



nedco

DESIGN + CONSTRUCTION

REMODELING COST GUIDE

**BEST OF
BOSTON
HOME** 2022

AWARDED BY BOSTON MAGAZINE

2024

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GETTING STARTED

Our Architectural Design-Build process places emphasis on luxury 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.

We work on large-scale residential remodels, starting around \$200,000 in overall construction budget, that involve gutting entire homes, multiple spaces, building large additions, etc.

The costs in this guide are designed to build upon one another, so that you can add/subtract scope so as to aid in deciding on the right project to pursue. The cost per square foot listed for additions is not inclusive of specialty spaces like kitchens, bathrooms, mudrooms, etc. For example, if you are planning to build an addition and adding a new kitchen to that space, the cost would be the cost per total square feet + the cost for a kitchen.

It is very important for us to be transparent about these project costs from the start. The basic math behind the cost estimates in this guide are calculated as follows:

If your project cost is \$100, our cost for materials, labor, & trade partners is \$70. Our overhead and cost of doing business (license, insurance, staff, etc.) is \$20, and we hope to be left with a \$10 profit.

We would love to work together with you to Design and Build your perfect home - reach out today to speak with one of our pros!



COST GUIDE SUMMARY

Kitchen Remodeling:

Average Cost to Partially Remodel Kitchen: \$85,000 - \$175,000

Average Cost to Gut Kitchen Remodel: \$165,000 - \$250,000 +

Bathroom Remodeling:

Powder Room Remodel: \$30,000 - \$40,000

Full Bathroom Remodel: \$70,000 - \$100,000

Primary Suite Remodel: \$100,000 - \$150,000+

Laundry and Mudrooms:

Moving or Installing Laundry: \$20,000 - \$35,000

Mudroom Remodeling: \$15,000 - \$50,000+

Additions, New Spaces, and Decks:

Building a New Space onto a Home: \$450 – \$750+ per square foot

Interior remodel (includes basements and attics): \$250 – \$500+ per square foot

Porches & Decks (Ranging from ground level wooden porches to synthetic roof decks): \$250 - \$500+ per square foot

Other Spaces around the Home:

Re-building a full set of stairs: \$25,000 – \$50,000+

Fireplaces: \$25,000+

Wet bars: \$30,000 – \$70,000

Elevators: \$40,000 per level

Removing chimneys: \$20,000 - \$30,000 (inclusive of finishes, roofing, etc.)

HVAC: \$35,000 – \$50,000 for a whole home installation

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KITCHEN RENOVATIONS

A Kitchen renovation isn'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:

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

\$85,000 - \$175,000

Average Cost to Gut Kitchen Remodel

\$165,000 - \$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

PRIMARY 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

\$30,000 - \$40,000

Full Bathroom Remodel

\$70,000 - \$100,000

Primary Bathroom Remodel

\$100,000 - \$150,000+



EXAMPLES



PRIMARY 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

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
\$20,000 - \$35,000

Mudroom Remodeling
Full remodels of these entrance/exit spaces and the building of custom storage spaces, installation of weather-proof materials, etc.
\$15,000 - \$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

\$25,000

Building New Space onto a Home

Estimated Cost of Construction, Additions

\$450 – \$750+ per square foot

Example: A Homeowner wants to build a 200 square foot addition to create a new bedroom.

Take 200SF x \$550 per SF for mid to high-end materials/tastes.

\$110,000

Estimated Cost of Construction, Interior gut remodel (Includes basements and attics)

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

\$250 – \$400+ per square foot

Building Porches and Decks, ranging from ground level wooden porches to synthetic roof decks

\$250 - \$500+ per square foot



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

\$250,000

WHOLE HOME REMODELING PROJECT 1



Remodeled Entire Interior

1,128 square foot at \$350 per SF = \$394,800

2 Story Addition to Expand Overall Size of the Home

500 square feet at \$550 per SF = \$275,000

Gut Remodel of Powder Room: **\$35,000**

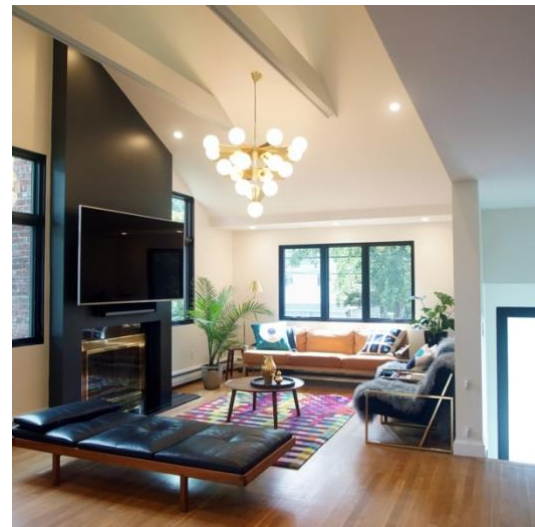
Gut Remodel of Bathroom 2: **\$70,000**

Gut Remodel of Primary Bathroom: **\$90,000**

Total Project Construction Cost

\$864,800

WHOLE HOME REMODELING PROJECT 2



Kitchen Remodel

\$185,000

Primary Bath Remodel

\$90,000

350 SF Addition at \$500 per square foot

\$175,000

Interior Remodeling 428 square feet x \$300 per square foot

\$128,400

Roof Deck

\$45,000

Total Construction Cost

\$623,400

SUSTAINABLE 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 over scaled European style black and white marble tile design on the diagonal greets those entering through the front entrance. The grand stairwell of the entrance embraces oversized windows and large landings and the mahogany-paneled library is now visible as one enters the home.
- ◆ Exceptional butler's 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.
- ◆ Primary bedroom with imposing separate closets for him and her, formal dressing room, and new beautiful master bathroom.

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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