 Framed cabinets     Traditional     European Style  
 Arched top cabinet     Frameless cabinets     Cathedral top

➤ **Would you desire any of the following specialty cabinets?**

- Utility/storage     Appliance garage     Recycle/waste basket  
 Wine rack     Cutlery divider     Oven cabinet  
 Bread box     Glass doors     Microwave cabinet  
 Lazy susan     Roll-out shelves     Tilt sink front

➤ **Would you want any of the following incorporated into the plan?**

- Separate pantry     Buffet     Hutch     Desk     Butler's Pantry

**COUNTERTOP:**

- Granite     Quartz     Wood     Porcelain tile with grout     Concrete

**BACKSPLASH:**

- Porcelain tile     Granite     Quartz     Solid surface

→ circle one: Full height | 4"/3" backsplash

**FLOORING:**

- Porcelain tile     Luxury Vinyl Plank (LVP)     Hardwood     Engineered Hardwood

**MILLWORK / TRIM:**

- Crown Molding     Wainscot     Base

→ circle one: Pre-finished Wood | Painted

**SINK:**

- Cast iron     Stainless Steel     Solid Surface     Integral solid surface     Stone

→ circle one: Single bowl | Double bowl    → circle one: Top Mount | Undermount

**FAUCET:**

Chrome                       Brushed Nickel                       Oil Rubbed Bronze

→ circle one: Single lever | Two-handle

→ circle one: One-touch faucet/sprayer | Separate sprayer

Bar faucet                       Insta-hot

**LIGHTING:**

Recessed                       Pendants                       Ceiling fan

Fan/Light                       LED                       Under counter lights (LED)

**SERVICE:**

Telephone                       Internet

**APPLIANCES**

**N=NEW            E=EXISTING**

Garbage disposal                       Microwave                      → circle one: counter | cabinet | drawer

Stove (drop in)                       Stove (range)                       Cooktop                      → circle one: Gas | Electric

Single oven                       Double Oven                       Range hood

Dishwasher                       2<sup>nd</sup> Dishwasher                       Refrigerator

Freezer (separate)                       Wine Fridge                       Espresso / Coffee Bar

Other

If you are looking for additional ideas for your kitchen remodel, check out some past VanderBeken Remodel remodels [here](#) for some inspiration.



**Ready to discuss your project?** Give us a call today at **425.870.7123** or visit our website ([www.vanderbeken-remodel.com](http://www.vanderbeken-remodel.com)) to schedule a time for us to call you!